

REPORT ON  
PRELIMINARY  
PROPERTY ACQUISITION AND RELOCATION COSTS

WBS 16AAH12  
FEBRUARY 1983

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I.

INTRODUCTION AND SUMMARY

A. INTRODUCTION

The purpose of this report is to present costs associated with the acquisition of real property necessary for construction, maintenance and operation of the Metro Rail Project. The cost estimates were prepared by three real estate consultants under the general direction of the Metro Rail staff. Although the estimates are based upon preliminary engineering plans, they are considered sufficiently accurate to establish the level of funding needed to carry out the Project's Acquisition and Relocation Program.

The costs based upon values in effect during the first quarter of 1983, were prepared by three firms, The Natelson Company, Inc., is responsible for the cost estimates for the route from the main yards and shops to the Wilshire/Alvarado Station (including MacArthur Park). A joint venture of Lea Associates, Port and Flor Incorporated, and Desmond and Marcello developed the estimates for the route from Wilshire/Alvarado Station to the Beverly/Fairfax Station. The joint venture of Real Estate Analysts and Cleghorn-Dixon Associates prepared the cost estimate for the route from the Beverly/Fairfax Station to the end of the project in North Hollywood. In addition, the Natelson Company, Inc., estimated the cost of several parcels in each of the three segments due to last minute adjustment to the route and prepared all tables and summaries presented in the report.

This report contains four chapters. Chapter 1, "Introduction and Summary" describes the purpose of the report and a brief summary of the findings. Chapter 2 describes the metro rail route and how the parcels that are needed for the Project were identified. Chapter 3 describes the methodology used to estimate the costs. Chapter 4 presents the cost estimates. A series of Right-of-Way Maps are included in Appendix A. These maps identify each parcel that is needed, along with the type of acquisition such as full fee acquisition, partial acquisition, construction easement, surface easement or subsurface easement.

A list of each parcel impacted, including descriptive material and details of acquisition costs, relocation costs and loss of goodwill costs are included in Appendix B. This information is presented in parcel data sheets segregated into sections by station areas and line segments between

stations. Preceding each section are two summaries; one summarizes the residential and business displacements and the other summarizes costs associated with property acquisition. The sections are indexed in numerical order beginning with Number 1 for the Main Yard and Shops area, then 2 for the area between the Main Yards and Shops and Union Station and so on to the end, with the last section, North Hollywood Station area identified by Number 33.

B. SUMMARY

The estimated costs, based upon values as of the first quarter of 1983, for right-of-way acquisition and relocation cost are:

Metro Rail Property, Full System:	
Property Acquisition	\$ 184,381,140
Relocation	13,157,040
Total Costs	<u>\$ 197,538,180</u>
Minimum Operable Segment:	
Property Acquisition	\$ 128,968,800
Relocation	9,941,340
Total Costs	<u>\$ 138,910,140</u>

The number of parcels impacted is:

The Metro Rail Project, Full System:	375
Minimum Operable Segment:	123

## II.

### ROUTE AND PARCEL IDENTIFICATION

#### A. ROUTE

The route, which includes 16 stations and a central maintenance yard is shown on Figure 1. The Metro Rail Project begins at a central maintenance yard adjacent to the Los Angeles River Channel between Seventh Street and the Santa Ana Freeway. From the yard area the route proceeds northwesterly to the Los Angeles Union Passenger Terminal, where the most westerly transit station in the system is located. The route then turns southwest and runs through the CBD with stations at First and at Fifth Streets on Hill Street. The route turns west under Seventh Street, with a station at Flower Street. The route then heads past the Harbor Freeway, and parallels Wilshire Boulevard to a station at Alvarado Avenue between Wilshire Boulevard and Seventh Street. Proceeding along Wilshire Boulevard, the route serves the Mid-Wilshire and Miracle Mile districts with stations at Vermont (half a block north of the intersection with Wilshire), Normandie, Western, La Brea, and Fairfax Avenues.

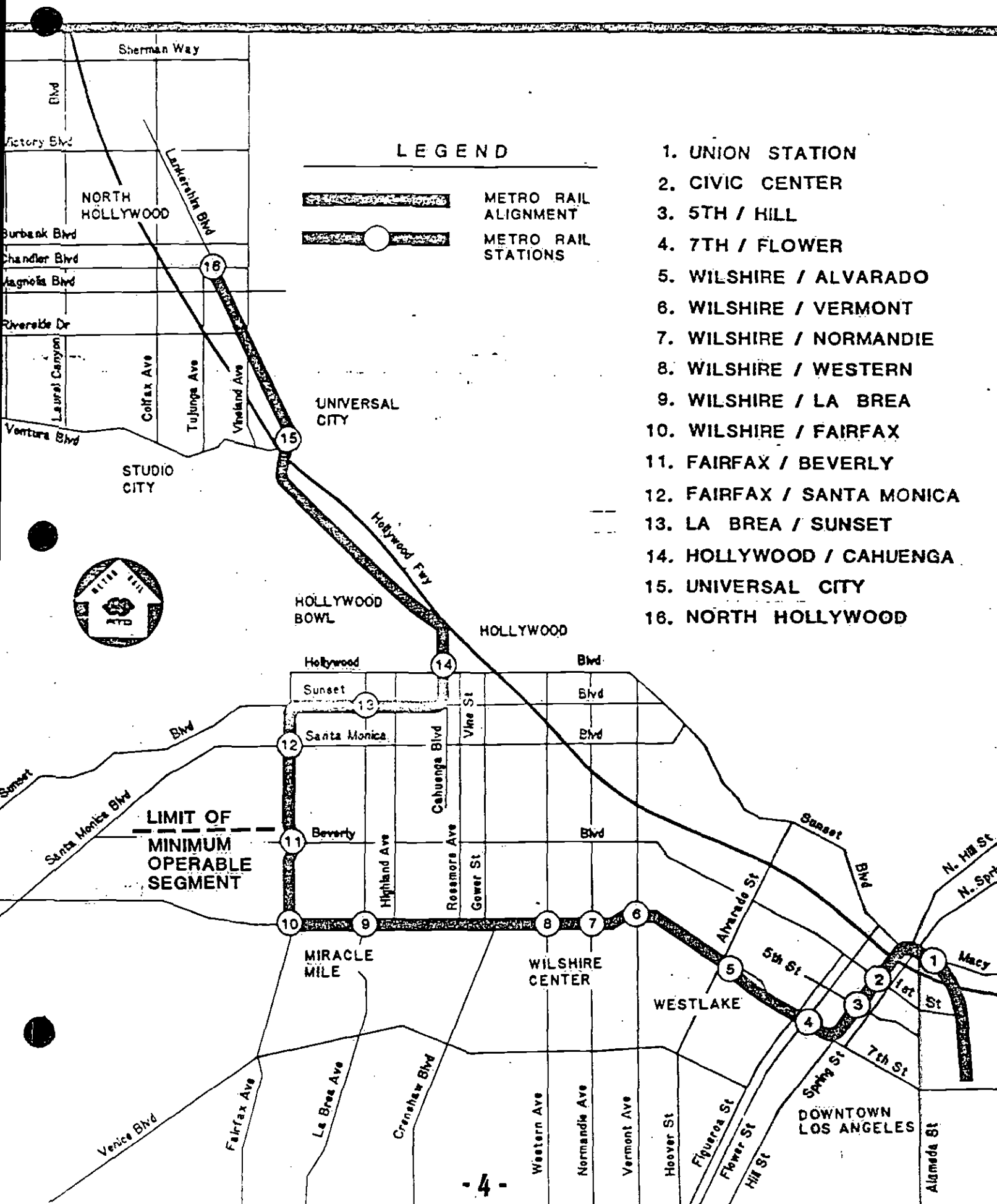
Turning north under Fairfax Avenue, the route serves the Fairfax and West Hollywood communities with stations at Beverly and Santa Monica Boulevards. The alignment then turns east under Sunset Boulevard for approximately two miles, then north again at Cahuenga and Hollywood Boulevards.

The route passes deep under the Santa Monica Mountains just west of the Cahuenga Pass, jogs northeast to a station across Lankershim Boulevard from Universal Studios, and continues under Lankershim Boulevard to a downtown North Hollywood terminal station.

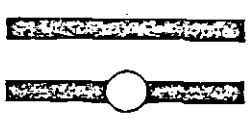
Where federally assisted transit systems are planned, the Urban Mass Transportation Administration requires that the system be built in stages. The first increment of the Metro Rail Project has been designated by the District as the Minimum Operable Segment (MOS). The MOS includes 11 stations and a central maintenance yard. The route is identical to Metro Rail Route from the central maintenance yard through the Fairfax/Beverly Station.



# Metro Rail Project FIGURE 1



### LEGEND



METRO RAIL ALIGNMENT  
METRO RAIL STATIONS

1. UNION STATION
2. CIVIC CENTER
3. 5TH / HILL
4. 7TH / FLOWER
5. WILSHIRE / ALVARADO
6. WILSHIRE / VERMONT
7. WILSHIRE / NORMANDIE
8. WILSHIRE / WESTERN
9. WILSHIRE / LA BREA
10. WILSHIRE / FAIRFAX
11. FAIRFAX / BEVERLY
12. FAIRFAX / SANTA MONICA
13. LA BREA / SUNSET
14. HOLLYWOOD / CAHUENGA
15. UNIVERSAL CITY
16. NORTH HOLLYWOOD

LIMIT OF  
MINIMUM  
OPERABLE  
SEGMENT

B. PARCEL IDENTIFICATION

The location of the route is the principal determinant of the parcels that are impacted. Additional parcels are impacted by the location of:

- o Stations and entrances
- o Crossovers and pocket tracks
- o Traction power substations
- o Central maintenance yard
- o Parking facilities
- o Bus terminals

Knowing the location of all elements of the system, as well as the route and applying the "Right-of-Way Selection Criteria" contained in Appendix 3 of the Milestone 5 Report on Right-of-Way Acquisition and Relocation Policies and Procedures," the limits of the right-of-way have been established.

This right-of-way was super-imposed on the City of Los Angeles District Maps, which indicates ownership parcels. These maps are included at the end of this report in Appendix A. Each parcel that was entirely or partially within the limits of the right-of-way line was identified. Then a determination was made if a full fee acquisition or a sub-surface easement was required. If the Project could be constructed without interfering with the improvement on a parcel, a sub-surface easement was indicated for acquisition.

Final Right-of-Way Maps will be prepared in much the same way except that, instead of right-of-way line being graphically plotted, it will be accurately calculated from recorded data and field surveys to determine the exact amount property needed for the Project.

METHODOLOGY

This section describes the methods and procedures used in preparing the estimates for cost associated with acquisition of full fee takings, partial takings sub-surface easements, surface easements, construction easements, relocation costs, and loss of goodwill.

Although sound appraisal techniques were used to develop the costs, the estimates were prepared without inspection of improvements. Nevertheless, the estimates are sufficiently accurate if used for its intended purposes.

A. FULL FEE ACQUISITIONS

Owners of private property that is acquired for public use have a Federal and State constitutional guarantee that their property will not be taken or damaged for public use without first receiving just compensation. Just compensation is defined in terms of fair market value. According to the Code of Civil Procedure, the fair market is "the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available."

Three approaches to fair market value were followed:

- o Market approach
- o Cost approach
- o Income approach

The market approach relies on the sales of real property similar to the subject property. The cost approach relies on comparable sales of land to establish the price of land as well as the depreciated value of the improvements on the subject property. The income or capitalization method may be used for income producing property. The particular approach, or approaches, used to determine the fair market value of each subject property is based on the availability of comparable sales data and the nature and condition of the subject property.



B. PARTIAL TAKINGS

The determination of the cost of a partial taking first involves the determination of the full cost of the land, as described above (full fee acquisition). The value of the partial taking can then be determined based on a percentage of the whole property or on a square foot basis. An additional cost may be involved, which describes the impact of the partial taking on the remaining property. If the highest and best use of the remaining property changes subsequent to the taking, the difference in value is considered to be the severance cost.

C. SUBSURFACE EASEMENTS

Subsurface easements were appraised based on a percentage of the full market value of the land, as determined by the market sales approach. In areas where the subsurface easement is approximately 40 feet deep, which includes most of the route outside of the Santa Monica Mountains, 50% was applied to the full value of the square footage of the subsurface easement. Some adjustments in this percentage were made for varying depths. In the Santa Monica Mountains, where the subsurface easements are 90 to 300 feet deep, a nominal percentage was applied in the form of \$.15 per square foot of the subsurface easement.

All costs associated with the strengthening and protecting the foundations are considered an engineering cost, not a property acquisition cost, and therefore are not part of the these cost estimates. In addition, the cost estimates do not include an evaluation of the easements needed to do the underpinning since the extent of underpinning was not known as of the date of this writing.

D. SURFACE EASEMENTS

The only surface easement in the Project is located at Union Station to allow pedestrian access from the street to the station. The surface easement implies use of existing walkways and continued use of a property by the current owner. A percentage (60%) of the full value of the land was applied to determine the value of the surface easement.

E. CONSTRUCTION EASEMENTS

Two approaches were used to determine the value of the construction easement. One approach is based on a 12% annual return to the owner for a period of three years on the full value of the property. The other approach is based on income for three years and was used in the case of parking lots.

F. RELOCATION COSTS

Relocation cost estimates were developed based on the Federal Relocation Act, Section 7260 of the California Government Code, and the Urban Mass Transportation Circular 4531.10. All of these have the same statutory limits. The differences are procedural only, and should not affect the preliminary estimates.

The moving costs are based on estimated square footage typical costs to move comparable users.

Maximum relocation assistance payments for tenants and owners were used in establishing relocation estimates. In the case of a business and residential relocation, the estimated maximum amount to be paid to the owner or tenant was derived through comparison of the actual moving expense and the maximum applicable in lieu payment for moving expenses. (The in-lieu payment differs for private businesses, non-profit organization and residences). Relocation costs for businesses do not include payment factors for goodwill.

Maximum replacement housing payments were used in the case of residential units. The maximum to be paid to a tenant for replacement housing was derived by assuming a tenant has occupied the unit for not less than 90 days and will continue to rent elsewhere. In the case of the owner-occupants, the maximum to be paid for replacement housing to the owner for living purposes is based on the assumption that the owner has owned the unit for not less than 180 days and will purchase a new home.

The number of owners and tenants were estimated by visual inspection and by taking names from mail-boxes, when available.

G. LOSS OF GOODWILL

The California Code of Civil Procedures, Section 1253.510, provides that "the owner of a business conducted on the property taken, or on a remainder if such property is part of a larger parcel, shall be compensated for loss of good will if the owner proves all of the following: 1) A loss is caused by the taking of the property or the injury to the remainder; 2) The loss can not reasonably be prevented by a relocation of the business or by taking steps and adopting procedures that a reasonably prudent person would take and adapt in preserving the goodwill." Furthermore, Section 1263.510 states that "within the meaning of this article, goodwill consists of the benefits that occur to a business as a result of its location, reputation for dependability, skill or quality, and any other circumstances resulting in probable retention of old or acquisition of new patronage."

The actual loss is measured in terms of financial histories of the subject businesses. For the preliminary estimates, the income of subject businesses is based on standard indices adjusted for location and the experience of the appraiser.

## IV.

RIGHT-OF-WAY AND RELOCATION COSTS

The total costs were estimated for both the full system and the Minimum Operable Segment. The cost estimates are in first quarter 1983 dollars. Any use of the figures at a later date would require an adjustment for inflation or appreciation.

The total cost of the full system, including acquisition and relocation costs, based upon preliminary engineering plans dated February, 1983, is estimated to be \$197,538,180. Table 1 itemizes the total cost by station areas and segments between stations. The system impacts 375 parcels. Of the 375 parcels, 255 parcels will involve subsurface easements, 103 require full fee acquisition, 21 require partial acquisition, 6 involve temporary construction easements and 1 parcel involves a surface easement. (Some parcels will be impacted by two different types of takings). There are 224 residential and 232 businesses that must be relocated at an estimated cost of \$13,157,040. Of residential units, 204 are apartment units. The businesses are primarily offices (98) and retail or service establishments (63). Table 2 exhibits this data for the entire Metro Rail Project.

The total costs of the Minimum Operable Segment, including acquisition and relocation, is estimated to be \$138,910,140. This segment requires the acquisition of 123 parcels at a cost of \$128,968,800. Of the 123 parcels, 60 parcels will involve subsurface easements, 43 require full fee acquisition, 21 require partial acquisition, 6 involve temporary construction easements and 1 parcel involves surface easement. (Some parcels will be impacted by two different types of taking). There are 51 residential units and 141 businesses that must be relocated at an estimated cost of \$9,941,340. The residential units are primarily apartment units (35 units). The businesses are primarily offices (64) and retail or service establishments (33). Table 3 exhibits this data for the Minimum Operable Segment.

METRO RAIL PROJECT

TABLE 1

RIGHT OF WAY AND RELOCATION COSTS  
Station by Station

<u>Stations</u>	<u>Cost \$</u>
Main Yards and Shops	26,230,000
(Cost between stations, TYP).....	5,448,900
Union Station	1,015,900
.....	368,500
Civic Center	8,841,000
.....	-0-
5th/Hill	3,179,100
.....	2,725,700
7th/Flower	13,454,900
.....	4,763,200
Wilshire/Alvarado	13,137,800
.....	7,659,200
Wilshire/Vermont	11,156,500
.....	1,803,100
Wilshire/Normandie	-0-
.....	-0-
Wilshire/Western	3,164,500
.....	-0-
Wilshire/La Brea	5,721,400
.....	83,000
Wilshire/Fairfax	22,471,140
.....	3,057,000
Fairfax/Beverly	4,629,300
.....	341,600
Fairfax/Santa Monica	1,371,400
.....	468,750
La Brea/Sunset	1,180,000
.....	2,172,250
Hollywood/Cahuenga	14,588,900
.....	669,640
Universal City	31,940,500
.....	359,500
North Hollywood	5,535,500
	<hr/>
TOTAL COST	\$197,538,180

## METRO RAIL PROJECT - FULL SYSTEM

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. OF PARCELS	VALUATION \$	NO. OF PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST \$
				TYPE	NO. OF UNITS	COST \$	TYPE	NO. OF UNITS	COST \$	
Subsurface	255	16,441,040								
Partial	21	36,540,700	4				Retail	10	809,600	809,600
							Trucking	5		
							Terminal	3		
							Parking Lot	1		
							Whlsl.	1		
Construction	6	18,408,100	2					2	400	400
							Parking Lot	2		
Surface	1	208,700								
Full Fee	103	112,782,600	84		224	1,214,600		220	11,132,440	12,347,040
				Apts.	204		Office	98		
				Condo	11		Retail/			
				House	5		Service	63		
				Duplex	4		Rest.	18		
							Parking Lot	10		
							Sign	6		
							Mfg./Distr.	6		
							Serv. Station	5		
							Med. Clinic	3		
							Non-Profit	3		
							Theater	2		
							Museum	2		
							Transp.	1		
							Motel	1		
							Fire			
							Station	1		
							Apt. Bldg.	1		
<b>*TOTAL</b>	<b>375</b>	<b>184,381,140</b>	<b>90</b>		<b>224</b>	<b>1,214,600</b>		<b>232</b>	<b>11,942,440</b>	<b>13,157,040</b>

## GRAND TOTAL

\$197,538,180

\* Total number of parcels is less than the sum of the column since a single parcel may involve more than one type of taking. The number next to each type of taking is the number of parcels impacted by that type of taking. The TOTAL is the # of parcels impacted by Project

**TABLE 3**

MINIMUM OPERABLE SEGMENT

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. OF PARCELS	VALUATION	NO. OF PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST
				TYPE	NO. OF UNITS	COST	TYPE	NO. OF UNITS	COST	
Subsurface	60	12,180,500								
Partial	21	36,540,700	4				Retail	10	809,600	809,600
							Truck. Term	5		
							Park. Lot	3		
							Whsl.	1		
								1		
Construction	6	18,408,100	2					2	400	400
							Park. Lot	2		
Surface	1	208,700								
Full Fee	43	61,630,800	34	51	489,600	129	8,641,740	9,131,340		
				Apartments	35		Office	64		
				Condominium	11		Retail/			
				Duplex	4		Service	33		
				Single home	1		Rest.	13		
							Mfg./Distr.	6		
							Sign	5		
							Parking Lot	2		
							Medical			
							Clinic	2		
							Museum	2		
							Fire Station	1		
							Apt. Bldg.	1		

**TOTAL**

123 128,968,800 40

51 489,600

141 9,451,740 9,941,340

**GRAND TOTAL**

\$138,910,140

\* Total number of parcels is less than the sum of the column since a single parcel may involve more than one type of taking. The number next to each type of taking is the number of parcels impacted by that type of taking. The TOTAL is the # of parcels impacted by Project

APPENDIX A --

RIGHT-OF-WAYS MAPS



SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT

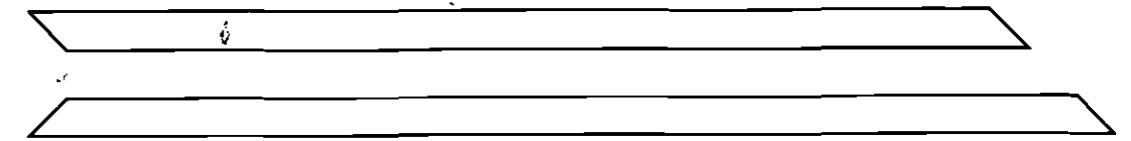
# Metro Rail Project

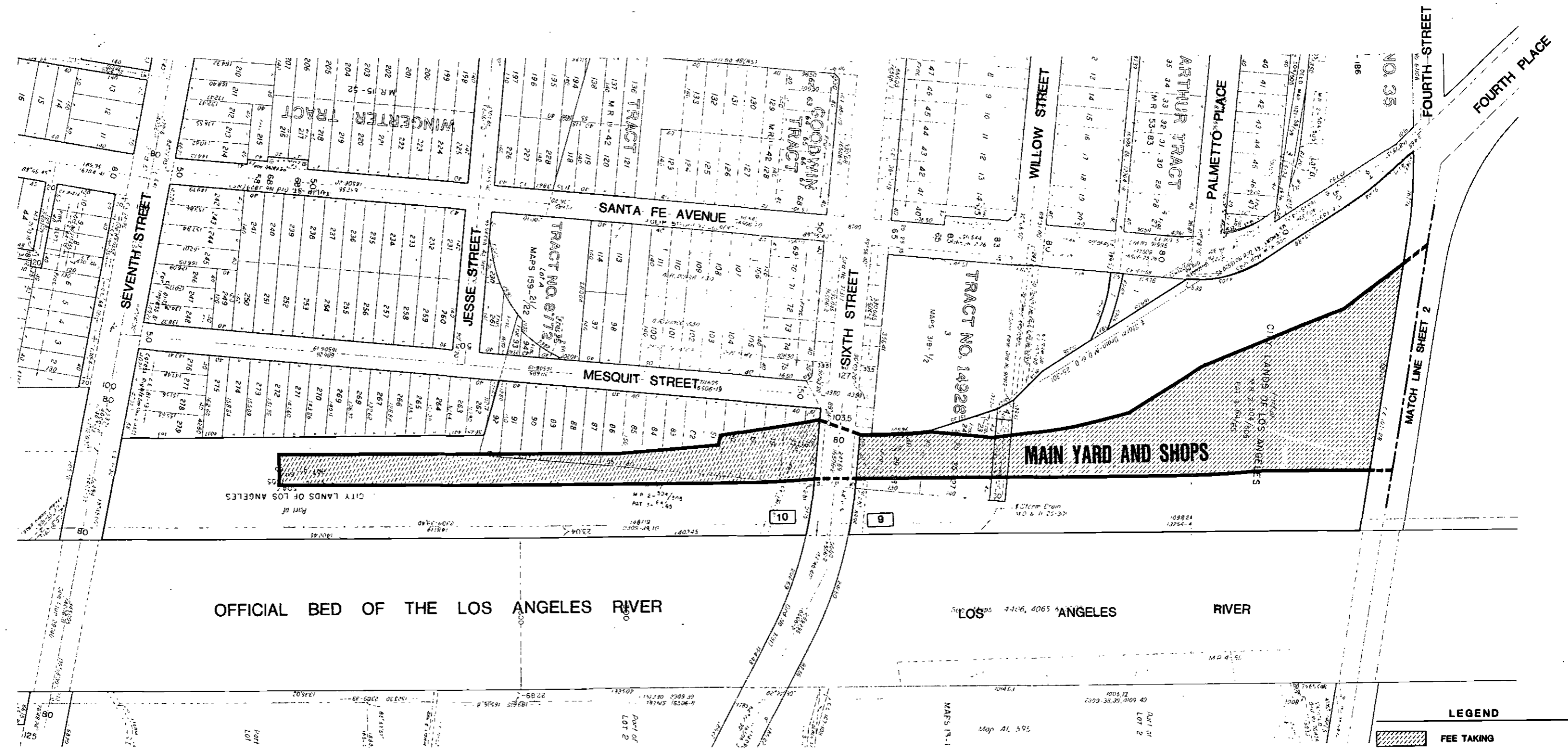
## RIGHT - OF - WAY MAPS

PRELIMINARY ENGINEERING PHASE  
FEBRUARY 1983



**RTD**





**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION

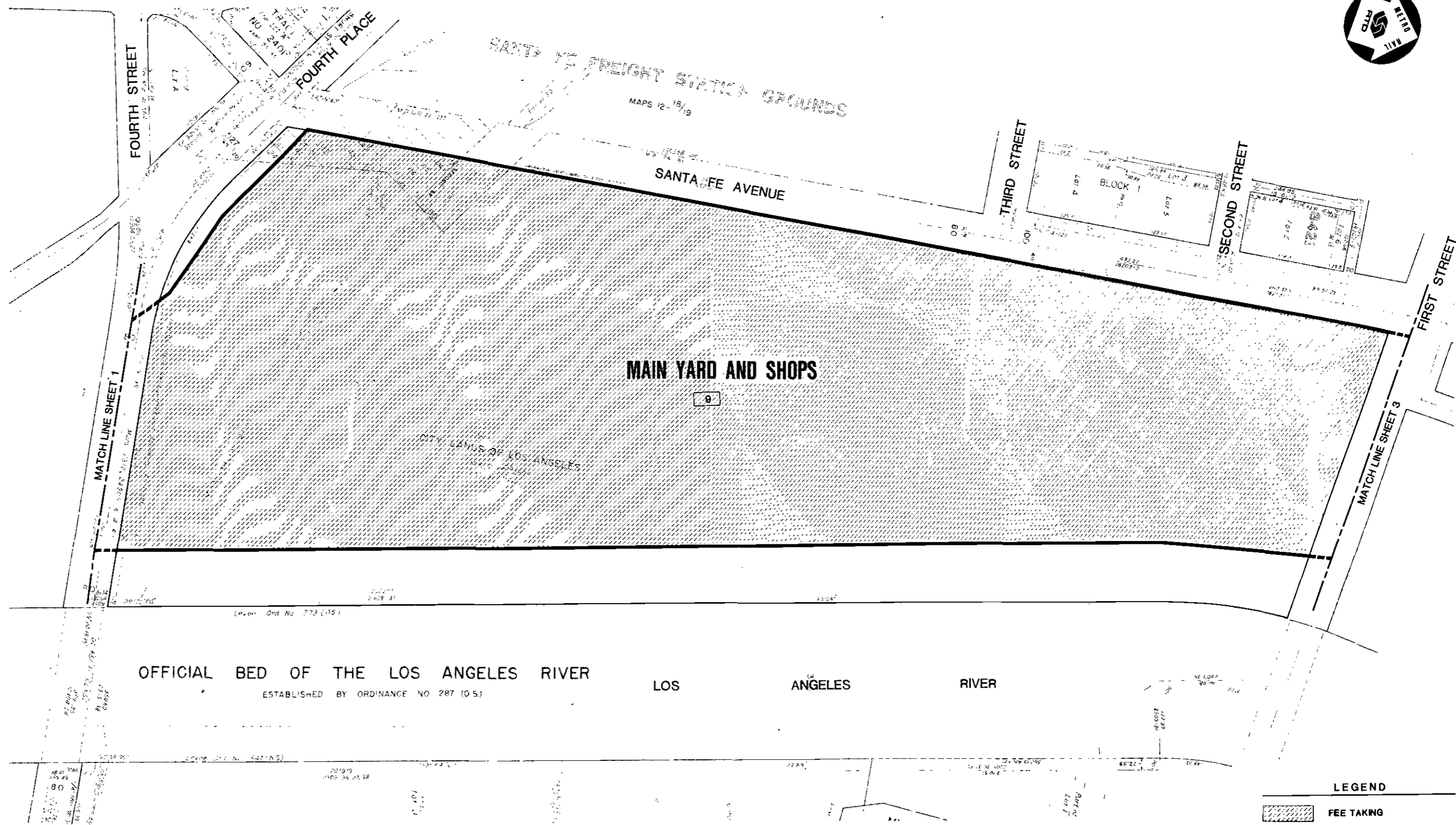
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DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date


**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT  
METRO RAIL PROJECT**

APPROVAL RECOMMENDED	APPROVED	Date
Reg. No. _____	MANAGER / CHIEF ENGINEER	Reg. No. _____

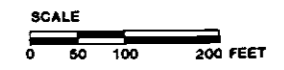
**RIGHT OF WAY MAP**  
SANTA FE AVENUE & FOURTH STREET  
TO  
SANTA FE AVENUE & SEVENTH STREET

CONTRACT NO.
DRAWING NO.
SCALE
AS SHOWN
SHEET NO.
1 OF 41



**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY \_\_\_\_\_ Date \_\_\_\_\_

DRAWN BY \_\_\_\_\_ Date 2/14/83

SY / ANCAJAS

CHECKED BY \_\_\_\_\_ Date \_\_\_\_\_

**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**

**METRO RAIL PROJECT**

APPROVAL RECOMMENDED \_\_\_\_\_ Date \_\_\_\_\_

APPROVED \_\_\_\_\_ Date \_\_\_\_\_

MANAGER / CHIEF ENGINEER

**RIGHT OF WAY MAP**

SANTA FE AVENUE & FIRST STREET  
TO  
SANTA FE AVENUE & FOURTH STREET

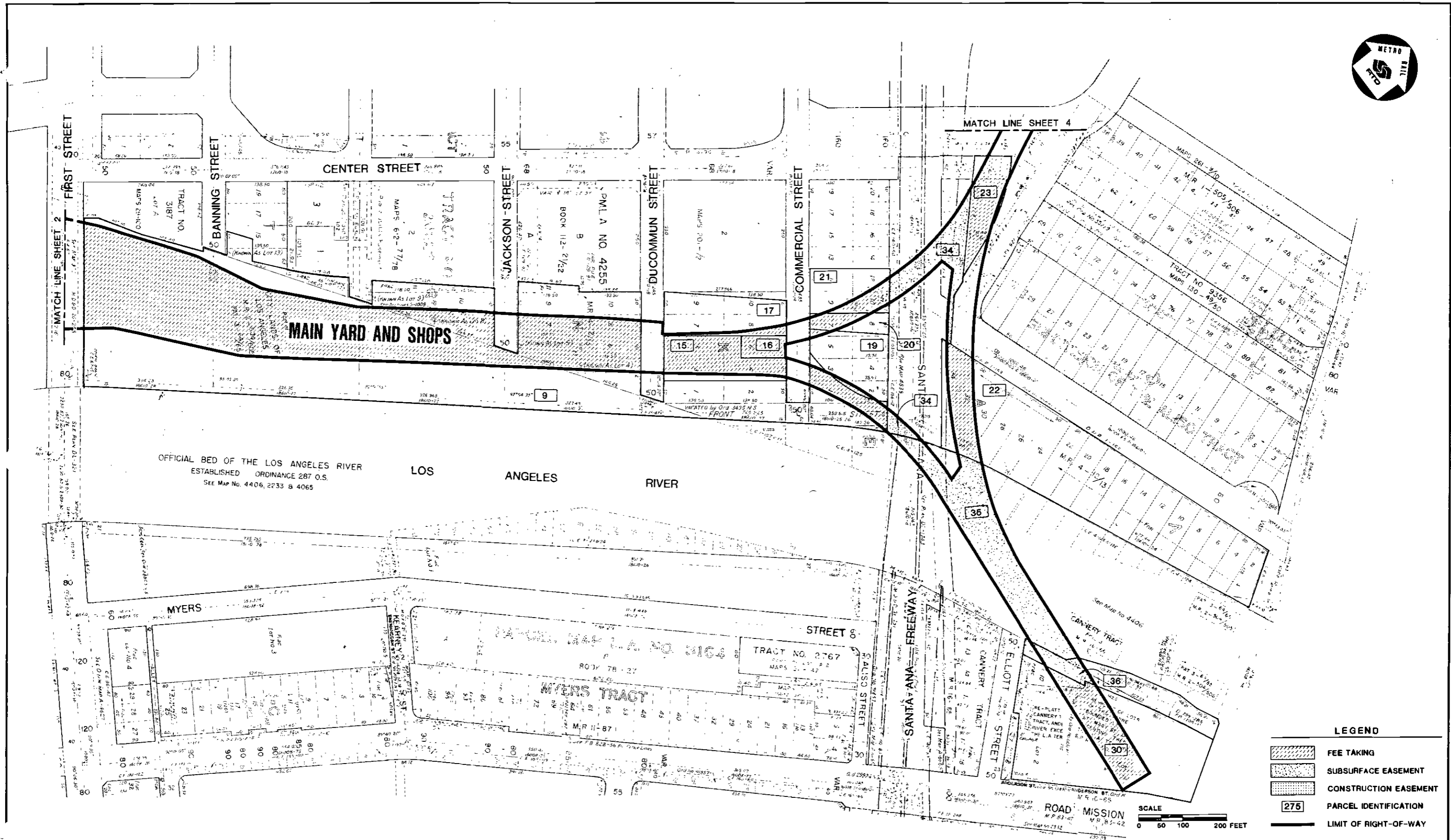
CONTRACT NO. \_\_\_\_\_

DRAWING NO. \_\_\_\_\_

SCALE AS SHOWN

SHEET NO. 2 OF 41

DRAWING




REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY \_\_\_\_\_ Date \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_ Date 2/14/83  
 SY / ANCAJAS  
 CHECKED BY \_\_\_\_\_ Date \_\_\_\_\_

OFFICIAL BED OF THE LOS ANGELES RIVER  
 ESTABLISHED ORDINANCE 287 O.S.  
 SEE MAP NO. 4406, 2233 & 4065

SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT  
**METRO RAIL PROJECT**

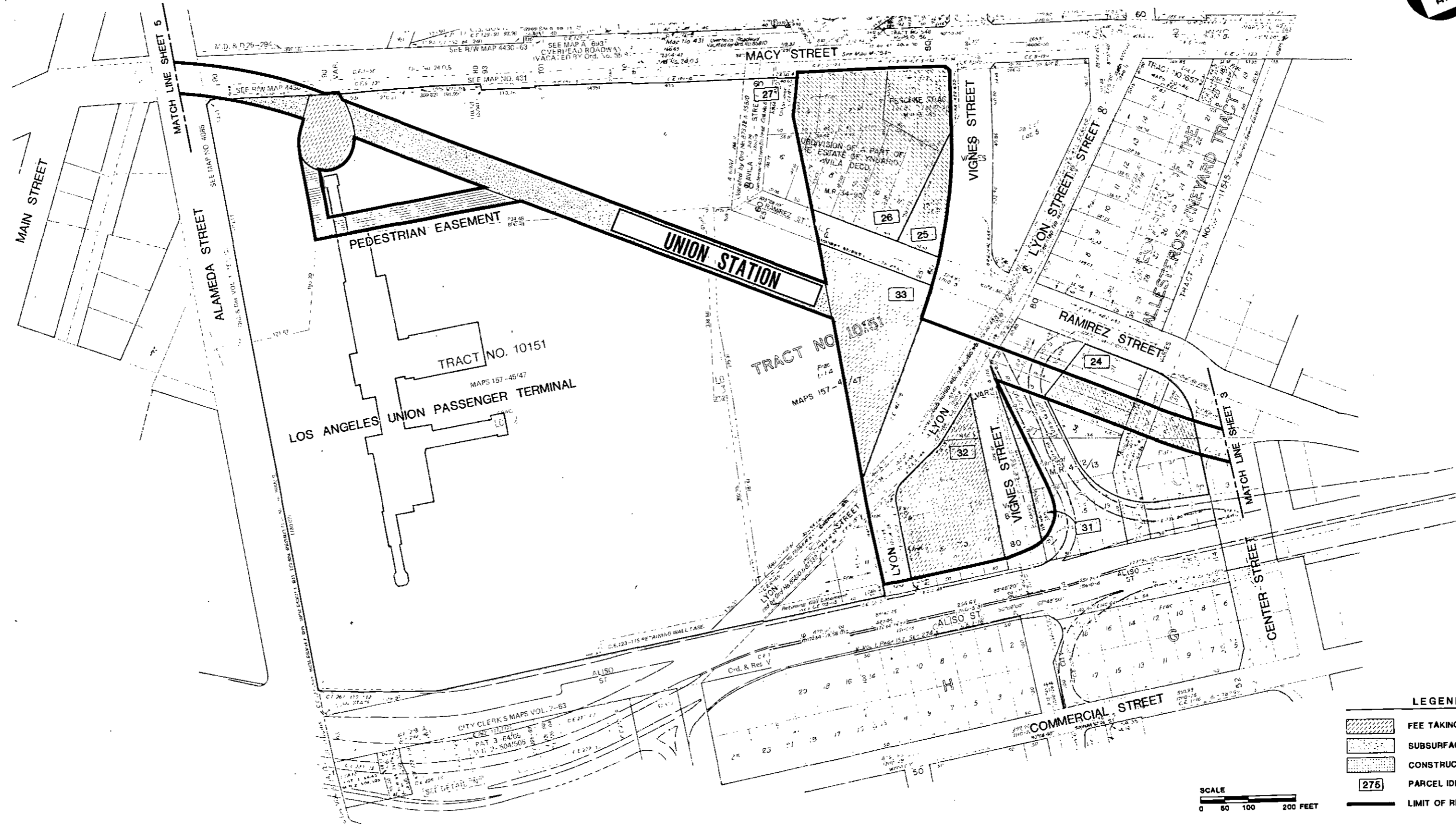


APPROVAL RECOMMENDED \_\_\_\_\_ Date \_\_\_\_\_  
 Reg. No. \_\_\_\_\_

APPROVED \_\_\_\_\_ Date \_\_\_\_\_  
 MANAGER / CHIEF ENGINEER Reg. No. \_\_\_\_\_

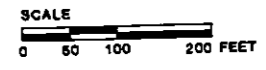
**RIGHT OF WAY MAP**  
 SANTA FE AVE. & FIRST ST  
 TO  
 CENTER ST. & SANTA ANA FRWY

CONTRACT NO. \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_  
 SCALE AS SHOWN  
 SHEET NO. 3 OF 41



**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION

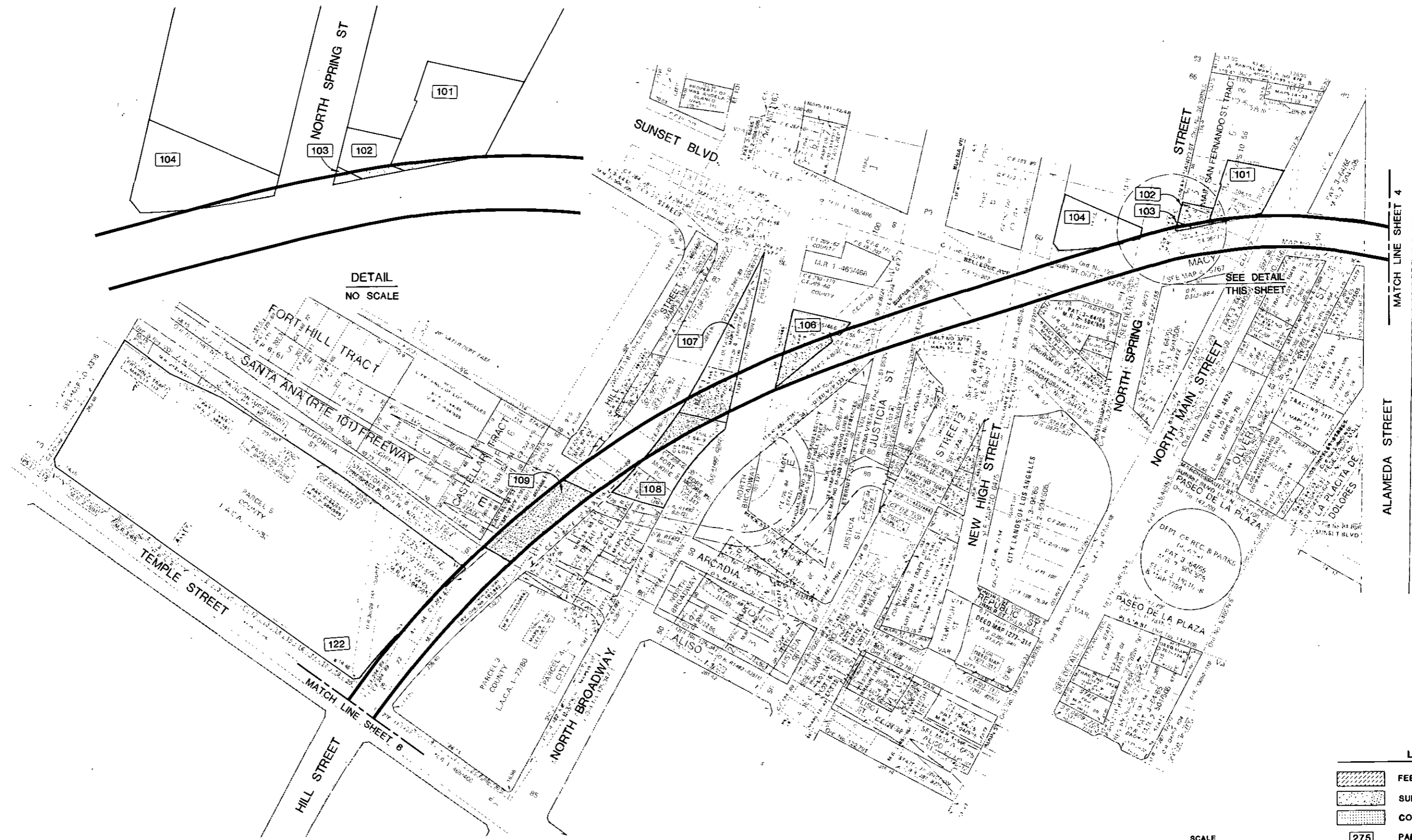
DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date


**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

APPROVAL RECOMMENDED	APPROVED
Reg. No. _____	Date _____
MANAGER / CHIEF ENGINEER	

**RIGHT OF WAY MAP**  
CENTER ST. & SANTA ANA FRWY.  
TO  
ALAMEDA ST. & MACY ST.

CONTRACT NO.
DRAWING NO.
SCALE
AS SHOWN
SHEET NO.
4 OF 41



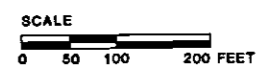
MATCH LINE SHEET 4

ALAMEDA STREET

MACY STREET

DETAIL  
NO SCALE

LEGEND	
	FEE TAKING
	SUBSURFACE EASEMENT
	CONSTRUCTION EASEMENT
	275 PARCEL IDENTIFICATION
	LIMIT OF RIGHT-OF-WAY



DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date

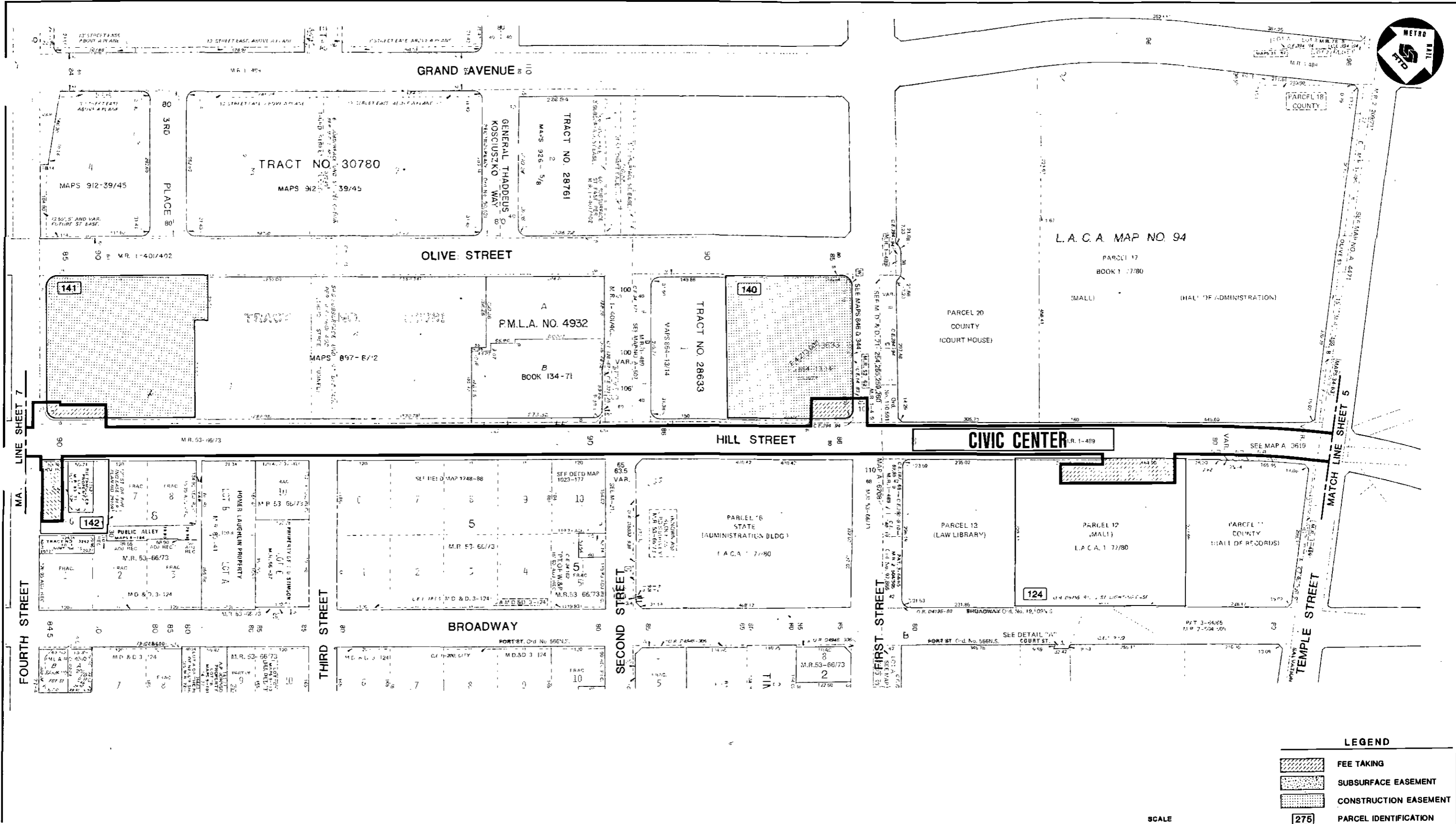
REV.	DATE	BY	APP.	DESCRIPTION

**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

APPROVAL RECOMMENDED	APPROVED	Date
Reg. No.	MANAGER / CHIEF ENGINEER	Reg. No.

**RIGHT OF WAY MAP**  
ALAMEDA ST. & MACY ST.  
TO  
HILL ST. & TEMPLE ST.

CONTRACT NO.	
DRAWING NO.	
SCALE	AS SHOWN
SHEET NO	5 OF 41



REV.	DATE	BY	APP.	DESCRIPTION

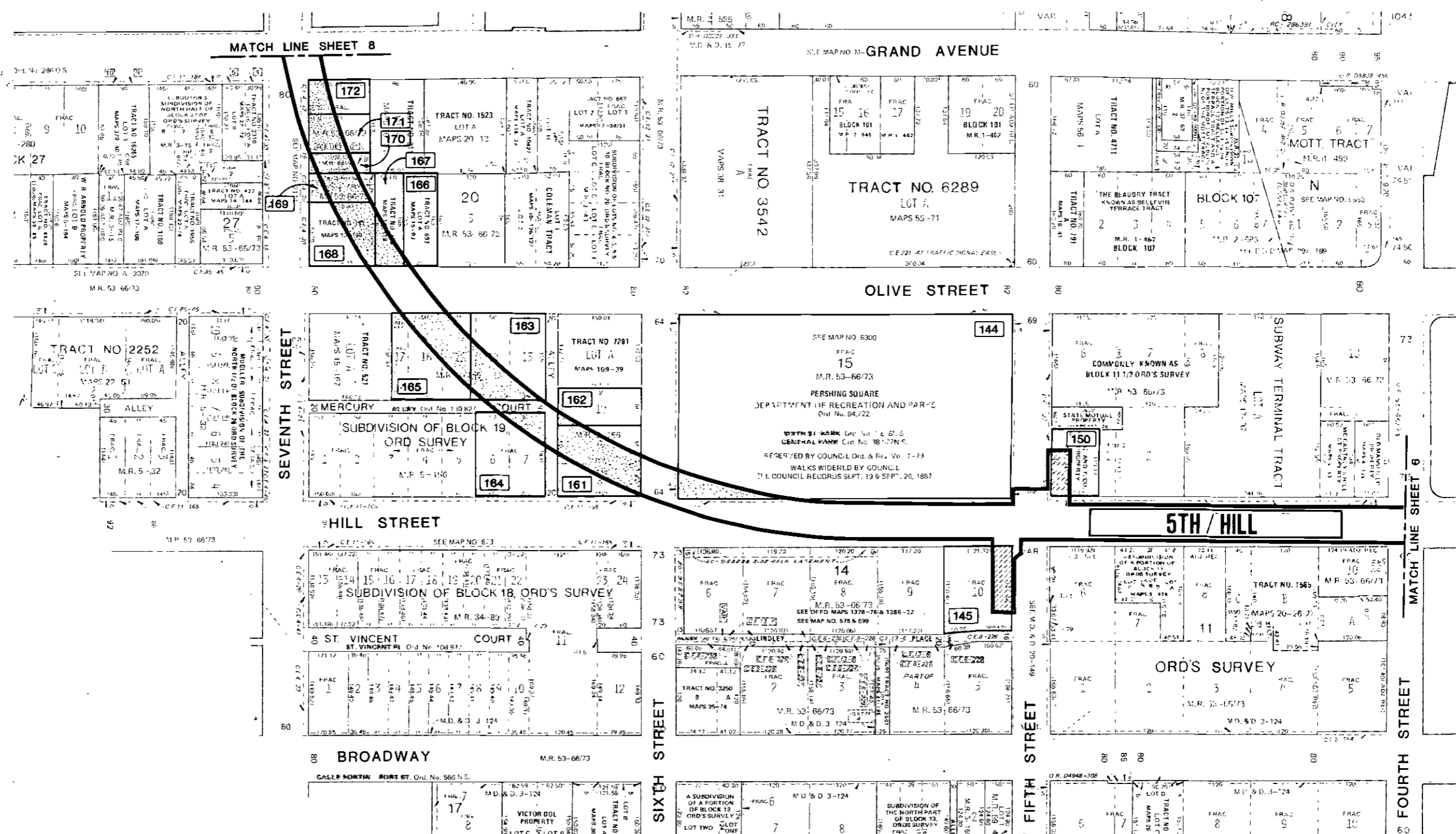
DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date


**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

APPROVAL RECOMMENDED       APPROVED      Date \_\_\_\_\_  
 Rep. No. \_\_\_\_\_      MANAGER / CHIEF ENGINEER      Reg. No. \_\_\_\_\_

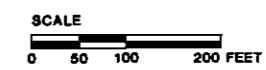
**RIGHT OF WAY MAP**  
**HILL STREET**  
**TEMPLE ST. TO FOURTH ST.**

CONTRACT NO.	
DRAWING NO.	
SCALE	AS SHOWN
SHEET NO.	6 OF 41



**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- 275 PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date

**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

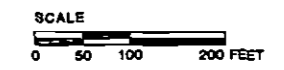
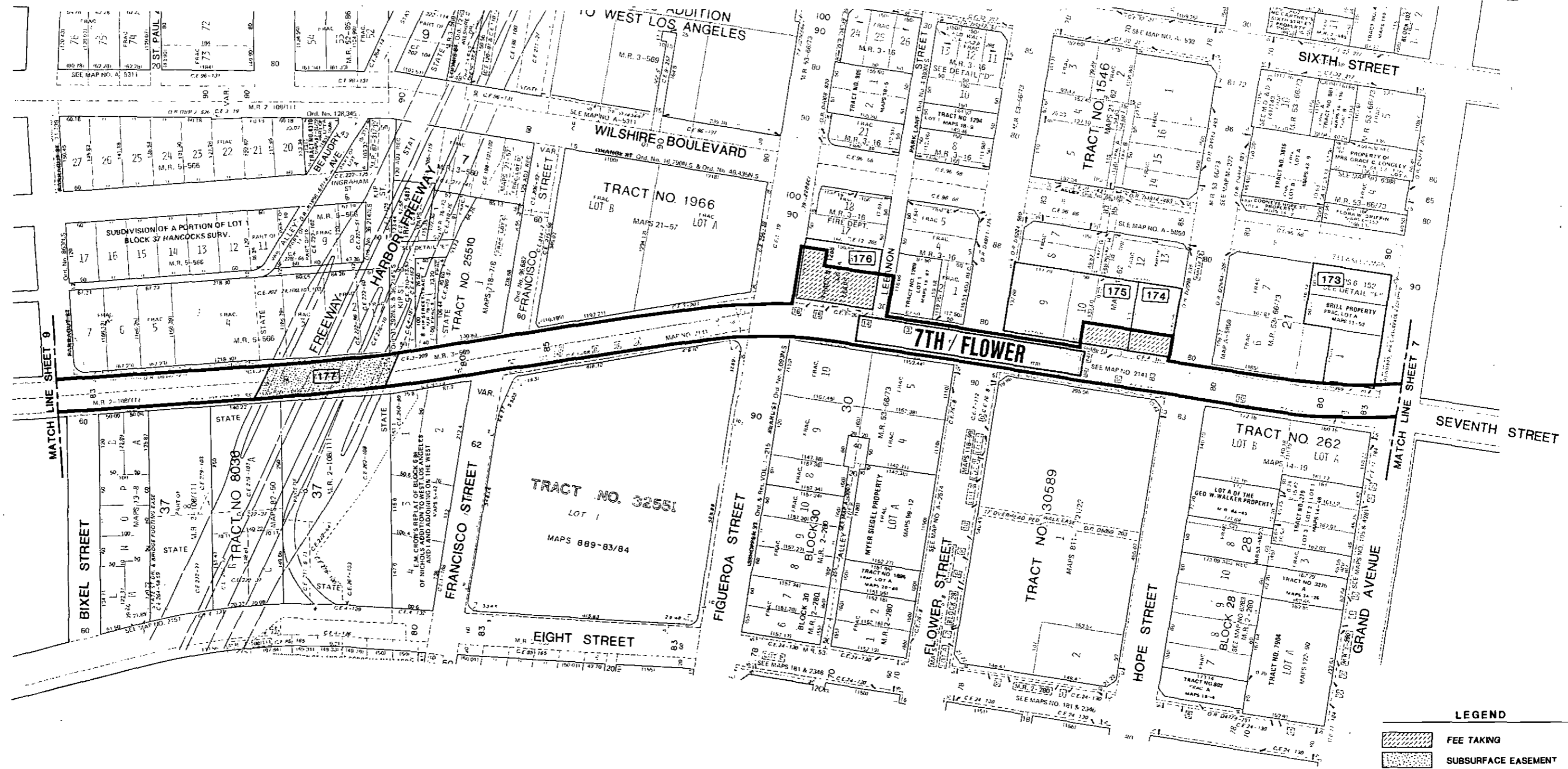
APPROVAL RECOMMENDED \_\_\_\_\_ Date \_\_\_\_\_  
Reg. No. \_\_\_\_\_

APPROVED \_\_\_\_\_ Date \_\_\_\_\_  
MANAGER / CHIEF ENGINEER Reg. No. \_\_\_\_\_

**RIGHT OF WAY MAP**  
HILL ST. & FOURTH ST  
TO  
SEVENTH ST & GRAND AVE.

CONTRACT NO.	
DRAWING NO.	
SCALE	AS SHOWN
SHEET NO.	7 OF 41





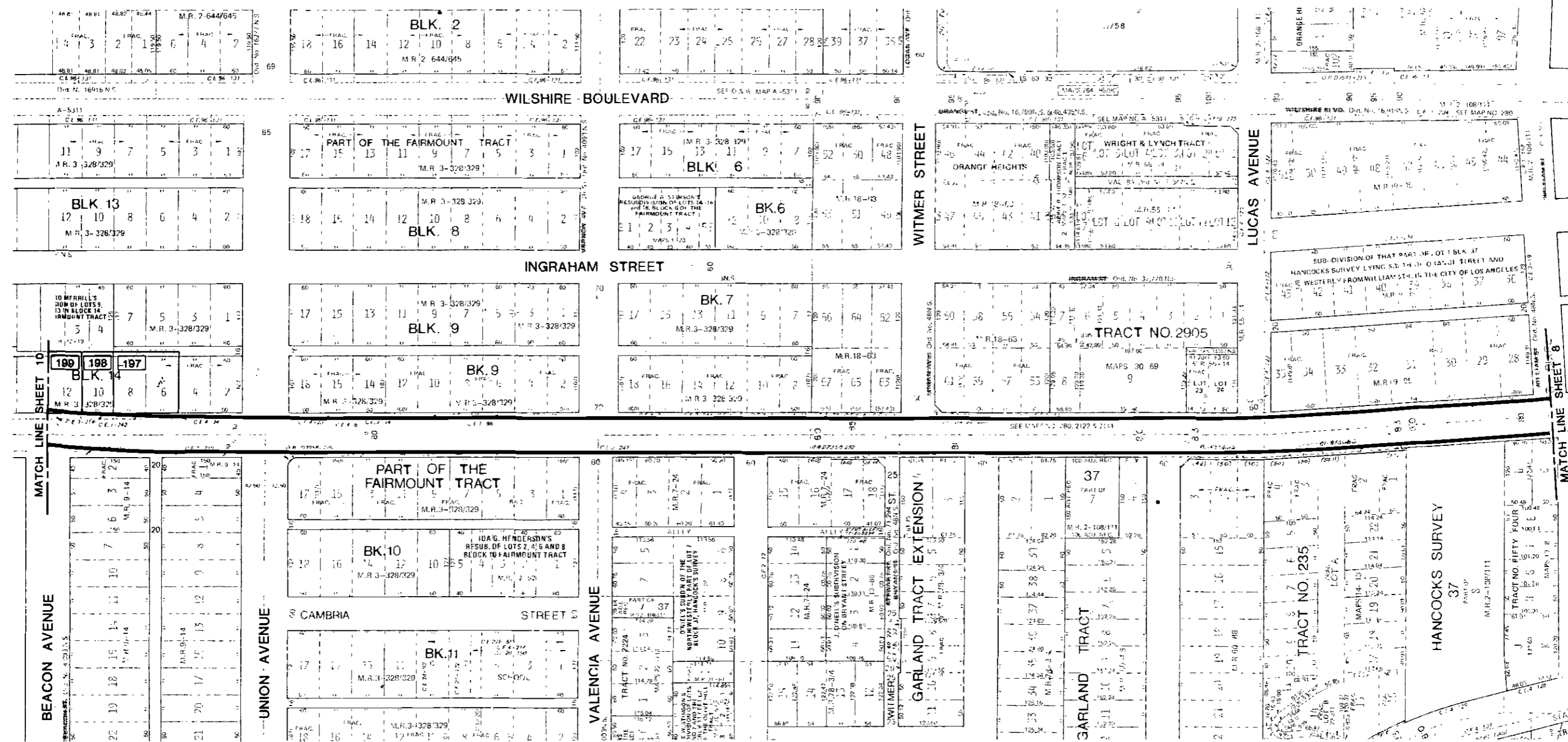
LEGEND	
	FEE TAKING
	SUBSURFACE EASEMENT
	CONSTRUCTION EASEMENT
	PARCEL IDENTIFICATION
	LIMIT OF RIGHT-OF-WAY

REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date


SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT METRO RAIL PROJECT		
APPROVAL RECOMMENDED	APPROVED	Date
Reg. No.	MANAGER / CHIEF ENGINEER	Reg. No.

<b>RIGHT OF WAY MAP</b> SEVENTH STREET GRAND AVE. TO BIXEL ST.	
CONTRACT NO.	
DRAWING NO.	
SCALE	AS SHOWN
SHEET NO.	8 OF 41

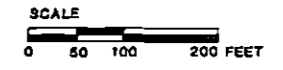


MATCH LINE SHEET 10

MATCH LINE SHEET 8

**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- 275 PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date


**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

APPROVAL RECOMMENDED	APPROVED
	Date
Reg. No.	MANAGER / CHIEF ENGINEER Reg. No.

**RIGHT OF WAY MAP**  
**SEVENTH STREET**  
**BIXEL ST. TO BEACON AVE.**

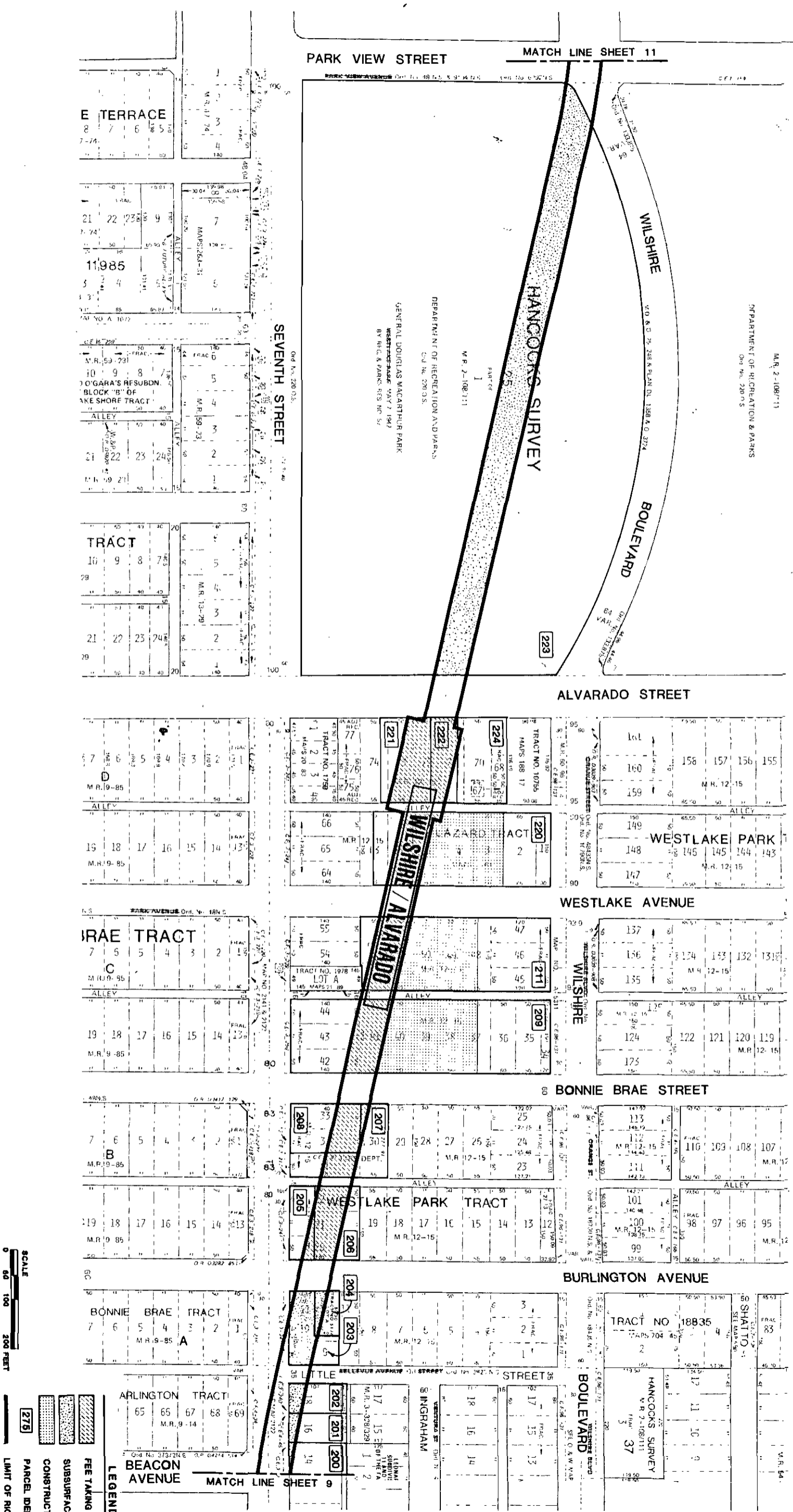
CONTRACT NO.
DRAWING NO.
SCALE
AS SHOWN
SHEET NO. 9 OF 41

REVISIONS	
REV.	DATE
DESCRIPTION	

DESIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 DRAWN BY SV / ANCALAS DATE 2/14/85  
 CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

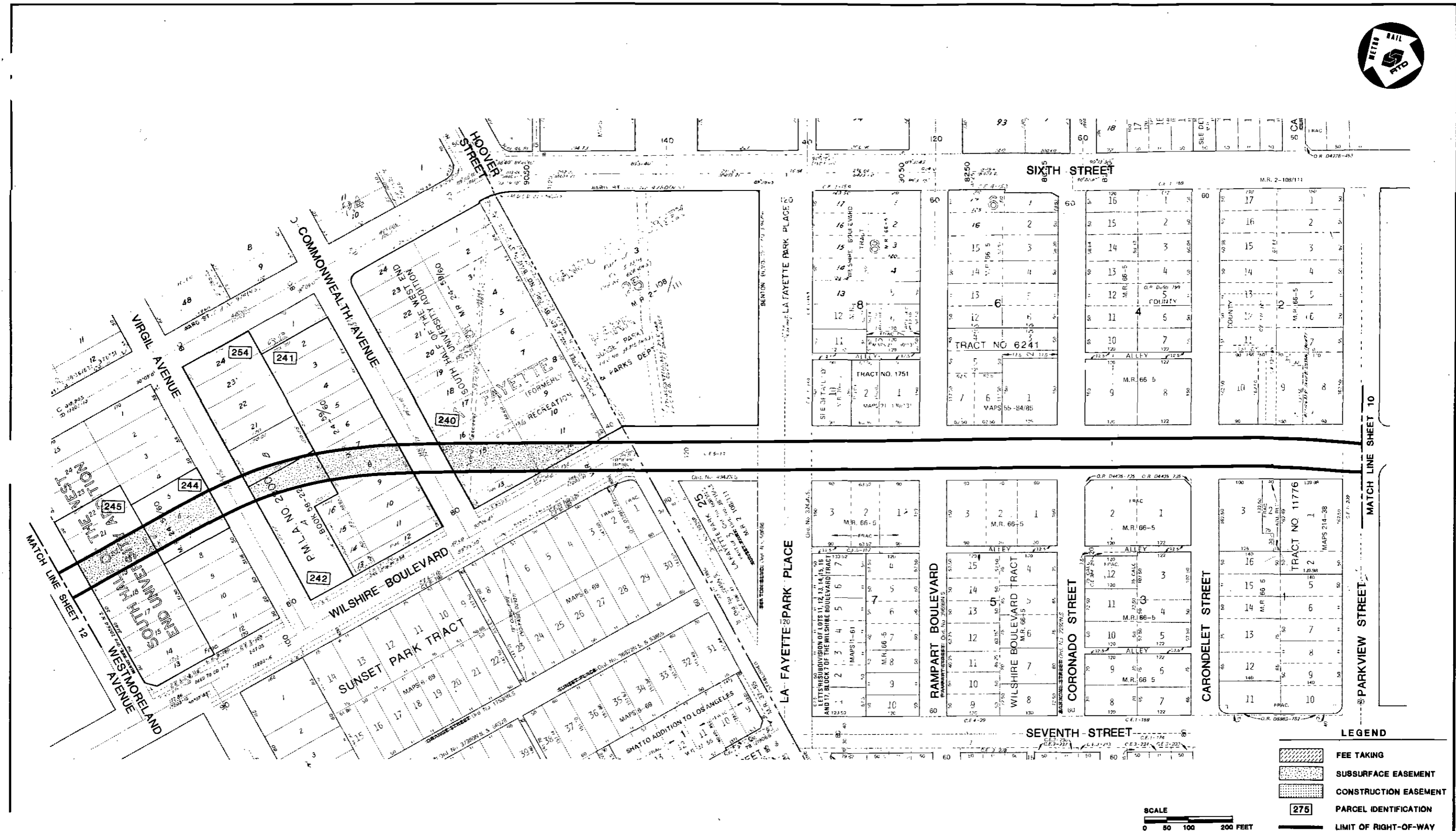
**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**  
 APPROVAL REQUESTED \_\_\_\_\_  
 APPROVED \_\_\_\_\_  
 MANAGER / CHIEF ENGINEER \_\_\_\_\_  
 REG. NO. \_\_\_\_\_

**RIGHT OF WAY MAP**  
**SEVENTH ST. & BEACON AVE.**  
**WILSHIRE BLVD. & PARKVIEW ST.**  
 CONTRACT NO. \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_  
 SCALE AS SHOWN  
 SHEET NO. 10 OF 41



- LEGEND**
- FEE TAKING
  - SUBSURFACE EASEMENT
  - CONSTRUCTION EASEMENT
  - PARCEL IDENTIFICATION
  - LIMIT OF RIGHT-OF-WAY





REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY \_\_\_\_\_ Date \_\_\_\_\_  
 DRAWN BY SY / ANCAJAS Date 2/14/83  
 CHECKED BY \_\_\_\_\_ Date \_\_\_\_\_

APPROVAL RECOMMENDED \_\_\_\_\_ Date \_\_\_\_\_  
 Reg. No. \_\_\_\_\_

APPROVED \_\_\_\_\_ Date \_\_\_\_\_  
 MANAGER / CHIEF ENGINEER Reg. No. \_\_\_\_\_

SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT  
**METRO RAIL PROJECT**



**RIGHT OF WAY MAP**  
 WILSHIRE BOULEVARD  
 PARK VIEW TO WESTMORELAND

CONTRACT NO. \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_  
 SCALE AS SHOWN  
 SHEET NO. 11 OF 41

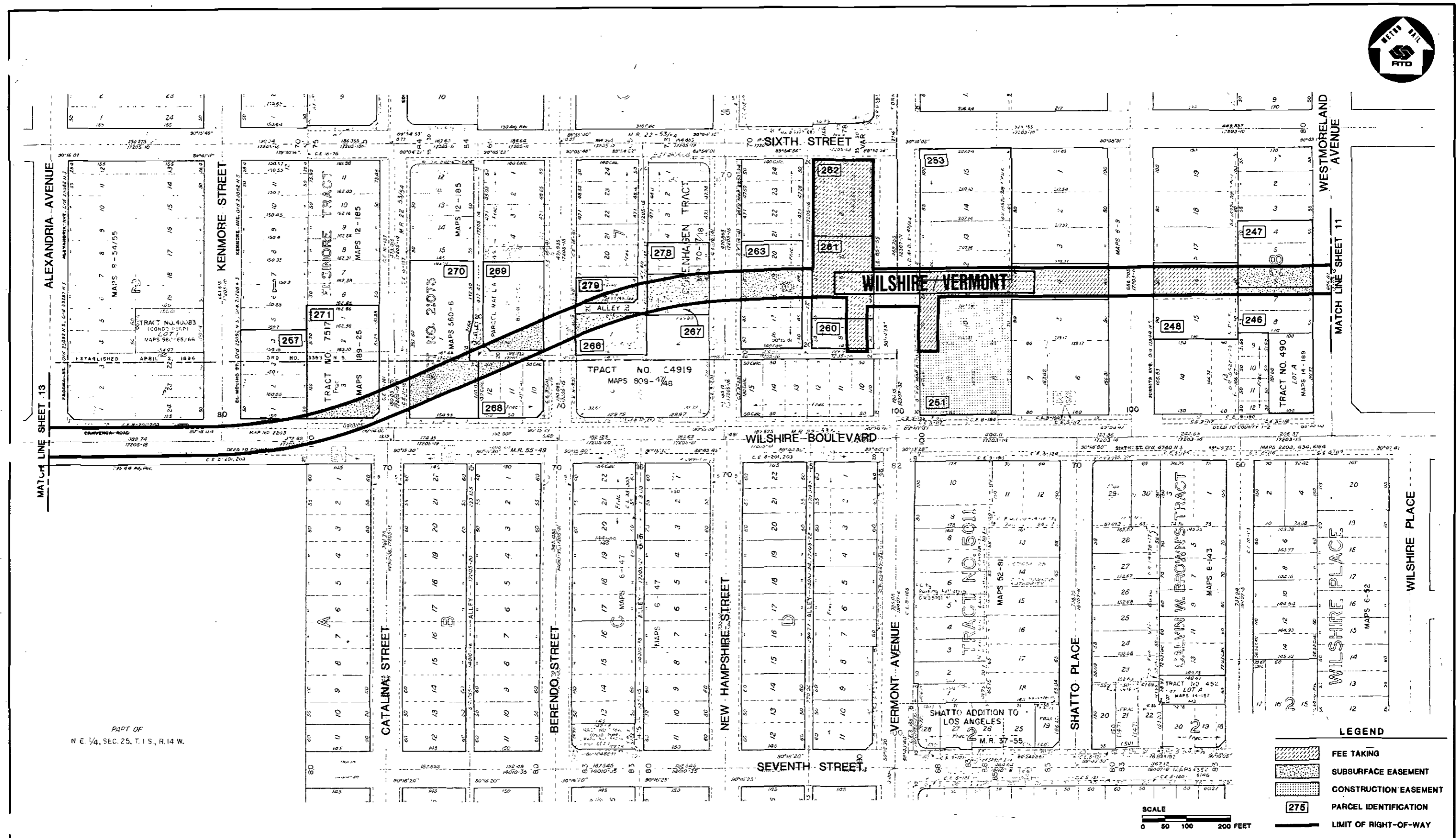
**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- 276 PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY



MATCH LINE SHEET 10

PARKVIEW STREET



PART OF  
N E 1/4, SEC. 25, T. 1 S., R. 14 W.

REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date

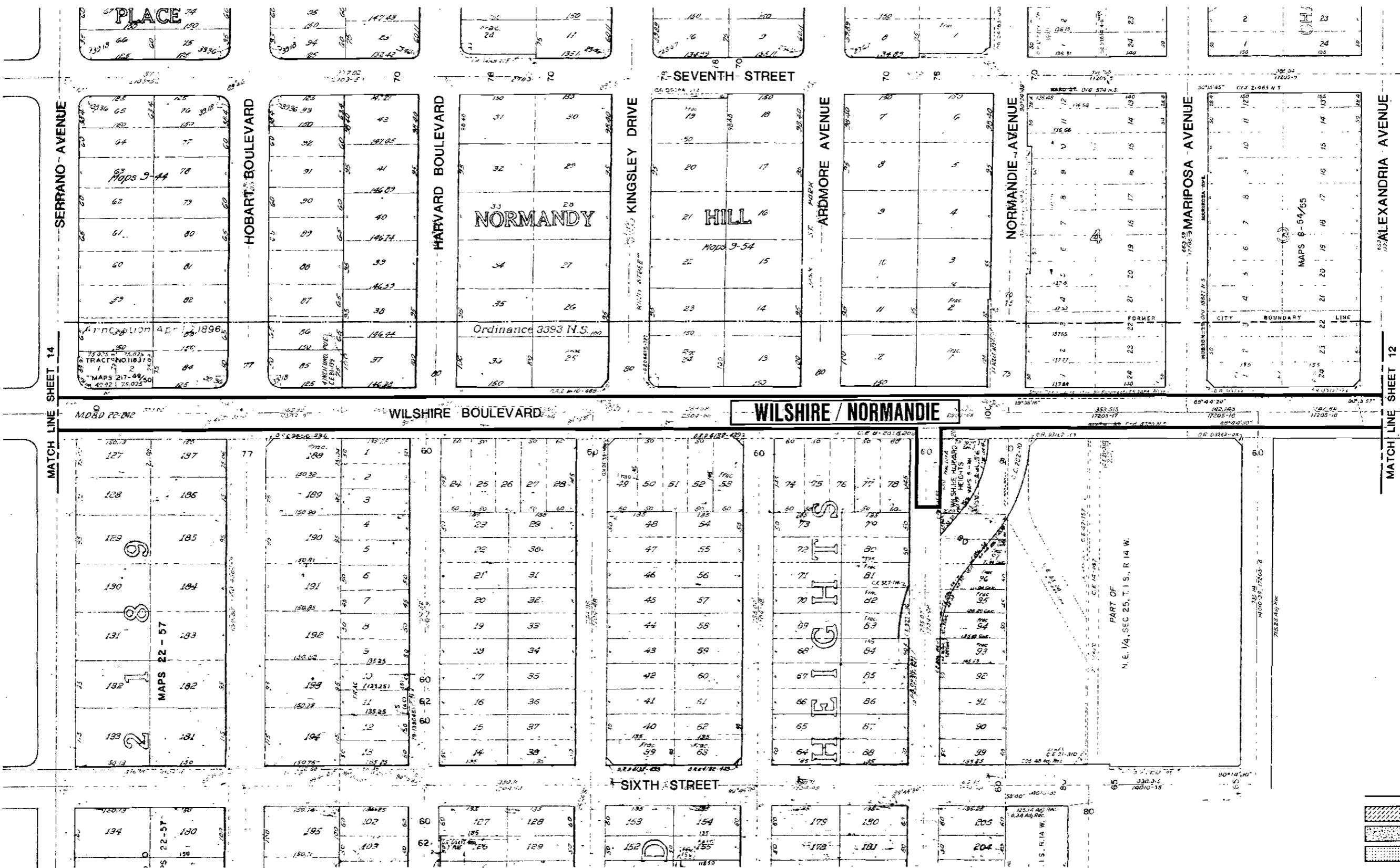
**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

**APPROVAL RECOMMENDED** \_\_\_\_\_ **APPROVED** \_\_\_\_\_

Reg. No. \_\_\_\_\_ **MANAGER / CHIEF ENGINEER** Reg. No. \_\_\_\_\_

**RIGHT OF WAY MAP**  
**WILSHIRE BOULEVARD**  
**WESTMORELAND TO ALEXANDRIA**

CONTRACT NO. \_\_\_\_\_  
DRAWING NO. \_\_\_\_\_  
SCALE AS SHOWN  
SHEET NO. 12 OF 41



**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY \_\_\_\_\_ Date \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_ Date 2/14/83  
 SY / ANCAJAS  
 CHECKED BY \_\_\_\_\_ Date \_\_\_\_\_

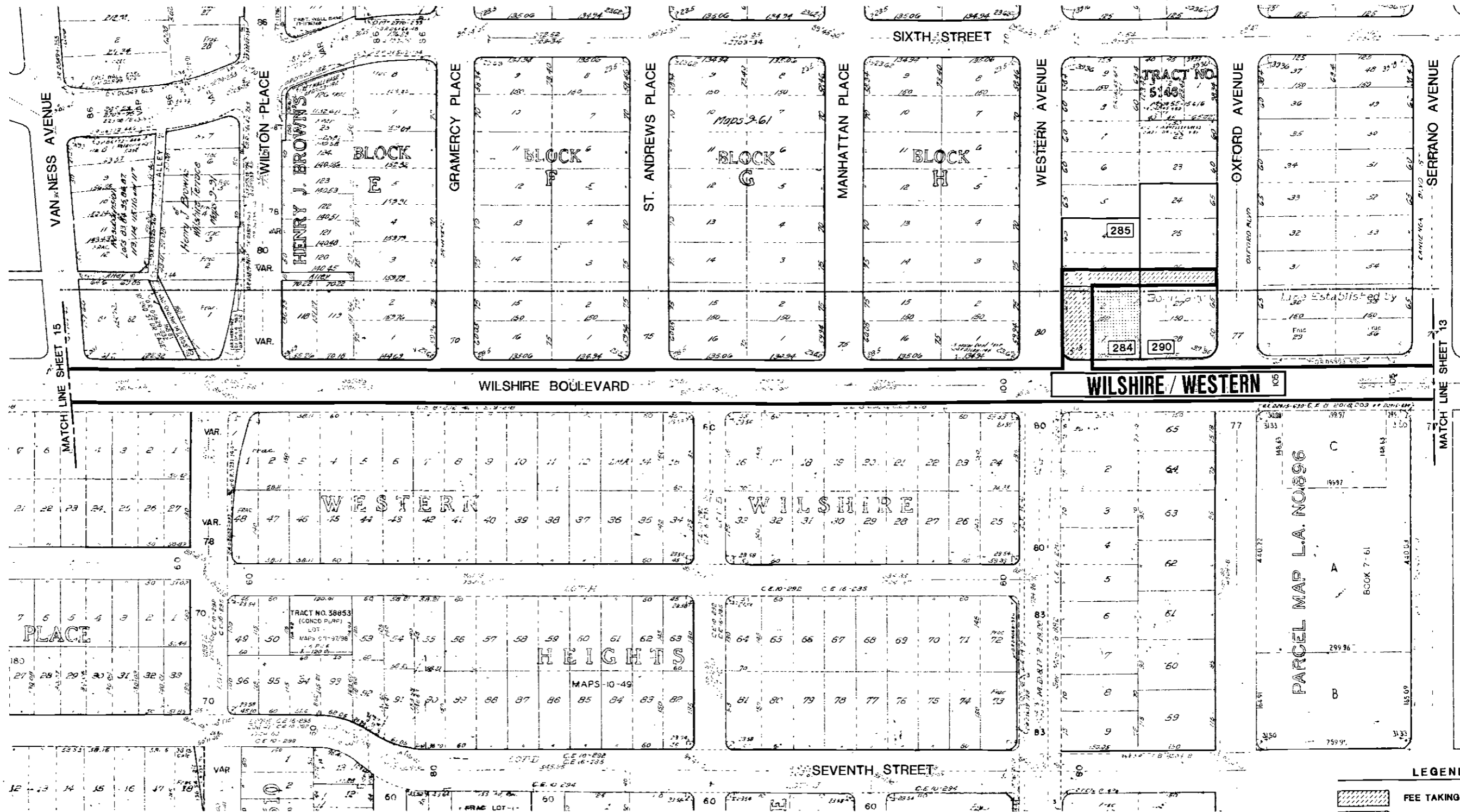
**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT.**

APPROVAL RECOMMENDED \_\_\_\_\_ Date \_\_\_\_\_  
 Reg. No. \_\_\_\_\_

APPROVED \_\_\_\_\_ Date \_\_\_\_\_  
 MANAGER / CHIEF ENGINEER Reg. No. \_\_\_\_\_

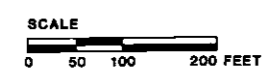
**RIGHT OF WAY MAP**  
 WILSHIRE BOULEVARD  
 ALEXANDRIA AVE. TO SERRANO AVE.

CONTRACT NO. \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_  
 SCALE AS SHOWN  
 SHEET NO. 13 OF 41



**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- 275 PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY \_\_\_\_\_ Date \_\_\_\_\_

DRAWN BY \_\_\_\_\_ Date 2/14/83

SY / ANCAJAS

CHECKED BY \_\_\_\_\_ Date \_\_\_\_\_

**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**

**METRO RAIL PROJECT**

APPROVAL RECOMMENDED	APPROVED	Date _____
Reg. No. _____	MANAGER / CHIEF ENGINEER	Reg. No. _____

**RIGHT OF WAY MAP**

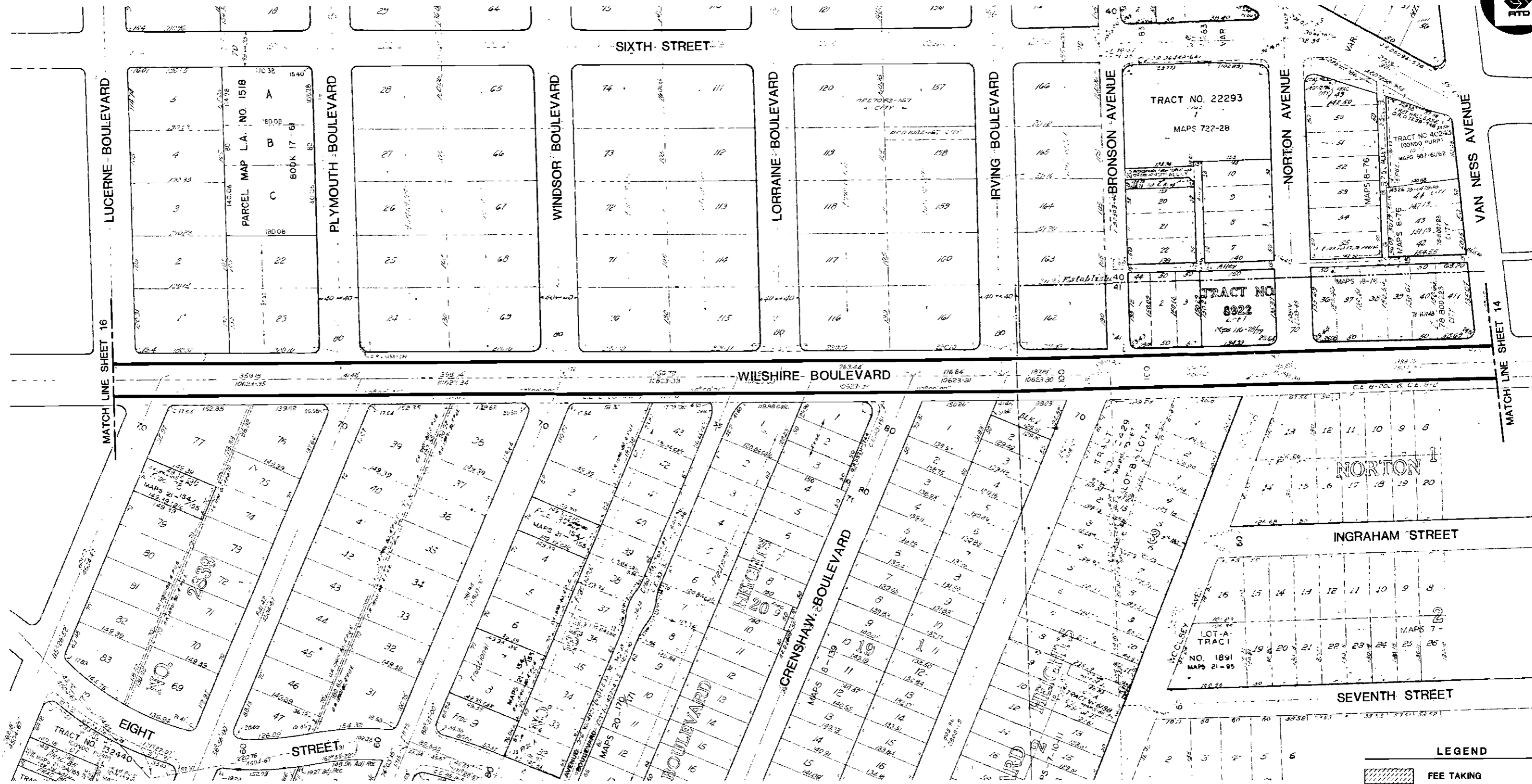
WILSHIRE BOULEVARD  
SERRANO AVE. TO VAN NESS AVE.

CONTRACT NO. \_\_\_\_\_

DRAWING NO. \_\_\_\_\_

SCALE AS SHOWN

SHEET NO. 14 OF 41



**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- 275 PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date

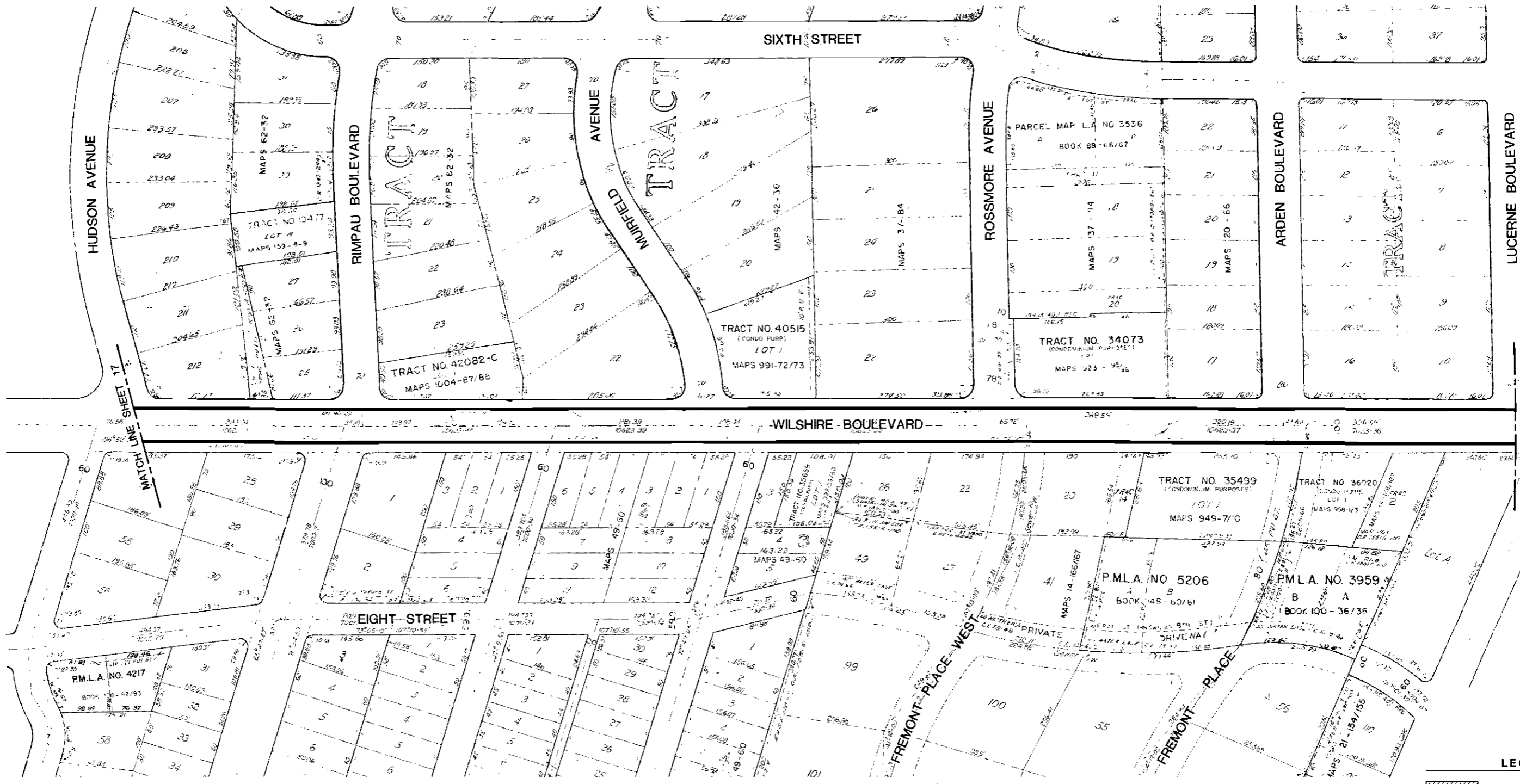
**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT  
METRO RAIL PROJECT.**

APPROVAL RECOMMENDED	APPROVED	Date
Reg. No.	MANAGER / CHIEF ENGINEER	Reg. No.

**RIGHT OF WAY MAP**  
WILSHIRE BOULEVARD  
VAN NESS AVE. TO LUCERNE BLVD.

CONTRACT NO.
DRAWING NO.
SCALE
AS SHOWN
SHEET NO.
15 OF 41





**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY

SCALE  
0 50 100 200 FEET

REV.	DATE	BY	APP.	DESCRIPTION

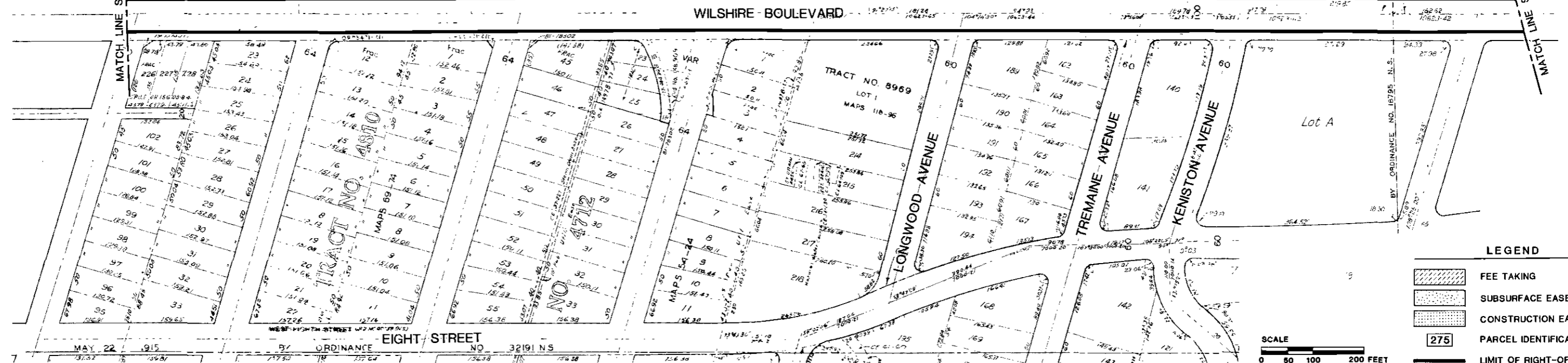
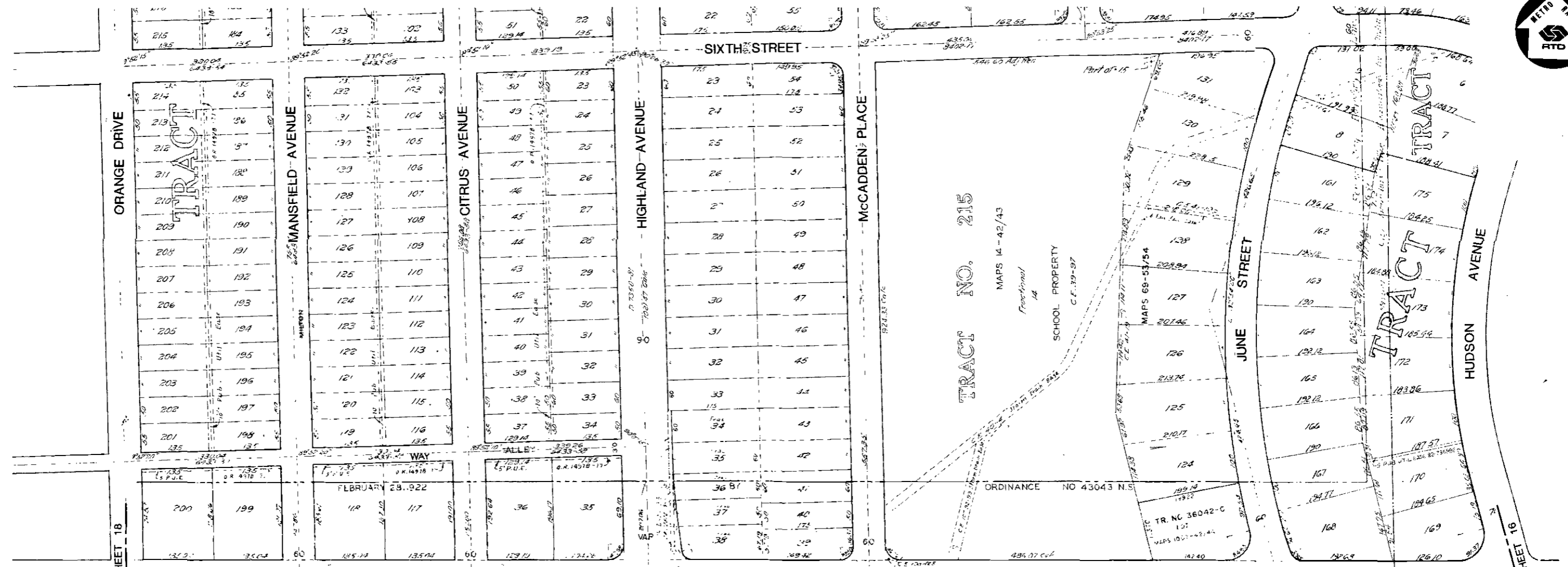
DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date


**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT  
METRO RAIL PROJECT**

APPROVAL RECOMMENDED	APPROVED	Date
Reg. No. _____	MANAGER / CHIEF ENGINEER	Reg. No. _____

**RIGHT OF WAY MAP**  
WILSHIRE BOULEVARD  
LUCERNE BLVD. TO HUDSON AVE.

CONTRACT NO.	
DRAWING NO.	
SCALE	AS SHOWN
SHEET NO.	16 OF 41



**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY

SCALE  
0 50 100 200 FEET

REV.	DATE	BY	APP.	DESCRIPTION

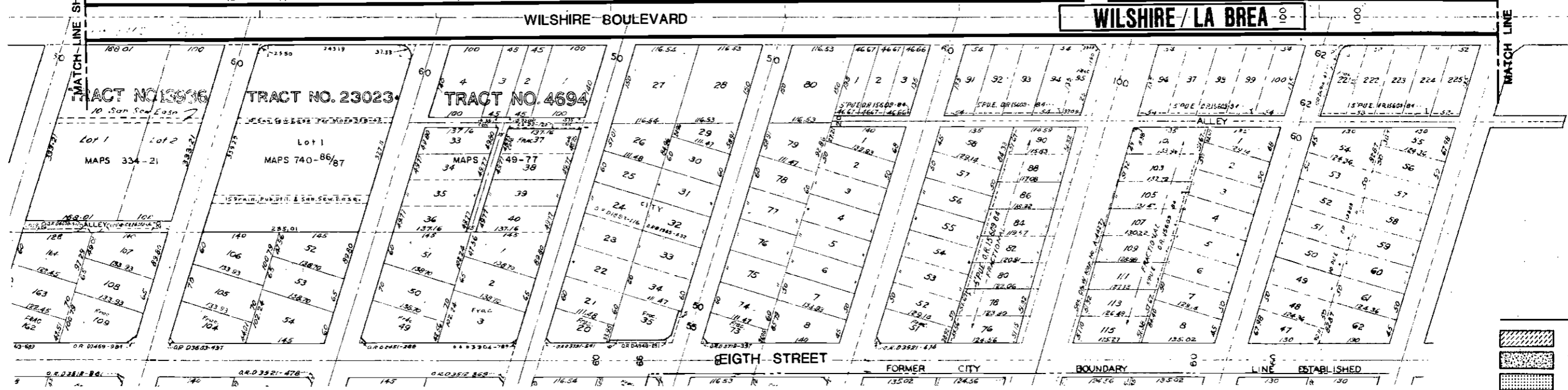
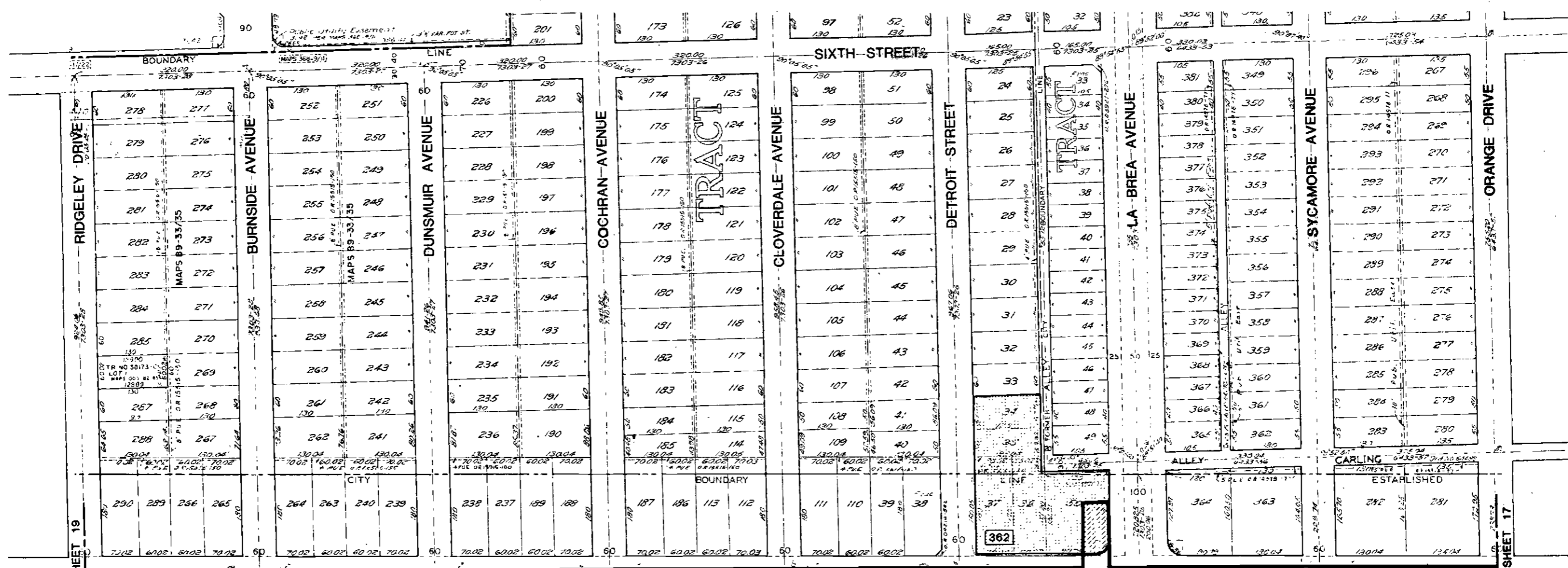
DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date


**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

APPROVAL RECOMMENDED	APPROVED	Date
Reg. No. _____	MANAGER / CHIEF ENGINEER	Reg. No. _____

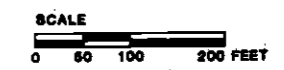
**RIGHT OF WAY MAP**  
WILSHIRE BOULEVARD  
HUDSON AVE. TO ORANGE DR.

CONTRACT NO.	
DRAWING NO.	
SCALE	AS SHOWN
SHEET NO.	17 OF 41



**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- 278 PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY \_\_\_\_\_ Date \_\_\_\_\_

DRAWN BY \_\_\_\_\_ Date 2/14/83  
SY / ANCAJAS

CHECKED BY \_\_\_\_\_ Date \_\_\_\_\_

**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

APPROVAL RECOMMENDED \_\_\_\_\_ Date \_\_\_\_\_

APPROVED \_\_\_\_\_ Date \_\_\_\_\_

Reg. No. \_\_\_\_\_ MANAGER / CHIEF ENGINEER Reg. No. \_\_\_\_\_

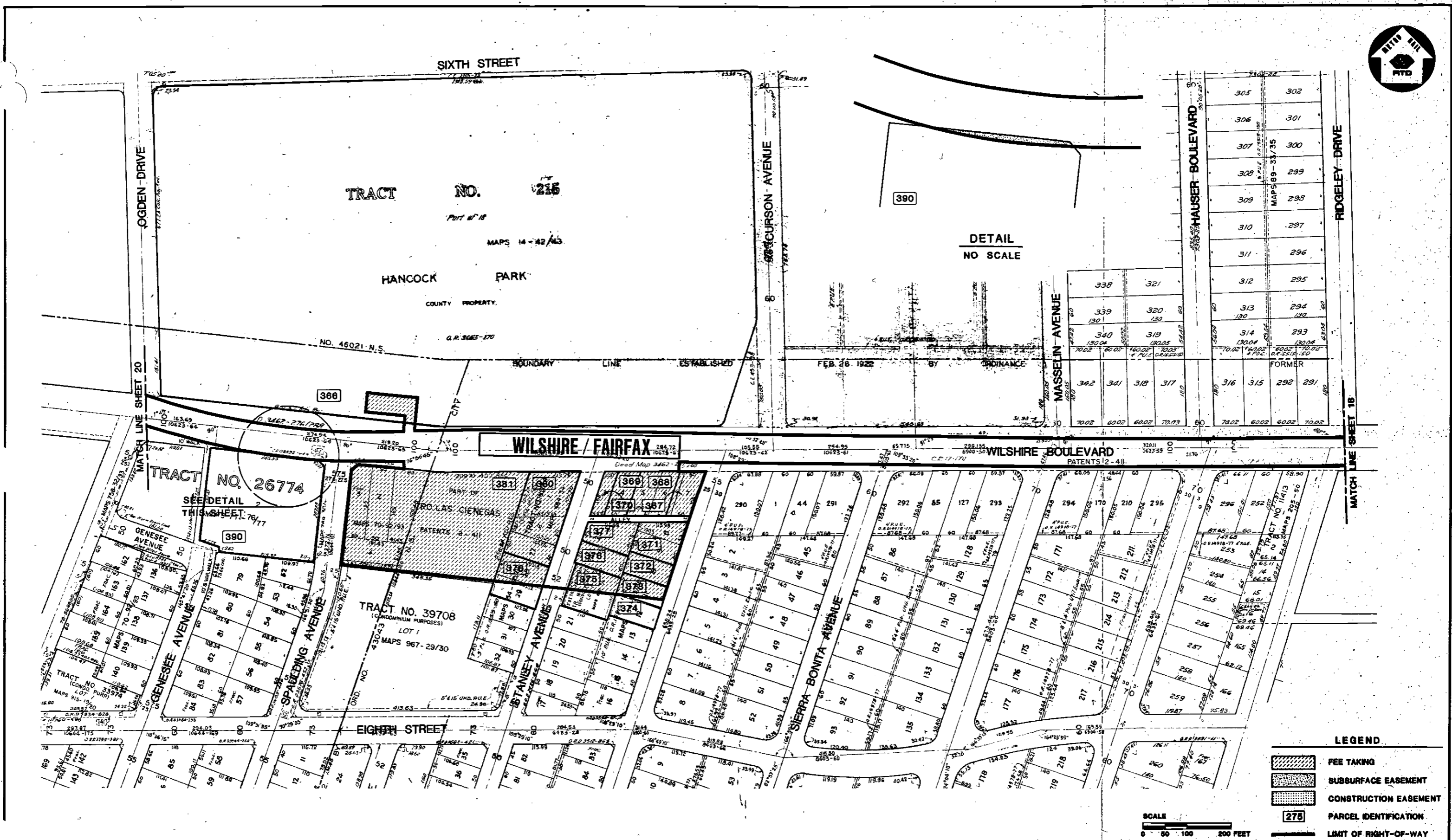
**RIGHT OF WAY MAP**  
WILSHIRE BOULEVARD  
ORANGE DR. TO RIDGELEY DR.

CONTRACT NO. \_\_\_\_\_

DRAWING NO. \_\_\_\_\_

SCALE AS SHOWN

SHEET NO. 18 OF 41



**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY

**SCALE**  
0 50 100 200 FEET

DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date

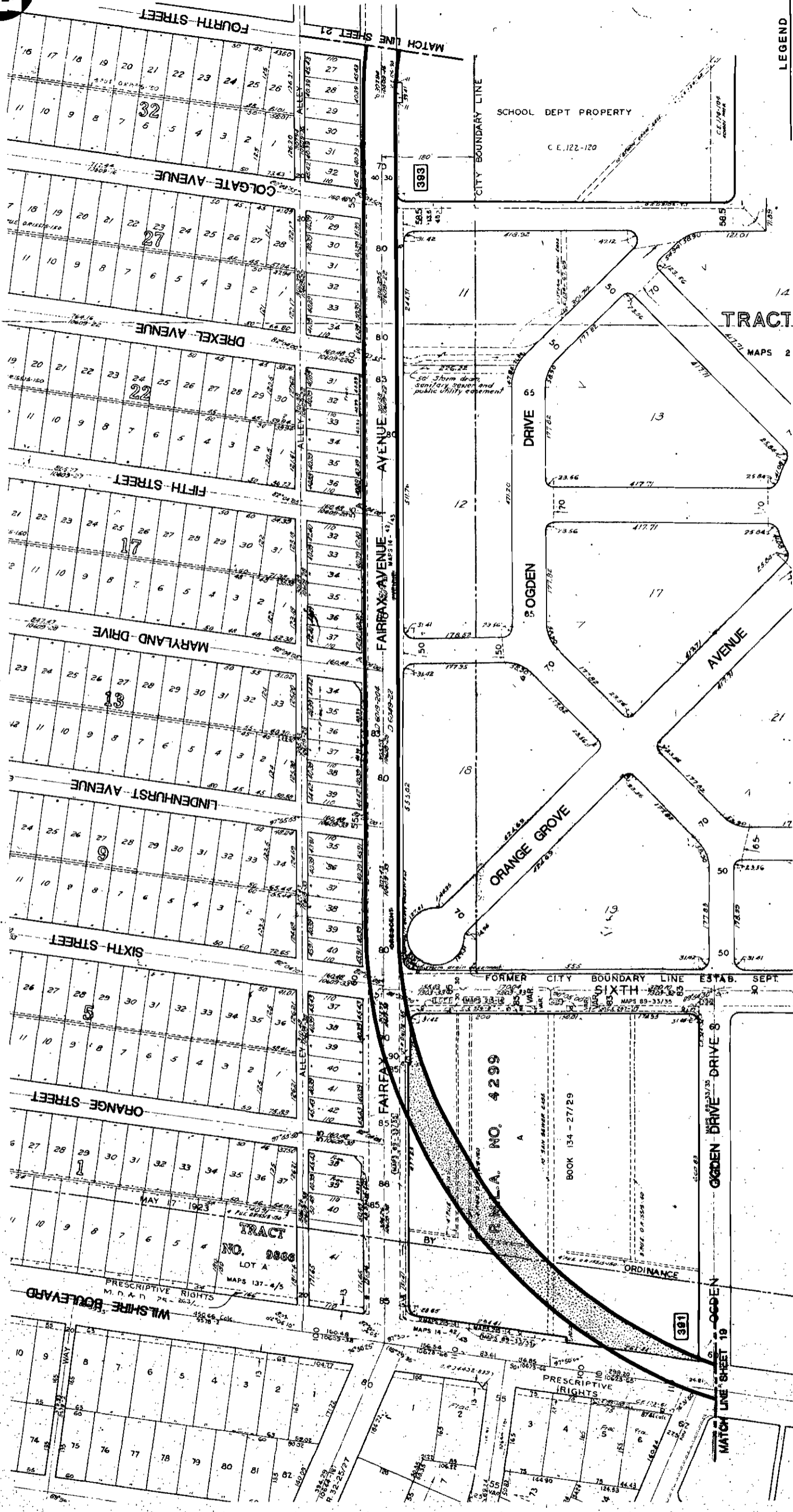
REV.	DATE	BY	APP.	DESCRIPTION

**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT  
METRO RAIL PROJECT**

APPROVAL RECOMMENDED	APPROVED	Date
Reg. No. _____	MANAGER / CHIEF ENGINEER	Reg. No. _____

**RIGHT OF WAY MAP**  
WILSHIRE BOULEVARD  
RIDGELEY DR. TO OGDEN DR.

CONTRACT NO.
DRAWING NO.
SCALE AS SHOWN
SHEET NO. 19 OF 41



- LEGEND**
- FEE TAKING
  - SUBSURFACE EASEMENT
  - CONSTRUCTION EASEMENT
  - PARCEL IDENTIFICATION
  - LIMIT OF RIGHT-OF-WAY



CONTRACT NO. \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_  
 SCALE AS SHOWN  
 SHEET NO. 20 OF 41

**RIGHT OF WAY MAP**  
 WILSHIRE BLVD. & OGDEN DR.  
 TO  
 FAIRFAX AVE. & FOURTH ST.

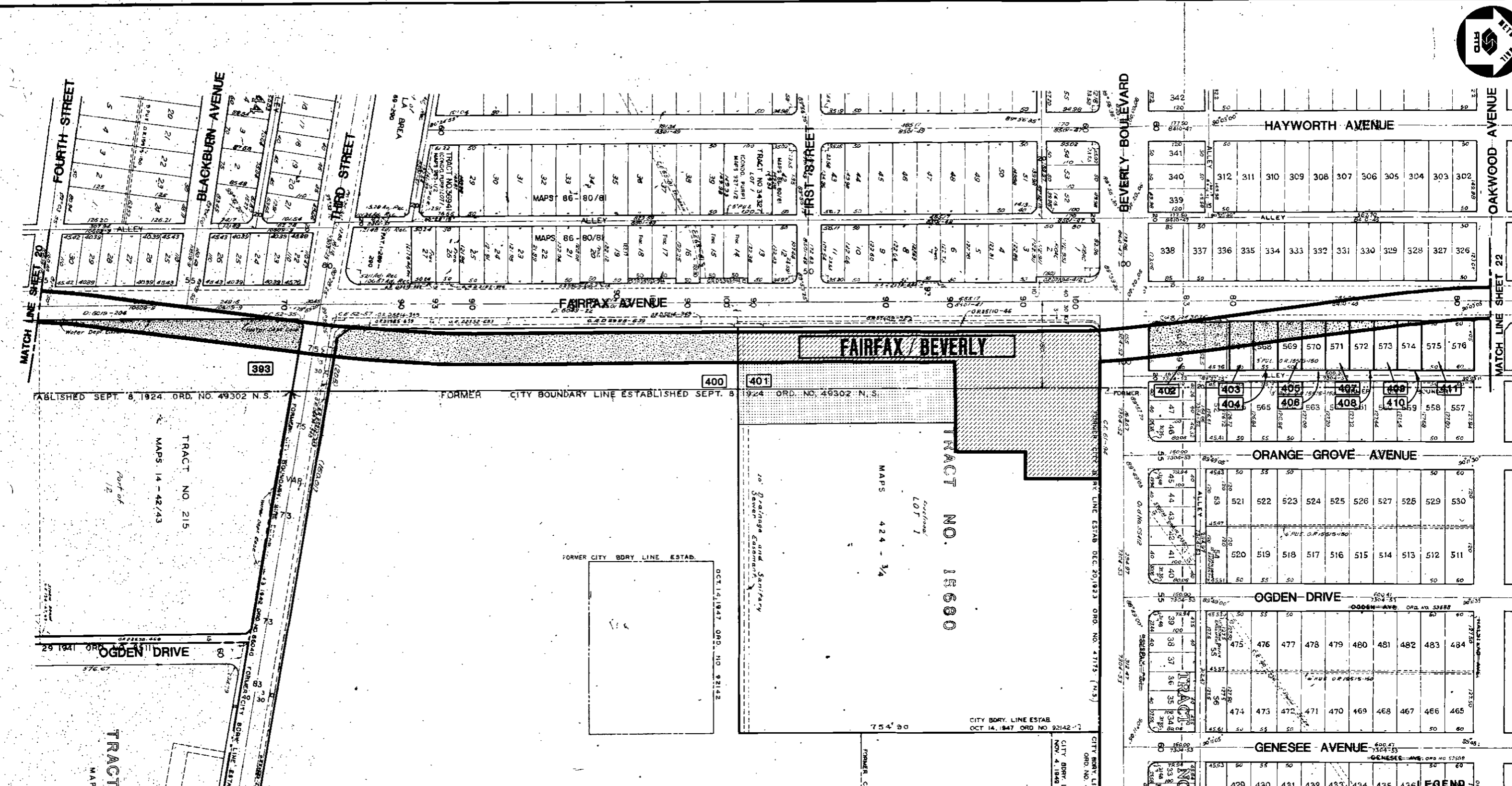
**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

APPROVAL RECOMMENDED \_\_\_\_\_  
 APPROVED \_\_\_\_\_  
 DESIGNED BY \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 SY / ANCAJAS  
 CHECKED BY \_\_\_\_\_

MANAGER / CHIEF ENGINEER \_\_\_\_\_  
 Rep. No. \_\_\_\_\_

DESIGNED BY \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 SY / ANCAJAS  
 CHECKED BY \_\_\_\_\_

REV.	DATE	BY	APP.	DESCRIPTION



**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- 275 PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY

**SCALE**  
0 50 100 200 FEET

DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date

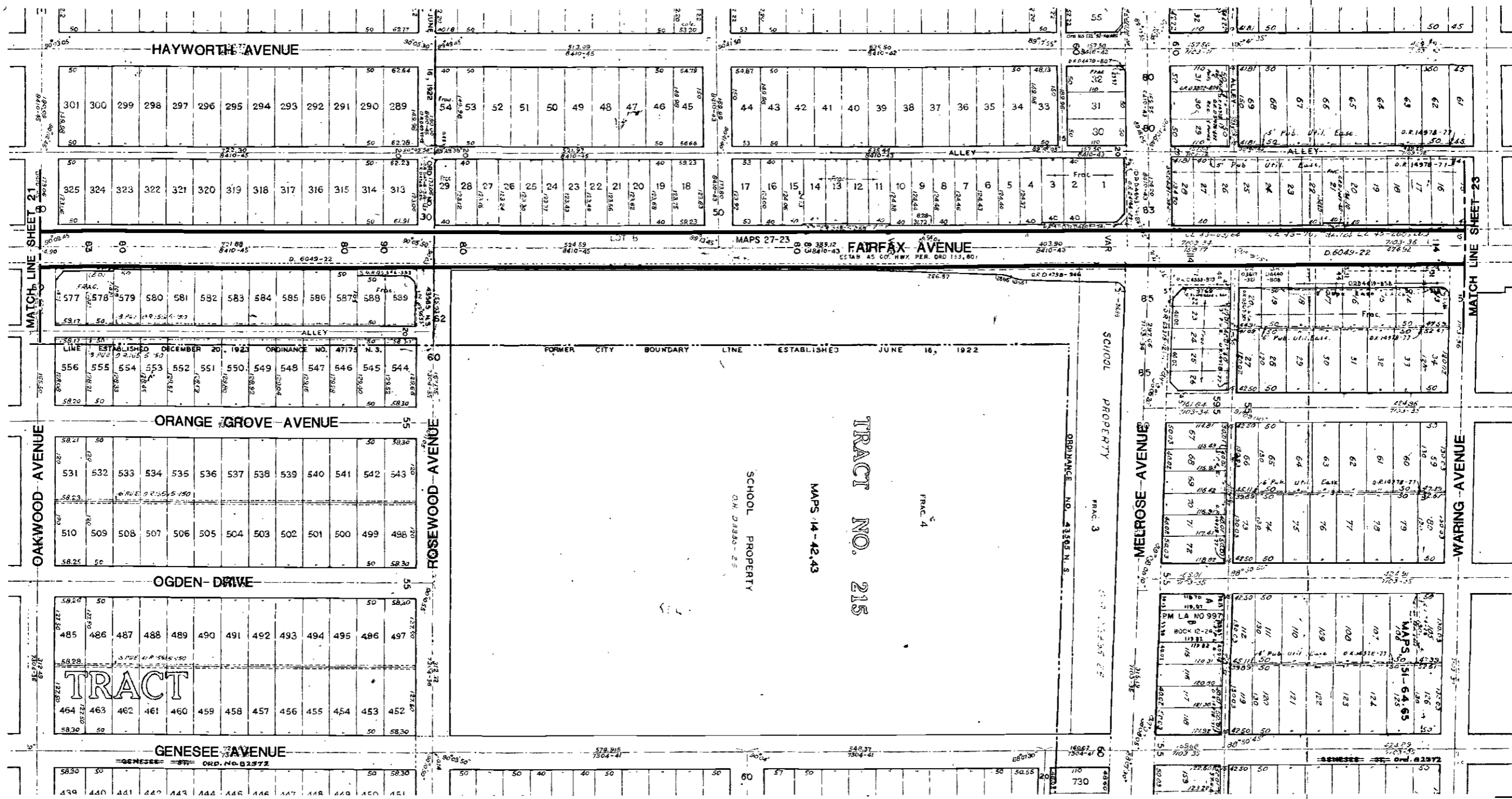
REV.	DATE	BY	APP.	DESCRIPTION

**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

APPROVAL RECOMMENDED	APPROVED	Date
Reg. No. _____	MANAGER / CHIEF ENGINEER	Reg. No. _____

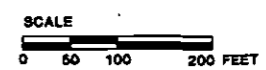
**RIGHT OF WAY MAP**  
**FAIRFAX AVENUE**  
**FOURTH ST. TO OAKWOOD AVE.**

CONTRACT NO.	
DRAWING NO.	
SCALE	AS SHOWN
SHEET NO.	21 OF 41



**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION

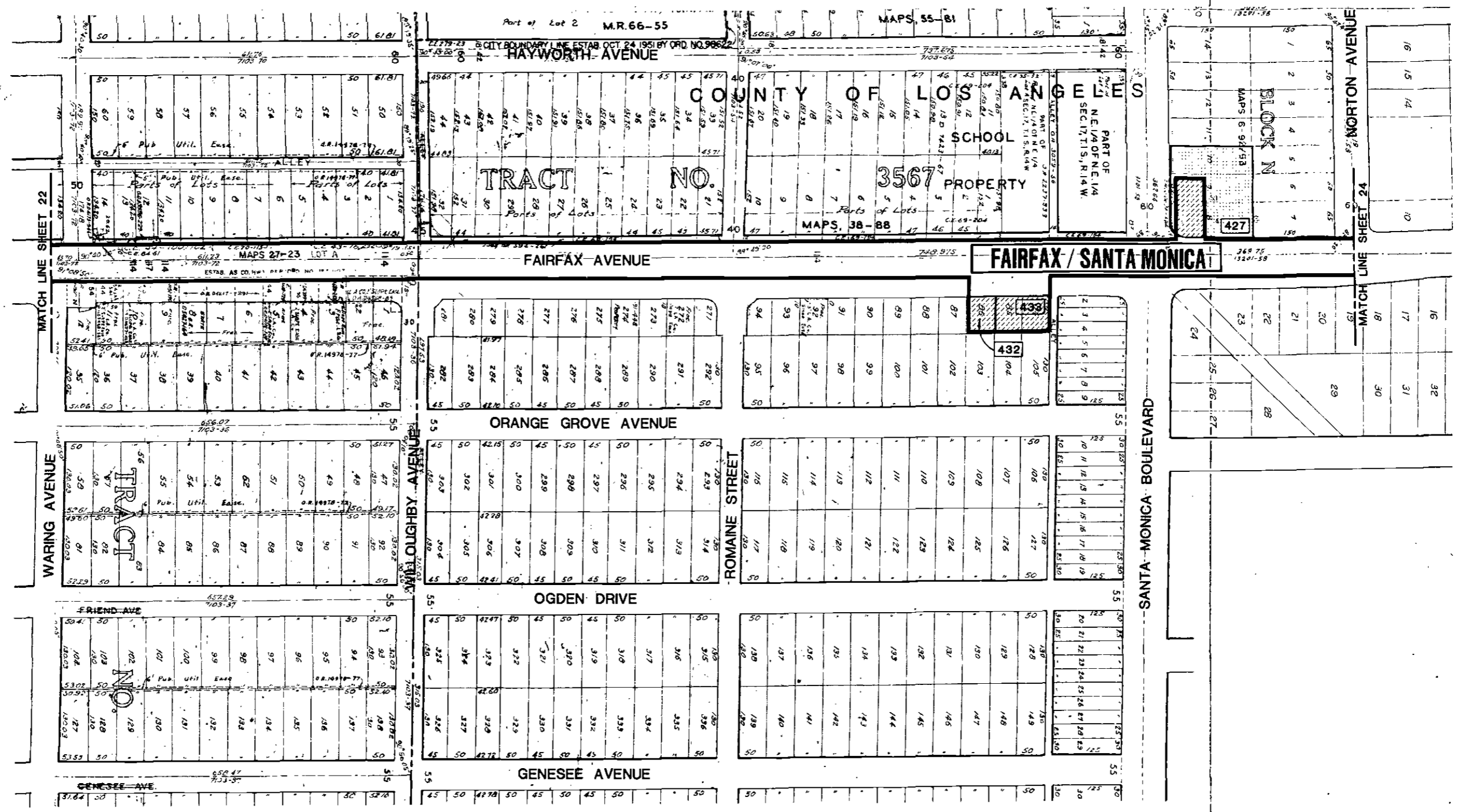
DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date


**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

APPROVAL RECOMMENDED	APPROVED	Date
Reg. No. _____	MANAGER / CHIEF ENGINEER	Reg. No. _____

**RIGHT OF WAY MAP**  
**FAIRFAX AVENUE**  
**OAKWOOD AVE. TO WARING AVE.**

CONTRACT NO.
DRAWING NO.
SCALE
AS SHOWN
SHEET NO.
22 OF 41



**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY

**SCALE**  
0 50 100 200 FEET

REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY Date \_\_\_\_\_

DRAWN BY Date 2/14/83  
BY / ANCAJAS

CHECKED BY Date \_\_\_\_\_

**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**

**METRO RAIL PROJECT**

APPROVAL RECOMMENDED \_\_\_\_\_ Date \_\_\_\_\_

APPROVED \_\_\_\_\_ Date \_\_\_\_\_

Reg. No. \_\_\_\_\_ MANAGER / CHIEF ENGINEER Reg. No. \_\_\_\_\_

**RIGHT OF WAY MAP**

**FAIRFAX AVENUE**

**WARING AVE. TO NORTON ST.**

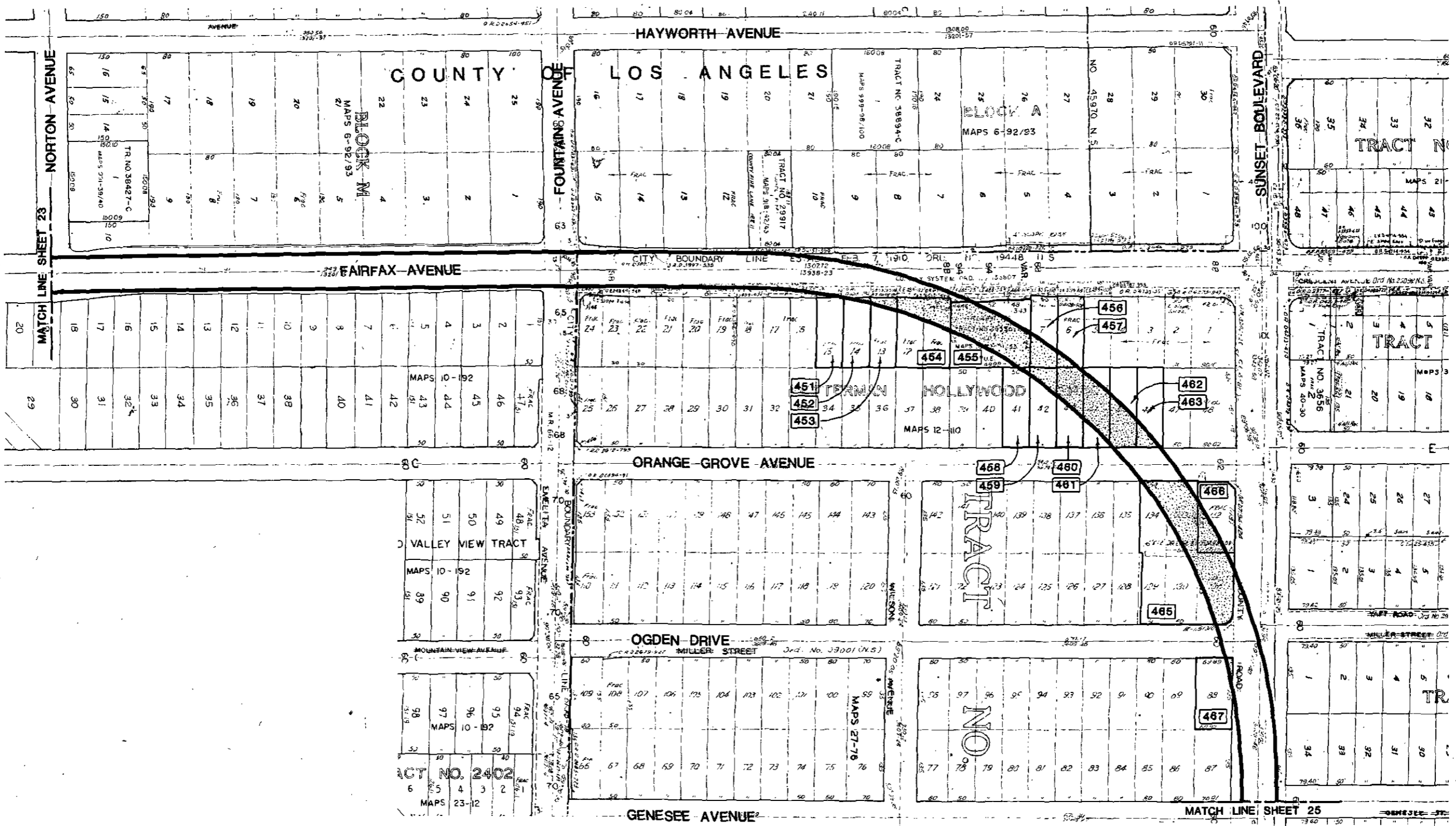
CONTRACT NO. \_\_\_\_\_

DRAWING NO. \_\_\_\_\_

SCALE AS SHOWN

SHEET NO. 23 OF 41





**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- 276 PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY

SCALE  
0 50 100 200 FEET

REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY \_\_\_\_\_ Date \_\_\_\_\_

DRAWN BY **SY / ANCAJAS** Date **2/14/83**

CHECKED BY \_\_\_\_\_ Date \_\_\_\_\_

**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

APPROVAL RECOMMENDED \_\_\_\_\_ Date \_\_\_\_\_

APPROVED \_\_\_\_\_ Date \_\_\_\_\_

Reg. No. \_\_\_\_\_ MANAGER / CHIEF ENGINEER Reg. No. \_\_\_\_\_

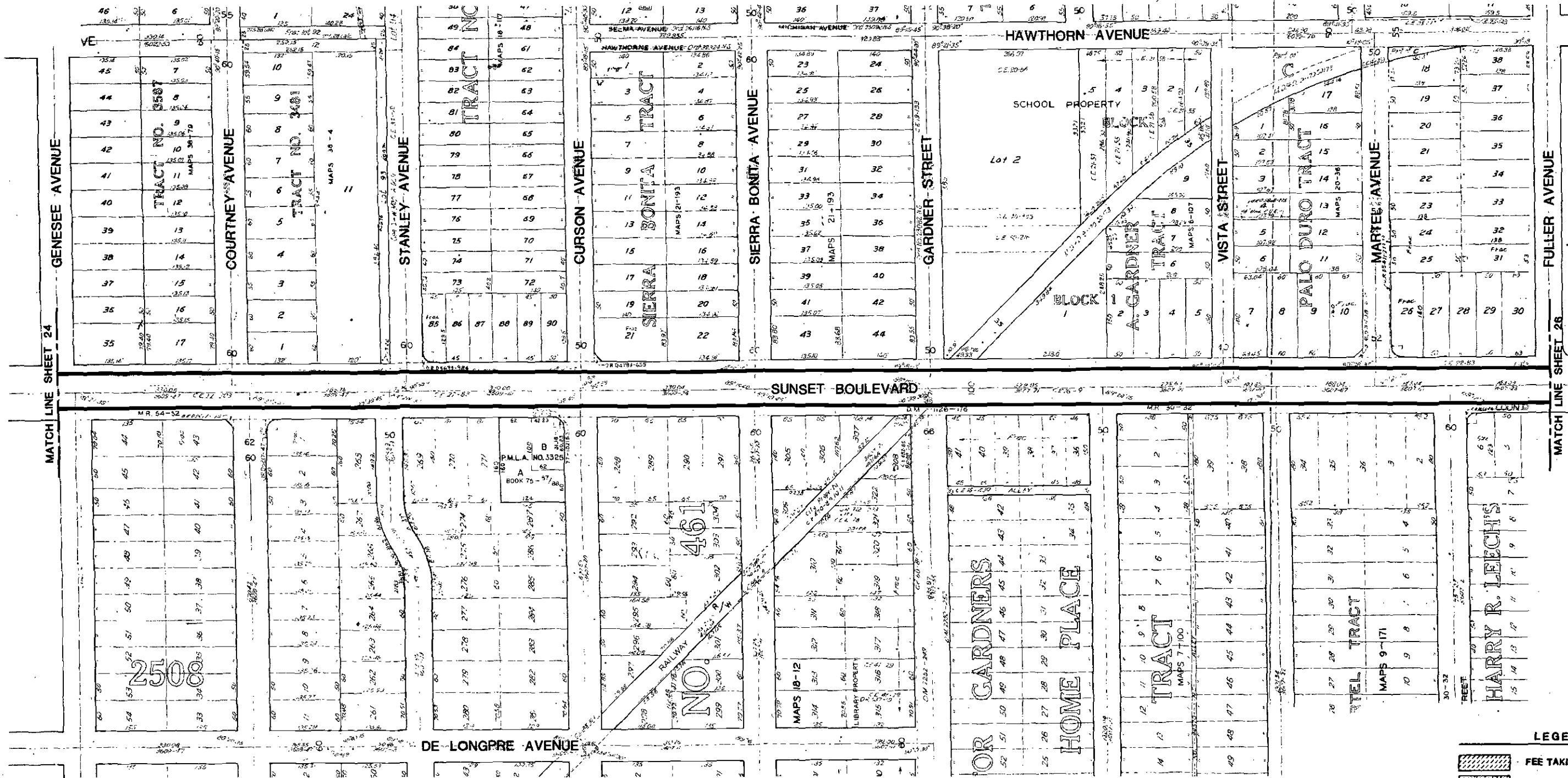
**RIGHT OF WAY MAP**  
**FAIRFAX AVE. & NORTON AVE.**  
**TO**  
**SUNSET BLVD. & GENESEE AVE.**

CONTRACT NO. \_\_\_\_\_

DRAWING NO. \_\_\_\_\_

SCALE **AS SHOWN**

SHEET NO. **24 OF 41**



REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY \_\_\_\_\_ Date \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_ Date 2/14/83  
 SY / ANCAJAS  
 CHECKED BY \_\_\_\_\_ Date \_\_\_\_\_

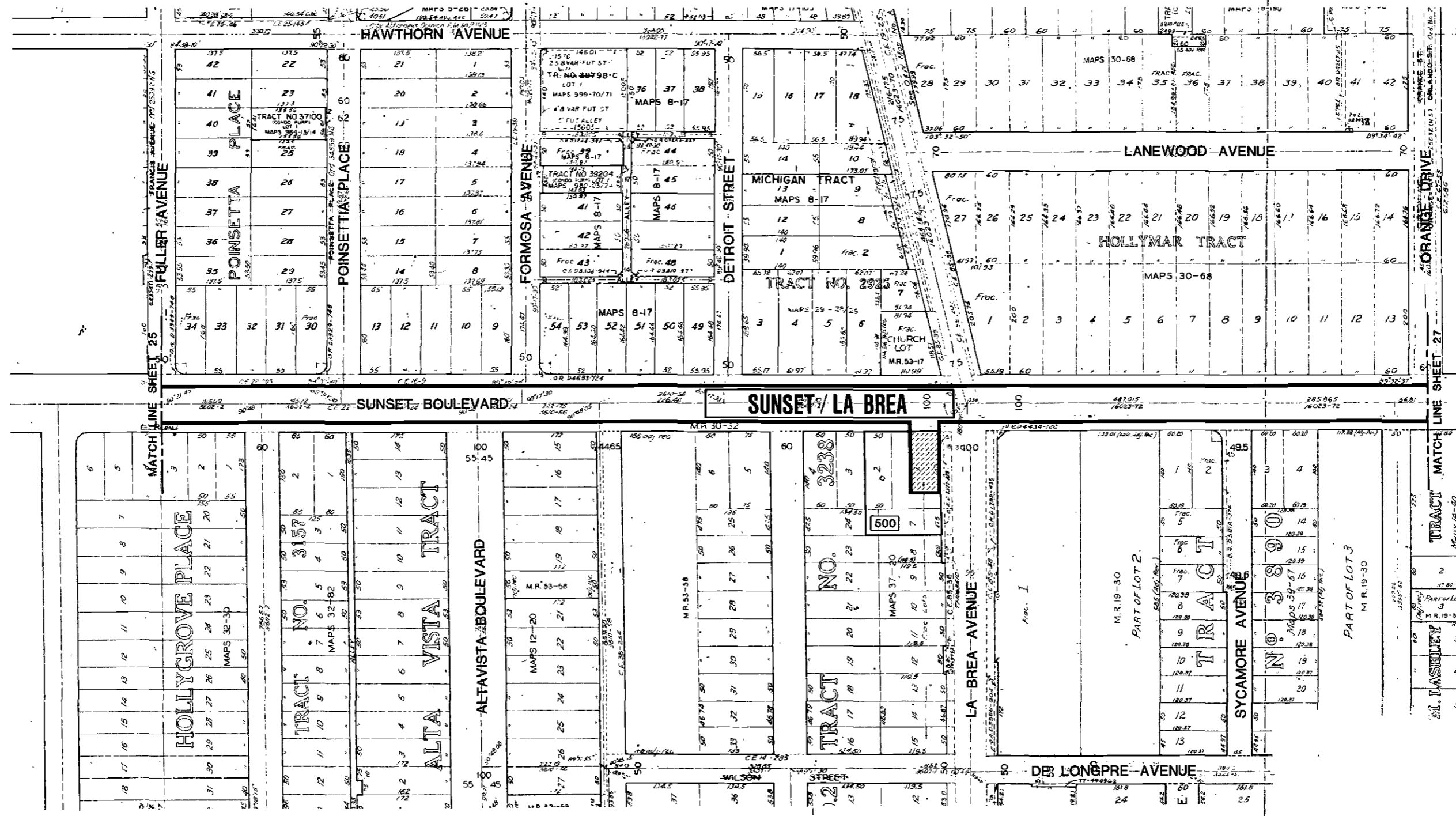
SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT  
**METRO RAIL PROJECT**

APPROVAL RECOMMENDED \_\_\_\_\_ Date \_\_\_\_\_  
 Reg. No. \_\_\_\_\_

APPROVED \_\_\_\_\_ Date \_\_\_\_\_  
 MANAGER / CHIEF ENGINEER Reg. No. \_\_\_\_\_

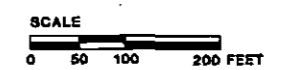
**RIGHT OF WAY MAP**  
 SUNSET BOULEVARD  
 GENESSEE AVE. TO FULLER AVE.

CONTRACT NO. \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_  
 SCALE AS SHOWN  
 SHEET NO. 25 DF 41



**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- 275 PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY \_\_\_\_\_ Date \_\_\_\_\_

DRAWN BY SY / ANCAJAS Date 2/14/83

CHECKED BY \_\_\_\_\_ Date \_\_\_\_\_

APPROVAL RECOMMENDED \_\_\_\_\_ Date \_\_\_\_\_

APPROVED \_\_\_\_\_ Date \_\_\_\_\_

MANAGER / CHIEF ENGINEER \_\_\_\_\_

**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT.**

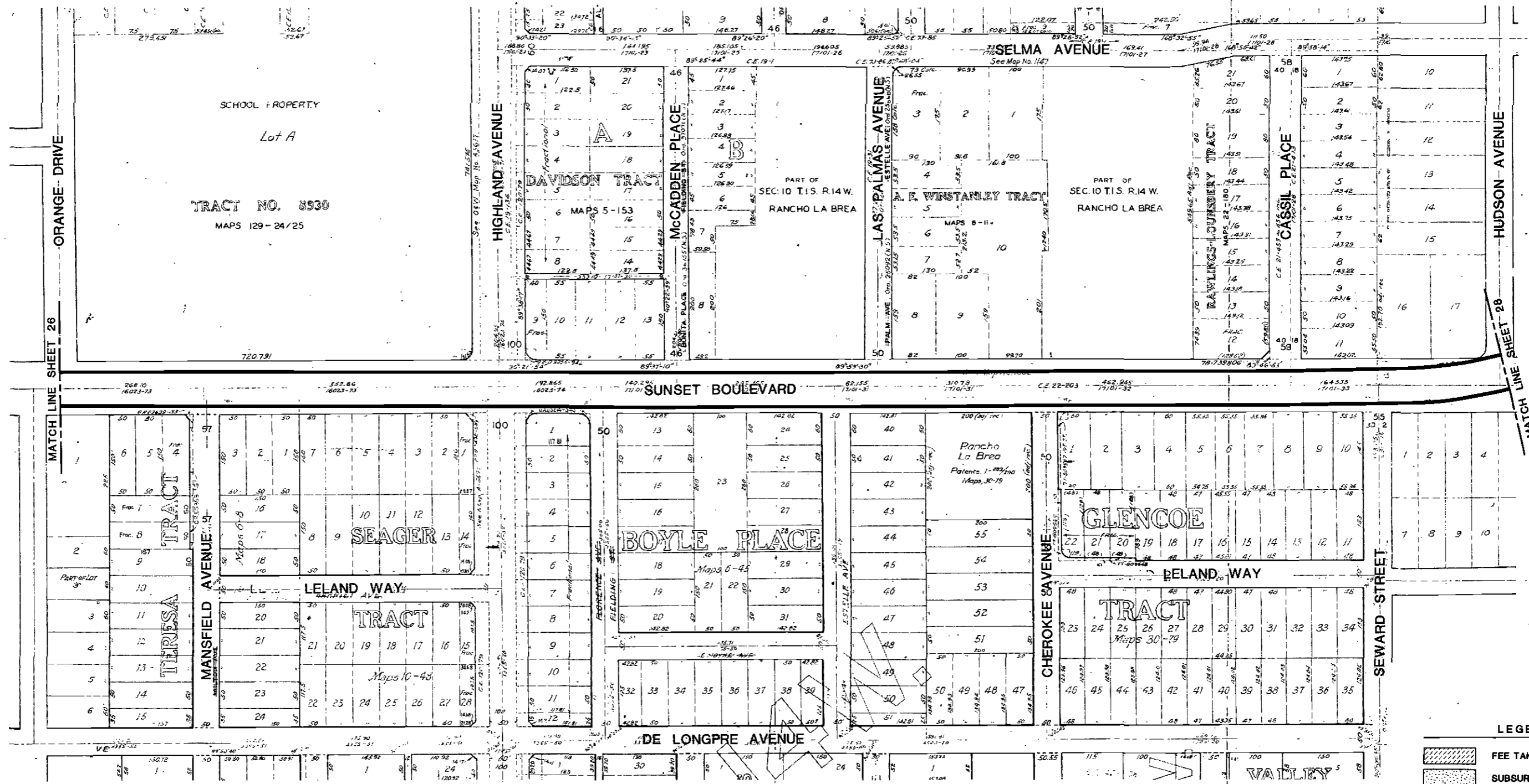
**RIGHT OF WAY MAP**  
**SUNSET BOULEVARD**  
**FULLER AVE. TO ORANGE DR.**

CONTRACT NO. \_\_\_\_\_

DRAWING NO. \_\_\_\_\_

SCALE AS SHOWN

SHEET NO. 26 OF 41

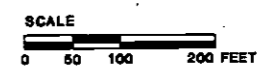


MATCH LINE SHEET 26

MATCH LINE SHEET 28

**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- 275 PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY	Date			
DRAWN BY	Date 2/14/83	SY / ANCAJAS		
CHECKED BY	Date			

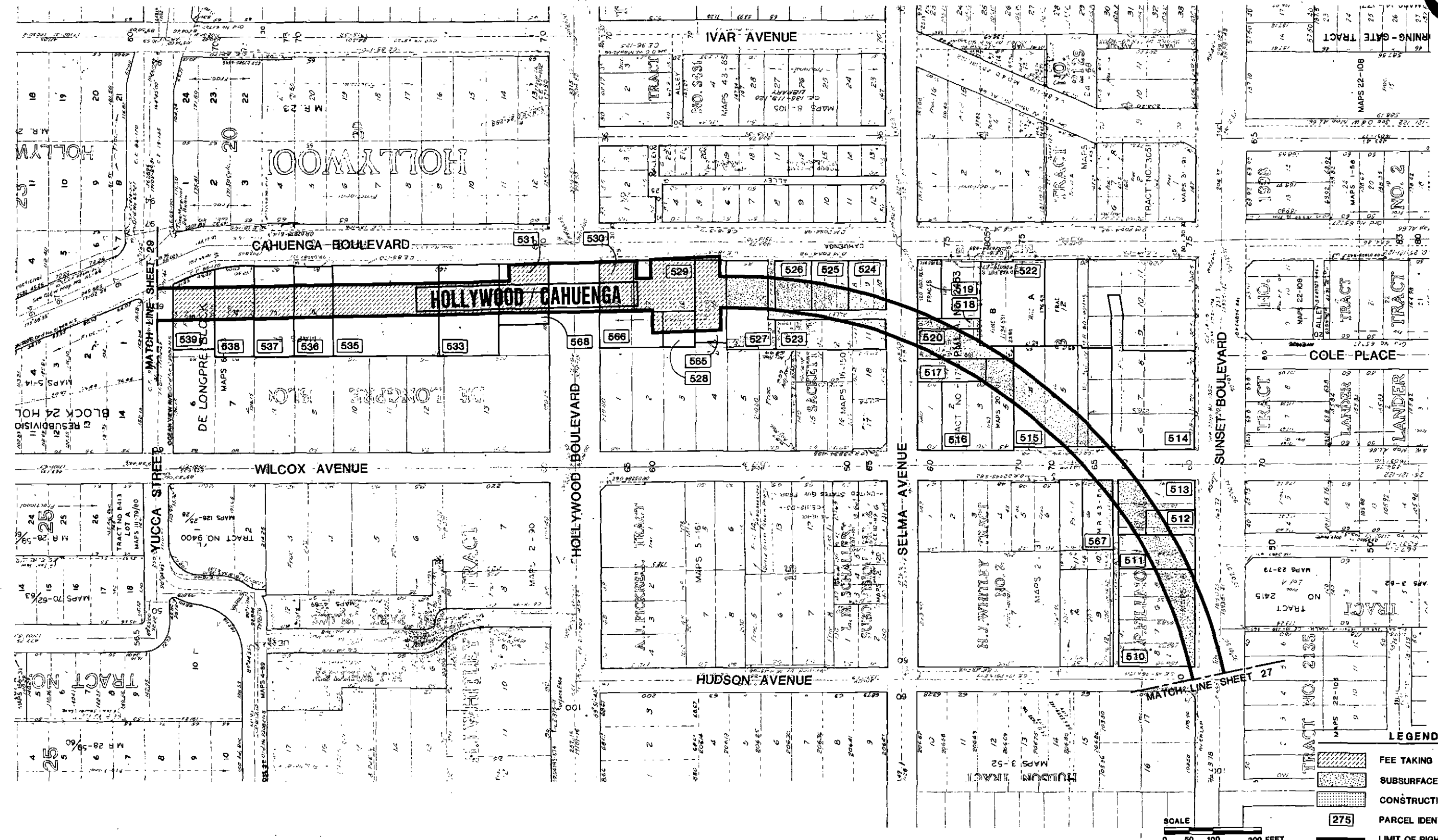
**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

**RTD**

APPROVAL RECOMMENDED	APPROVED
Reg. No. _____	Date _____
MANAGER / CHIEF ENGINEER	

**RIGHT OF WAY MAP**  
**SUNSET BOULEVARD**  
**ORANGE DR. TO SEWARD ST.**

CONTRACT NO.	
DRAWING NO.	
SCALE	AS SHOWN
SHEET NO.	27 OF 41



REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date

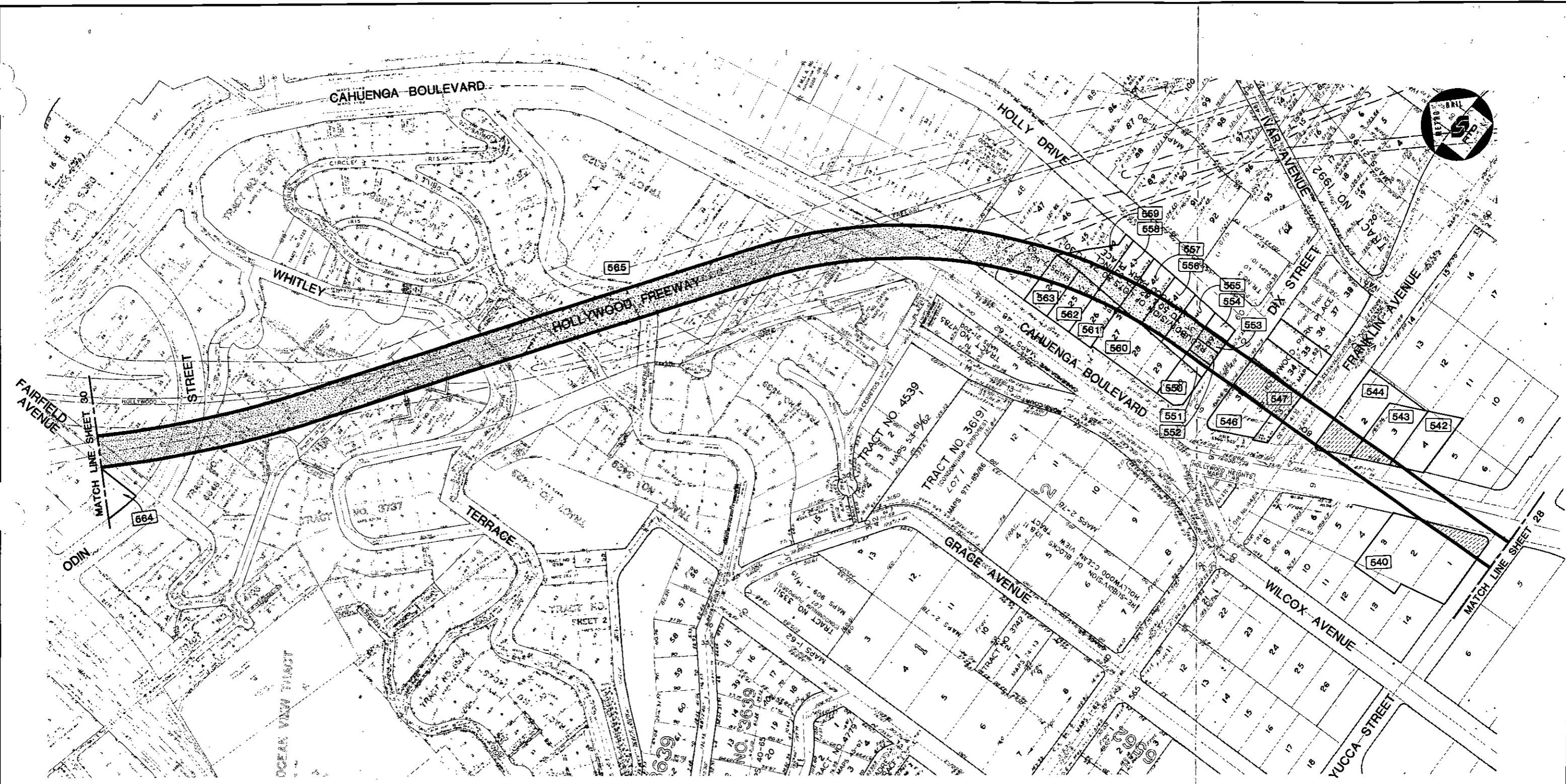
**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

APPROVAL RECOMMENDED \_\_\_\_\_ Date \_\_\_\_\_  
Reg. No. \_\_\_\_\_






APPROVED \_\_\_\_\_ Date \_\_\_\_\_  
MANAGER / CHIEF ENGINEER Reg. No. \_\_\_\_\_

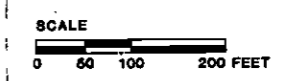
**RIGHT OF WAY MAP**  
**SUNSET BLVD. & SEWARD ST.**  
**TO**  
**CAHUENGA BLVD. & YUCCA ST.**

CONTRACT NO.
DRAWING NO.
SCALE
AS SHOWN
SHEET NO. 28 OF 41



**LEGEND**

-  FEE TAKING
-  SUBSURFACE EASEMENT
-  CONSTRUCTION EASEMENT
-  275 PARCEL IDENTIFICATION
-  LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY \_\_\_\_\_ Date \_\_\_\_\_

DRAWN BY \_\_\_\_\_ Date 2/14/83  
SY / ANCAJAS


CHECKED BY \_\_\_\_\_ Date \_\_\_\_\_

APPROVAL RECOMMENDED \_\_\_\_\_

APPROVED \_\_\_\_\_ Date \_\_\_\_\_

MANAGER / CHIEF ENGINEER \_\_\_\_\_ Reg. No. \_\_\_\_\_

**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT  
METRO RAIL PROJECT**



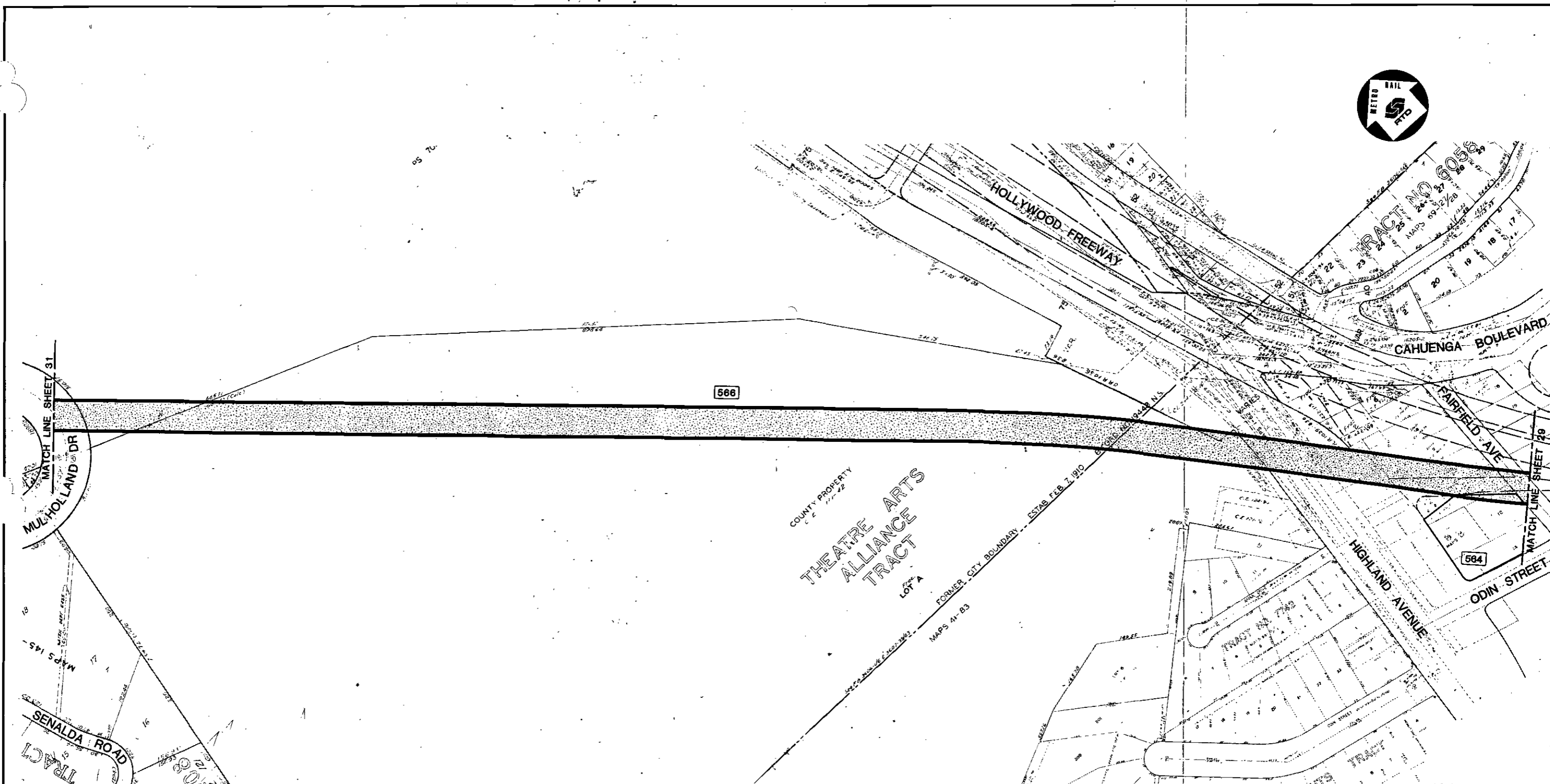
**RIGHT OF WAY MAP**  
CAHUENGA BLVD. & YUCCA ST.  
TO  
FAIRFIELD AVE. & HOLLYWOOD FWY

CONTRACT NO. \_\_\_\_\_



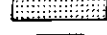


DRAWING NO. \_\_\_\_\_

SCALE AS SHOWN

SHEET NO. 29 OF 41



**LEGEND**

-  FEE TAKING
-  SUBSURFACE EASEMENT
-  CONSTRUCTION EASEMENT
-  276 PARCEL IDENTIFICATION
-  LIMIT OF RIGHT-OF-WAY




REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY \_\_\_\_\_ Date \_\_\_\_\_

DRAWN BY SY / ANCAJAS Date 2/14/83

CHECKED BY \_\_\_\_\_ Date \_\_\_\_\_

**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT  
METRO RAIL PROJECT**



APPROVAL RECOMMENDED \_\_\_\_\_ Date \_\_\_\_\_

APPROVED \_\_\_\_\_ Date \_\_\_\_\_

Reg. No. \_\_\_\_\_ MANAGER / CHIEF ENGINEER Reg. No. \_\_\_\_\_

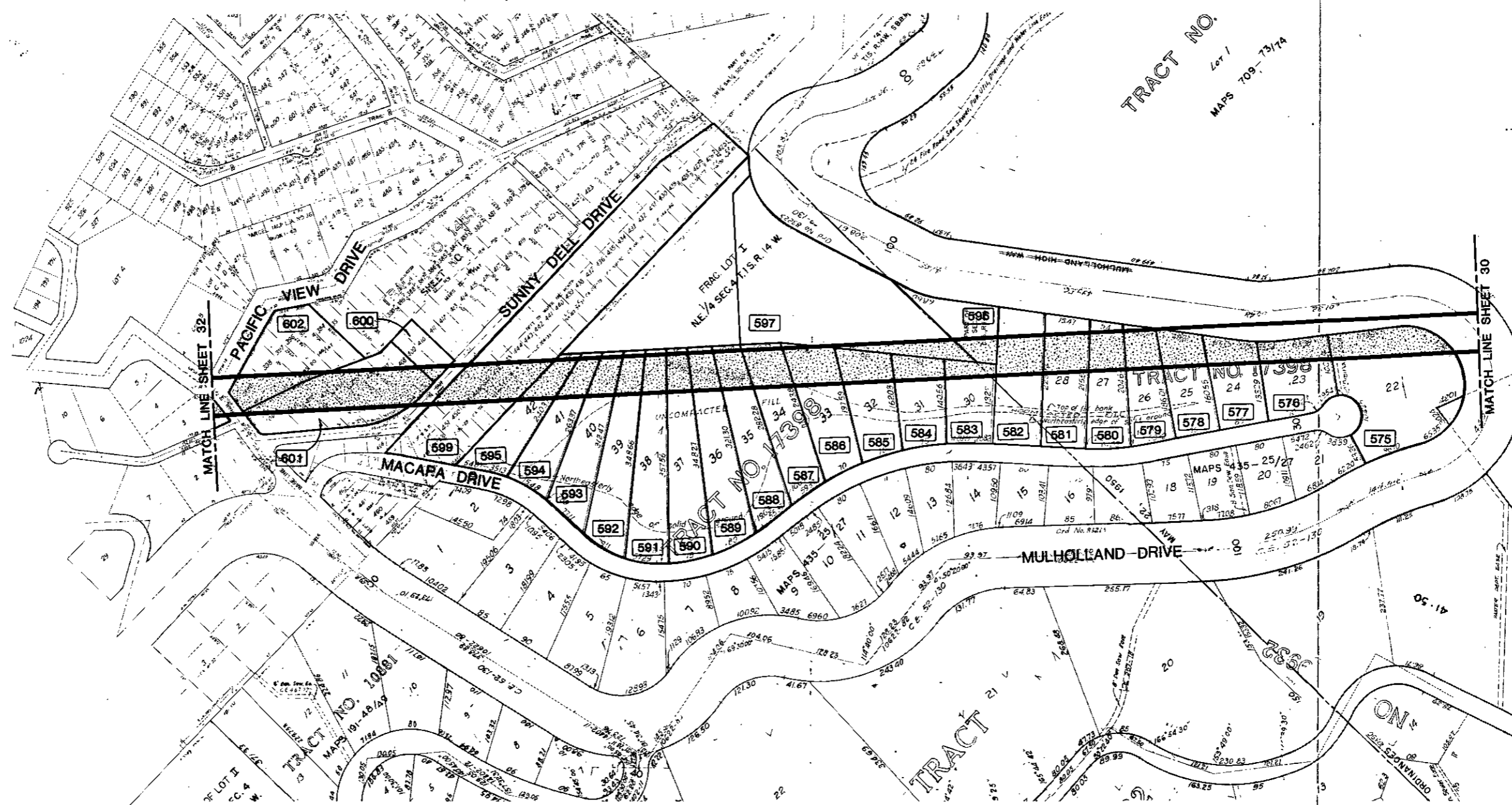
**RIGHT OF WAY MAP**  
FAIRFIELD AVE. & HOLLYWOOD FWY.  
TO  
MULHOLLAND DRIVE

CONTRACT NO. \_\_\_\_\_

DRAWING NO. \_\_\_\_\_

SCALE AS SHOWN

SHEET NO. 30 OF '41



TRACT NO. 1398  
Lot 1  
MAPS 709-73/74

MATCH LINE SHEET 32

MATCH LINE SHEET 30

**LEGEND**

	FEE TAKING
	SUBSURFACE EASEMENT
	CONSTRUCTION EASEMENT
	PARCEL IDENTIFICATION
	LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY \_\_\_\_\_ Date \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_ Date 2/14/83  
 SY / ANCAJAS  
 CHECKED BY \_\_\_\_\_ Date \_\_\_\_\_

SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT  
**METRO RAIL PROJECT**

APPROVAL RECOMMENDED \_\_\_\_\_ Date \_\_\_\_\_  
 Reg. No. \_\_\_\_\_

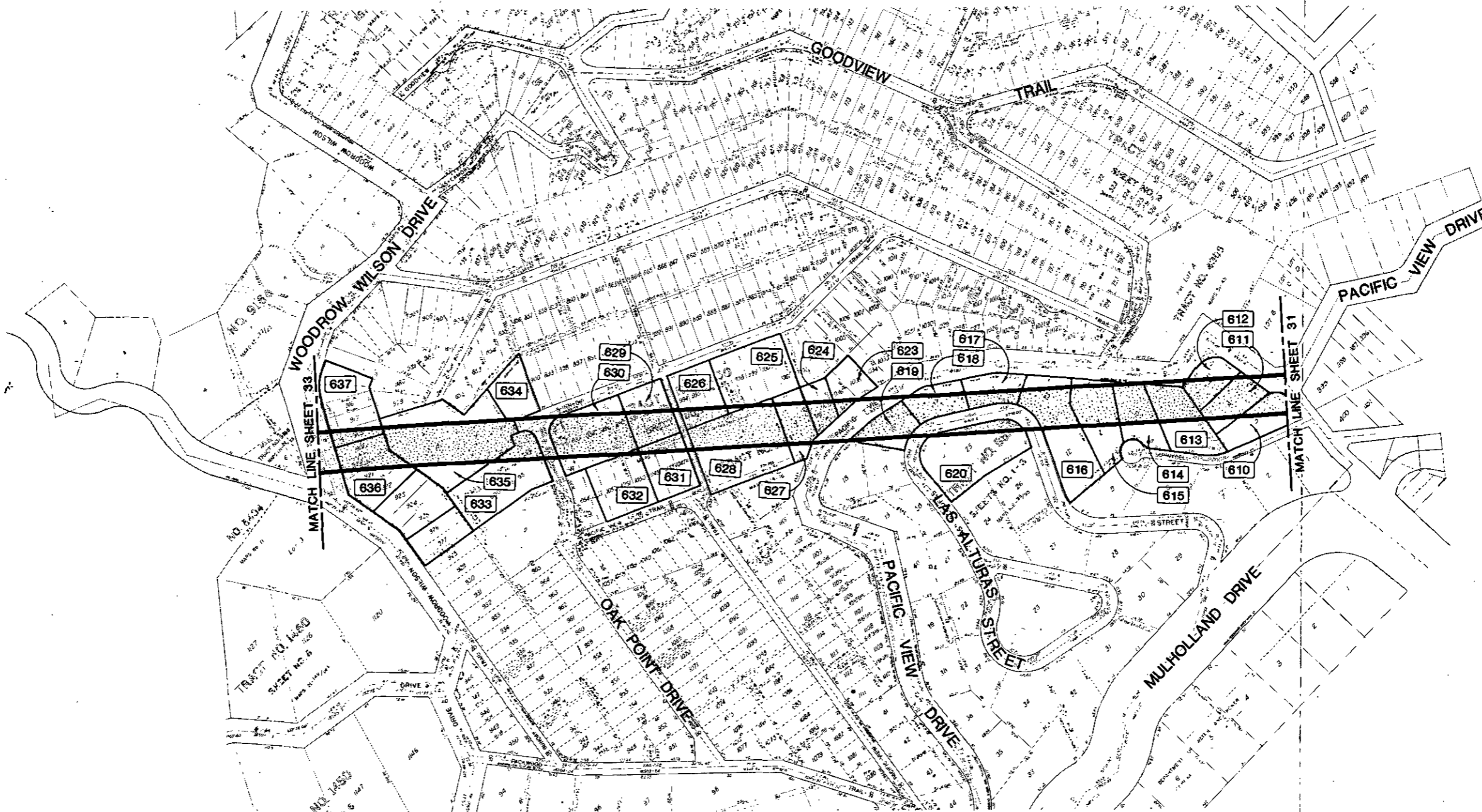
APPROVED \_\_\_\_\_ Date \_\_\_\_\_  
 MANAGER / CHIEF ENGINEER Reg. No. \_\_\_\_\_

**RIGHT OF WAY MAP**  
 SANTA MONICA MTS.  
 MULHOLLAND DR. TO PACIFIC VIEW DR.

CONTRACT NO. \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_  
 SCALE AS SHOWN  
 SHEET NO. 31 OF 41

SPRUNG 44 132





**LEGEND**

	FEE TAKING
	SUBSURFACE EASEMENT
	CONSTRUCTION EASEMENT
	PARCEL IDENTIFICATION
	LIMIT OF RIGHT-OF-WAY

REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY \_\_\_\_\_ Date \_\_\_\_\_  
 DRAWN BY SY / ANCAJAS Date 2/14/83  
 CHECKED BY \_\_\_\_\_ Date \_\_\_\_\_

**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT  
 METRO RAIL PROJECT**

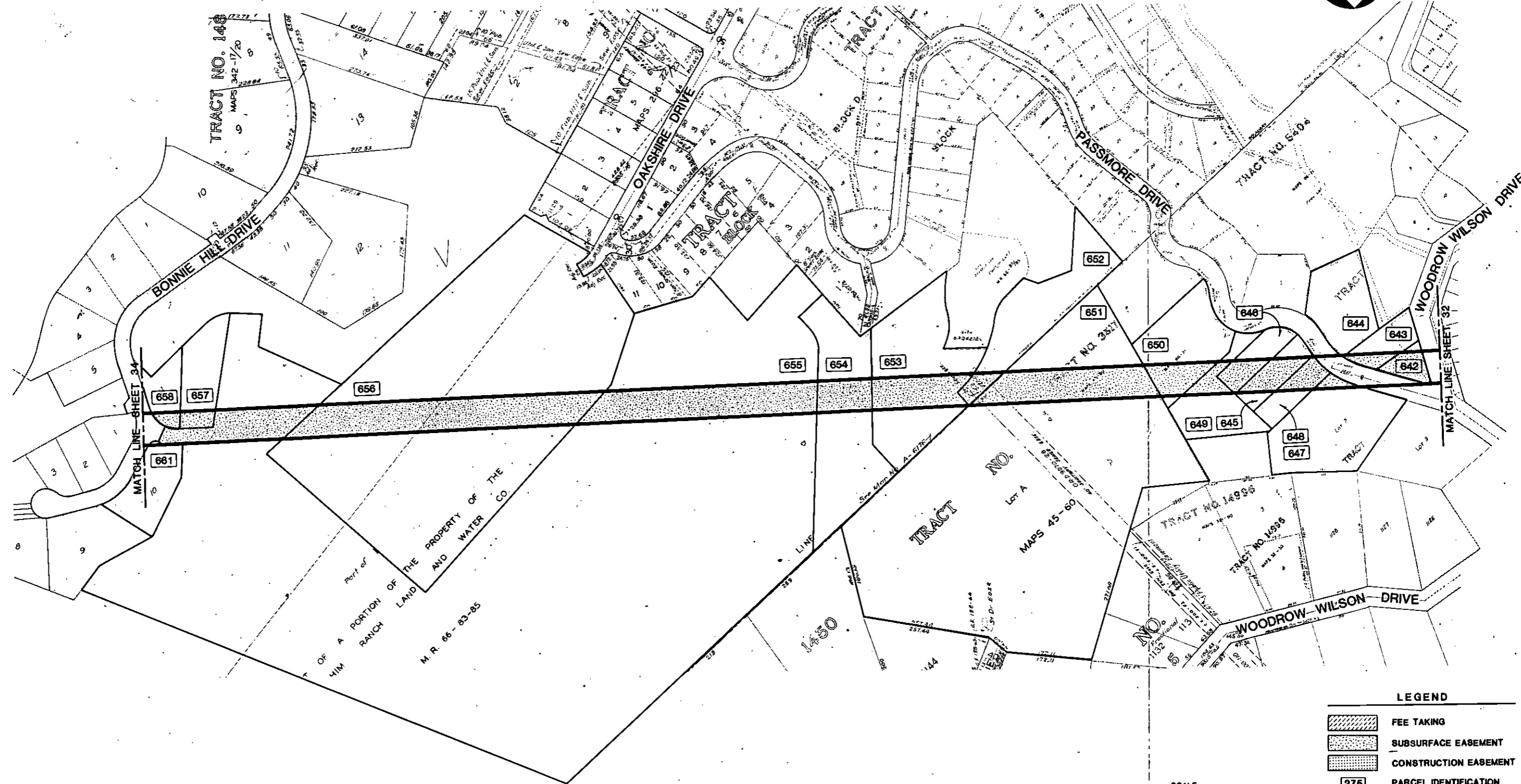
APPROVAL RECOMMENDED \_\_\_\_\_ Date \_\_\_\_\_  
 Reg. No. \_\_\_\_\_

APPROVED \_\_\_\_\_ Date \_\_\_\_\_  
 MANAGER / CHIEF ENGINEER Reg. No. \_\_\_\_\_



**RIGHT OF WAY MAP**  
 SANTA MONICA MTS.  
 PACIFIC VIEW DR. TO  
 WOODROW WILSON DR.

CONTRACT NO. \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_  
 SCALE AS SHOWN  
 SHEET NO. 32 OF 41



**LEGEND**

	FEE TAKING
	SUBSURFACE EASEMENT
	CONSTRUCTION EASEMENT
	PARCEL IDENTIFICATION
	LIMIT OF RIGHT-OF-WAY

REV.	DATE	BY	APP.	DESCRIPTION

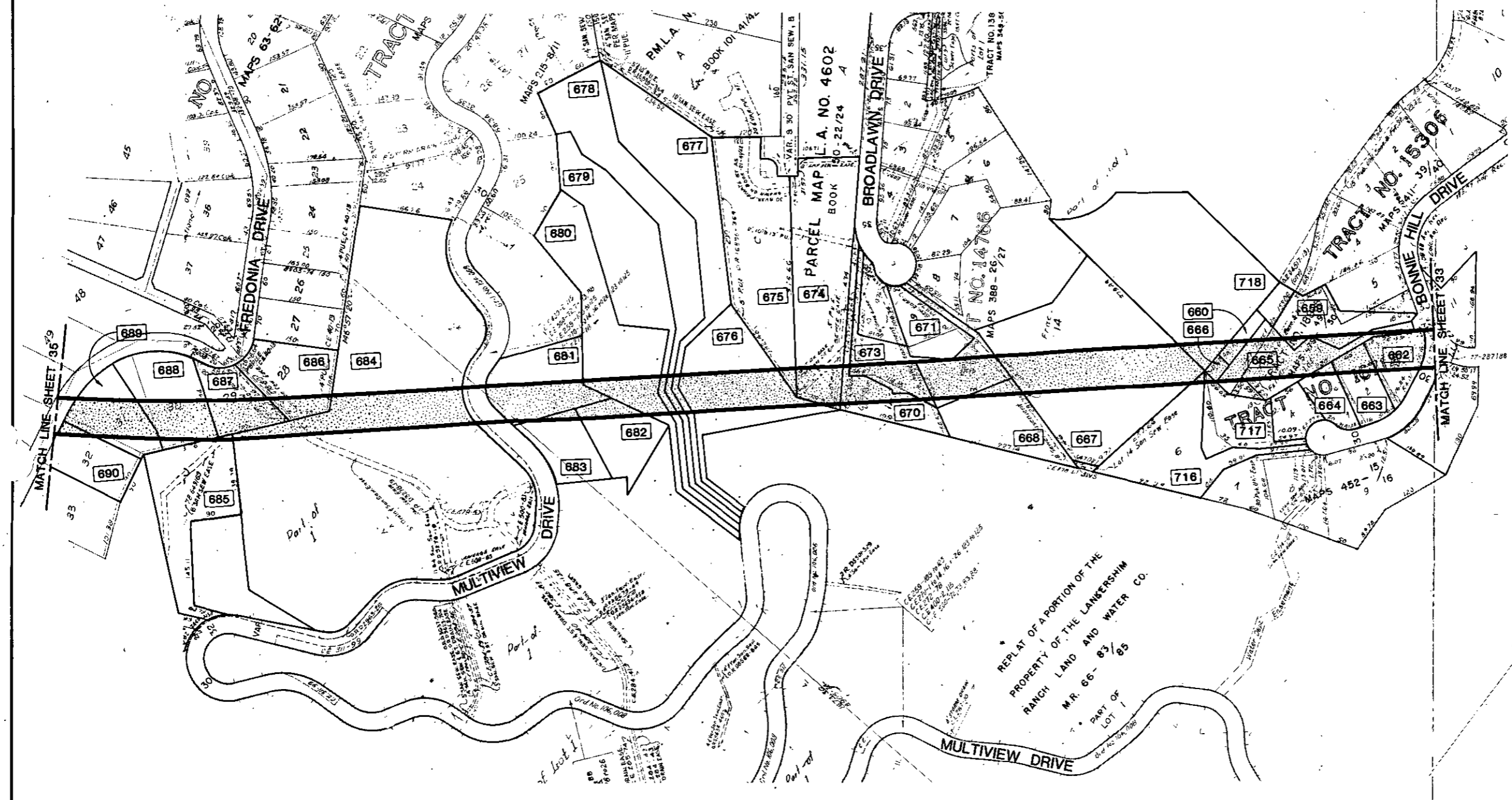
DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date

**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT  
METRO RAIL PROJECT**

APPROVAL RECOMMENDED	APPROVED	Date
Reg. No. _____	MANAGER / CHIEF ENGINEER	Reg. No. _____

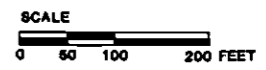
**RIGHT OF WAY MAP  
SANTA MONICA MTS.  
WOODROW WILSON DR. TO  
BONNIE HILL DR.**

CONTRACT NO.
DRAWING NO.
SCALE
AS SHOWN
SHEET NO.
33 OF 41



**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- 276 PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY \_\_\_\_\_ Date \_\_\_\_\_

DRAWN BY SY / ANCAJAS Date 2/14/83

CHECKED BY \_\_\_\_\_ Date \_\_\_\_\_

**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

APPROVAL RECOMMENDED	APPROVED	Date _____
	MANAGER / CHIEF ENGINEER	Reg. No. _____

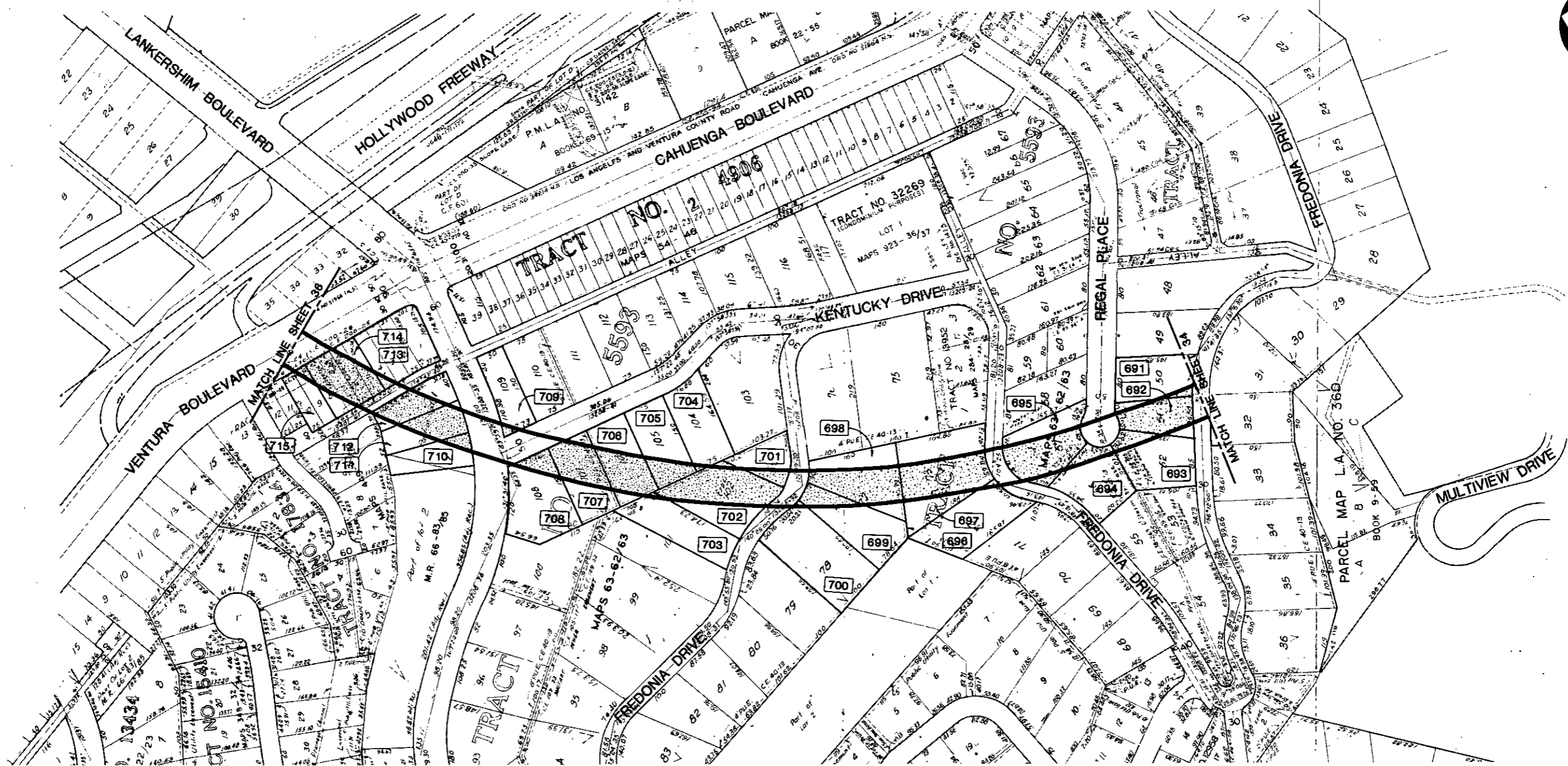
**RIGHT OF WAY MAP**  
SANTA MONICA MTS.  
BONNIE HILL DR. TO FREDONIA DR.

CONTRACT NO. \_\_\_\_\_

DRAWING NO. \_\_\_\_\_

SCALE AS SHOWN

SHEET NO. 34 OF 41



LEGEND	
	FEE TAKING
	SUBSURFACE EASEMENT
	CONSTRUCTION EASEMENT
	PARCEL IDENTIFICATION
	LIMIT OF RIGHT-OF-WAY

REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date

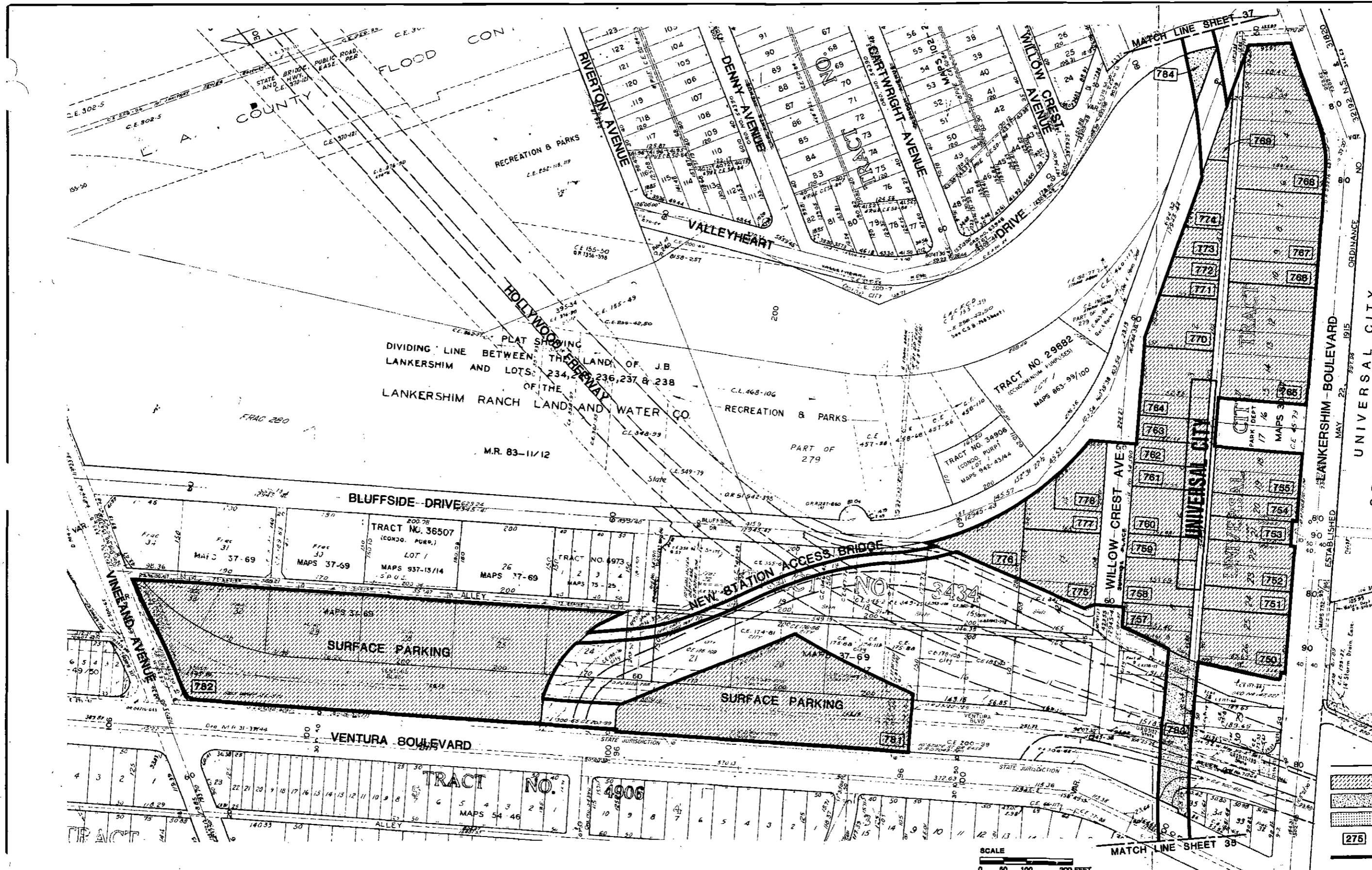
**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

**RTD**

APPROVAL RECOMMENDED	APPROVED	DATE
Reg. No. _____	MANAGER / CHIEF ENGINEER	Reg. No. _____

**RIGHT OF WAY MAP**  
**FREDONIA DRIVE**  
**TO**  
**VENTURA BLVD. & LANKERSHIM BLVD.**

CONTRACT NO.
DRAWING NO.
SCALE
AS SHOWN
SHEET NO.
35 OF 41



**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION

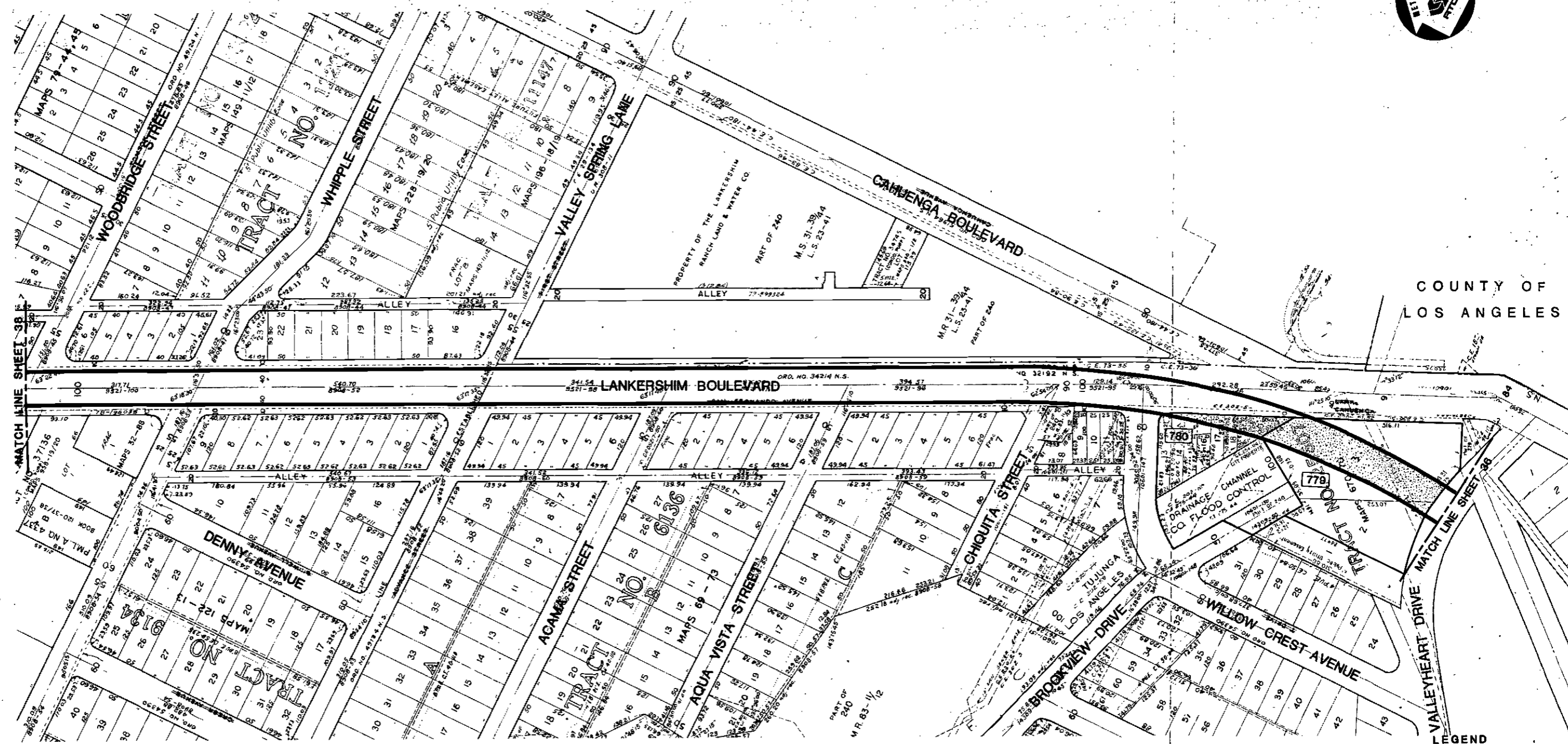
DESIGNED BY \_\_\_\_\_ Date \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_ Date 2/14/83  
 SY / ANCAJAS  
 CHECKED BY \_\_\_\_\_ Date \_\_\_\_\_

**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

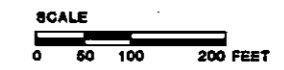
APPROVAL RECOMMENDED	APPROVED	Date _____
Reg. No. _____	MANAGER / CHIEF ENGINEER	Reg. No. _____

**RIGHT OF WAY MAP**  
 VENTURA BLVD. & LANKERSHIM BLVD.  
 TO  
 LANKERSHIM BL. & VALLEYHEART DR.

CONTRACT NO. \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_  
 SCALE AS SHOWN  
 SHEET NO. 36 OF 41



COUNTY OF  
LOS ANGELES



- LEGEND**
- FEE TAKING
  - SUBSURFACE EASEMENT
  - CONSTRUCTION EASEMENT
  - 276 PARCEL IDENTIFICATION
  - LIMIT OF RIGHT-OF-WAY

REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY \_\_\_\_\_ Date \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_ Date 2/14/83  
 SY / ANCAJAS  
 CHECKED BY \_\_\_\_\_ Date \_\_\_\_\_

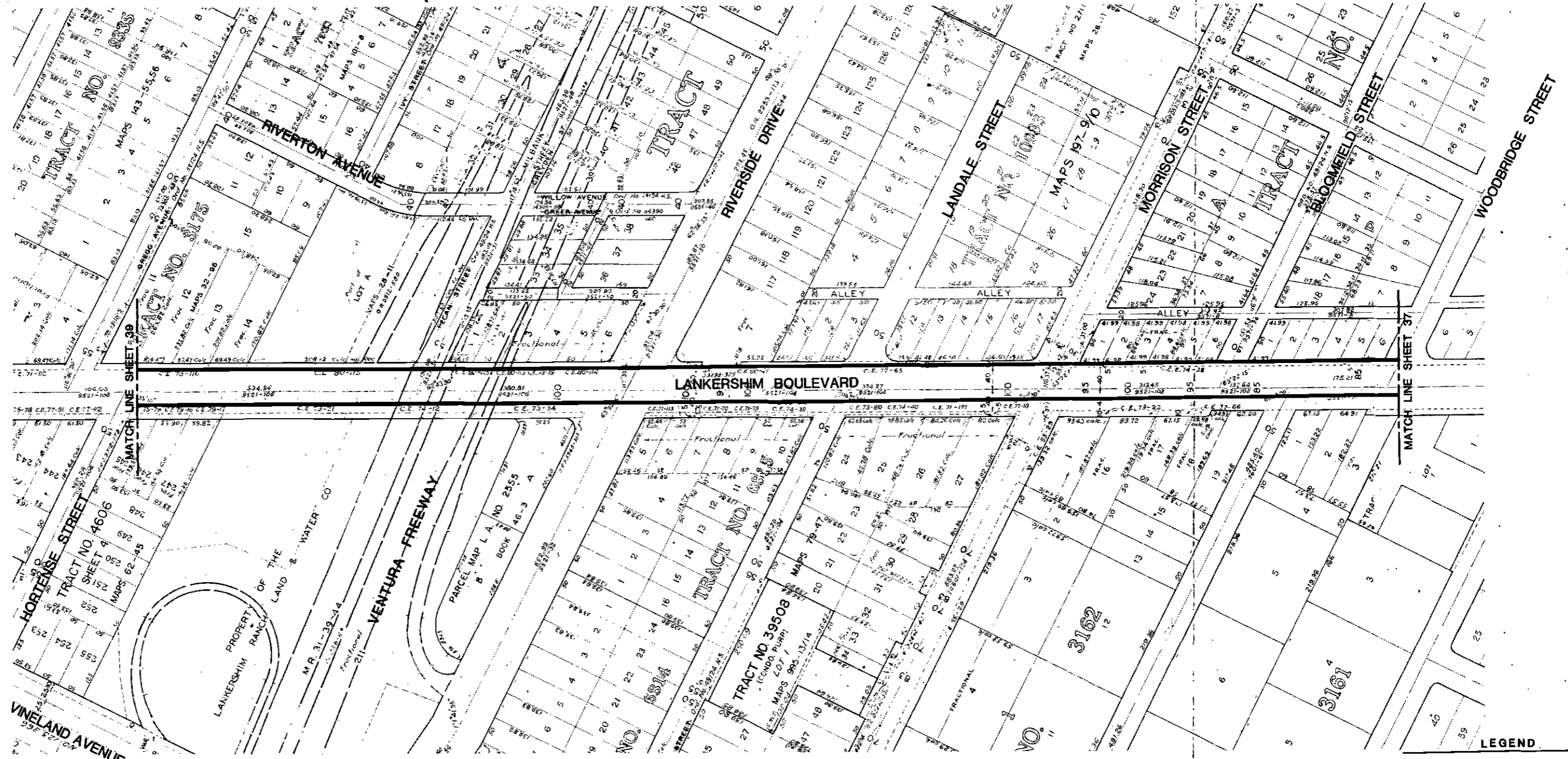
SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT  
**METRO RAIL PROJECT**

APPROVAL RECOMMENDED \_\_\_\_\_ Date \_\_\_\_\_  
 Reg. No. \_\_\_\_\_

APPROVED \_\_\_\_\_ Date \_\_\_\_\_  
 MANAGER / CHIEF ENGINEER Reg. No. \_\_\_\_\_

**RIGHT OF WAY MAP**  
 LANKERSHIM BLVD  
 VALLEYHEART DR. TO  
 WOODBRIDGE ST.

CONTRACT NO. \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_  
 SCALE AS SHOWN  
 SHEET NO. 37 OF 41



**LEGEND**

- FEE TAKING
- SUBSURFACE EASEMENT
- CONSTRUCTION EASEMENT
- PARCEL IDENTIFICATION
- LIMIT OF RIGHT-OF-WAY

SCALE  
0 60 100 200 FEET

REV.	DATE	BY	APP.	DESCRIPTION

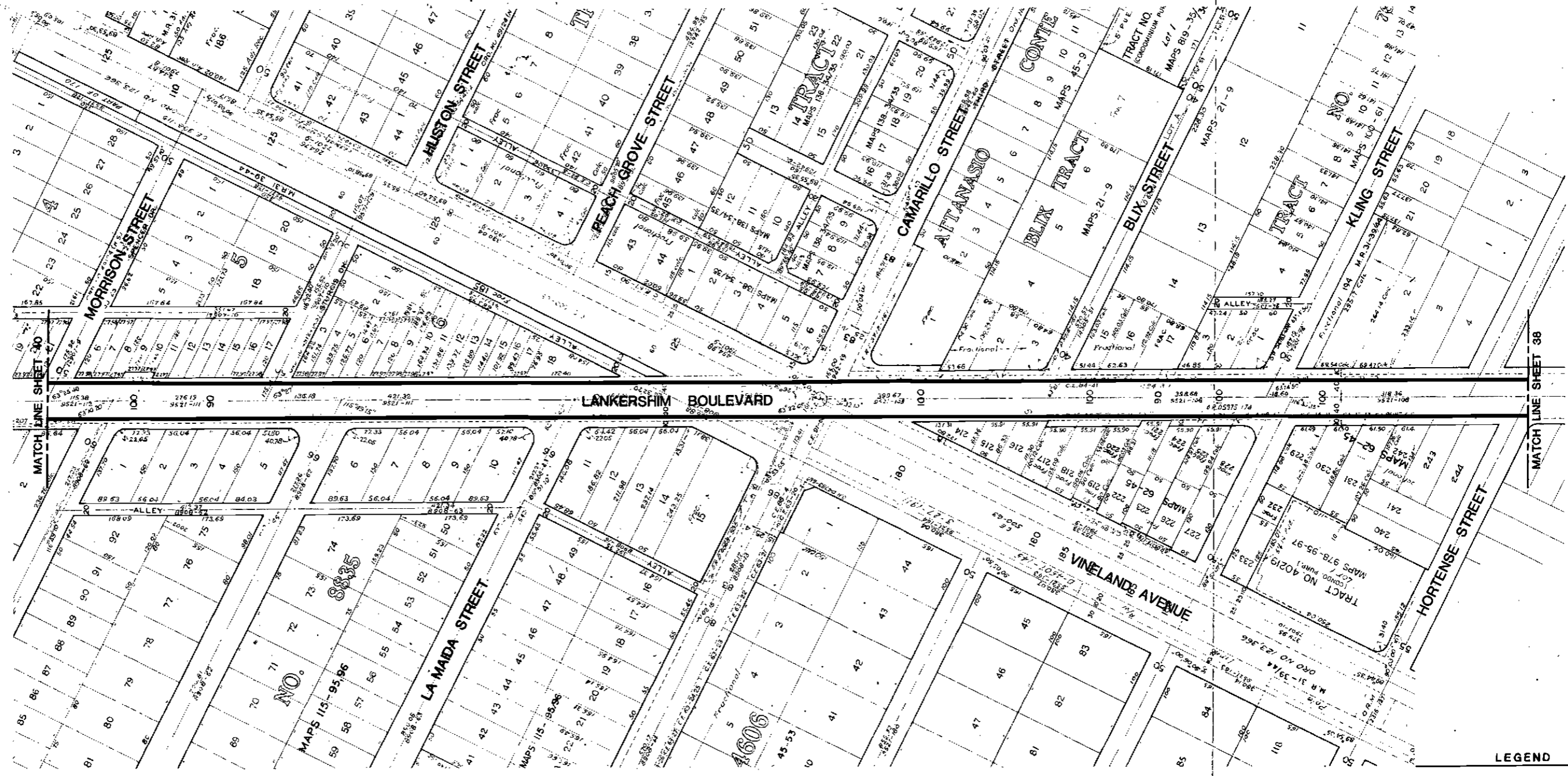
DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date


**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT  
METRO RAIL PROJECT**


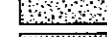
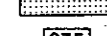
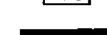

APPROVAL RECOMMENDED	APPROVED	Date
Reg. No.	MANAGER / CHIEF ENGINEER	Reg. No.

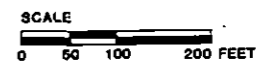
**RIGHT OF WAY MAP**  
LANKERSHIM BLVD.  
WOODBRIDGE ST. TO HORTENSE ST.

CONTRACT NO.
DRAWING NO.
SCALE
AS SHOWN
SHEET NO.
38 OF 41



**LEGEND**

-  FEE TAKING
-  SUBSURFACE EASEMENT
-  CONSTRUCTION EASEMENT
-  275 PARCEL IDENTIFICATION
-  LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date


**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**

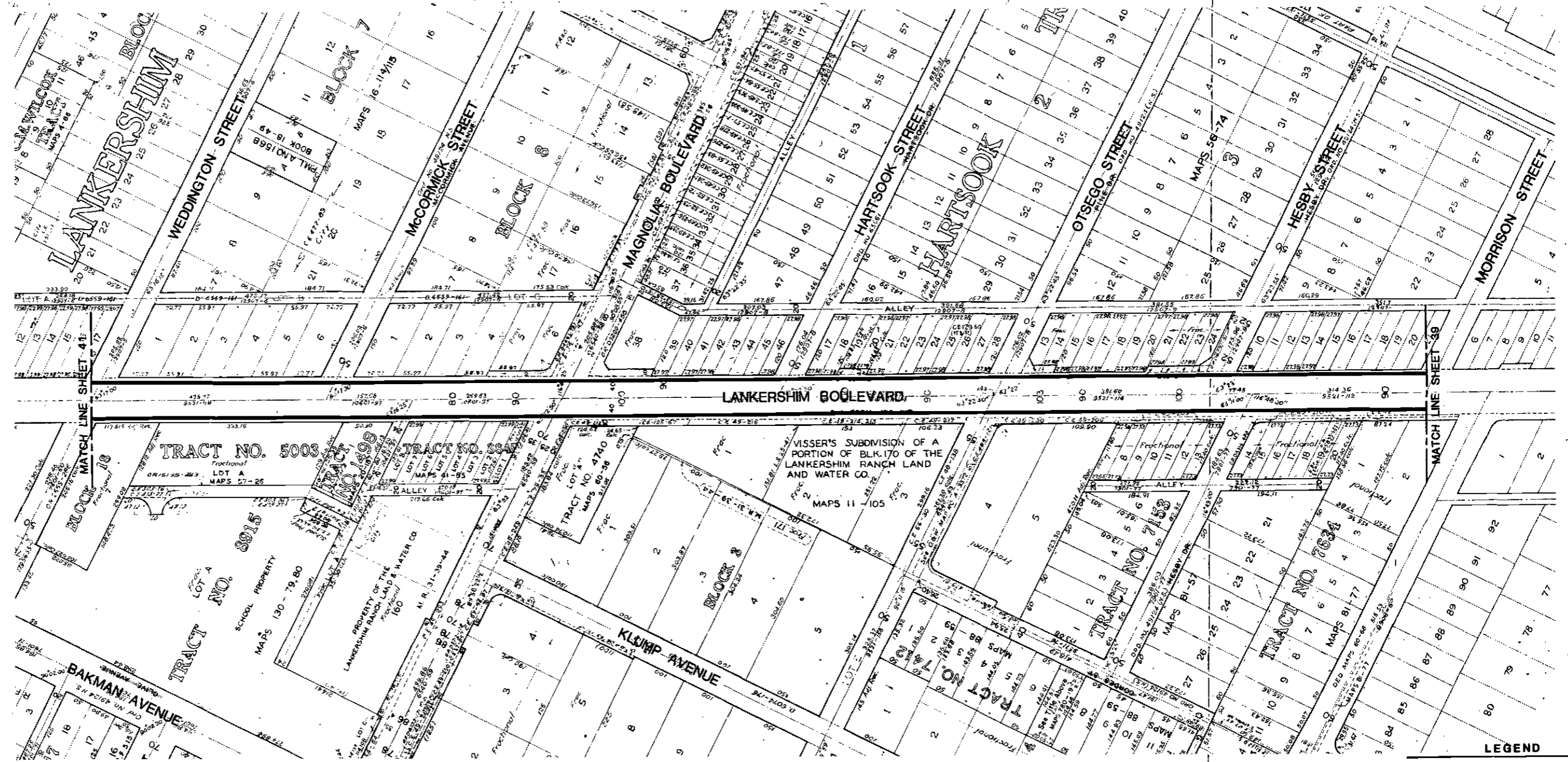


APPROVAL RECOMMENDED	APPROVED	Date
Reg. No.	MANAGER / CHIEF ENGINEER	Reg. No.






**RIGHT OF WAY MAP**  
**LANKERSHIM BLVD.**  
**HORTENSE ST. TO MORRISON ST.**

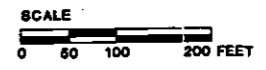
CONTRACT NO.
DRAWING NO.
SCALE
AS SHOWN
SHEET NO.
39 OF 41





**LEGEND**

-  FEE TAKING
-  SUBSURFACE EASEMENT
-  CONSTRUCTION EASEMENT
-  276 PARCEL IDENTIFICATION
-  LIMIT OF RIGHT-OF-WAY



REV.	DATE	BY	APP.	DESCRIPTION


DESIGNED BY \_\_\_\_\_ Date \_\_\_\_\_

DRAWN BY \_\_\_\_\_ Date 2/14/83

SY / ANCAJAS

CHECKED BY \_\_\_\_\_ Date \_\_\_\_\_

**SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT**  
**METRO RAIL PROJECT**



APPROVAL RECOMMENDED	APPROVED _____ Date _____
Reg. No. _____	MANAGER / CHIEF ENGINEER Reg. No. _____

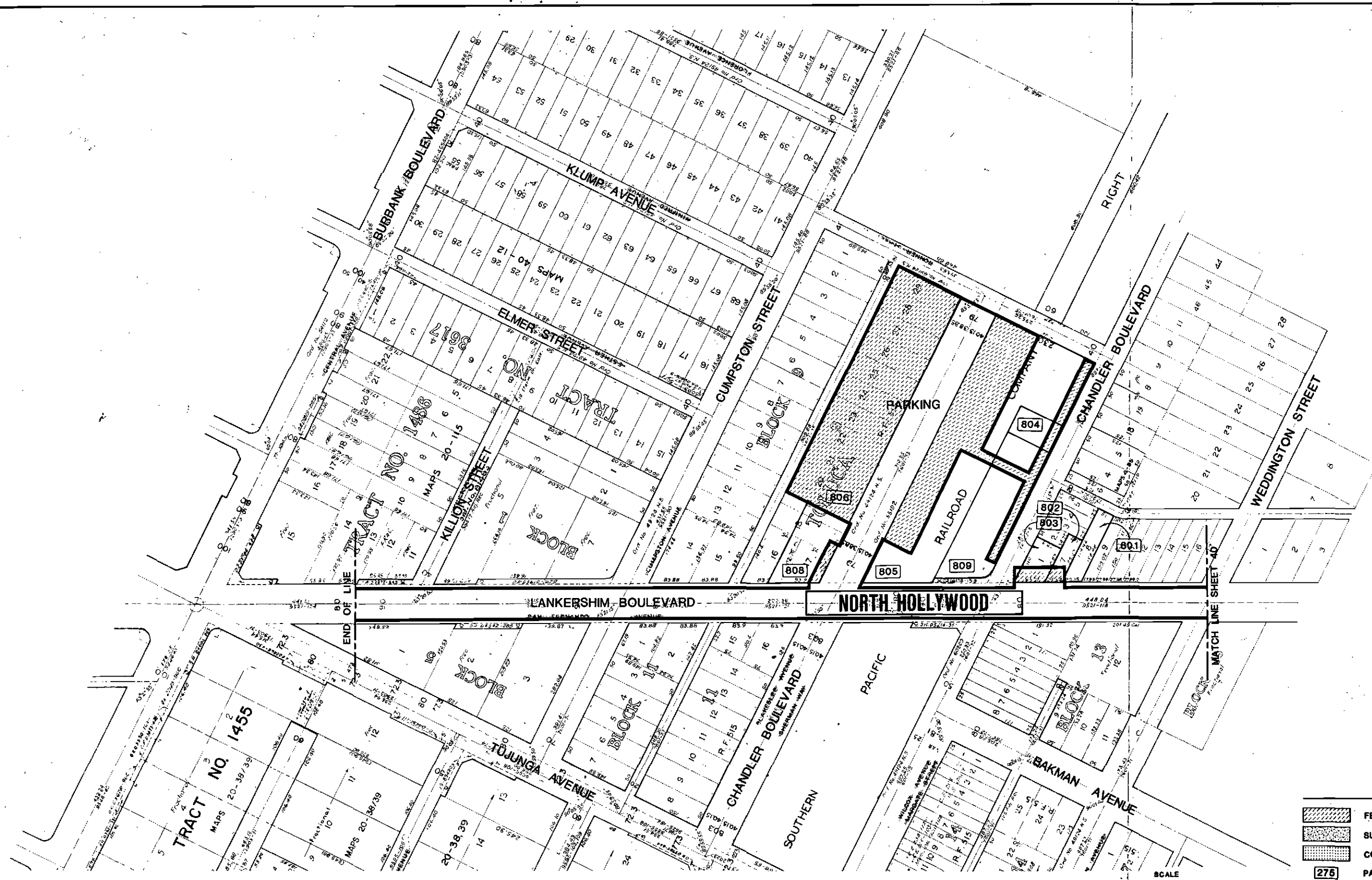
**RIGHT OF WAY MAP**  
**LANKERSHIM BLVD.**  
**MORRISON ST. TO WEDDINGTON ST.**

CONTRACT NO. \_\_\_\_\_

DRAWING NO. \_\_\_\_\_

SCALE AS SHOWN

SHEET NO. 40 OF 41



LEGEND	
	FEE TAKING
	SUBSURFACE EASEMENT
	CONSTRUCTION EASEMENT
	PARCEL IDENTIFICATION
	LIMIT OF RIGHT-OF-WAY

REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED BY	Date
DRAWN BY	Date 2/14/83
SY / ANCAJAS	
CHECKED BY	Date

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SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT METRO RAIL PROJECT		
APPROVAL RECOMMENDED	APPROVED	
		Date
Reg. No.	MANAGER / CHIEF ENGINEER	Reg. No.

**RIGHT OF WAY MAP**  
LANKERSHIM BLVD.  
WEDDINGTON ST. TO BURBANK BLVD.

CONTRACT NO.
DRAWING NO.
SCALE
AS SHOWN
SHEET NO. 41 OF 41

APPENDIX B

PARCEL DATA

KEY TO PARCEL DATA SHEETS

FT	=	Full Fee Acquisition
PT	-	Partial Taking
SE	-	Surface Easement
SBE	-	Subsurface Easement
CE	-	Construction Easement

YARD & SHOPS

# SUMMARY

-----  
 MAIN YARDS AND SHOPS  
 -----

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. of PARCELS	VALUATION \$	ING. of PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST \$
				TYPE	NO. of UNITS	COST	TYPE	NO. of UNITS	COST \$	
Subsurface										
Partial	3	25,840,900	1				Trucking Terminal	3	21,000	21,000
Construction										
Full Fee	2	348,100	2				Manuf.	2	20,000	20,000
<b>TOTAL</b>	<b>5</b>	<b>26,189,000</b>	<b>3</b>					<b>5</b>	<b>41,000</b>	<b>41,000</b>

Main Yards and Shops

( AREA )

**TOTAL ACQUISITION** ..... \$ 26,189,000

FULL FEE \$ 348,100

PARTIAL TAKING \$ 25,840,900

SURFACE EASEMENT \$ -----

SUBSURFACE EASEMENT \$ -----

CONSTRUCTION EASEMENT \$ -----

**TOTAL RELOCATION** ..... \$ 41,000

RESIDENTIAL \$ -----

BUSINESS \$ 41,000

GOODWILL \$ -----

**TOTAL** ..... \$ 26,230,000

PARCEL DATA

PARCEL L D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
9	PT	24,933,500	-----	21,000	-----
10	PT	806,000	-----	-----	-----
15	ET	295,100	-----	10,000	-----
16	ET	53,000	-----	10,000	-----
17	PT	101,400	-----	-----	-----

PARTIAL TAKINGS/EASEMENTS

Property I.D. 9/  
 SF of taking 44 ac. (1,917,960 s.f.)  
 Type of taking/easement Partial Taking  
 Description of taking/easement central north-south portion of property  
 Remaining Property: 19.8 ac. (863,082 s.f.)  
 Highest/Best use prior to taking Industrial  
 Highest/Best use after taking (explain any change) Industrial

COMPARABLES

1. LOCATION/ADDRESS: s. 7th Pl. e. of Santa Fe Ave.

2. LOCATION/ADDRESS: SEC Mission & Azusa

APPROACH USED: Market Sales

APPROACH USED: Market Sales

Applicable Not Applicable

Applicable Not Applicable

- Location one-half block west
- Total SF \_\_\_\_\_
- Configuration \_\_\_\_\_
- Replacement Cost \_\_\_\_\_
- Income \_\_\_\_\_
- Market Sales \$11.19/s.f. (land) 1/27/81
- Use Industrial/warehousing
- Other \_\_\_\_\_

- Location due east across River
- Total SF \_\_\_\_\_
- Configuration \_\_\_\_\_
- Replacement Cost \_\_\_\_\_
- Income \_\_\_\_\_
- Market Sales \$11.04/s.f. (land) 7/7/80
- Use Industrial
- Other \_\_\_\_\_

FINAL OPINION \$ 13.00/s.f.  
(Land)

Value of remaining property prior to taking	\$	<u>11,220,066</u>
Value of remaining property after taking	\$	<u>11,220,066</u>
Severance		<u>0</u>
+Value of land taken/easement		<u>24,933,480</u>
Value of taking		<u>24,933,480</u>



PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS

Property I.D.	9/*	Use(s)	RR Tracks, Trucking Terminals, Oil Well
Location/Address	E of Santa Fe Ave. W of River S of	No. of buildings	4
Owner	AT & SF RY Co	Commercial N of	Gross Area of each building
Date Acquired		6th	140,500 sf 5
Indicated price			227,200 sf 6
Lot Area	63.8 ac.		380,125 sf 7
Zoning	M3-2		4 900 sf 8
Use	Industrial	Rentable Area of each building	140,500 sf 5
Highest AND Best Use, if different than current use (document)	Industrial		227,200 sf 6
*5164-4 800; 5163-17 800, 801,802; 5173-20 800; 5173-22 801,802; 5173-21 801,800,802;			380,125 sf 7
5173-19 800			4 900 sf 8

COMPARABLES

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

CHART D (CONT'D)  
 PROPERTY VALUATION BEFORE  
 FULL OR PARTIAL TAKING/EASEMENTS  
 CONTINUED

Property I.D. 9/

COMPARABLES

3. LOCATION/ADDRESS: 1100 E. 5th St.

APPROACH USED: Market Sales

Applicable    Not Applicable

               Location 1 block west

               Total SF lot: 3900

               Configuration

               Replacement Cost

               Income

               Market Sales \$14.11/s.f.  
2/3/81

               Use industrial/ware-  
house.

               Other

4. LOCATION/ADDRESS: 129 Elwelllyn St.

APPROACH USED: Market Sales

Applicable    Not Applicable

               Location 1 mile north

               Total SF 5,000

               Configuration

               Replacement Cost

               Income

               Market Sales \$12.90/s.f.  
land 5/14/82

               Use Industrial

               Other

FINAL OPINION \$

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 9/  
 Business Address 290 Santa Fe Avenue  
 Name of Business Seabridge Freight Systems  
 Type of Business Trucking Terminal  
 Use of Space (retail, office, storage, factory, etc.) Office, loading dock, warehouse  
 Square Footage of business (by use) Loading dock/warehouse: 40,500 s.f.  
 office: 500 s.f.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>1250</u>	
Actual Moving Expense	<u>750</u>	1. <u>Allied Van Lines</u>
Search for Replacement Business	<u>500</u>	2. <u>Bekins M &amp; S</u>
B. In Lieu payment	<u>10,000</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
2. \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Highest amount: either A or B. 10,000 (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Goodwill Compensation

0 (b)

**TOTAL RELOCATION COSTS (a+b)**

10,000

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 9/  
 Business Address: 300 Santa Fe Avenue  
 Name of Business: Santa Fe Trail Transportation Co.  
 Type of Business: Trucking terminal  
 Use of Space (retail, office, storage, factory, etc.) warehouse, office  
 Square Footage of business (by use) office: 400 s.f. warehouse: 26,800 s.f.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>1,000</u>	
Actual Moving Expense	<u>500</u>	1. <u>Bekins Moving &amp; Stc</u>
Search for Replacement Business	<u>500</u>	2. <u>Allied Van Lines</u>
B. In Lieu payment	<u>N/A-claim</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 1,000 (a)  
 Loss of Goodwill

Yes  No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation 0 (b)

TOTAL RELOCATION COSTS (a+b) 1,000

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 9/  
 Business Address: 330 S. Santa Fe Ave  
 Name of Business: Westransco Freight Co.  
 Type of Business: Trucking Terminal  
 Use of Space (retail, office, storage, factory, etc.): Office, warehouse,  
truck wash  
 Square Footage of business (by use) Office: 2025 s.f. warehouse: 78,000 s.f.  
 truck wash: 900 s.f.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ 4,100	
Actual Moving Expense	3,600	1. <u>Allied Van Lines</u>
Search for Replacement Business	500	2. <u>Bekins M &amp; S</u>
B. In Lieu payment	10,000	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

10,000 (a)

Goodwill Compensation

0 (b)

**TOTAL RELOCATION COSTS (a+b)**

10,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 10/516416:801  
 Location/Address E of Mesquite St., S of 6th, W of River  
 Owner Nat. Railroad Passenger Corp.  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 98,400 s.f.  
 Zoning M3-2  
 Use Industrial  
 Highest AND Best Use, (if different than current Use (document) Industrial)

Use(s) RR Tracks  
 No. of buildings ---  
 Gross Area of each building: 1 --- 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building: 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

**1. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**2. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 10/5164-16 801  
 SF of taking 62,000  
 Type of taking/easement Partial  
 Description of taking/easement central north-south portion of property  
 Remaining Property: 36,200  
 Highest/Best use prior to taking Industrial  
 Highest/Best use after taking (explain any change) Industrial

COMPARABLES

1. LOCATION/ADDRESS: s. 7th Pl.e. of Santa Fe Ave.

APPROACH USED: Market Sales

Applicable:  Not Applicable:

- Location one half block west
- Total SF \_\_\_\_\_
- Configuration \_\_\_\_\_
- Replacement Cost \_\_\_\_\_
- Income: \_\_\_\_\_
- Market Sales \$11.19/s.f.  
(land) 1/27/81
- Use Industrial
- Other \_\_\_\_\_

2. LOCATION/ADDRESS: SEC Mission and Azusa

APPROACH USED: Market Sales

Applicable:  Not Applicable:

- Location across River and north 5 blocks
- Total SF \_\_\_\_\_
- Configuration \_\_\_\_\_
- Replacement Cost \_\_\_\_\_
- Income: \_\_\_\_\_
- Market Sales \$11.04/s.f.  
(land) 7/7/80
- Use Industrial
- Other \_\_\_\_\_

FINAL OPINION \$ 13.00/s.f. (land)

Value of remaining property prior to taking \$ 470,600  
 Value of remaining property after taking \$ 470,600

Severance 0  
 +Value of 806,000 taken/easement

CHART D  
 PROPERTY VALUATION BEFORE  
 FULL OR PARTIAL TAKING/EASEMENTS  
 CONTINUED

Property I.D. 10/5164-16 801

COMPARABLES

3. LOCATION/ADDRESS: 1100 E. 5th St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>2 blocks west</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$14.11/s.f.</u> <u>2/3/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____
FINAL OPINION \$ _____		

4. LOCATION/ADDRESS: 129 Llewellyn St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>1 mile north</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$12.90/s.f.</u> <u>land 5/14/82</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____
FINAL OPINION \$ _____		



PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS

Property I.D.	<u>15/5173-20 5</u>	Use(s)	<u>Limestone storage company</u>
Location/Address	<u>840 Commercial St.</u>	No. of buildings	<u>1</u>
Owner	<u>Internat. Grain, El Corp.</u>	Gross Area of each building	<u>1 21,000s. f. 5</u>
Date Acquired	<u>12/14/78</u>		<u>2 6</u>
Indicated price			<u>3 7</u>
Lot Area	<u>22,700 s.f.</u>		<u>4 8</u>
Zoning	<u>M3-2</u>	Rentable Area of each building	<u>1 21,000s. f. 5</u>
Use	<u>Industrial</u>		<u>2 6</u>
Highest AND Best Use, if different than current use (document)			<u>3 7</u>
			<u>4 8</u>

COMPARABLES

1. LOCATION/ADDRESS: <u>s. 7th Pl. e. of Santa Fe Ave.</u>		2. LOCATION/ADDRESS: <u>SEC Mission &amp; Azusa</u>	
APPROACH USED: <u>Market Sales</u>		APPROACH USED: <u>Market Sales</u>	
Applicable	Not Applicable	Applicable	Not Applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<u>Location 1 mile south</u>		<u>Location east across river &amp; 4 blocks south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Total SF</u>		<u>Total SF</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Configuration storage/warehouse</u>		<u>Configuration</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Replacement Cost</u>		<u>Replacement Cost</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Income</u>		<u>Income</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<u>Market Sales \$11.19/s.f. (land) 1/27/81</u>		<u>Market Sales \$11.04/s.f. (land) 7/7/80</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<u>Use Industrial</u>		<u>Use Industrial</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Other age and condition of building</u>		<u>Other</u>

CHART C  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CONTINUED

Property I.D. 15/5173-20 5

COMPARABLES

3. LOCATION/ADDRESS: 1100 E. 5th St.

APPROACH USED: Market Sales

Applicable: Not Applicable

Location 1 mile south

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$14.11/s.f.  
2/3/81

Use Industrial/ware-  
house

Other age and condition  
of building

4. LOCATION/ADDRESS: 129 Llewellyn St.

APPROACH USED: Market Sales

Applicable: Not Applicable

Location 4 blocks north

Total SF \_\_\_\_\_

Configuration buildings  
occupy most of property

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$12.90/s.f.  
land 5/14/82

Use Industrial/manu-  
facturing

Other age and condition  
of buildings

FINAL OPINION \$ \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 15/5173-20 5  
 Business Address Ducommon St. S. of Commercial E. of Center St.  
 Name of Business Oro Grande Lime & Storage Co.  
 Type of Business Lime processing  
 Use of Space (retail, office, storage, factory, etc.) Factory & Storage  
 Square Footage of business (by use) Storage & Manufac: 21,000 s.f.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>5,500</u>	
Actual Moving Expense	<u>5,000</u>	1. <u>BHY Moving</u>
Search for Replacement Business	<u>500</u>	2. <u>Gold Coast Moving</u>
B. In Lieu payment	<u>10,000</u>	

**Qualifications, clarifications on sources:**

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount: either A or B 10,000 (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

0 (b)

**TOTAL RELOCATION COSTS (a+b)**

10,000

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS

Property I.D. 16/5173-20 4  
 Location/Address 830 Commercial St.  
 Owner Eric Goller  
 Date Acquired 10/20/78  
 Indicated price \_\_\_\_\_  
 Lot Area 4082 s.f.  
 Zoning M3  
 Use Industrial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) 1 str bldg-sheet metal ducts works  
 No. of buildings 1  
 Gross Area of each building  
 1 4,082 s.f.  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 14,082 s.f.  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: s. 7th Pl.e. of Santa Fe Ave.

APPROACH USED: Market Sales

Applicable: Not Applicable

- Location 1 mile south
- Total SF \_\_\_\_\_
- Configuration 1 story building covers property
- Replacement Cost \_\_\_\_\_
- Income \_\_\_\_\_
- Market Sales \$11.19/s.f. (land) 1/27/81
- Use Industrial
- Other \_\_\_\_\_

2. LOCATION/ADDRESS: SEC Mission & Azusa

APPROACH USED: Market Sales

Applicable: Not Applicable

- Location east across River & 4 blocks south
- Total SF \_\_\_\_\_
- Configuration \_\_\_\_\_
- Replacement Cost \_\_\_\_\_
- Income \_\_\_\_\_
- Market Sales \$11.04/s.f. (land) 7/7/80
- Use Industrial
- Other \_\_\_\_\_

(\$13.00/s.f.:land)

CHART C  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CONTINUED

Property I.D. 16/5173-20 4

COMPARABLES

3. LOCATION/ADDRESS: 1100 E. 5th St.

APPROACH USED: Market Sales

Applicable Not Applicable

Location 1 mile south

Total SF lot: 3900

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$14.11/s.f.  
2/3/81

Use Industrial/ware-  
housing \_\_\_\_\_

Other age and condition  
of building. \_\_\_\_\_

4. LOCATION/ADDRESS: 129 Llewellyn St.

APPROACH USED: Market Sales

Applicable Not Applicable

Location 4 blocks north

Total SF lot: 5000

Configuration buildings  
occupy entire property \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$14.11/s.f.  
2/3/81

Use industrial/manu-  
facturing \_\_\_\_\_

Other age and condition  
of buildings \_\_\_\_\_

FINAL OPINION \$ \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 16/5173-20 4  
 Business Address 830 E. Commercial St.  
 Name of Business A & H Greenfield Corp.  
 Type of Business Sheet Metal Ac/Htg  
 Use of Space (retail, office, storage, factory, etc.) Manufacturing  
 Square Footage of business (by use) Manufac.: 4,082 s.f.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ 3,500	
Actual Moving Expense	3,000	1. <u>Halberts</u>
Search for Replacement Business	500	2. <u>BHY Moving</u>
B. In Lieu payment	<u>10,000</u>	

Qualifications, clarifications on sources:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 10,000 (a)

Loss of Goodwill  Yes  No

If yes, explain:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation 0 (b)

TOTAL RELOCATION COSTS (a+b) 10,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 17/5173-20 802 Use(s) Railroad spur

Location/Address btw. Commercial & Ducommon, E. of gas tanks on Center, W. of River. No. of buildings ---

Owner AT & SF RY Co. Gross Area of each building

1	5
2	6
3	7
4	8

Date Acquired \_\_\_\_\_

Indicated price \_\_\_\_\_

Lot Area 27,700 s.f. Rentable Area of each building

1	5
2	6
3	7
4	8

Zoning M3-2

Use Industrial

Highest AND Best Use, if different than current use (document) Industrial

**COMPARABLES**

**1. LOCATION/ADDRESS:** \_\_\_\_\_

**APPROACH USED:**

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**2. LOCATION/ADDRESS:** \_\_\_\_\_

**APPROACH USED:**

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**PARTIAL TAKINGS/EASEMENTS**

Property I.D. 17/5173-20 802  
 SF of taking 7,800  
 Type of taking/easement Partial  
 Description of taking/easement easternmost 20% of property  
 Remaining Property: Railroad spur  
 Highest/Best use prior to taking industrial  
 Highest/Best use after taking (explain any change) industrial

**COMPARABLES:**

1. LOCATION/ADDRESS: st. 7th Pl.e. of Santa Fe Ave.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>1 mile south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$11.19/s.f.</u> (land) <u>1/27/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: SEC Mission & Azusa  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>east across River</u> <u>and 4 blocks south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$11.04/s.f.</u> (land) <u>7/7/80</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

**FINAL OPINION \$ 13.00/s.f. (land)**

Value of remaining property prior to taking	\$	<u>258,700</u>
Value of remaining property after taking	\$	<u>258,700</u>
Severance		<u>0</u>
+Value of land taken/easement		<u>101,400</u>



**CHART D (CONT'D)  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 17/5173-20 802

**COMPARABLES**

**3. LOCATION/ADDRESS:** 1100 E. 5th St.

**APPROACH USED:** Market Sales

Applicable    Not Applicable

                           Location 1 mile south

                           Total SF lot: 3900

                           Configuration \_\_\_\_\_

                           Replacement Cost \_\_\_\_\_

                           Income \_\_\_\_\_

                           Market Sales \$14.11/s.f.  
2/3/81

                           Use industrial/ware-  
house

                           Other \_\_\_\_\_

**4. LOCATION/ADDRESS:** 129 Llewellyn St.

**APPROACH USED:** Market Sales

Applicable    Not Applicable

                           Location 4 blocks north

                           Total SF 5,000

                           Configuration \_\_\_\_\_

                           Replacement Cost \_\_\_\_\_

                           Income \_\_\_\_\_

                           Market Sales \$12.90/s.f.  
land 5/14/82

                           Use Industrial

                           Other \_\_\_\_\_

FINAL OPINION \$ \_\_\_\_\_



# SUMMARY

BETWEEN MAIN YARDS/SHOPS AND UNION STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. OF PARCELS	VALUATION \$	NO. OF PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST \$
				TYPE	NO. OF UNITS	COST \$	TYPE	NO. OF UNITS	COST \$	
Subsurface	3	22,800								
Partial	2	393,900	1				Whsl. Produce	1	10,000	10,000
Construction										
Full Fee	10	4,987,800	5				Rest. Service Sign Warehouse Factory	6	34,400	34,400
<b>TOTAL</b>	<b>15</b>	<b>5,404,500</b>	<b>6</b>					<b>7</b>	<b>44,400</b>	<b>44,400</b>

Between Main Yards/  
Shops and Union Station

( AREA )

**TOTAL ACQUISITION** ..... \$ 5,404,500

FULL FEE	\$	<u>4,987,800</u>
PARTIAL TAKING	\$	<u>393,900</u>
SURFACE EASEMENT	\$	<u>-----</u>
SUBSURFACE EASEMENT	\$	<u>22,800</u>
CONSTRUCTION EASEMENT	\$	<u>-----</u>

**TOTAL RELOCATION** ..... \$ 44,400

RESIDENTIAL	\$	<u>-----</u>
BUSINESS	\$	<u>44,400</u>
GOODWILL	\$	<u>-----</u>

**TOTAL** ..... \$ 5,448,900

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
19	FT	223,900	-----	-----	-----
20	FT	83,100	-----	-----	-----
21	PT	149,500	-----	10,000	-----
22	PT	244,400	-----	-----	-----
23	FT	192,800	-----	-----	-----
24	FT	494,000	-----	5,000	-----
25	FT	152,800	-----	10,000	-----
26	FT	1,201,300	-----	16,000	-----
30	FT	1,173,300	-----	2,900	-----
31	FT	107,600	-----	-----	-----
32	FT	662,500	-----	500	-----
33	FT	696,500	-----	-----	-----
34 (1)	SBE	-----	-----	-----	-----
35 (2)	SBE	-----	-----	-----	-----
36	SBE	22,800	-----	-----	-----

(1) This parcel is a Freeway, owned by CalTrans and as such it is assumed that rights can be acquired without cost.

(2) This parcel is the L.A. River and as such it is assumed that rights can be acquired without cost.

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS

Property I.D. 19/5173-19 1  
 Location/Address 636 Aliso St.  
 Owner 636 Aliso Prop., Co.  
 Date Acquired 12/10/74  
 Indicated price \_\_\_\_\_  
 Lot Area 17,226  
 Zoning M3  
 Use Industrial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) 1 story building under extensive rehabilitation  
 No. of buildings 1  
 Gross Area of each building  
 1 17,226 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 17,226 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: s. 7th Pl.e. of Santa Fe Ave.  
 APPROACH USED: Market Sales

Applicable Not Applicable

Location 1 mile south

Total SF \_\_\_\_\_

Configuration storage warehouse

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$11.19/s.f.  
(land) 1/27/81

Use industrial/warehousing

Other \_\_\_\_\_

2. LOCATION/ADDRESS: SEC Mission & Azusa  
 APPROACH USED: Market Sales

Applicable Not Applicable

Location east across River and 4 blocks south

Total SF 13,853

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$11.04/s.f.  
(land) 7/7/80

Use Industrial

Other \_\_\_\_\_

13.00/s.f. (land)

**CHART C  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CONTINUED**

Property I.D. 19/5173-19 1

**COMPARABLES**

**3. LOCATION/ADDRESS:** 1100 E. 5th St.  
**APPROACH USED:** Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>1 mile south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF <u>lot: 3900</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$14.11/s.f.:</u> <u>2/3/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial/ware-</u> <u>house</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

**4. LOCATION/ADDRESS:** 129 Llewellyn St.  
**APPROACH USED:** Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>4 blocks north</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF <u>lot: 5,000</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$12.90/s.f.</u> <u>land 5/14/82</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$ \_\_\_\_\_

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS

Property I.D.	<u>20/5173-19 801</u>	Use (s)	<u>Truck Parking, Unused RR spur</u>
Location/Address	<u>btw. Aliso &amp; Commercial, E. of Center,</u>	No. of buildings	<u>    </u>
Owner	<u>AT &amp; SF RY Co.,</u>	W. of River	Gross Area of each building
Date Acquired	<u>    </u>		1 <u>    </u> 5 <u>    </u>
Indicated price	<u>    </u>		2 <u>    </u> 6 <u>    </u>
Lot Area	<u>6,394</u>		3 <u>    </u> 7 <u>    </u>
Zoning	<u>M3-2</u>		4 <u>    </u> 8 <u>    </u>
Use	<u>Industrial</u>	Rentable Area of each building	1 <u>    </u> 5 <u>    </u>
Highest AND Best Use, if different than current use (document)	<u>Industrial</u>		2 <u>    </u> 6 <u>    </u>
			3 <u>    </u> 7 <u>    </u>
			4 <u>    </u> 8 <u>    </u>

COMPARABLES

1. LOCATION/ADDRESS: <u>s. 7th Pl.e. of Santa Fe Ave.</u>		2. LOCATION/ADDRESS: <u>SEC Mission &amp; Azusa</u>	
APPROACH USED: <u>Market Sales</u>		APPROACH USED: <u>Market Sales</u>	
Applicable	Not Applicable	Applicable	Not Applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<u>Location 1 mile south</u>		<u>Location east across River and 4 blocks south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Total SF</u>		<u>Total SF</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<u>Configuration</u>		<u>Configuration vacant at time of sale</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Replacement Cost</u>		<u>Replacement Cost</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Income</u>		<u>Income</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<u>Market Sales \$11.19/s.f. (land) 1/27/81</u>		<u>Market Sales \$11.04/s.f. (land) 7/7/80</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<u>Use Industrial</u>		<u>Use Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Other</u>		<u>Other</u>

**CHART C  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CONTINUED**

Property I.D. 20/5173-19 801

**COMPARABLES**

**3. LOCATION/ADDRESS:** 1100 E. 5th St.

**APPROACH USED:** Market Sales

Applicable    Not Applicable

               Location 1 mile south

               Total SF lot: 3900

               Configuration \_\_\_\_\_

               Replacement Cost \_\_\_\_\_

               Income \_\_\_\_\_

               Market Sales \$14.11/s.f.  
2/3/81

               Use Industrial

               Other \_\_\_\_\_

**FINAL OPINION \$** \_\_\_\_\_

**4. LOCATION/ADDRESS:** 129 Llewellyn St.

**APPROACH USED:** Market Sales

Applicable    Not Applicable

               Location 4 blocks north

               Total SF lot: 5000

               Configuration \_\_\_\_\_

               Replacement Cost \_\_\_\_\_

               Income \_\_\_\_\_

               Market Sales \$12.90/s.f.  
land 5/14/82

               Use Industrial

               Other \_\_\_\_\_



PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS

Property I.D. 21/5173-19 2,3  
 Location/Address 622 & 628 Alliso St.  
 Owner 636 Alliso Prop. Co.  
 Date Acquired 12/10/74  
 Indicated price \_\_\_\_\_  
 Lot Area 18,200 s.f.  
 Zoning M3  
 Use Industrial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) 2 story factory & 1 story produce warehouse/ distributor  
 No. of buildings 4  
 Gross Area of each building 1 700 s.f. 5  
 2 6,380 s.f. 6  
 3 360 s.f. 7  
 4 15,000 s.f. 8  
 Rentable Area of each building 1 700 s.f. 5  
 2 6,380 s.f. 6  
 3 360 s.f. 7  
 4 15,000 s.f. 8

COMPARABLES

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 21/5173-19 2,3  
 SF of taking 11,500  
 Type of taking/easement partial  
 Description of taking/easement 40% triangle at northeastern corner  
 Remaining Property: 6,700  
 Highest/Best use prior to taking Industrial  
 Highest/Best use after taking (explain any change) Industrial

COMPARABLES

1. LOCATION/ADDRESS: 1100 E. 5th St.  
 APPROACH USED: Market Sales  
 Applicable  Not Applicable   
 Location 1 mile south  
 Total SF                       
 Configuration small ware-  
house with truck access  
 Replacement Cost and loading facilities  
 Income                       
 Market Sales \$14.11/s.f.  
(land & Improvements)  
2/3/81  
 Use poultry  
distributor  
 Other                     

2. LOCATION/ADDRESS: s. 7th Pl. e. of Santa Fe Ave.  
 APPROACH USED: Market Sales  
 Applicable  Not Applicable   
 Location 1 mile south  
 Total SF                       
 Configuration                       
 Replacement Cost                       
 Income                       
 Market Sales \$11.19/s.f.  
(land) 1/27/81  
 Use warehousing  
 Other                     

FINAL OPINION \$ 13.00/s.f.

Value of remaining property prior to taking \$ 87,100  
 Value of remaining property after taking \$ 87,100  
 Severance                       
 +Value taken/easement 149,000

CHART 1  
PROPERTY VALUE BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CONTINUED

Property I.D. 21/5173-19 2,3

3. LOCATION/ADDRESS: 129 Llewellyn St.

APPROACH USED: Market Sales

Applicable Not Applicable

Location 5 blocks north

Total SF                     

Configuration buildings  
occupy most of property

Replacement Cost                     

Income                     

Market Sales \$12.90/s.f.  
land 8/14/82

Use Industrial

Other

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property T.D.: 21/5173-19 2,3  
 Business Address: 636 Aliso St.  
 Name of Business: Ranch Fresh Produce Inc.  
 Type of Business: Wholesale produce distribution  
 Use of Space (retail, office, storage, factory, etc.): Office & storage & factory  
 Square Footage of business (by use) Office: 700 s.f.  
 storage: 6,740 s.f. factory: 15,000 s.f.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>1,800</u>	
Actual Moving Expense	<u>1,300</u>	1. <u>Bekins M &amp; S</u>
Search for Replacement Business	<u>500</u>	2. <u>Allied Van Lines</u>
B. In Lieu payment	<u>10,000</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 10,000 (a)

Loss of Goodwill  Yes  No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

0 (b)

**TOTAL RELOCATION COSTS (a+b)**

10,000

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS

Property I.D. 22/5409-21  
 Location/Address W. of River E. of Keller, S. of Macy  
 Owner AT & SF RY Co., N. of Ramirez  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 2ac. (87,180 s.f.)  
 Zoning M3-2  
 Use Industrial  
 Highest AND Best Use, if different than current use \_\_\_\_\_

Use(s) RR spur / RR car storage  
 No. of buildings 0  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKINGS/EASEMENTS

Property II.D. 22/5409-21  
 SF of taking 18,800  
 Type of taking/easement partial  
 Description of taking/easement southernmost 20% of property, adjoining freeway  
 Remaining Property: 68,380  
 Highest/Best use prior to taking Industrial  
 Highest/Best use after taking (explain any change) Industrial

COMPARABLES

1. LOCATION/ADDRESS: s. 7th Pl.e. of Santa Fe Ave.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>1 mile south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$11.19/s.f.</u> <u>(land) 1/27/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: SEC Mission & Azusa  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>East across river and 4 blocks south.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Configuration <u>vacant at time of sale</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$11.04/s.f.</u> <u>(land) 7/7/80</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$ 13.00/s.f. (land)

Value of remaining property prior to taking	\$	<u>888,940</u>
Value of remaining property after taking	\$	<u>888,940</u>
Severance		
+Value of land taken/easement		<u>244,400</u>

**CHART B**  
**PROPERTY VALUATION BEFORE**  
**FULL OR PARTIAL TAKING/EASEMENTS**

Continued

Property I.D. 22/5409-21

**COMPARABLES**

3. LOCATION/ADDRESS: 1100 E. 5th St.

APPROACH USED: Market Sales

Applicable: Not Applicable:

- Location 1 mile south
- Total SF
- Configuration
- Replacement Cost
- Income
- Market Sales \$14.11/s.f.  
2/3/81
- Use: Industrial
- Other

4. LOCATION/ADDRESS: 129 Llewellyn St.

APPROACH USED: Market Sales

Applicable: Not Applicable:

- Location 4 blocks  
Northwest
- Total SF
- Configuration
- Replacement Cost
- Income
- Market Sales \$12.90/s.f.  
land 5/14/82
- Use: Industrial
- Other

FINAL OPINION \$

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS

Property I.D. 23/5409-22 6  
 Location/Address: NE. Ramirez St. by Santa Ana Fwy.  
 Owner Mater Brewing Co.  
 Date Acquired 6/3/70  
 Indicated price \_\_\_\_\_  
 Lot Area 14,830  
 Zoning M3-2  
 Use Vacant  
 Highest AND Best Use, if different than current use (document) Industrial

Use(s) Vacant  
 No. of buildings \_\_\_\_\_  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: s. 7th Pl. e. of Santa Fe Ave.  
 APPROACH USED: Market Sales

- | Applicable                          | Not Applicable                      |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Location <u>1 mile south</u>                              |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Total SF _____  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Configuration _____                                       |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Replacement Cost _____                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Income _____  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Market Sales <u>\$11.19/s.f.</u><br><u>(land) 1/27/81</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Use <u>Industrial</u>                                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Other _____   |

2. LOCATION/ADDRESS: SEC Mission & Azusa  
 APPROACH USED: Market Sales

- | Applicable                          | Not Applicable                      |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Location <u>east across River</u><br><u>and 4 blocks south</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Total SF <u>13,853 s.f.</u>                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Configuration <u>vacant at</u><br><u>time of sale</u>          |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Replacement Cost _____   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Income _____   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Market Sales <u>\$11.04/s.f.</u><br><u>(land) 7/7/80</u>       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Use <u>Industrial</u>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Other _____  |

(\$13,853 s.f. land)



CHARLES C.  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CONTINUED

Property I.O. 23/5409-22 6

COMPARABLES

3. LOCATION/ADDRESS: 1100 E. 5th St.

APPROACH USED: Market Sales

Applicable:  Not Applicable:

Location 1 mile south

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$14.11/s.f.  
2/9/81

Use Industrial

Other \_\_\_\_\_

4. LOCATION/ADDRESS: 129 Llewellyn Street

APPROACH USED: Market Sales

Applicable:  Not Applicable:

Location 4 blocks north

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$12.90/s.f.  
land 5/14/82

Use Industrial

Other \_\_\_\_\_

FINAL OPINION \$ \_\_\_\_\_

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 24/5409-22 3  
 Location/Address 530 Ramirez St.  
 Owner Maier Brewing Co.  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 38,000 s.f.  
 Zoning M3-2  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) Denny's restaurant  
 No. of buildings 1  
 Gross Area of each building 1 5,150 s.f. 5  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 1 5,150 s.f. 5  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: s. 7th Pl. e. of Santa Fe Ave.  
 APPROACH USED: Market Sales  
 Applicable:  Not Applicable:

Location 1 mile south  
 \_\_\_\_\_  
 Total SF 37,980  
 \_\_\_\_\_  
 Configuration \_\_\_\_\_  
 \_\_\_\_\_  
 Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
 Income \_\_\_\_\_  
 \_\_\_\_\_  
 Market Sales \$11.19/s.f.  
(land) 1/27/81  
 Use Potential industrial use  
 \_\_\_\_\_  
 Other \_\_\_\_\_

2. LOCATION/ADDRESS: SEC Mission & Azusa  
 APPROACH USED: Market Sales  
 Applicable:  Not Applicable:

Location east across River and 4 blocks south  
 \_\_\_\_\_  
 Total SF \_\_\_\_\_  
 \_\_\_\_\_  
 Configuration \_\_\_\_\_  
 \_\_\_\_\_  
 Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
 Income \_\_\_\_\_  
 \_\_\_\_\_  
 Market Sales \$11.04/s.f.  
(land) 7/7/80  
 Use Potential industrial use  
 \_\_\_\_\_  
 Other \_\_\_\_\_

(\$1 \_\_\_\_\_ s.f. land)

CHAPTER 6  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CONTINUED

Property I.D. 24/5409-22 3

COMPARABLES

3. LOCATION/ADDRESS: 1100 E. 5th St.

APPROACH USED: Market Sales

Applicable:  Not Applicable:

Location 1 mile south

Total SF

Configuration

Replacement Cost

Income

Market Sales \$14.11/s.f.  
2/3/81

Use

Other

4. LOCATION/ADDRESS: 129 Llewellyn St.

APPROACH USED: Market Sales

Applicable:  Not Applicable:

Location 4 blocks north

Total SF

Configuration

Replacement Cost

Income

Market Sales \$12.90/s.f.  
land 5/14/82

Use

Other

FINAL OPINION \$

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D. # 24/5409-22 3  
 Business Address 530 Ramirez St.  
 Name of Business Denny's Restaurant  
 Type of Business Restaurant  
 Use of Space (retail, office, storage, factory, etc.) Restaurant  
 Square Footage of business (by use) 5,150 s.f.: Restaurant

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>5,000</u>	
Actual Moving Expense	<u>4,500</u>	1. <u>BHY Moving</u>
Search for Replacement Business	<u>500</u>	2. <u>Bekins M &amp; S</u>
B. In Lieu payment	<u>N/A-chain</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount: either A or B 5,000 (a)

Loss of Goodwill

Yes  No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

0 (b)

**TOTAL RELOCATION COSTS (a+b)**

5,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 25/5409-23/809  
 Location/Address NEC. Vignes & Ramirez  
 Owner Sou Pac Co.  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 11,750 s.f.  
 Zoning M3-2  
 Use Commercial  
 Highest AND Best Use, if different than current use: \_\_\_\_\_

Use(s) Vacant with temporary truck wash business  
 No. of buildings 1 (mobile office)  
 Gross Area of each building 1 240 s.f. 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 1 240 s.f. 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

Rentable Area of each building 1 240 s.f. 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: B. 7th Pl.e. of Santa Fe Ave.

APPROACH USED: Market Sales

Applicable Not Applicable

- Location 1 mile south
- Total SF \_\_\_\_\_
- Configuration \_\_\_\_\_
- Replacement Cost \_\_\_\_\_
- Income \_\_\_\_\_
- Market Sales \$11.19/s.f.  
(land) 1/27/81
- Use Industrial
- Other \_\_\_\_\_

2. LOCATION/ADDRESS: SEC Mission & Azusa

APPROACH USED: Market Sales

Applicable Not Applicable

- Location east across River  
& 4 blocks south
- Total SF 13,853 s.f.
- Configuration vacant at  
time of sale
- Replacement Cost \_\_\_\_\_
- Income \_\_\_\_\_
- Market Sales \$11.04/s.f.  
(land) 7/7/80
- Use Industrial
- Other \_\_\_\_\_

(\$13.00/s.f. :land)

CHART C  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CONTINUED

Property I.D. 25/5409-23 809

COMPARABLES

3. LOCATION/ADDRESS: 1100 E. 5th St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>1 mile south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$14.11/s.f.</u> <u>2/3/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial/warehouse</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$ \_\_\_\_\_

4. LOCATION/ADDRESS: 129 Jewelllyn St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>4 blocks north</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$12.90/s.f.</u> <u>land 5/14/82</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$ \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D. # 25/5409-23 809  
 Business Address NEC Vignes & Ramirez  
 Name of Business Union City Bus & Truck Wash  
 Type of Business bus & truck wash  
 Use of Space (retail, office, storage, factory, etc.) office & open washing area  
 Square Footage of business (by use) office: 240 s.f.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>700</u>	
Actual Moving Expense	<u>200</u>	1. <u>Lund's MH Moving</u>
Search for Replacement Business	<u>500</u>	2. <u>National Trailer Convoy</u>
B. In Lieu payment	<u>10,000</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill

Yes       No

If yes, explain:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

TOTAL RELOCATION COSTS (a+b)

10,000 (a)

0 (b)

10,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 26/5409-23 812,813  
 Location/Address Bounded by Vignes, Ramirez, Macy and  
 Owner AT & SF RY Co. & Sou Pac. Co., Union Station.  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 2.12 ac (92,410 sf.)  
 Zoning M3-2  
 Use Vacant  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) Vacant w/a few trucks parked and 2 billboards.  
 No. of buildings \_\_\_\_\_  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: s. 7th Pl.e. of Santa Fe Ave.

APPROACH USED: Market Sales

Applicable Not Applicable

- Location 1 mile south
- Total SF 37,980 s.f.
- Configuration \_\_\_\_\_
- Replacement Cost \_\_\_\_\_
- Income \_\_\_\_\_
- Market Sales \$11.19/s.f.  
(land) 1/27/81
- Use Industrial
- Other \_\_\_\_\_

2. LOCATION/ADDRESS: SEC Mission and Azusa

APPROACH USED: Market Sales

Applicable Not Applicable

- Location east across River  
and 4 blocks south
- Total SF \_\_\_\_\_
- Configuration vacant at  
time of sale.
- Replacement Cost \_\_\_\_\_
- Income \_\_\_\_\_
- Market Sales \$11.04/s.f.  
(land) 7/7/80
- Use Industrial
- Other \_\_\_\_\_

(\$1.00/s.f. land)  
 FINAL PRICE: \$ 1,201,330



CHAPTER 6  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS

CONTINUED

Property I.D. 26/5409-23 812 G 813

COMPARABLES

3. LOCATION/ADDRESS: 1100 E. 5th St.

APPROACH USED: Market Sales

Applicable: Not Applicable

Location 1 mile south

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$14.11/s.f.,  
2/3/81

Use Industrial

Other \_\_\_\_\_

4. LOCATION/ADDRESS: 129 Llewellyn St.

APPROACH USED: Market Sales

Applicable: Not Applicable

Location 4 blocks north

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$12.90/s.f.,  
land 5/14/82

Use Industrial

Other \_\_\_\_\_

FINAL OPINION \$ \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 26/5409-23 8126813  
 Business Address: NWC Macy St. & Vignes  
 Name of Business: Gannett Outdoor Advertising  
 Type of Business: Outdoor Advertising  
 Use of Space (retail, office, storage, factory, etc.): foundation for signposts  
 Square Footage of business (by use): 2 metal billboards 12x25, 15' off ground

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
-------------	---------------	------------------

A. Total Moving Expenses	each 2 boards \$ <u>3,500</u> <u>6,500</u>	
Actual Moving Expense	<u>3,000</u> <u>6,000</u>	
Search for Replacement Business	<u>500</u> <u>500</u>	

1. Teran Sign Service  
 2. United Outdoor Advertising

B. In Lieu payment for acquisition of sign (construction of new one)	<u>8,000</u> <u>16,000</u>	
--	----------------------------	--

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount: either A or B. \_\_\_\_\_ 16,000 (a)

Loss of Goodwill

Yes  No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ 0 (b)

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_ 16,000

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS

Property I.D. 30/5410-6 1,3 Use(s) 1 Warehouse  
 Location/Address E. of River, W. of Mission, N. of No. of buildings 1  
 Owner John Simon & Ruth Lasken EMMETT, S. OF Gross Area of each building 1 50,653s. f. 5  
Macy 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 Date Acquired 9/24/82 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 Indicated price: \_\_\_\_\_ 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Lot Area 90,253 s.f. Rentable Area of each building 1 50,653s. f. 5  
 Zoning M3-2 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 Use Indust. 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_ 4 \_\_\_\_\_ 8 \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: <u>s. 7th Pl.e. of Santa Fe Ave.</u>		2. LOCATION/ADDRESS: <u>6EC Mission &amp; Azusa</u>	
APPROACH USED: <u>Market Sales</u>		APPROACH USED: <u>Market Sales</u>	
Applicable	Not Applicable	Applicable	Not Applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<u>Location W. across River</u>		<u>Location 3 blocks south</u>
	<u>and .5 mile south</u>		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Total SF</u>		<u>Total SF</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Configuration storage</u>		<u>Configuration</u>
	<u>shed</u>		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Replacement Cost</u>		<u>Replacement Cost</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Income</u>		<u>Income</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<u>Market Sales \$11.19/s.f. (land)</u>		<u>Market Sales \$11.04/s.f.</u>
	<u>1/27/81</u>		<u>(land)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<u>Use Industrial</u>		<u>Use Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>Other</u>		<u>Other</u>
	<u>(\$13.00/s.f. land)</u>		

**CHART C  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
(CONTINUED)**

Property I.D. 30/5410-6-1,3

**COMPARABLES**

**3. LOCATION/ADDRESS:** 1100 E. 5th St.  
**APPROACH USED:** Market Sales  
 Applicable Not Applicable

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Location west across the river &amp; 1 mile south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Total SF</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Configuration</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Replacement Cost</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Income</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Market Sales \$11.19/s.f. land</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Use Industrial/ warehousing</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Other</u>

**FINAL OPINION \$** \_\_\_\_\_

**4. LOCATION/ADDRESS:** 129 Llewellyn St.  
**APPROACH USED:** Market Sales  
 Applicable Not Applicable

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Location 5 blocks north- west across River</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Total SF</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Configuration</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Replacement Cost</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Income</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Market Sales \$12.90/s.f. land 5/14/82</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Use Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Other</u>

**FINAL OPINION \$** \_\_\_\_\_

**CHART E.  
RELOCATION COSTS FOR BUSINESSES**

Property I.D. 30/5410-6 1,3  
 Business Address 415 N. Mission  
 Name of Business West Coast Glass Distributors  
 Type of Business Glass Wholesale warehouse  
 Use of Space (retail, office, storage, factory, etc.) storage & office  
 Square Footage of business (by use) office: 800 s.f.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>1,900</u>	
Actual Moving Expense	<u>1,400</u>	1. <u>Allied Van Lines</u>
Search for Replacement Business	<u>500</u>	2. <u>Bekins M &amp; S</u>
B. In Lieu payment	<u>N/A-chain</u>	

**Qualifications, clarifications on sources:**

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount: either A or B 1,900 (a)  
 Loss of Goodwill

Yes  No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation 0 (b)

**TOTAL RELOCATION COSTS (a+b)**

1,900

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 30/5410-6 1,3  
 Business Address: 445 N. Mission Rd.  
 Name of Business: Mayflower World-Wide Movers  
 Type of Business: Moving & Storage  
 Use of Space (retail, office, storage, factory, etc.): Storage & office  
 Square Footage of business (by use) office: 400 s.f.  
 warehouse: 50,253 s.f.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ 1,000	
Actual Moving Expense	500	1. <u>Allied Van Lines</u>
Search for Replacement Business	500	2. <u>Bekins M &amp; S</u>
B. In Lieu payment	N/A-chain	

Qualifications, clarifications on sources:

- \_\_\_\_\_
- \_\_\_\_\_

Highest amount; either A or B. 1,000

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_

1,000 (a)

Goodwill Compensation

0 (b)

TOTAL RELOCATION COSTS (a+b)

1,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I. D. 31/5409-22 4  
 Location/Address Vignes & Ramirez/Fwy Ramp  
 Owner Maier Brewing Co.  
 Date Acquired 2/1/78  
 Indicated price \_\_\_\_\_  
 Lot Area 19ac. (8276 sf.)  
 Zoning M3  
 Use Vacant  
 Highest AND Best Use, if different than current use (document) Industrial

Use(s) Storage of 2 trailers  
 No. of buildings ---  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: s. 7th Pl. e. of Santa Fe Ave.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>1 mile south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$11.19/s.f.</u> <u>(land) 1/27/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: SEC Mission & Azusa  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>east across river and 4 blocks south</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total SF <u>13,853 s.f.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Configuration <u>vacant at time of sale</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$11.04/s.f.</u> <u>(land) 7/7/80</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

(\$13.00/s.f. land) for

CHART C  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CONTINUED

Property I.D. 31/5409-22 4

COMPARABLES

3. LOCATION/ADDRESS: 1100 E. 5th St.

APPROACH USED: Market Sales

Applicable Not Applicable

Location 1 mile south

Total SF lots: 3900

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales: \$14.11/s.f.  
2/3/81

Use Industrial

Other \_\_\_\_\_

4. LOCATION/ADDRESS: 129 Llewellyn st.

APPROACH USED: Market Sales

Applicable Not Applicable

Location 4 blocks north

Total SF lot: 5000

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales: \$12.90/s.f.  
land 5/14/82

Use Industrial

Other \_\_\_\_\_

FINAL OPINION \$ \_\_\_\_\_



**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 32/5409-22 5.  
 Location/Address Vignes & Ramirez & Lyon  
 Owner Maier Brewing Co.  
 Date Acquired 6/8/64  
 Indicated price \_\_\_\_\_  
 Lot Area 1.17 ac. (50,965 sf.)  
 Zoning M3-2  
 Use Industrial  
 Highest AND Best Use, if different than current use - (document) \_\_\_\_\_

Use(s) Brick warehouse & storage yard  
 No. of buildings 1  
 Gross Area of each building 114,668 sf. 5  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 114,668 sf. 5  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: s. 7th Pl. el of Santa Fe Ave.

APPROACH USED: Market Sales

Applicable Not Applicable

- Location 1 mile south
- Total SF 37,980 s.f.
- Configuration storage warehouse
- Replacement Cost \_\_\_\_\_
- Income \_\_\_\_\_
- Market Sales \$11.19/s.f.  
(land) 1/27/81
- Use Industrial/warehouse
- Other \_\_\_\_\_

2. LOCATION/ADDRESS: SEC Mission and Azusa

APPROACH USED: Market Sales

Applicable Not Applicable

- Location east across River and 4 blocks south
- Total SF \_\_\_\_\_
- Configuration \_\_\_\_\_
- Replacement Cost \_\_\_\_\_
- Income \_\_\_\_\_
- Market Sales \$11.04/s.f.  
(land) 7/7/80
- Use Industrial
- Other \_\_\_\_\_

CHART C  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CONTINUED

Property I.D. 32/5409-22 5

COMPARABLES

3. LOCATION/ADDRESS: 1100 E. 5th St.

APPROACH USED: Market Sales

Applicable Not Applicable

- Location 1 mile south
- Total SF \_\_\_\_\_
- Configuration building  
occupies entire property
- Replacement Cost \_\_\_\_\_
- Income \_\_\_\_\_
- Market Sales \$14.11/s.f.  
2/3/81
- Use Warehousing
- Other \_\_\_\_\_

4. LOCATION/ADDRESS: 129 Llewellyn St.

APPROACH USED: Market Sales

Applicable Not Applicable

- Location 6 blocks north
- Total SF \_\_\_\_\_
- Configuration building  
occupies entire property
- Replacement Cost \_\_\_\_\_
- Income \_\_\_\_\_
- Market Sales \$12.90/s.f.  
land 5/14/82
- Use Industrial
- Other \_\_\_\_\_

FINAL OPINION \$ \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 32/5409-22 5  
 Business Address: Vignes & Lyon & Ramirez  
 Name of Business: Maier Brewing Co.  
 Type of Business: brewery  
 Use of Space (retail, office, storage, factory, etc.): factory/storage  
 Square Footage of business (by use) storage: 14,668 s.f.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ 500	
Actual Moving Expense	0	1. <u>Bekins moving &amp; store</u>
Search for Replacement Business	500	2. <u>N. American Van Line</u>
B. In Lieu payment	<u>N/A-other property</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill

Yes       No

If yes, explain:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

500 (a)

Goodwill Compensation

0 (b)

**TOTAL RELOCATION COSTS (a+b)**

500

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 33/5409-23 805,806,807 Use(s) Vacant w/unenclosed unused loading dock  
 Location/Address: W. of Ramirez, No. of Lyon, E. of Union No. of buildings 1  
 Owner 805:Sou. Pac. Co., 806:Union Pac. Station 807:AT&SF RY Gross Area of each building  
 Date Acquired \_\_\_\_\_ Station 807:AT&SF RY  
 Indicated price \_\_\_\_\_ Station 807:AT&SF RY  
 Lot Area 1.23 ac. (53,578 sf.) Rentable Area of each building  
 Zoning M3-4 Station 807:AT&SF RY  
 Use Industrial Station 807:AT&SF RY  
 Highest AND Best Use, if different than current use (document) Industrial

1	5890	5
2		6
3		7
4		8
1	5890	5
2		6
3		7
4		8

**COMPARABLES**

<p><b>1. LOCATION/ADDRESS:</b> <u>s. 7th Pl.e. of Santa Fe Ave.</u>  <b>APPROACH USED:</b> <u>Market Sales</u></p> <p>Applicable <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Location <u>1 mile south</u></p> <p><input checked="" type="checkbox"/> Total SF <u>37,980 s.f.</u></p> <p><input type="checkbox"/> Configuration _____</p> <p><input type="checkbox"/> Replacement Cost _____</p> <p><input type="checkbox"/> Income _____</p> <p><input checked="" type="checkbox"/> Market Sales <u>\$11.19/s.f. (land)</u> <u>Industrial</u></p> <p><input checked="" type="checkbox"/> Use _____</p> <p><input type="checkbox"/> Other _____</p>	<p><b>2. LOCATION/ADDRESS:</b> <u>SEC Mission &amp; Azusa</u>  <b>APPROACH USED:</b> <u>Market Sales</u></p> <p>Applicable <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/></p> <p><input type="checkbox"/> Location <u>East across River &amp; 4 blocks south</u></p> <p><input type="checkbox"/> Total SF _____</p> <p><input type="checkbox"/> Configuration _____</p> <p><input type="checkbox"/> Replacement Cost _____</p> <p><input type="checkbox"/> Income _____</p> <p><input checked="" type="checkbox"/> Market Sales <u>\$11.04/s.f. (land)</u> <u>7/7/80</u></p> <p><input type="checkbox"/> Use <u>Vacant</u></p> <p><input checked="" type="checkbox"/> Other _____</p>
---	--

CHAPTER 1  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CONTINUED

Property I.D. 33/5409-23 805,806,807

COMPARABLES

3. LOCATION/ADDRESS: 1100 E. 5th St.

APPROACH USED: Market Sales

Applicable Not Applicable

Location 1 mile south

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$14.11 s.f.  
2/3/81

Use industrial

Other \_\_\_\_\_

4. LOCATION/ADDRESS: 129 Llewellyn St.

APPROACH USED: Market Sales

Applicable Not Applicable

Location 4 blocks north

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$12.90/s.f.  
land 5/14/82

Use industrial

Other \_\_\_\_\_

FINAL OPINION \$ \_\_\_\_\_

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 34  
 Location/Address \_\_\_\_\_  
 Owner \_\_\_\_\_  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area \_\_\_\_\_  
 Zoning \_\_\_\_\_  
 Use \_\_\_\_\_

Use(s) Freeway  
 No. of buildings \_\_\_\_\_  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

Highest AND Best Use, (if different than current use (document)) \_\_\_\_\_  
This parcel is a Freeway, owned by CalTrans and as such,  
it is assumed that rights for a subsurface easement can be  
acquired without cost.

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable  
  Location \_\_\_\_\_  
 \_\_\_\_\_  
  Total SF \_\_\_\_\_  
 \_\_\_\_\_  
  Configuration \_\_\_\_\_  
 \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
  Income \_\_\_\_\_  
 \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
 \_\_\_\_\_  
  Use \_\_\_\_\_  
 \_\_\_\_\_  
  Other \_\_\_\_\_  
 \_\_\_\_\_

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable  
  Location \_\_\_\_\_  
 \_\_\_\_\_  
  Total SF \_\_\_\_\_  
 \_\_\_\_\_  
  Configuration \_\_\_\_\_  
 \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
  Income \_\_\_\_\_  
 \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
 \_\_\_\_\_  
  Use \_\_\_\_\_  
 \_\_\_\_\_  
  Other \_\_\_\_\_  
 \_\_\_\_\_

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 35  
 Location/Address \_\_\_\_\_  
 Owner \_\_\_\_\_  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area \_\_\_\_\_  
 Zoning \_\_\_\_\_  
 Use \_\_\_\_\_

Use(s) Los Angeles River  
 No. of buildings \_\_\_\_\_  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

Highest AND Best Use, if different than current use: (document) \_\_\_\_\_  
This parcel is the Los Angeles River and as such it is  
assumed that rights for a subsurface easement can be acquired  
without cost.

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**CHART C  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D.	<u>36/5410-6-801,802</u>	Use(s)	<u>Railroad Tracks</u>
Location/Address	<u>East of L.A. River between</u>	No. of buildings	<u>0</u>
Owner	<u>Union Pacific Mary &amp; Elliott St</u>	Gross Area of each building	1 _____ 5 _____ 2 _____ 6 _____ 3 _____ 7 _____ 4 _____ 8 _____
Date Acquired	_____	Rentable Area of each building	1 _____ 5 _____ 2 _____ 6 _____ 3 _____ 7 _____ 4 _____ 8 _____
Indicated price	<u>Approximately 20,000±sf</u>		
Lot Area	_____		
Zoning	<u>M 3-2</u>		
Use	<u>Transportation</u>		
Highest AND Best Use, if different than current use (document)	_____		
	_____		
	_____		
	_____		

**COMPARABLES**

**1. LOCATION/ADDRESS:** \_\_\_\_\_

**APPROACH USED:**

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**2. LOCATION/ADDRESS:** \_\_\_\_\_

**APPROACH USED:**

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____



PARTIAL TAKINGS/EASEMENTS

Property I.D. 36/5410-6-801,802  
 SF of taking 3500  
 Type of taking/easement Subsurface easement  
 Description of taking/easement Southern portion of parcel  
 Remaining Property: Railroad Tracks - not impacted  
 Highest/Best use prior to taking Transportation  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: S, 7th Pl., e. of Santa Fe Ave.  
 APPROACH USED: Market Sales

2. LOCATION/ADDRESS: SEC Mission & Azusa  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>W. across River and .5 miles south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Configuration <u>storage shed</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$11.19/sf (land) 1/27/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>3 blocks south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$11.04/sf (land) 7/7/80</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

FINAL OPINION \$(.5)\$13paf land

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement \_\_\_\_\_  
 value of taking 600.00

**CHART D**  
**PROPERTY VALUATION BEFORE**  
**FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 36/5410-6-801,802

(CONTINUED)

**COMPARABLES**

3. LOCATION/ADDRESS: 1100 E. 5th St.

APPROACH USED: Market Sales

Applicable Not Applicable

Location west across the  
river & 1 mile south

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$11.19/s.f.  
land

Use Industrial/  
warehousing

Other \_\_\_\_\_

4. LOCATION/ADDRESS: 129 Llewellyn St.

APPROACH USED: Market Sales

Applicable Not Applicable

Location 5 blocks north-  
west across river

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$12.90/s.f.  
land 5/14/82

Use Industrial

Other \_\_\_\_\_

FINAL OPINION \$ \_\_\_\_\_

3 UNION STATION

# SUMMARY

UNION STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. of PARCELS	VALUATION \$	NO. of PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST
				TYPE	NO. of UNITS	COST	TYPE	NO. of UNITS	COST	
Subsurface	1*	577,500								
Partial	1*	229,700								
Construction										
Full Fee Surface	1*	208,700								
<b>TOTAL</b>	1*	<u>1,015,900</u>	0	0	0	0	0	0	0	0

\* This is one parcel which includes portions taken as subsurface, partial, and surface easements.

Union Station

( AREA )

**TOTAL ACQUISITION** ..... \$ 1,015,900

FULL FEE \$ -----

PARTIAL TAKING \$ 229,700

SURFACE EASEMENT \$ 208,700

SUBSURFACE EASEMENT \$ 577,500

CONSTRUCTION EASEMENT \$ -----

**TOTAL RELOCATION** ..... \$ -----

RESIDENTIAL \$ -----

BUSINESS \$ -----

GOODWILL \$ -----

**TOTAL** ..... \$ 1,015,900

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
27	PT	229,700	-----	-----	-----
	SE	208,650	-----	-----	-----
	SBE	577,500	-----	-----	-----

PROPERTY VALUATION DE Q-6  
FULL OR PARTIAL TAKING/EASEMENTS

Property I.L.D. 27/5409-23 802&804 Use(s) Train station & covered platform  
 Location/Address W. of Vignes, E. of Alameda S. of Macy No. of buildings 1  
 Owner Sou Pac Co. & AT & SF RY Co. Gross Area of each building 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 Date Acquired \_\_\_\_\_ 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 Indicated price \_\_\_\_\_ 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 Lot Area 32.70 ac. 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Zoning M3-2 Rentable Area of each building 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 Use Train & Bus Station 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_ 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 \_\_\_\_\_ 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable:  
  Location \_\_\_\_\_  
 \_\_\_\_\_  
  Total SF \_\_\_\_\_  
 \_\_\_\_\_  
  Configuration \_\_\_\_\_  
 \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
  Income \_\_\_\_\_  
 \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
 \_\_\_\_\_  
  Use \_\_\_\_\_  
 \_\_\_\_\_  
  Other \_\_\_\_\_  
 \_\_\_\_\_

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable:  
  Location \_\_\_\_\_  
 \_\_\_\_\_  
  Total SF \_\_\_\_\_  
 \_\_\_\_\_  
  Configuration \_\_\_\_\_  
 \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
  Income \_\_\_\_\_  
 \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
 \_\_\_\_\_  
  Use \_\_\_\_\_  
 \_\_\_\_\_  
  Other \_\_\_\_\_  
 \_\_\_\_\_

Property No. 27/5409-23 802&804  
 SF of taking 88,850  
 Type of taking/easement subsurface  
 Description of taking/easement swath approx 50' wide cutting across property  
 Remaining Property: 30.67 ac  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: S. 7th Pl.e. of Santa Fe Ave.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>1 mile south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$11.19/s.f.</u> <u>(land) 1/27/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: SEC Mission & Azusa  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>east across River &amp; 4 blocks south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$11.04/s.f.</u> <u>(land) 7/7/80</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$(.5)\$13.00s.f. (land)

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement 577,525

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CONTINUED**

Property I.D. 27/5409-23 802,804

**COMPARABLES**

3. LOCATION/ADDRESS: 1100 E. 5th St.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable

Location 1 mile south

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$14.11/s.f.  
2/3/81

Use Industrial

Other \_\_\_\_\_

FINAL OPINION \$ \_\_\_\_\_

4. LOCATION/ADDRESS: 129 Llewellyn St.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable

Location 4 blocks north

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$12.90/s.f./  
land 5/14/82

Use Industrial

Other \_\_\_\_\_

FINAL OPINION \$ \_\_\_\_\_



PARTIAL TAKING/EASEMENTS

Property I.D. 27/5409-23 802,804  
 SF of taking 15,516 + 2,150 (air vents / structures)  
 Type of taking/easement Partial  
 Description of taking/easement area presently used as bus cul-de-sac  
 Remaining Property: 32.35 ac. (1,410,136 s.f.)  
 Highest/Best use prior to taking bus cul-de-sac  
 Highest/Best use after taking (explain any change) bus cul-de-sac

COMPARABLES:

1. LOCATION/ADDRESS: S. 7th Pl.e. of Santa Fe Ave.

APPROACH USED: Market Sales

Applicable Not Applicable

- Location 1 mile south
- Total SF \_\_\_\_\_
- Configuration \_\_\_\_\_
- Replacement Cost \_\_\_\_\_
- Income \_\_\_\_\_
- Market Sales \$11.19/s.f.  
(land) 1/27/81
- Use Industrial
- Other \_\_\_\_\_

2. LOCATION/ADDRESS: SEC Mission & Azusa

APPROACH USED: Market Sales

Applicable Not Applicable

- Location east across  
River & 4 blocks south
- Total SF \_\_\_\_\_
- Configuration \_\_\_\_\_
- Replacement Cost \_\_\_\_\_
- Income \_\_\_\_\_
- Market Sales \$11.04/s.f.  
(land) 7/7/80
- Use Industrial
- Other \_\_\_\_\_

FINAL OPINION \$13.00/s.f. (land)

Value of remaining property prior to taking	\$	<u>18,331,768</u>
Value of remaining property after taking	\$	<u>18,331,768</u>
Severance		<u>0</u>
+Value of land taken/easement		<u>229,658</u>
		<u>230,658</u>

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CONTINUED

Property I.D. 27/5409-23 802,804

COMPARABLES

3. LOCATION/ADDRESS: 1100 E. 5th St.

APPROACH USED: Market Sales

Applicable Not Applicable

Location 1 mile south

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$14.11/s.f.  
2/3/81

Use Industrial

Other \_\_\_\_\_

FINAL OPINION \$ \_\_\_\_\_

4. LOCATION/ADDRESS: 129 Llewellyn St.

APPROACH USED: Market Sales

Applicable Not Applicable

Location 4 blocks north

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$12.90/s.f./  
land 5/14/82

Use Industrial

Other \_\_\_\_\_

PARTIAL TAKING/EASEMENTS

Property I.D. 27/5409-23 802&804  
 SF of taking 26,750  
 Type of taking/easement surface  
 Description of taking/easement location to be determined  
 Remaining Property: 32.09 ac. (1,398,803 s.f.)  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: S. 7th Pl.e. of Santa Fe Ave.  
 APPROACH USED: Market Sales  
 Applicable: Not Applicable

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>1 mile south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$11.19/s.f.</u> (land) <u>1/27/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: SEC Mission & Azusa  
 APPROACH USED: Market Sales  
 Applicable: Not Applicable

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>east across River &amp; 4 blocks south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$11.04/s.f.</u> (land) <u>7/7/80</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$.613.00/s.f. (land)

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement 208,650

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CONTINUED

Property I.D. 27/54D9-23 802,804

COMPARABLES

3. LOCATION/ADDRESS: 1100 E. 5th St.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>1 mile south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$14.11/s.f.</u> <u>2/3/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$ \_\_\_\_\_

4. LOCATION/ADDRESS: 129 Llewellyn St.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>4 blocks north</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$12.90/s.f./</u> <u>land 5/14/82</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Industrial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$ \_\_\_\_\_





Between Union Station and  
Civic Center Station

**( AREA )**

<b>TOTAL ACQUISITION</b> .....		\$ <u>368,500</u>
FULL FEE	\$ -----	
PARTIAL TAKING	\$ -----	
SURFACE EASEMENT	\$ -----	
SUBSURFACE EASEMENT	\$ <u>368,500</u>	
CONSTRUCTION EASEMENT	\$ -----	
 <b>TOTAL RELOCATION</b> .....		\$ -----
RESIDENTIAL	\$ -----	
BUSINESS	\$ -----	
GOODWILL	\$ -----	
 <b>TOTAL</b> .....		\$ <u>368,500</u>

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
101	SBE	25,600	-----	-----	-----
102	"	29,300	-----	-----	-----
103	"	9,100	-----	-----	-----
104	"	17,900	-----	-----	-----
106	"	146,700	-----	-----	-----
107	"	63,405	-----	-----	-----
108(1)	"	-----	-----	-----	-----
109(2)	"	-----	-----	-----	-----
122	"	76,500	-----	-----	-----

(1) This parcel is owned by the City of Los Angeles. It is assumed that rights can be acquired without cost.

(2) This parcel is a Freeway, owned by CalTrans. It is assumed that rights can be acquired without cost.

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS

Property I.D. 101/5408-13 21  
 Location/Address 701 N. Main  
 Owner Anthony M. & Blanca Y. Velez  
 Date Acquired 2/18/58  
 Indicated price \_\_\_\_\_  
 Lot Area 8040 sf.  
 Zoning CM  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_  
2-3 story commercial

Use(s) Gas station  
 No. of buildings 1  
 Gross Area of each building 1350 sf. 5  
 \_\_\_\_\_ 6  
 \_\_\_\_\_ 7  
 \_\_\_\_\_ 8  
 Rentable Area of each building 1350 sf. 5  
 \_\_\_\_\_ 6  
 \_\_\_\_\_ 7  
 \_\_\_\_\_ 8

COMPARABLES

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

- | Applicable               | Not Applicable           |                        |
|--------------------------|--------------------------|------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Location _____         |
| <input type="checkbox"/> | <input type="checkbox"/> | Total SF _____         |
| <input type="checkbox"/> | <input type="checkbox"/> | Configuration _____    |
| <input type="checkbox"/> | <input type="checkbox"/> | Replacement Cost _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Income _____           |
| <input type="checkbox"/> | <input type="checkbox"/> | Market Sales _____     |
| <input type="checkbox"/> | <input type="checkbox"/> | Use _____              |
| <input type="checkbox"/> | <input type="checkbox"/> | Other _____            |

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

- | Applicable               | Not Applicable           |                        |
|--------------------------|--------------------------|------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Location _____         |
| <input type="checkbox"/> | <input type="checkbox"/> | Total SF _____         |
| <input type="checkbox"/> | <input type="checkbox"/> | Configuration _____    |
| <input type="checkbox"/> | <input type="checkbox"/> | Replacement Cost _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Income _____           |
| <input type="checkbox"/> | <input type="checkbox"/> | Market Sales _____     |
| <input type="checkbox"/> | <input type="checkbox"/> | Use _____              |
| <input type="checkbox"/> | <input type="checkbox"/> | Other _____            |



**PARTIAL TAKINGS/EASEMENTS**

Property I.D. 101/5408-13 21  
 SF of taking 788  
 Type of taking/easement subsurface  
 Description of taking/easement Southern 10% of property adjoining Macy Street  
 Remaining Property: 7,252  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: 301 Ord St.  
 APPROACH USED: Market Sales  
 Applicable  Not Applicable

Location 3 blocks west

Total SF lot: 8976

Configuration

Replacement Cost

Income

Market Sales 66.43/s.f. land, 4/26/82

Use commercial

Other

2. LOCATION/ADDRESS: 654 N. Spring St.  
 APPROACH USED: Market Sales  
 Applicable  Not Applicable

Location around the corner

Total SF

Configuration

Replacement Cost

Income

Market Sales 71.80/s.f. land, 2/18/81

Use commercial

Other

FINAL OPINION \$(.5)\$65/s.f. (land)

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value taken/easement 2500

CHART D  
 PROPERTY VALUATION BEFORE  
 FULL OR PARTIAL TAKING/EASEMENTS  
 CONTINUED

Property I.D. 101/5408-13 21

COMPARABLES

3. LOCATION/ADDRESS: 616 W. College St.

APPROACH USED: Market Sales

Applicable: Not Applicable

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Location <u>5 blocks west</u>                           |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Total SF <u>3904</u>                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Configuration _____                                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Replacement Cost _____                                  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Income _____  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Market Sales <u>\$56.14/s.f.</u><br><u>land 1/23/81</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Use <u>Commercial</u>                                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Other _____   |

4. LOCATION/ADDRESS: \_\_\_\_\_

APPROACH USED: \_\_\_\_\_

Applicable: Not Applicable

- |                          |                          |                        |
|--------------------------|--------------------------|------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Location _____         |
| <input type="checkbox"/> | <input type="checkbox"/> | Total SF _____         |
| <input type="checkbox"/> | <input type="checkbox"/> | Configuration _____    |
| <input type="checkbox"/> | <input type="checkbox"/> | Replacement Cost _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Income _____           |
| <input type="checkbox"/> | <input type="checkbox"/> | Market Sales _____     |
| <input type="checkbox"/> | <input type="checkbox"/> | Use _____              |
| <input type="checkbox"/> | <input type="checkbox"/> | Other _____            |

FINAL OPINION \$ \_\_\_\_\_

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 102/5408-13 12  
 Location/Address 111 W. Macy St.  
 Owner Harry S. & Fay K, Gee  
 Date Acquired 7/7/61  
 Indicated price \_\_\_\_\_  
 Lot Area 8715 sf  
 Zoning CM  
 Use Commercial & Residential  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) Ground floor: liquor store, restaurant; 2nd & 3rd  
 No. of buildings 1 Floor-apts. \_\_\_\_\_  
 Gross Area of each building 126,145 sf.5  
 2: \_\_\_\_\_ 6: \_\_\_\_\_  
 3: \_\_\_\_\_ 7: \_\_\_\_\_  
 4: \_\_\_\_\_ 8: \_\_\_\_\_  
 Rentable Area of each building 122,699 sf.5  
 2: \_\_\_\_\_ 6: \_\_\_\_\_  
 3: \_\_\_\_\_ 7: \_\_\_\_\_  
 4: \_\_\_\_\_ 8: \_\_\_\_\_

**COMPARABLES**

**1. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**2. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 102/5408-13 12  
 SF of taking 900  
 Type of taking/easement Subsurface  
 Description of taking/easement Southern 15% of property, adjoining Macy St.  
 Remaining Property: 7,815  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 301 Ord St.  
 APPROACH USED: Market Sales  
 Applicable  Not Applicable

Location 2 blocks west

Total SF lot: 8976

Configuration building occupies entire lot

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$66.43/s.f. land, 4/26/82

Use commercial on ground floor

Other \_\_\_\_\_

2. LOCATION/ADDRESS: 654 N. Spring St.  
 APPROACH USED: Market Sales  
 Applicable  Not Applicable

Location \_\_\_\_\_

Total SF \_\_\_\_\_

Configuration building occupies entire lot

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$71.80/s.f. land, 2/18/81

Use Commercial on ground floor

Other \_\_\_\_\_

FINAL OPINION \$(5)65/s.f. (land)

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_

CHART D  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CONTINUED

Property I.D. 102/5408-13 12

COMPARABLES

3. LOCATION/ADDRESS: 616 W. College Street

APPROACH USED: Market Sales

Applicable Not Applicable

Location 4 blocks west

Total SF 3304

Configuration building occupies entire site

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$56.14/s.f. land 1/23/81

Use Commercial

Other \_\_\_\_\_

4. LOCATION/ADDRESS: \_\_\_\_\_

APPROACH USED: \_\_\_\_\_

Applicable Not Applicable

Location \_\_\_\_\_

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \_\_\_\_\_

Use \_\_\_\_\_

Other \_\_\_\_\_

FINAL OPINION \$ \_\_\_\_\_

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 103/5408-13 13  
 Location/Address 638 1/2 N. Spring St.  
 Owner Quentin J. Tobias  
 Date Acquired 2/3/70  
 Indicated price \_\_\_\_\_  
 Lot Area 280 s.f.  
 Zoning CM  
 Use Commercial  
 Highest AND Best Use, if different than current use (document)

Use(s) Closed restaurant  
 No. of buildings 1  
 Gross Area of each building  
 1 280sf. 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 280sf. 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable  
  Location \_\_\_\_\_  
 \_\_\_\_\_  
  Total SF \_\_\_\_\_  
 \_\_\_\_\_  
  Configuration \_\_\_\_\_  
 \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
  Income \_\_\_\_\_  
 \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
 \_\_\_\_\_  
  Use \_\_\_\_\_  
 \_\_\_\_\_  
  Other \_\_\_\_\_  
 \_\_\_\_\_

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable  
  Location \_\_\_\_\_  
 \_\_\_\_\_  
  Total SF \_\_\_\_\_  
 \_\_\_\_\_  
  Configuration \_\_\_\_\_  
 \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
  Income \_\_\_\_\_  
 \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
 \_\_\_\_\_  
  Use \_\_\_\_\_  
 \_\_\_\_\_  
  Other \_\_\_\_\_  
 \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 103/5408-13 13  
 SF of taking 280  
 Type of taking/easement subsurface  
 Description of taking/easement entire property  
 Remaining Property: 0  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 301 Ord St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>2 blocks west</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF lot: <u>8976</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Configuration <u>building occupies entire lot</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$66.43 s.f. land, 4/26/82</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Commercial on ground floor</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: 564 N. Spring St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>same block</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF lot: <u>7200</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Configuration <u>building occupies entire lot</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$71.80/s.f. land, 2/18/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>commercial on ground floor</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$5.65/s.f. (land)

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of \_\_\_\_\_ taken/easement \_\_\_\_\_

CHART D  
 PROPERTY VALUATION BEFORE  
 FULL OR PARTIAL TAKING/EASEMENTS  
 CONTINUED

Property I.D. 103/5408-13 13

COMPARABLES

3. LOCATION/ADDRESS: 616 W. College St.

APPROACH USED: Market Sales

Applicable Not Applicable

Location 5 blocks west

Total SF 3304 s.f.; lot

Configuration building occupies entire site

Replacement Cost

Income

Market Sales \$56.14/s.f. Land, 1/23/81

Use commercial

Other

4. LOCATION/ADDRESS: \_\_\_\_\_

APPROACH USED: \_\_\_\_\_

Applicable Not Applicable

Location \_\_\_\_\_

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \_\_\_\_\_

Use \_\_\_\_\_

Other \_\_\_\_\_

FINAL OPINION \$ \_\_\_\_\_



**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 104/5408-14 14  
 Location/Address 631 N. Spring St.  
 Owner Miguel & Raquel Mendoza  
 Date Acquired 1/17/75  
 Indicated price \_\_\_\_\_  
 Lot Area 7855 sf.  
 Zoning CM  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) Dance Hall  
 No. of buildings 1  
 Gross Area of each building 17,855 sf. 5  
 2 \_\_\_\_\_ 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8  
 Rentable Area of each building 17,855 sf. 5  
 2 \_\_\_\_\_ 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**PARTIAL TAKINGS/EASEMENTS**

Property I.D. 104/5408-14 14  
 SF of taking 550  
 Type of taking/easement Subsurface  
 Description of taking/easement 5% of property at southeastern corner  
 Remaining Property: 7,305  
 Highest/Best use prior to taking Commercial  
 Highest/Best use after taking (explain any change) Commercial

**COMPARABLES**

1. LOCATION/ADDRESS: 301 Ord St.  
 APPROACH USED: Market Sales  
 Applicable:  Not Applicable:

Location 2 blocks west

Total SF lot: 8976

Configuration building occupies entire lot

Replacement Cost

Income

Market Sales \$66.43/s.f. land, 4/26/82

Use commercial on ground floor

Other

2. LOCATION/ADDRESS: 654 N. Spring St.  
 APPROACH USED: Market Sales  
 Applicable:  Not Applicable:

Location same block

Total SF lot: 3600

Configuration building occupies entire lot

Replacement Cost

Income

Market Sales \$71.80/s.f. land, 2/18/81

Use commercial on ground floor

Other

FINAL OPINION \$(5)65/s.f. (land)

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement 17,875

CHART D  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CONTINUED

Property I.O. 104/5408-14 14

COMPARABLES

3. LOCATION/ADDRESS: 616 W. College St.  
APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>3 blocks west</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF lot: <u>3304</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$56.14/s.f.</u> <u>land 1/23/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>Commercial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

4. LOCATION/ADDRESS: \_\_\_\_\_  
APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

FINAL OPINION \$ \_\_\_\_\_

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 106/5408-4 905  
 Location/Address N. Broadway & Sunset Blvd.  
 Owner L.A. County  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 10,890 sf  
 Zoning C2-1  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) Parking lot  
 No. of buildings ---  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 106/5408-4 905  
 SF of taking 4515  
 Type of taking/easement Subsurface  
 Description of taking/easement Southern half of property  
 Remaining Property: 6,375  
 Highest/Best use prior to taking park  
 Highest/Best use after taking (explain any change) park

COMPARABLES

1. LOCATION/ADDRESS: 654 N. Spring St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>3 blocks east</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales land: <u>\$71.00/</u> <u>s.f., 2/18/81</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: 616 W. College St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>2 blocks north</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales land: <u>\$56.14/</u> <u>s.f., 1/23/81</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$(.5)65/s.f. (land)

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of taken/easement 146,7

CHART D  
 PROPERTY OPINION BEFORE  
 FULL OR PARTIAL TAKING/EASEMENTS

Property I.D. 106/5408-4 905

COMPARABLES

3. LOCATION/ADDRESS: \_\_\_\_\_

APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

4. LOCATION/ADDRESS: 301 Ord. St.

APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total SF lot: <u>8976</u>
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$66.43/s.f.</u> <u>land 4/26/82</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$ \_\_\_\_\_

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property U.D. 107/5408-4 904  
 Location/Address Btw. N. Broadway & Hill St. & Sunset  
 Owner L.A. County  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 1.24 ac (54,014 sf)  
 Zoning C2-1  
 Use Vacant  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) Hillside of freeway ramp/street  
 No. of buildings ---  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable

Location \_\_\_\_\_

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \_\_\_\_\_

Use \_\_\_\_\_

Other \_\_\_\_\_

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable

Location \_\_\_\_\_

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \_\_\_\_\_

Use \_\_\_\_\_

Other \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 107/5408-4. 904  
 SF of taking 1950  
 Type of taking/easement Subsurface  
 Description of taking/easement Triangle at southeast corner of property  
 Remaining Property: 52,064  
 Highest/Best use prior to taking park  
 Highest/Best use after taking (explain any change) park

COMPARABLES

1. LOCATION/ADDRESS: 654 N. Spring St.  
 APPROACH USED: Market Sales  
 Applicable  Not Applicable   
 Location 3 blocks east  
 Total SF \_\_\_\_\_  
 Configuration \_\_\_\_\_  
 Replacement Cost \_\_\_\_\_  
 Income \_\_\_\_\_  
 Market Sales \$71.80/s.f.:  
land, 2/18/81  
 Use \_\_\_\_\_  
 Other \_\_\_\_\_

2. LOCATION/ADDRESS: 616 W. College St.  
 APPROACH USED: Market Sales  
 Applicable  Not Applicable   
 Location 2 blocks north  
 Total SF \_\_\_\_\_  
 Configuration \_\_\_\_\_  
 Replacement Cost \_\_\_\_\_  
 Income \_\_\_\_\_  
 Market Sales \$56.14/s.f.:  
land 1/23/81  
 Use \_\_\_\_\_  
 Other \_\_\_\_\_

FINAL OPINION \$(.5)65/s.f. (Land)

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement \_\_\_\_\_

63,375



**CHART D  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CONTINUED**

Property I.D. 107/5408-4 904

**COMPARABLES**

3. LOCATION/ADDRESS: 616 W. College St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>3 blocks west</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF <u>3304</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$56.14/s.f.:</u> <u>land, 1/23/81</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use <u>Commercial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____
FINAL OPINION \$ _____		

4. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____
FINAL OPINION \$ _____		

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 108  
 Location/Address \_\_\_\_\_  
 Owner \_\_\_\_\_  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area \_\_\_\_\_  
 Zoning \_\_\_\_\_  
 Use \_\_\_\_\_

Use(s) City of Los Angeles  
 No. of buildings \_\_\_\_\_  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

Highest AND Best Use, IF different than current use: (document) \_\_\_\_\_  
This parcel is owned by the City of Los Angeles  
and as such, it is assumed that rights for a subsurface  
easement can be acquired without cost.

**COMPARABLES**

**1. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**2. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 109  
 Location/Address \_\_\_\_\_  
 Owner \_\_\_\_\_  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area \_\_\_\_\_  
 Zoning \_\_\_\_\_  
 Use \_\_\_\_\_

Use(s) Freeway  
 No. of buildings \_\_\_\_\_  
 Gross Area of each building 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

Highest AND Best Use, if different than current use (document)  
 This parcel is a Freeway, owned by CalTrans and as such  
 it is assumed that rights for a subsurface easement can  
 be acquired without cost.

**COMPARABLES**

**1. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**2. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 122/5161-4 901  
 Location/Address NE Corner-Temple & Hill  
 Owner L.A. County  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 5.84 ac. (254,390 sq ft)  
 Zoning C2-4(-1)  
 Use Institutional

Use(s) Surface Parking  
 No. of buildings \_\_\_\_\_  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

Highest AND Best Use, if different than current use (document) \_\_\_\_\_  
Ten story office building (maximum allowable under zoning)

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKING/EASEMENTS

Property I.D. 122/5161-4 901  
 SF of taking 1,800  
 Type of taking/easement subsurface  
 Description of taking/easement triangle at northeast corner of property, along Hill St.  
 Remaining Property: 252,590  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 7 blocks south  
  Total SF \_\_\_\_\_  
  Configuration vacant  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales: \$80.62/s.f./land, 11/12/81  
  Use surface parking lot  
  Other \_\_\_\_\_

2. LOCATION/ADDRESS: 847 S. Flower  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 8 blocks south and 5 blocks west  
  Total SF \_\_\_\_\_  
  Configuration vacant  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales: \$85.23/s.f./land 2/27/81  
  Use parking  
  Other \_\_\_\_\_

FINAL OPINION (\$-5)\$85/s.f./land

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement 76,500  
 value of taking \_\_\_\_\_



# SUMMARY

CIVIC CENTER STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. of PARCELS	VALUATION \$	NO. of PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST
				TYPE	NO. of UNITS	COST	TYPE	NO. of UNITS	COST	
Subsurface										
Partial	2*	1,598,000								
Construction	1**	7,243,000								
Full Fee										
<b>TOTAL</b>			2***							8,841,000

- \* One parcel also includes a portion taken as a construction easement.
- \*\* Parcel also includes a portion taken as a partial taking.
- \*\*\* Total number of parcels may not equal sum of the column due to parcels which include both construction and partial takings.

Civic Center Station

( AREA )

**TOTAL ACQUISITION** ..... \$ 8,841,000

FULL FEE \$ -----

PARTIAL TAKING \$ 1,598,000

SURFACE EASEMENT \$ -----

SUBSURFACE EASEMENT \$ -----

CONSTRUCTION EASEMENT \$ 7,243,000

**TOTAL RELOCATION** ..... \$ -----

RESIDENTIAL \$ -----

BUSINESS \$ -----

GOODWILL \$ -----

**TOTAL** ..... \$ 8,841,000

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
124	PT	935,000	-----	-----	-----
140	PT	663,000	-----	-----	-----
	CE	7,243,000	-----	-----	-----



PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS

Property I.D. 124/5161-5 911  
 Location/Address Mall btw. Temple & 1st Bwy. & Hill  
 Owner Bd. of Retirement of the Retiree  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 2.86 ac. (124,581 sf)  
 Zoning C2-4(-1)  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) Civic pride park  
 No. of buildings \_\_\_\_\_  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

CHART D  
PARTIAL TAKINGS/EASEMENTS

Property I. D. 124/5161-5 911  
 SF of taking 11,000  
 Type of taking/easement Partial  
 Description of taking/easement 50' swath along Hill St. between Hall of Records & Law Library  
 Remaining Property: 113,581  
 Highest/Best use prior to taking Commercial  
 Highest/Best use after taking (explain any change) Commercial

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>8 blocks south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$80.62/s. f./</u> <u>land 11/12/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>parking</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other <u>11/12/81</u>

2. LOCATION/ADDRESS: 874 S. Flower  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>9 blocks south</u> <u>and 5 blocks west</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$85.23/s. f./</u> <u>land 2/27/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>parking</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$ 85/s. f./land

Value of remaining property prior to taking	\$	<u>9,654,385</u>
Value of remaining property after taking	\$	<u>9,654,385</u>
Severance		<u>0</u>
+Value of taken/easement		<u>0</u>

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 140/5149-1 906  
 Location/Address NW corner of Hill and 1st  
 Owner L.A. County  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 87,991 s.f.  
 Zoning C2-4(-1)  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) Surface parking lot  
 No. of buildings 1 (booth)  
 Gross Area of each building  
 1 24 s.f. 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 N/A 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable:  Not Applicable:

Location \_\_\_\_\_  
 \_\_\_\_\_  
 Total SF \_\_\_\_\_  
 \_\_\_\_\_  
 Configuration \_\_\_\_\_  
 \_\_\_\_\_  
 Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
 Income \_\_\_\_\_  
 \_\_\_\_\_  
 Market Sales \_\_\_\_\_  
 \_\_\_\_\_  
 Use \_\_\_\_\_  
 \_\_\_\_\_  
 Other \_\_\_\_\_  
 \_\_\_\_\_

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable:  Not Applicable:

Location \_\_\_\_\_  
 \_\_\_\_\_  
 Total SF \_\_\_\_\_  
 \_\_\_\_\_  
 Configuration \_\_\_\_\_  
 \_\_\_\_\_  
 Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
 Income \_\_\_\_\_  
 \_\_\_\_\_  
 Market Sales \_\_\_\_\_  
 \_\_\_\_\_  
 Use \_\_\_\_\_  
 \_\_\_\_\_  
 Other \_\_\_\_\_  
 \_\_\_\_\_

CONSTRUCTION/EASEMENTS

Property I.D. 140/5149-1 906  
 SF of taking 88,408 (full lot)  
 Type of taking/easement construction  
 Description of taking/easement entire lot  
 Remaining Property: none  
 Highest/Best use prior to taking NA  
 Highest/Best use after taking (explain any change) NA

COMPARABLES

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable:  Not Applicable:

Location \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Total SF \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Configuration \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Foregone Income  
 Three years x 263 business  
 days x 340 parking spaces x 6  
 maximum price time periods x  
 4.50 (maximum price) (based on  
 income currently on site)

Use \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Other \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable:  Not Applicable:

Location \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Total SF \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Configuration \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Income \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Market Sales \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Use \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Other \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FINAL OPINION \$ \_\_\_\_\_

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_

Severance  
 +Value of taken/easement 7.24

PARTIAL TAKINGS/EASEMENTS

Property I.D. 140/5149-1 906  
 SF of taking 7,800  
 Type of taking/easement partial (3600sf.)  
 Description of taking/easement southeast corner of parcel & midsection of southern edge (4200sf.)  
 Remaining Property: surface parking lot (to be used as construction easement)  
 Highest/Best use prior to taking ten story office building (maximum allowable under zoning)  
 Highest/Best use after taking (explain any change) ten story office building  
 (maximum allowable under zoning)

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>7 blocks south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Configuration <u>vacant</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$80.62/s.f./</u> <u>land 11/12/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>surface parking lot</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: 847 S. Flower St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>8 blocks south</u> <u>and 5 blocks west</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Configuration <u>vacant</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$85.23/s.f./</u> <u>land 2/27/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>surface parking lot</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$ 85/s.f./land

Value of remaining property prior to taking	\$	<u>6,816,236</u>
Value of remaining property after taking	\$	<u>6,816,236</u>
Severance		<u>0</u>
+Value of land taken/easement		<u>663,000</u>



# SUMMARY

Between Civic Center Station and 5th/Hill Station

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. OF PARCELS	VALUATION	NO. OF PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST
				TYPE	NO. OF UNITS	COST	TYPE	NO. OF UNITS	COST	
Subsurface										
Partial										
Construction										
Full Fee										

**TOTAL**

0

Between Civic Center Station and 5th/Hill Station

( A R E A )

**TOTAL ACQUISITION** ..... \$ \_\_\_\_\_

FULL FEE \$ \_\_\_\_\_

PARTIAL TAKING \$ \_\_\_\_\_

SURFACE EASEMENT \$ \_\_\_\_\_

SUBSURFACE EASEMENT \$ \_\_\_\_\_

CONSTRUCTION EASEMENT \$ \_\_\_\_\_

**TOTAL RELOCATION** ..... \$ \_\_\_\_\_

RESIDENTIAL \$ \_\_\_\_\_

BUSINESS \$ \_\_\_\_\_

GOODWILL \$ \_\_\_\_\_

**TOTAL** ..... \$ 0

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATIC
			RESIDENTIAL	BUSINESS	



7

5TH / HILL

# SUMMARY

5th/HILL STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. OF PARCELS	VALUATION \$	NO. OF PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST \$
				TYPE	NO. OF UNITS	COST	TYPE	NO. OF UNITS	COST \$	
Subsurface										
Partial	4*	1,385,700	1				Parking Lot	1	200	200
Construction	1**	1,793,200								
Full Fee										
<b>TOTAL</b>	<b>4***</b>	<b>3,178,900</b>						<b>1</b>	<b>200</b>	<b>200</b>

\*One parcel also includes a portion taken as a construction easement.

\*\*Parcel also includes a portion taken as a partial taking.

\*\*\*Total number of parcels may not equal sum of the column due to parcels which include both construction and partial takings.

( AREA )

**TOTAL ACQUISITION** ..... \$ 3,178,900

FULL FEE \$ -----  
 PARTIAL TAKING \$ 1,385,700  
 SURFACE EASEMENT \$ -----  
 SUBSURFACE EASEMENT \$ -----  
 CONSTRUCTION EASEMENT \$ 1,793,200

**TOTAL RELOCATION** ..... \$ 200

RESIDENTIAL \$ -----  
 BUSINESS \$ 200  
 GOODWILL \$ -----

**TOTAL** ..... \$ 3,179,100

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
141	PT CE	229,400 1,793,000	----- -----	----- -----	----- -----
142	PT	468,800	-----	200	-----
145	PT	493,000	-----	-----	-----
150	PT	194,400	-----	-----	-----

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS

Property I.D. 141/5149-10-920  
 Location/Address NE corner of Hill & 4th St.  
 Owner CRA  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 54,800 sf.  
 Zoning C2-4(-2)  
 Use vacant  
 Highest AND Best Use, if different than current use (document)  
Six story office building (maximum allowable under zoning)

Use(s) Portion used for parking \_\_\_\_\_  
 No. of buildings \_\_\_\_\_  
 Gross Area of each building 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable  
  Location \_\_\_\_\_  
 \_\_\_\_\_  
  Total SF \_\_\_\_\_  
 \_\_\_\_\_  
  Configuration \_\_\_\_\_  
 \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
  Income \_\_\_\_\_  
 \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
 \_\_\_\_\_  
  Use \_\_\_\_\_  
 \_\_\_\_\_  
  Other \_\_\_\_\_  
 \_\_\_\_\_

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable  
  Location \_\_\_\_\_  
 \_\_\_\_\_  
  Total SF \_\_\_\_\_  
 \_\_\_\_\_  
  Configuration \_\_\_\_\_  
 \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
  Income \_\_\_\_\_  
 \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
 \_\_\_\_\_  
  Use \_\_\_\_\_  
 \_\_\_\_\_  
  Other \_\_\_\_\_  
 \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 141/5149-10 920  
 SF of taking 52,100  
 Type of taking/easement construction  
 Description of taking/easement entire lot  
 Remaining Property: -----  
 Highest/Best use prior to taking commercial  
 Highest/Best use after taking (explain any change) commercial

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill  
 APPROACH USED: Market Sales  
 Applicable  Not Applicable   
 Location 3 blocks south  
 Total SF 9600 s.f.  
 Configuration vacant  
 Replacement Cost  
 Income  
 Market Sales 880.62/s.f.  
11/12/81  
 Use parking  
 Other 1/8

2. LOCATION/ADDRESS: 847 S. Flower  
 APPROACH USED: Market Sales  
 Applicable  Not Applicable   
 Location 3 blocks south  
and 3 blocks west  
 Total SF 7,626 s.f.  
 Configuration vacant  
 Replacement Cost  
 Income  
 Market Sales \$85.23/s.f.  
2/27/81  
 Use parking  
 Other

FINAL OPINION \$ 85/sf\*

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement \_\_\_\_\_

\*Sales price of land taken for construction easement =  $85 \times 52,100 = 4,428,500$   
 interest forgone over 3 year at 12% = 1,793,223

PARTIAL TAKINGS/EASEMENTS

Property I.D. 141/5149-10 920  
 SF of taking 2700  
 Type of taking/easement partial taking  
 Description of taking/easement south west corner-vacant land  
 Remaining Property: 52,100 s.f. vacant land to be used for construction easement  
 Highest/Best use prior to taking six story office building (maximum allowable under zoning)  
 Highest/Best use after taking (explain any change) six story office building

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill  
 APPROACH USED: Market Sales  
 Applicable  Not Applicable   
 Location 3 blocks south  
 Total SF 9,600 s.f.  
 Configuration vacant  
 Replacement Cost  
 Income  
 Market Sales \$80.62/s.f.  
11/12/81  
 Use parking  
 Other

2. LOCATION/ADDRESS: 847 S. Flower  
 APPROACH USED: Market Sales  
 Applicable  Not Applicable   
 Location 3 blocks south and 3 blocks west  
 Total SF 7,626 s.f.  
 Configuration vacant  
 Replacement Cost  
 Income  
 Market Sales \$85.23/s.f.  
2/27/81  
 Use parking  
 Other

FINAL OPINION \$ 85/s.f./land

Value of remaining property prior to taking \$ 4,428,500  
 Value of remaining property after taking \$ 4,428,500  
 Severance 0  
 +Value of land taken/easement

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 142/5149-15 1,2,3,4, & 12 Use(s) Surface parking lot, w/booth, taco stand  
 Location/Address 321 W. 4th St. & 348 S. Hill St. No. of buildings 2  
 Owner System Auto Parks Inc. & Philip Cullen Gross Area of each building 1 32 sf 5 \_\_\_\_\_  
 Date Acquired 1/23/79 12/20/67 2 400 sf 6 \_\_\_\_\_  
 Indicated price \_\_\_\_\_ 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 Lot Area 24,750 sf. 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Zoning M2-4(-2) Rentable Area of each building 1 N/A 5 \_\_\_\_\_  
 Use Commercial 2 400 sf 6 \_\_\_\_\_  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_ 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 Six story office building (maximum allowable under zoning) \_\_\_\_\_ 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable  
  Location \_\_\_\_\_  
 \_\_\_\_\_  
  Total SF \_\_\_\_\_  
 \_\_\_\_\_  
  Configuration \_\_\_\_\_  
 \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
  Income \_\_\_\_\_  
 \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
 \_\_\_\_\_  
  Use \_\_\_\_\_  
 \_\_\_\_\_  
  Other \_\_\_\_\_  
 \_\_\_\_\_

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable  
  Location \_\_\_\_\_  
 \_\_\_\_\_  
  Total SF \_\_\_\_\_  
 \_\_\_\_\_  
  Configuration \_\_\_\_\_  
 \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
  Income \_\_\_\_\_  
 \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
 \_\_\_\_\_  
  Use \_\_\_\_\_  
 \_\_\_\_\_  
  Other \_\_\_\_\_  
 \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 142/5149-15 1,2,3,4,12  
 SF of taking 5515  
 Type of taking/easement Partial taking  
 Description of taking/easement includes the attendant's booth for lot  
 Remaining Property: occupied by the surface parking lot and taco stand  
 Highest/Best use prior to taking commercial: 4-8 stories  
 Highest/Best use after taking (explain any change) ---

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 4 blocks south  
  Total SF \_\_\_\_\_  
  Configuration vacant  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$80.62/s.f./land, 11/12/81  
  Use surface parking lot  
  Other \_\_\_\_\_

2. LOCATION/ADDRESS: 847 S. Flower  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 5 blocks south and 5 blocks west  
  Total SF \_\_\_\_\_  
  Configuration vacant  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$85.23/s.f./land, 2/27/81  
  Use surface parking lot  
  Other \_\_\_\_\_

FINAL OPINION \$ 85/s.f./land

Value of remaining property prior to taking \$ 1,634,975  
 Value of remaining property after taking \$ 1,634,975  
 Severance 0  
 +Value of land taken/easement 168



**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 142/5149-15 1,2,4  
 Business Address: 342-52 S. Hill  
 Name of Business: System Auto Park  
 Type of Business: Surface Parking lot  
 Use of Space (retail, office, storage, factory, etc.): Parking, 1 booth  


---

 Square Footage of business (by use) Parking: 10,969 s.f.  
Booths: 32 s.f.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>200 (only booth is moved)</u>	
Actual Moving Expense	<u>200</u>	<u>1. Chris &amp; Leonard</u>
Search for Replacement Business	<u>N/A (partial taking)</u>	<u>2. Machinery Tranfor In</u>
B. In Lieu payment	<u>N/A (this is a chain)</u>	

**Qualifications, certifications on sources:**

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

200 (a)

Goodwill Compensation

0 (b)

**TOTAL RELOCATION COSTS (a+b)**

200

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 145/5149-32 4, 5, 8, 9, 10, 13, 14  
 Location/Address 500 S. Hill St.  
 Owner Joseph D. Shane Jr. & Bartman Bros.  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 36,000 sf.  
 Zoning CM 4 (-2)  
 Use Commercial  
 Highest AND Best Use, If different than current use (document) \_\_\_\_\_  
Six story office building (maximum allowed under zoning)

Use(s) Parking lot & Fotomat stand  
 No. of buildings ---  
 Gross Area of each building  
 1 132 sf. 5  
 2 224 sf. 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8  
 Rentable Area of each building  
 1 N/A 5  
 2 224 sf. 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8

**COMPARABLES**

**1. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**2. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

Property I.D. 145/5149-32 4,5,8-10,13,14  
 SF of taking 5800  
 Type of taking/easement Partial  
 Description of taking/easement 10% of northwestern portion of property  
 Remaining Property: parking lot, Fotomat  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 2 blocks south  
  Total SF \_\_\_\_\_  
  Configuration vacant  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$80.62/s.f./land, 11/12/81  
  Use surface parking lot  
  Other IR

2. LOCATION/ADDRESS: 847 S. Flower  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 3 blocks south and 5 blocks west  
  Total SF \_\_\_\_\_  
  Configuration vacant  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$85.23/s.f./land, 2/27/81  
  Use surface parking lot  
  Other \_\_\_\_\_

FINAL OPINION (\$1.5) \$85/s.f./land

Value of remaining property prior to taking \$ 2,567,000  
 Value of remaining property after taking \$ 2,567,000  
 Severance \_\_\_\_\_  
 +Value of easement taken/easement 49,000

CHART C  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS

Property I.D. 150/5149-28 10  
 Location/Address: NE 6th Hill & 5th  
 Owner Land Co.  
 Date Acquired 1978  
 Indicated price \_\_\_\_\_  
 Lot Area 10,281 sF  
 Zoning CM-4 (-2)  
 Use Commercial  
 Highest AND Best Use, if different than current use: (document) \_\_\_\_\_

Use(s) 12 story office w/ground floor retail  
 No. of buildings ---  
 Gross Area of each building 1 113,652sf  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 1 106,922sf  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable:  Not Applicable:

Location \_\_\_\_\_

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \_\_\_\_\_

Use \_\_\_\_\_

Other \_\_\_\_\_

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable:  Not Applicable:

Location \_\_\_\_\_

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \_\_\_\_\_

Use \_\_\_\_\_

Other \_\_\_\_\_

Property I.D. 150/5149-2810  
 SF of taking 7,200 sf (2,400 sf on 3 levels: basement, ground floor, 2nd floor).  
 Type of taking/easement Partial Taking  
 Description of taking/easement 2,400 sf each on 3 levels: basement, ground floor, 2nd floor  
 Remaining Property: 12 Story office 2/ground floor retail  
 Highest/Best use prior to taking office building  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 625 S. Spring St.  
 APPROACH USED: Market Sales  
 Applicable:  Not Applicable:

Location 2 blocks south and 1 block east

Total SF bdg. 94,710

Configuration 12 story office building

Replacement Cost

Income

Market Sales \$27/sf (land and improvement)

Use Office

Other

2. LOCATION/ADDRESS: 529 W. 7th St.  
 APPROACH USED: Market Sales  
 Applicable:  Not Applicable:

Location 2 blocks south, 3 blocks west

Total SF 75,451 sf lot 6,540 sf

Configuration 12 story office building

Replacement Cost

Income

Market Sales \$27/sf (land and improvement) 3/2/82

Use \_\_\_\_\_

Other

FINAL OPINION \$ 27/sf/land & improvement

Value of remaining property prior to taking \$ 3,414,204  
 Value of remaining property after taking \$ 3,424,204  
 Severance -0-  
 +Value of land taken/easement 194,400  
 Value of taking 194,400



# SUMMARY

BETWEEN 5th/HILL STATION AND 7th/FLOWER STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. OF PARCELS	VALUATION \$	NO. OF PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST
				TYPE	NO. OF UNITS	COST	TYPE	NO. OF UNITS	COST	
Subsurface	14	2,725,700								
Partial										
Construction										
Full Fee										
<b>TOTAL</b>										
	14	2,725,700								

Between 5th/Hill Station and  
7th/Flower Stations

( AREA )

**TOTAL ACQUISITION** ..... \$ 2,725,700

FULL FEE \$ -----  
 PARTIAL TAKING \$ -----  
 SURFACE EASEMENT \$ -----  
 SUBSURFACE EASEMENT \$ 2,725,700  
 CONSTRUCTION EASEMENT \$ -----

**TOTAL RELOCATION** ..... \$ -----

RESIDENTIAL \$ -----  
 BUSINESS \$ -----  
 GOODWILL \$ -----

**TOTAL** ..... \$ 2,725,700

**PARCEL DATA**

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
144	SBE	306,000	-----	-----	-----
161	"	514,300	-----	-----	-----
162	"	28,700	-----	-----	-----
163	"	276,300	-----	-----	-----
164	"	114,800	-----	-----	-----
165	"	379,400	-----	-----	-----
166	"	3,200	-----	-----	-----
167	"	116,900	-----	-----	-----
168	"	264,100	-----	-----	-----
169	"	152,400	-----	-----	-----
170	"	117,400	-----	-----	-----
171	"	350,600	-----	-----	-----
172	"	99,500	-----	-----	-----
173	"	2,100	-----	-----	-----



**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 144/5149-31 900  
 Location/Address NW cor. Hill & 5th (Pershing Sq.)  
 Owner L.A. City Park  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 175,968 sf.  
 Zoning C5-4(-2)  
 Use Institut. & Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) Parking garage & park  
 No. of buildings 1  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

**1. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**2. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 144/5149-31 900  
 SF of taking 7,200  
 Type of taking/easement subsurface  
 Description of taking/easement rectangle angled at NE corner  
 Remaining Property: 168,768  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>3 blocks south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$80.62/s.f./</u> <u>land, 11/12/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>parking lot</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: 847 S. Flower St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>3 blocks south</u> <u>and 5 blocks west</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$85.23/s.f./</u> <u>land, 2/27/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>parking lot</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION (\$5) \$85/s.f./land

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_

Severance  
 + Value taken/easement

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 161/5144-3 32  
 Location/Address 607 S. Hill St.  
 Owner Calif. Jewelry Mart Realty Corp  
 Date Acquired 3/3/70  
 Indicated price \_\_\_\_\_  
 Lot Area 18,900 sf.  
 Zoning: CH 4(-2)  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) 8th St. office w/bank and retail on ground floor  
 No. of buildings 1  
 Gross Area of each building 1153,204sf. 5  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 1 122,563sf. 5  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES:**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable

<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable

<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 161/5144-3 32  
 SF of taking 12,100  
 Type of taking/easement subsurface  
 Description of taking/easement swath from northeastern to southwestern corners of property  
 Remaining Property: 6,800  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
 Location 1 block south  
 Total SF \_\_\_\_\_  
 Configuration \_\_\_\_\_  
 Replacement Cost \_\_\_\_\_  
 Income \_\_\_\_\_  
 Market Sales \$80.62/s.f./land, 11/12/81  
 Use commercial  
 Other \_\_\_\_\_

2. LOCATION/ADDRESS: 847 S. Flower  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
 Location 4 blocks west and 2 blocks south  
 Total SF \_\_\_\_\_  
 Configuration \_\_\_\_\_  
 Replacement Cost \_\_\_\_\_  
 Income \_\_\_\_\_  
 Market Sales \$85.23/s.f./land, 2/27/81  
 Use commercial  
 Other \_\_\_\_\_

FINAL OPINION \$.51\$85/s.f./land

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 + Value taken/easement \_\_\_\_\_

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 162/5144-3 33  
 Location/Address: 412 W. 6th St.  
 Owner William Bloomfield et al  
 Date Acquired \_\_\_\_\_  
 Indicated price: \_\_\_\_\_  
 Lot Area 9,900 sf.  
 Zoning C5-4(-2)  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) 14 floor office bldg w/restaurant on ground floor.  
 No. of buildings 1  
 Gross Area of each building 1,112,418sf  

1	_____	5
2	_____	6
3	_____	7
4	_____	8

 Rentable Area of each building 1,89,934sf  

1	_____	5
2	_____	6
3	_____	7
4	_____	8

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKINGS/EASEMENTS

Property ID: 162/5144-3 33  
 SF of taking 675  
 Type of taking/easement Subsurface  
 Description of taking/easement triangle at southeastern corner of property  
 Remaining Property: 111,743  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill St.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 1 block south  
  Total SF lot: 9,600  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$80.62/s.f./land, 11/12/81  
  Use Commercial  
  Other \_\_\_\_\_

2. LOCATION/ADDRESS: 847 S. Flower St.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 3 blocks south and 2 blocks west  
  Total SF lots: 7,626  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$85.23/s.f./land 2/27/81  
  Use Commercial  
  Other \_\_\_\_\_

FINAL OPINION: \$.5) \$85/s.f./land

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement 28,875

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 163/5144-3 34  
 Location/Address 618 S. Olive  
 Owner L.A. Athletic Club  
 Date Acquired 11/2/61  
 Indicated price \_\_\_\_\_  
 Lot Area 20,925 sf  
 Zoning C5-4(-2)  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) Six story office building (maximum allowable under zoning)

Use(s) Surface Parking  
 No. of buildings ---  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable  
  Location \_\_\_\_\_  
  Total SF \_\_\_\_\_  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
  Use \_\_\_\_\_  
  Other \_\_\_\_\_

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable  
  Location \_\_\_\_\_  
  Total SF \_\_\_\_\_  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
  Use \_\_\_\_\_  
  Other \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 163/5144-3 34  
 SF of taking 6,500  
 Type of taking/easement subsurface  
 Description of taking/easement one third of property from southeastern corner  
 Remaining Property: 14,425  
 Highest/Best use prior to taking six story office building (maximum allowable under zoning)  
 Highest/Best use after taking (explain any change) six story office building (maximum allowable under zoning)

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>1 block east</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Configuration <u>vacant</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$80.62/s.f./land, 11/12/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>surface parking lot</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: 847 S. Flower  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>2 blocks south and 2 blocks west</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Configuration <u>vacant</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$85.23/s.f. land, 2/27/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>surface parking lot</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$.51 \$85/s.f./land

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance Value taken/easement 276.2



**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 164/5144-3 30, 31  
 Location/Address 619 & 625 S. Hill St.  
 Owner Western Jewelry Mart  
 Date Acquired 9/5/79  
 Indicated price \_\_\_\_\_  
 Lot Area 18,625 sf  
 Zoning C5-4(-2)  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_  
Six story office building (maximum allowable under zoning)

Use(s) 2 small retail bldg. and surface parking lot  
 No. of buildings 2  
 Gross Area of each building: 1 800 5 \_\_\_\_\_  
 2 11,200 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building: 1 800 5 \_\_\_\_\_  
 2 1,200 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable: Not Applicable

<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable: Not Applicable

<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**PARTIAL TAKINGS/EASEMENTS**

Property I.D. 164/5144-3 30,31  
 SF of taking 2700  
 Type of taking/easement Subsurface  
 Description of taking/easement triangle at northwestern corner of property  
 Remaining Property: 15,925  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: 731 S. Hill  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 1 block south  
  Total SF \_\_\_\_\_  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$80.62/s.f./  
land, 11/12/81  
  Use surface parking lot  
  Other \_\_\_\_\_

2. LOCATION/ADDRESS: 847 S. Flower  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 4 blocks west  
  Total SF \_\_\_\_\_  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$85.23/s.f./  
land, 2/27/81  
  Use surface parking lot  
  Other \_\_\_\_\_

FINAL OPINION \$.51 \$85/s.f./land

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance Value taken/easement \$ \_\_\_\_\_

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 165/5144-3 35  
 Location/Address 646 S. Olive  
 Owner LAACO Inc. DBA  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 21,700 sF.  
 Zoning G5 35:2710/D-4(-2)  
 Use Parking garage  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) 6 story Parking Garage with first floor office space.  
 No. of buildings 1  
 Gross Area of each building  
 1 124,260sf.  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 99,408sf.  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

**1. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**2. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**PARTIAL TAKINGS/EASEMENTS**

Property I.D. 165/5144-3 35  
 SF of taking 8,927  
 Type of taking/easement subsurface  
 Description of taking/easement 70' swath from northeastern to southwestern corner  
 Remaining Property: 115,333  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: 731 s. Hill St.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>1 block east</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$80.62/s.f./</u> <u>land 11/12/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>parking</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: 847 s. Flower  
 APPROACH USED: Market Sales  
 Applicable Not Applicable

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>2 blocks south</u> <u>and 4 blocks west</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$85.23/s.f./</u> <u>land 2/27/81</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>parking</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$6585/s.f./land

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement 379.00

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 166/5144-4 21  
 Location/Address 637 S. Olive  
 Owner Security Pacific Nat. Bank  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 10,048 sf.  
 Zoning C5-4(-2)  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_  
SIX story office building maximum allowable under zoning

Use(s) Surface parking lot  
 No. of buildings ---  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

**1. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**2. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 166/5144-4 21  
 SF of taking 75  
 Type of taking/easement subsurface  
 Description of taking/easement triangle at southeastern corner  
 Remaining Property: 9,973  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill St.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable

Location 1 block west

Total SF lot: 9600

Configuration vacant

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$80.62/s.f./  
land 11/12/81

Use surface parking lot

Other \_\_\_\_\_

2. LOCATION/ADDRESS: 847 S. Flower  
 APPROACH USED: Market Sales  
 Applicable Not Applicable

Location 2 blocks south  
and 2 blocks west

Total SF 7,626: lot

Configuration vacant

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$85.23/s.f./  
land 2/27/81

Use surface parking lot

Other \_\_\_\_\_

FINAL OPINION \$5.85/s.f./land

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value taken/easement \_\_\_\_\_

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 167/51/44-4 22  
 Location/Address 643 S. Olive  
 Owner 643 Olive St. Ltd  
 Date Acquired 10/9/79  
 Indicated price \_\_\_\_\_  
 Lot Area 9,075 sf.  
 Zoning C5-4(-2)  
 Use Commercial  
 Highest AND Best Use, if different than current use. (document) \_\_\_\_\_

Use(s) 8 story office w/restaurant on ground floor  
 No. of buildings 1  
 Gross Area of each building 171,501 sf.  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 157,200  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 167/5144-4 22  
 SF of taking 2750  
 Type of taking/easement subsurface  
 Description of taking/easement triangle of one third property inc. southwestern corner  
 Remaining Property: 6,325  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 1 block west  
  Total SF 9,600: lot  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$80.62/s.f./  
land 11/12/81  
  Use PARKING lot  
  Other \_\_\_\_\_

2. LOCATION/ADDRESS: 847 S. Flower  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 2 blocks south  
and 2 blocks west  
  Total SF \_\_\_\_\_  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$85.23/s.f./  
land 2/27/81  
  Use parking lot  
  Other \_\_\_\_\_

FINAL OPINION \$ (.5)85/s.f./land

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement 116 7/8



**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 168/5144-4 23  
 Location/Address 649 S. Olive  
 Owner Chris G. Demetriou  
 Date Acquired 6/8/78  
 Indicated price \_\_\_\_\_  
 Lot Area 13,334 sf.  
 Zoning C5-4(-2)  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) 1st. floor bank, 12th floor office w/ground floor bank  
 No. of buildings 1  
 Gross Area of each building 1146,340 sf  
 2: \_\_\_\_\_ 6: \_\_\_\_\_  
 3: \_\_\_\_\_ 7: \_\_\_\_\_  
 4: \_\_\_\_\_ 8: \_\_\_\_\_  
 Rentable Area of each building 1117,072 sf  
 2: \_\_\_\_\_ 6: \_\_\_\_\_  
 3: \_\_\_\_\_ 7: \_\_\_\_\_  
 4: \_\_\_\_\_ 8: \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 168/5144-4 23  
 SF of taking 6215  
 Type of taking/easement subsurface  
 Description of taking/easement one half the northern portion of property  
 Remaining Property: 7,119  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill St.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 1 block south and 1 block west  
  Total SF \_\_\_\_\_  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
  Use surface parking lot  
  Other \_\_\_\_\_

2. LOCATION/ADDRESS: 847 S. Flower St.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 2 blocks south and 4 blocks west  
  Total SF 7626 lot \_\_\_\_\_  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
  Use surface parking lot  
  Other \_\_\_\_\_

FINAL OPINION \$(.5)85/s.f./land

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement \_\_\_\_\_

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property H.D. 169/5144-4 24, 25  
 Location/Address 515 W. 7th St.  
 Owner Ruth I Spencer  
 Date Acquired 1960  
 Indicated price \_\_\_\_\_  
 Lot Area 6,136 sf.  
 Zoning C5-4(-2)  
 Use Commercial  
 Highest AND Best Use, if different than current use: (document) \_\_\_\_\_

Use(s) 3 story restaurant  
 No. of buildings 1  
 Gross Area of each building 118,400 sf.  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 118,400 sf.  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

**1. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:**  
 Applicable Not Applicable

Location \_\_\_\_\_  
 \_\_\_\_\_  
  Total SF \_\_\_\_\_  
 \_\_\_\_\_  
  Configuration \_\_\_\_\_  
 \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
  Income \_\_\_\_\_  
 \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
 \_\_\_\_\_  
  Use \_\_\_\_\_  
 \_\_\_\_\_  
  Other \_\_\_\_\_  
 \_\_\_\_\_

**2. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:**  
 Applicable Not Applicable

Location \_\_\_\_\_  
 \_\_\_\_\_  
  Total SF \_\_\_\_\_  
 \_\_\_\_\_  
  Configuration \_\_\_\_\_  
 \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
  Income \_\_\_\_\_  
 \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
 \_\_\_\_\_  
  Use \_\_\_\_\_  
 \_\_\_\_\_  
  Other \_\_\_\_\_  
 \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D: 169/5144-4 24,25  
 SF of taking 3586  
 Type of taking/easement subsurface  
 Description of taking/easement 70' swath from northeastern to southwestern corner  
 Remaining Property: 2,550  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill St.  
 APPROACH USED: Market Sales  
 Applicable:  Not Applicable:   
 Location 1 block south  
 Total SF 9600: lot  
 Configuration \_\_\_\_\_  
 Replacement Cost \_\_\_\_\_  
 Income \_\_\_\_\_  
 Market Sales \$80.62/s.f./land  
11/12/81  
 Use surface parking lot \_\_\_\_\_  
 Other \_\_\_\_\_

2. LOCATION/ADDRESS: 847 S. Flower  
 APPROACH USED: Market Sales  
 Applicable:  Not Applicable:   
 Location 2 blocks south,  
2 blocks west  
 Total SF 7626: lot  
 Configuration \_\_\_\_\_  
 Replacement Cost \_\_\_\_\_  
 Income \_\_\_\_\_  
 Market Sales \$85.23/s.f./land  
2/27/81  
 Use surface parking lot \_\_\_\_\_  
 Other \_\_\_\_\_

FINAL OPINION \$(.5)85/s.f./land

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement LE 405  
 Value of taking \_\_\_\_\_

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS

Property I.D. 170/5144-4-26  
 Location/Address 517 W. 7th St.  
 Owner Eijiro Okada  
 Date Acquired 12/16/77  
 Indicated price \_\_\_\_\_  
 Lot Area 3,888 sf.  
 Zoning C5-4(-2)  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_  
Six story office building (maximum allowable under zoning)

Use(s) 4 story restaurant  
 No. of buildings 1  
 Gross Area of each building 113,569 sf.  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 113,569 sf.  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**PARTIAL TAKINGS/EASEMENTS**

Property H.D. 170/5144-4 26  
 SF of taking 2763  
 Type of taking/easement subsurface  
 Description of taking/easement southern two-thirds of property, along 7th St.  
 Remaining Property: 1,125  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: 731 S. Hill  
 APPROACH USED: Market Sales  
 Applicable Not Applicable

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>1 block south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF <u>9600</u> ; lot
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$80.62/s.f./land</u> <u>11/12/81</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use <u>surface parking lot</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

2. LOCATION/ADDRESS: 847 S. Flower  
 APPROACH USED: Market Sales  
 Applicable Not Applicable

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>2 blocks south</u> <u>and 2 blocks west</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF <u>7626</u> ; lot
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$85.23/s.f./land</u> <u>2/27/81</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use <u>surface parking lot</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

FINAL OPINION \$ (6.5)85/s.f./land

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value taken/easement \_\_\_\_\_

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 171/5144-4 27  
 Location/Address: 527 W. 7th St.  
 Owner Harry E. Carpenter  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 14,256 sf.  
 Zoning C5-4(-2)  
 Use Commercial  
 Highest AND Best Use, if different than current use (document): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Use(s) 12 Story office/wholesale showrooms-Brack Shops  
 No. of buildings 1  
 Gross Area of each building 187,150 sf, 5  
 2. \_\_\_\_\_ 6 \_\_\_\_\_  
 3. \_\_\_\_\_ 7 \_\_\_\_\_  
 4. \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 169,720 sf, 5  
 2. \_\_\_\_\_ 6 \_\_\_\_\_  
 3. \_\_\_\_\_ 7 \_\_\_\_\_  
 4. \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKINGS/EASEMENTS

Property I.O. 171/5144-4 27  
 SF of taking 8250  
 Type of taking/easement subsurface  
 Description of taking/easement southern half of property, along 7th St.  
 Remaining Property: 6006  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill  
 APPROACH USED: Market Sales  
 Applicable:  Not Applicable:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>2 blocks east</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF <u>9600 s.f.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$80.62/s.f./land</u> <u>11/12/81</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use <u>surface parking lot</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: 847 S. Flower  
 APPROACH USED: Market Sales  
 Applicable:  Not Applicable:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>2 blocks west</u> <u>and 1 block south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF <u>7,626</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$85.23/s.f./land</u> <u>2/27/81</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use <u>surface parking lot</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$(.5)\$85/s.f./land

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement \_\_\_\_\_



**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKEOVER LEASEMENTS**

Property I.D. 172/5144-4 28  
 Location/Address 529 W. 7th St.  
 Owner John Garner  
 Date Acquired 3/82  
 Indicated price \_\_\_\_\_  
 Lot Area 16,540 sf.  
 Zoning C5-4(-2)  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) 13 Story office building  
 No. of buildings 1  
 Gross Area of each building 175,251 sf.  

2	6
3	7
4	8

 Rentable Area of each building 160,184 sf.  

2	6
3	7
4	8

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 172/5144-4 28  
 SF of taking 2340  
 Type of taking/easement subsurface  
 Description of taking/easement southern third of property along 7th St.  
 Remaining Property: 4,200  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill St.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 2 blocks east  
  Total SF 9,600: lot  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$80.62/s.f./land  
11/12/81  
  Use surface parking lot  
  Other \_\_\_\_\_

2. LOCATION/ADDRESS: 847 S. Flower  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 2 blocks south  
  Total SF 7,626: lot  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$85.29/s.f./land  
2/27/81  
  Use surface parking lot  
  Other \_\_\_\_\_

FINAL OPINION \$(.5)85/s.f./land

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement \_\_\_\_\_

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D.	<u>173/5144-6 27</u>	Use(s)	<u>17 story office building w/2 story wing.</u>
Location/Address	<u>611 W. 7th St. &amp; 600-10 Wilshire</u>	No. of buildings	<u>1</u>
Owner	<u>Pacific SW Realty Co. &amp; Cupch. Jacom. Co</u>	Gross Area of each building	<u>1343,519</u> <u>5</u>
Date Acquired	<u>6/23/79</u>	2	<u>21,600 sf</u> <u>2 story</u>
Indicated price	_____	3	_____ <u>7</u>
Lot Area	<u>30960 sf.</u>	4	_____ <u>8</u>
Zoning	<u>C5-4(-2)</u>	Rentable Area of each building	<u>1274,815</u> <u>5</u>
Use	<u>Commercial</u>	2	<u>17,280</u> <u>6 2 story</u>
Highest AND Best Use, if different than current use (document)	_____	3	_____ <u>7</u>
	_____	4	_____ <u>8</u>
	_____		
	_____		

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	<input type="checkbox"/>	_____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	<input type="checkbox"/>	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 173/5144-6 27  
 SF of taking: 50  
 Type of taking/easement subsurface  
 Description of taking/easement triangle at southeastern corner  
 Remaining Property: 30,910  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 731 S. Hill St.  
 APPROACH USED: Market Sales  
 Applicable:  Not Applicable:

Location 2 blocks east  
 \_\_\_\_\_  
 Total SF 9,600: lot  
 \_\_\_\_\_  
 Configuration \_\_\_\_\_  
 \_\_\_\_\_  
 Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
 Income \_\_\_\_\_  
 \_\_\_\_\_  
 Market Sales \$80.62/s.f./land  
11/12/81  
 \_\_\_\_\_  
 Use surface parking lot  
 \_\_\_\_\_  
 Other \_\_\_\_\_  
 \_\_\_\_\_

2. LOCATION/ADDRESS: 847 S. Flower  
 APPROACH USED: Market Sales  
 Applicable:  Not Applicable:

Location 2 blocks south  
 \_\_\_\_\_  
 Total SF 7,626: lot  
 \_\_\_\_\_  
 Configuration \_\_\_\_\_  
 \_\_\_\_\_  
 Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
 Income \_\_\_\_\_  
 \_\_\_\_\_  
 Market Sales \$85.23/s.f./land  
2/27/81  
 \_\_\_\_\_  
 Use surface parking lot  
 \_\_\_\_\_  
 Other \_\_\_\_\_  
 \_\_\_\_\_

FINAL OPINION \$.51\$85/s.f./land

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement 2,15  
 Value of \_\_\_\_\_



# SUMMARY

7th/FLOWER STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. OF PARCELS	VALUATION \$	NO. OF PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST \$
				TYPE	NO. OF UNITS	COST \$	TYPE	NO. OF UNITS	COST \$	
Subsurface										
Partial	1	243,000	1				retail	5 5	778,400	778,400
Construction										
Full Fee	2	11,477,300	2				Bank Rest. Office Retail	17 3 2 8 4	956,200	956,200
<b>TOTAL</b>	<b>3</b>	<b>11,720,300</b>	<b>3</b>					<b>22</b>	<b>1,734,600</b>	<b>1,734,600</b>

## ( AREA )

**TOTAL ACQUISITION** ..... \$ 11,720,300

FULL FEE \$ 11,477,300  
 PARTIAL TAKING \$ 243,000  
 SURFACE EASEMENT \$ -----  
 SUBSURFACE EASEMENT \$ -----  
 CONSTRUCTION EASEMENT \$ -----

**TOTAL RELOCATION** ..... \$ 1,734,600

RESIDENTIAL \$ -----  
 BUSINESS \$ 905,600  
 GOODWILL \$ 829,000

**TOTAL** ..... \$ 13,454,900

PARCEL DATA

PARCEL I. D.	NATURE OF TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
174	FT	8,199,400	-----	155,200	787,500
175	PT	243,000	-----	736,900	41,500
176	FT	3,277,900	-----	13,500	-----

CHART C  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS

Property I.D. 174/5144-6 19  
 Location/Address 701 W. 7th St.  
 Owner Cal. Inst. of Tech.  
 Date Acquired 5/12/64  
 Indicated price \_\_\_\_\_  
 Lot Area 11,663 s.f.  
 Zoning C5-4(-2)  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) below ground and ground floor retail, first floor bank,  
 No. of buildings 1 two floors office, two floors parking.  
 Gross Area of each building 142,400 s.f. 5 (plus 16,800 s.f. parking)  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building: 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

parking, two entire floors

COMPARABLES

1. LOCATION/ADDRESS: 415 W. 5th St.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 2 blocks north and 2 blocks east  
  Total SF lot: 5,040  
bldg: 20,160  
  Configuration 4 story building occupies entire lot  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$85/s.f./land, \$172/s.f./imp.  
8/18/82  
  Use bank  
  Other \_\_\_\_\_

2. LOCATION/ADDRESS: 833 Wilshire Blvd.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 1 block north and two blocks west  
  Total SF lot: 9,309  
bldg: 37,238  
  Configuration 4 story building occupies entire lot  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$85/s.f./land, \$166/s.f./imp.  
9/2/81  
  Use bank and parking  
  Other \_\_\_\_\_



NAME OF BUSINESS	ROOM NO. / STREET ADDRESS	TYPE OF BUSINESS	USE	SQ. FT.	ACTUAL MOVING EXPENSE*	SEARCH REPLAC BUSIN	GOODWILL COMPENSATION	TOTAL RELOCATION COST
Central Bank	1st. Floor	Bank	Off.	12,600	14,000	500	N/A	14,500
Drake's Salad Bar	LL	Restaurant	Rest.	900	1,000	500	110,497	120,497
B.B. Nichols Inc.	LL	Photo Supplies	Rtl.	900	1,200	500	50,000	60,000
Superior Optical Company	LL	Optical	Rtl.	500	750	500	N/A	1,250
Pasquini's Espresso Caffe	LL	Restaurant	Rest.	1,485	1,600	500	182,320	192,320
Carson-Thomas & Assoc. Agency	Rm. 800		Off.	1,600	3,000	500	N/A	10,000
Hong Kong & Shanghai Banking Corp.-LA Branch	Rm. 801	Bank	Off.	5,000	9,000	500	N/A	9,500
Kerns, Alan DDS	Rm. 709	Dentist	Off.	900	1,800	500	N/A	10,000
Park Ave. Employment Agency	Rm. 712	Employment Agency	Off.	900	1,600	500	N/A	10,000
Life Underwriters Assoc. of LA	Rm. 700	Insurance	Off.	900	1,600	500	N/A	10,000
LA General Agts & Mgrs Assos.	Rm. 700		Off.	900	1,600	500	N/A	10,000
Assoc. of Cal. Employee Benefit Planning	Rm. 700	Pension Fund	Off.	900	1,600	500	N/A	10,000
LA Co. Chap. of CEV	Rm. 700		Off.	900	1,600	500	N/A	10,000
Yabuno, Steve T DDS	Rm. 709	Dentist	Off.	900	1,800	500	N/A	10,000
Bargainline	LL	Appliances	Rtl.	1,400	1,400	500	94,675	104,675
Darlings-Holm & Olson Florist	707W. 7th St.	Florist	Rtl.	2,800	1,600	500	350,000	360,000
							787,492	

CHAPTER C  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS

Property I.D. 175/5144-6-18  
 Location/Address 727 W 7th St  
 Owner Basic Estates, Inc.  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 34,288 sf  
 Zoning C5-4(-2)  
 Use Commercial  
 Highest AND Best Use, if different than current use: (document)

Use(s) 12 story office bldg with first floor retail  
 No. of buildings 1  
 Gross Area of each building  
 1 411,456sf  
 2 \_\_\_\_\_  
 3 \_\_\_\_\_  
 4 \_\_\_\_\_  
 Rentable Area of each building  
 1 329,165sf  
 2 \_\_\_\_\_  
 3 \_\_\_\_\_  
 4 \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	Location
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Income
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Use
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Other
<input type="checkbox"/>	<input type="checkbox"/>	_____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	Location
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Income
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Use
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Other
<input type="checkbox"/>	<input type="checkbox"/>	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 175/5144-6-18  
 SF of taking 9,000 sf  
 Type of taking/easement partial taking  
 Description of taking/easement 3,000 sf each on 3 levels: basement, ground floor, 2nd floor in southeast corner  
 Remaining Property: 12 story office building  
 Highest/Best use prior to taking office building  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES Use comps \$27/sf land & improvements

1. LOCATION/ADDRESS: 625 S. Spring St.  
 APPROACH USED: Market Sales  
 Applicable:  Not Applicable:

Location 5 blocks east

Total SF lot: 7,892 sf  
 building: 94,710 sf

Configuration 12 story  
office building

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$27/sf  
(land and improvements) 4-16-81

Use \_\_\_\_\_

Other \_\_\_\_\_

2. LOCATION/ADDRESS: 529 W. 7th St.  
 APPROACH USED: Market Sales  
 Applicable:  Not Applicable:

Location 2 blocks east

Total SF \_\_\_\_\_

Configuration 12 story  
building

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$27/sf (land and  
improvements) 3/2/82

Use \_\_\_\_\_

Other \_\_\_\_\_

FINAL OPINION \$27/sf/land and improvements

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

-0-  
 243,000  
 243,000

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 175/5144-6-18  
 Business Address 719 W. 7th St.  
 Type of Business Gifts  
 Name of Business Yokohama Okadaga  
 Use of Space (retail, office, storage, factory, etc.) retail  
 Square Footage of business (by use) 800 sf

**EXPENSES**

<u>Type</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ 1,400	1. <u>Bekins M &amp; S</u>
Actual Moving Expense	<u>900</u>	
Search for Replacement Business	<u>500</u>	2. <u>Allied Van Lines</u>
 B. In Lieu Payment	 <u>10,000</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 10,000 (a)  
 Loss of Goodwill  
     XX yes                      no

If yes, explain: difficulty in finding a suitable property for relocation

\_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation 238,722 (b)  
**TOTAL RELOCATION COSTS (a+b)** 248,722

**CHART E.  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 175/S144-6-18  
 Business Address: 719 W. 7th Street  
 Name of Business: Yokohama Okadaya  
 Type of Business: gifts  
 Use of Space (retail, office, storage, factory, etc.): retail  
 Square Footage of business (by use) 800 s.f.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>1400</u>	
Actual Moving Expense	<u>900</u>	<u>Bekins Moving and Storage</u>
Search for Replacement Business	<u>500</u>	<u>2. Allied Van Lines</u>
B. In Lieu payment	<u>10,000</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 10,000 (a)  
 Loss of Goodwill

Yes       No

If yes, explain: difficulty in finding a  
suitable property for relocation

Goodwill Compensation

238,722 (b)

**TOTAL RELOCATION COSTS (a+b)**

248,722

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 175/5144-6-18  
 Business Address 713 W. 7th St.  
 Type of Business Luggage & gifts  
 Name of Business Beckel's Luggage & Gifts  
 Use of Space (retail, office, storage, factory, etc.) retail  
 Square Footage of business (by use) 900 sf

EXPENSES

<u>Type</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ 1,400	1. <u>Bekins M &amp; S</u>
Actual Moving Expense	<u>900</u>	2. <u>Allied Van Lines</u>
Search for Replacement Business	<u>500</u>	
B. In Lieu Payment	<u>10,000</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 10,000 (a)  
 Loss of Goodwill  
     XX yes                      no

If yes, explain: Difficulty in finding a suitable property for relocation

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation 148,662 (b)  
 TOTAL RELOCATION COSTS (a+b) 158,662

**CHART E**  
**RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 175/5144-6-18  
 Business Address 715 W. 7th St.  
 Type of Business Candy Store  
 Name of Business See's Candy Shops  
 Use of Space (retail, office, storage, factory, etc.) retail  
 Square Footage of business (by use) 900 sf

**EXPENSES**

<u>Type</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ 1,500	1. <u>Bekin's M &amp; S</u>
Actual Moving Expense	<u>1,000</u>	2. <u>Allied Van Lines</u>
Search for Replacement Business	<u>500</u>	
B. In Lieu Payment	<u>N/A (chain)</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 1,500 (a)  
 Loss of Goodwill  
 XX yes                      no

If yes, explain: Difficulty in finding a suitable property for relocation.

Goodwill Compensation 136,170 (b)  
**TOTAL RELOCATION COSTS (a+b)** 137,670

**CHART E**  
**RELOCATION COSTS FOR BUSINESSES**

Property T.D.: 175/5144-6-18  
 Business Address 721 W. 7th St.  
 Type of Business retail and service-electrical equipment  
 Name of Business Norelco Sales & Service  
 Use of Space (retail, office, storage, factory, etc.) retail  
 Square Footage of business (by use) 1,200 sf

**EXPENSES**

<u>Type</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>2,100</u>	1. <u>Bekins M &amp; S</u>
Actual Moving Expense	<u>1,600</u>	
Search for Replacement Business	<u>500</u>	2. <u>Allied Van Lines</u>
B. In Lieu Payment	<u>10,000</u>	

**Qualifications, clarifications on sources:**

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 10,000 (a)  
 Loss of Goodwill  
 XX yes                      no

If yes, explain Difficulty  
in finding a suitable property for  
relocation.

\_\_\_\_\_

\_\_\_\_\_

Goodwill Compensation 97,380 (b)  
 TOTAL RELOCATION COSTS (a+b) 107,380



CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 175/5144-6-18  
 Business Address 717 W. 7th St.  
 Type of Business Book Store  
 Name of Business Fowler Brothers  
 Use of Space (retail, office, storage, factory, etc.) retail  
 Square Footage of business (by use) 1,100 sf

EXPENSES

<u>Type</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ 2,000	1. <u>Bekins M &amp; S</u>
Actual Moving Expense	<u>1,500</u>	
Search for Replacement Business	<u>500</u>	2. <u>Allied Van Lines</u>
B. In Lieu Payment	<u>10,000</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 10,000 (a)  
 Loss of Goodwill  
 yes  no

If yes, explain: Difficulty  
in finding a suitable property  
for relocation.

Goodwill Compensation 115,984 (b)  
 TOTAL RELOCATION COSTS (a+b) 125,984

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS

Property I.D. 176/5144-8 13  
 Location/Address 654 S. Figueroa St.  
 Owner Home Savings & Loan Assn.  
 Date Acquired 7/29/76  
 (Indicated price \_\_\_\_\_)  
 Lot Area 18,564 s.f.  
 Zoning C5-4(-2)  
 Use Off. & Parking  
 Highest AND Best Use, if different than current use: (document) Six story office building (maximum allowable under zoning)

Use(s) 2 story bank  
 No. of buildings 1  
 Gross Area of each building 110,000 5  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 18,000 5  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 415 W. 5th  
 APPROACH USED: Market Sales  
 Applicable: Not Applicable

Location 2 blocks south and 2 blocks east

Total SF lot: 5,040  
 bldg: 20,160

Configuration 4 story building occupies entire lot

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$85/sf/land \$172/sf/imp.  
8/18/82

Use bank

Other \_\_\_\_\_

2. LOCATION/ADDRESS: 833 Wilshire Blvd.  
 APPROACH USED: Market Sales  
 Applicable: Not Applicable

Location 1 block north

Total SF lot: 9,309  
 bldg: 37,238

Configuration 4 story building occupies entire lot

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$85/sf/land \$166/sf/imp.  
9/2/81

Use bank & parking

Other \_\_\_\_\_

(\$170/s.f./imp; \$85/sf/land)

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 176/5144-8 13  
 Business Address 654 S. Figueroa St.  
 Name of Business Home Savings & Loan Assn  
 Type of Business Bank  
 Use of Space (retail, office, storage, factory, etc.) Office  
 Square Footage of business (by use) Office: 10,000 s.f.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>13,500</u>	
Actual Moving Expense	<u>13,000</u>	1. <u>Belins &amp; S</u>
Search for Replacement Business	<u>500</u>	2. <u>N. American</u>
B. In Lieu payment	<u>N/A-chain</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill

13,500 (a)

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

0 (b)

TOTAL RELOCATION COSTS (a+b)

13,500



# SUMMARY

BETWEEN 7th/FLOWER STATION AND WILSHIRE/ALVARADO STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. of PARCELS	VALUATION \$	NO. of PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST \$
				TYPE	NO. of UNITS	COST \$	TYPE	NO. of UNITS	COST \$	
Subsurface	9	118,200								
Partial										
Construction										
Full Fee	4	1,786,200	3				Retail Rest. Fire Station	13 9 3 1	2,858,000	2,858,800
<b>TOTAL</b>	<b>13</b>	<b>1,904,400</b>	<b>3</b>					<b>13</b>	<b>2,858,000</b>	<b>2,858,800</b>

Between 7th /Flower Station and  
Wilshire/Alvarado Station

( AREA )

**TOTAL ACQUISITION** ..... \$ 1,904,400

FULL FEE	\$ 1,786,200
PARTIAL TAKING	\$ -----
SURFACE EASEMENT	\$ -----
SUBSURFACE EASEMENT	\$ 118,200
CONSTRUCTION EASEMENT	\$ -----

**TOTAL RELOCATION** ..... \$ 2,858,800

RESIDENTIAL	\$ -----
BUSINESS	\$ 130,000
GOODWILL	\$ 2,728,800

**TOTAL** ..... \$4,763,200

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
177	SBE	-----	-----	-----	-----
197	"	2,700	-----	-----	-----
198	"	2,700	-----	-----	-----
199	"	2,700	-----	-----	-----
200	"	700	-----	-----	-----
201	"	6,000	-----	-----	-----
202	"	11,900	-----	-----	-----
203	"	88,800	-----	-----	-----
204	"	2,700	-----	-----	-----
205	FT	332,600	-----	70,000	684,300
206	"	386,700	-----	-----	-----
207	"	426,400	-----	10,000	-----
208	"	640,500	-----	50,000	2,044,500

1. This parcel is the Harbor Freeway, owned by CalTrans and as such it is assumed that rights can be acquired without cost.

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS**

Property I.D. 177  
 Location/Address \_\_\_\_\_  
 Owner \_\_\_\_\_  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area \_\_\_\_\_  
 Zoning \_\_\_\_\_  
 Use \_\_\_\_\_

Use(s) Freeway  
 No. of buildings \_\_\_\_\_  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

Highest AND Best Use, if different than current use (document):  
This parcel is a Freeway, owned by CalTrans and as such, it  
is assumed that rights for a subsurface easement can be acquired  
without cost.

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**CHART C**  
**PROPERTY VALUATION BEFORE**  
**FULL OR PARTIAL TAKING/EASEMENTS**

Property I. D. 197/5142-13-4  
 Location/Address 1613 W. 7th St  
 Owner Larry Litwin Et. Al.  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 13,800  
 Zoning C-2  
 Use Commercial and Residential  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) 3 story building - 1 story retail and 2 story apartment house  
 No. of buildings 1  
 Gross Area of each building  
 1 41,400 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 22,980 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable  
  Location \_\_\_\_\_  
  Total SF \_\_\_\_\_  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
  Use \_\_\_\_\_  
  Other \_\_\_\_\_

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable  
  Location \_\_\_\_\_  
  Total SF \_\_\_\_\_  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
  Use \_\_\_\_\_  
  Other \_\_\_\_\_



PARTIAL TAKING/EASEMENTS

Property, I.D. 1978/5142-13-4  
 SF of taking 100  
 Type of taking/easement Surface easement  
 Description of taking/easement along 7th SE.  
 Remaining Property: 13,700 sf  
 Highest/Best use prior to taking commercial  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 2525 W. 8th  
 APPROACH USED: Market sales  
 Applicable Not Applicable  
  Location 9 blocks west  
  Total SF 2,461 sf  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$30.81 sf  
(land) 5/5/82  
  Use commercial  
  Other \_\_\_\_\_

2. LOCATION/ADDRESS: 1918 W. 7th  
 APPROACH USED: Market sales  
 Applicable Not Applicable  
  Location 3 blocks west  
  Total SF 12,000  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$23.33 sf  
(land) 7/14/82  
  Use commercial  
  Other \_\_\_\_\_

FINAL OPINION: \$ 26.50 sf (land)

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

**CHART C  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D.: 198/5142-13-6  
 Location/Address: 1625 W. 7th Street  
 Owner: David & Patcharra Beng  
 Date Acquired: \_\_\_\_\_  
 Indicated price: \_\_\_\_\_  
 Lot Area: 6,900  
 Zoning: C-2  
 Use: Commercial  
 Highest AND Best Use, if different than current use. (document) \_\_\_\_\_

Use(s) Retail  
 No. of buildings 1  
 Gross Area of each building  
 1 2400 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 2400 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_

APPROACH USED:

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_

APPROACH USED:

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

Property I.D. 198/5142-13-6  
 SF of taking 100  
 Type of taking/easement Subsurface easement  
 Description of taking/easement along 7th Street  
 Remaining Property: 6,800  
 Highest/Best use prior to taking Commercial  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 2525 W. 8th Street  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 9 blocks west  
  Total SF 7,461sf  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$30.81/sf  
(land) 5/5/82  
  Use Commercial  
  Other \_\_\_\_\_

2. LOCATION/ADDRESS: 1918 W. 7th Street  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 3 blocks west  
  Total SF 12,000sf  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$23.33/sf  
(land) 7/14/82  
  Use Commercial  
  Other \_\_\_\_\_

FINAL OPINION \$ 26.50/sf (land)

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement \_\_\_\_\_

**CHART C**  
**PROPERTY VALUATION BEFORE**  
**FULL OR PARTIAL TAKING/EASEMENTS**

Property I. D. 199/5142-13-7  
 Location/Address 1631 West 7th Street  
 Owner Jerry Stevenson & Dean Nelson  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 6,900  
 Zoning C-2  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) 1-Story Office Building  
 No. of buildings 1  
 Gross Area of each building 1 7200 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 1 6480 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_

APPROACH USED:

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_

APPROACH USED:

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKING/EASEMENTS

Property No. 199/5142-13-7  
 SF of taking 100  
 Type of taking/easement Subsurface easement  
 Description of taking/easement along 7th Street  
 Remaining Property: 6,800  
 Highest/Best use prior to taking Commercial  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 2525 W. 8th Street  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 9 blocks west  
  Total SF 7,461sf  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$30.81/sf  
(land) 5-5-82  
  Use Commercial  
  Other \_\_\_\_\_

2. LOCATION/ADDRESS: 1918 W. 7th Street  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 3 blocks west  
  Total SF 12,000sf  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$23.33/sf  
(land) 7-14-82  
  Use Commercial  
  Other \_\_\_\_\_

FINAL OPINION \$ 26.50/sf (land)

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS

Property I.D. 200/5142-13 8  
 Location/Address 1641-37 W. 7th St.  
 Owner Shael Young & Paul Gordon  
 Date Acquired 7/18/73  
 Indicated price \_\_\_\_\_  
 Lot Area 4200 sf.  
 Zoning C2-4  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Use(s) 11 story office  
 No. of buildings 1  
 Gross Area of each building 12700 sf. 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 12700 sf. 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable  
  Location \_\_\_\_\_  
 \_\_\_\_\_  
  Total SF \_\_\_\_\_  
 \_\_\_\_\_  
  Configuration \_\_\_\_\_  
 \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
  Income \_\_\_\_\_  
 \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
 \_\_\_\_\_  
  Use \_\_\_\_\_  
 \_\_\_\_\_  
  Other \_\_\_\_\_  
 \_\_\_\_\_

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable  
  Location \_\_\_\_\_  
 \_\_\_\_\_  
  Total SF \_\_\_\_\_  
 \_\_\_\_\_  
  Configuration \_\_\_\_\_  
 \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
  Income \_\_\_\_\_  
 \_\_\_\_\_  
  Market Sales \_\_\_\_\_  
 \_\_\_\_\_  
  Use \_\_\_\_\_  
 \_\_\_\_\_  
  Other \_\_\_\_\_  
 \_\_\_\_\_

PARTIAL TAKING/EASEMENTS

Property I.D. 200/5142-13 8  
 SF of taking 50  
 Type of taking/easement subsurface  
 Description of taking/easement 5% of property at southwest corner  
 Remaining Property: 4150  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 2525 W. 8th  
 APPROACH USED: Market Sales

Applicable Not Applicable

Location 9 blocks west

Total SF 7,461 s.f.

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$30.81/s.f.  
(land) 5/5/82

Use office

Other \_\_\_\_\_

2. LOCATION/ADDRESS: 1918 W. 7th  
 APPROACH USED: Market Sales

Applicable Not Applicable

Location 3 blocks west

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$23.33/s.f.  
(land) 7/14/82

Use Commercial

Other \_\_\_\_\_

FINAL OPINION \$ 26.50/s.f. (land)

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

CHAPTER 6  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS

Property I.D. 201/5142-13 10  
 Location/Address 1703 W. 7th St.  
 Owner Arnold Blumberg & Alvin Rose  
 Date Acquired 12/15/78  
 Indicated price \_\_\_\_\_  
 Lot Area 6840 sf.  
 Zoning C2  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) 1 story auto shop and snack bar  
 No. of buildings 1  
 Gross Area of each building  
 1 6840 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 6840 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total SF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Configuration
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Replacement Cost
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Income
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable

<input type="checkbox"/>	<input type="checkbox"/>	Location
<input type="checkbox"/>	<input type="checkbox"/>	Total SF
<input type="checkbox"/>	<input type="checkbox"/>	Configuration
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost
<input type="checkbox"/>	<input type="checkbox"/>	Income
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales
<input type="checkbox"/>	<input type="checkbox"/>	Use
<input type="checkbox"/>	<input type="checkbox"/>	Other



PARTIAL TAKINGS/EASEMENTS

Property I. v. 201/5142-13 10  
 SF of taking 450  
 Type of taking/easement subsurface  
 Description of taking/easement southernmost 5% of property, adjoining 7th St.  
 Remaining Property: 6390  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 2525 W. 8th St.  
 APPROACH USED: Market Sales

Applicable:  Not Applicable:

Location: 7 blocks west

Total SF 7461

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$30.81/s.f.  
(land) 5/5/82

Use commercial & parking

Other \_\_\_\_\_

2. LOCATION/ADDRESS: 1918 W. 7th St.  
 APPROACH USED: Market Sales

Applicable:  Not Applicable:

Location: 2 blocks west

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$23.33/s.f.  
(land) 7/14/82

Use ground floor retail

Other \_\_\_\_\_

FINAL OPINION \$ 26.50/s.f. (land)

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_

**FULL OR PARTIAL TAKING/EASEMENTS  
CHARTER**

Property I.D.	<u>202/5142-13 13</u>	Use(s)	<u>1st. Store</u>
Location/Address	<u>1713-19 W. 7th St./corner of Little St</u>	No. of buildings	<u>1</u>
Owner	<u>Anna M. Sanborn</u>	Gross Area of each building	1 <u>6600</u> 5 _____
Date Acquired	<u>1964</u>	2 _____ 6 _____	
Indicated price	_____	3 _____ 7 _____	
Lot Area	<u>6600</u>	4 _____ 8 _____	
Zoning	<u>C-2</u>	Rentable Area of each building	1 <u>6600</u> 5 _____
Use	<u>Commercial</u>	2 _____ 6 _____	
Highest AND Best Use, if different than current use (document)	_____	3 _____ 7 _____	
	_____	4 _____ 8 _____	
	_____		
	_____		
	_____		

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

Circle

Property 202/5142-13 13  
 SF of taking 900  
 Type of taking/easement subsurface  
 Description of taking/easement southernmost 15% of property, adjoining 7th St.  
 Remaining Property: 5700  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 2525 W. 8th St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>7 blocks west</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total SF <u>7,461 s.f.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Configuration <u>building occupies entire property</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$30.81/s.f. (land) 5/5/82</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>commercial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: 1918 W. 7th St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>2 blocks west</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Configuration <u>building occupies entire property</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$23.33/s.f. (land) 7/14/82</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>ground floor retail</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$ 26.50/s.f. (land)

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS  
CHART**

Property I.D. 203/5142-11 13  
 Location/Address 694 S. Burlington Ave.  
 Owner Stanley L. Moore Jr.  
 Date Acquired 5/28/82  
 Indicated price \_\_\_\_\_  
 Lot Area 11,552 sf.  
 Zoning C-2  
 Use Residential and commercial  
 Highest AND Best Use, if different than current use \_\_\_\_\_

Use(s) 2 story apts. over row of 6 stores  
 No. of buildings 1  
 Gross Area of each building 134,656 sf. 5  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 1130,035 sf. 5  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable:	Not Applicable:	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable:	Not Applicable:	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 203/5142-11 13  
 SF of taking 6,700  
 Type of taking/easement Subsurface  
 Description of taking/easement nearly all of property to 40' north of 7th St.  
 Remaining Property: 4,852  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 2525 W. 8th St.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 6 blocks west  
  Total SF \_\_\_\_\_  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$30.81/s.f. (land)  
  Use Commercial  
  Other \_\_\_\_\_

2. LOCATION/ADDRESS: 1918 W. 7th St.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 1 block west  
  Total SF 12,000 s.f. (lot)  
24,000 s.f. (building)  
  Configuration building occupies most of property  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$23.35/s.f. (land) 7/14/82  
  Use ground floor retail  
  Other \_\_\_\_\_

FINAL OPINION \$ 26.50/s.f. (land)

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Land taken/easement \_\_\_\_\_

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 204/5142-11 11  
 Location/Address 690 S. Burlington Ave.  
 Owner Lawrence P. Rehun & Dean Thompson  
 Date Acquired 2/27/79  
 Indicated price \_\_\_\_\_  
 Lot Area 5,500 sf.  
 Zoning C-2  
 Use Residential  
 Highest AND Best Use, if different than current use \_\_\_\_\_

Use(s) 3 st. Victorian Hse.  
 No. of buildings 1  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 (document) Commercial

**COMPARABLES**

**1. LOCATION/ADDRESS:** \_\_\_\_\_

**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**2. LOCATION/ADDRESS:** \_\_\_\_\_

**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 204/5142-11 11  
 SF of taking 200  
 Type of taking/easement subsurface  
 Description of taking/easement triangle at southwest corner  
 Remaining Property: 5,300  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 2525 W. 8th St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>6 blocks west</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total SF <u>7,461 s.f.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$30.81/s.f.</u> <u>(land) 5/5/82</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: 1918 W. 7th St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>1 block west</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$23.33/s.f.</u> <u>(land) 7/14/82</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$ 26.50/s.f. (land)

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +value of land taken/easement 2,650

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS

Property I.D.	<u>205/5142-7 10</u>	Use(s)	<u>1 stg. row of stores</u>
Location/Address	<u>1807 W. 7th St.</u>	No. of buildings	<u>1</u>
Owner	<u>Gamil R. Ashamalla &amp; George Maloof</u>	Gross Area of each building	<u>17,332 sf. 5</u>
Date Acquired	<u>6/9/76</u>		<u>2 6</u>
Indicated price			<u>3 7</u>
Lot Area	<u>7,332 sf.</u>		<u>4 8</u>
Zoning	<u>C-2</u>	Rentable Area of each building	<u>17,332 sf. 5</u>
Use	<u>Commercial</u>		<u>2 6</u>
Highest AND Best Use, if different than current use (document)			<u>3 7</u>
			<u>4 8</u>

COMPARABLES

1. LOCATION/ADDRESS: 1918 W. 7th  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>1 block west</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total SF lot: <u>12,000</u> bldg: <u>24,000</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Configuration <u>building</u> <u>occupies entire property</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$23.33/s.f. (land)</u> <u>\$17.50/s.f. (imp.) 7/14/82</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>ground floor retail</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other <u>age, condition &amp; construction of building</u>

2. LOCATION/ADDRESS: 2525 W. 8th  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>6 blocks</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total SF lot: <u>7,000</u> bldg: <u>22,384</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$30.81/s.f. (land)</u> <u>5/5/82</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>commercial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other <u>age, condition &amp; construction of building</u>



CHART E  
RELOCATION COSTS FC  
BUSINESSES

PARCEL #: 205/5142-7 10 ADDRESS: 1813-1815 W. 7th St.

NAME OF BUSINESS	ROOM NO./ STREET ADDRESS	TYPE OF BUSINESS	USE	SQ. FT.	ACTUAL MOVING EXPENSE*	SEARCH & REPLACEM BUSINES	GOODWILL COMPENSATION	TOTAL RELOCATION COST
Guadalajara Foto Studio	1815	Photog. Studio	Rtl.	750	750	500	46,875	56,875
Discolandia Records	1813	Record Store	Rtl.	675	750	500	64,935	74,935
Apache's Carnes al Carbon	1811	Restaurant	Rest.	750	800	500	66,300	76,300
Fallout	1809	Tavern	Bar	750	800	500	43,377	53,377
Groceries/Liquor/ Knudsen Dairy Products	1805	Groceries	Rtl.	1,275	1,200	500	197,576	207,576
Worldwide Realty/ Bookkeeping/Tax/State Farm Insurance	1803	Insur., Tax Real Estate	Off.	750	1,300	500	N/A	10,000
Libertad El Salvador	1801	Restaurant	Rest.	3,000	2,700	500	265,200	275,200
							<u>684,263</u>	
							TOTAL:	<u>754,263</u>

\*Sources: Bekin's Moving & Storage, Allied Van Lines

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS

Property I.D. 206/5142-7 8,9 Use(s) Surface parking lot  
 Location/Address W. side of Burlington Ave. by NW of 7th No. of buildings ---  
 Owner Robert Larner Gross Area of each building 1 --- 5 ---  
 Date Acquired 7/18/73 2 --- 6 ---  
 Indicated price \_\_\_\_\_ 3 --- 7 ---  
 Lot Area 14,592 sf. 4 --- 8 ---  
 Zoning C2 Rentable Area of each building 1 --- 5 ---  
 Use Commercial 2 --- 6 ---  
 Highest AND Best Use, if different than current use (document) Commercial 3 --- 7 ---  
 4 --- 8 ---

Note: Although noted as partial taking by RTD, size and irregular shape of the taking necessitates a full taking

COMPARABLES

1. LOCATION/ADDRESS: 2525 W. 8th St.  
 APPROACH USED: Market Sales  
 Applicable: Not Applicable  
  Location 8 blocks west  
  Total SF lot: 7,000  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales land: \$30.81/  
sq. ft. 5/5/82  
  Use income producing  
property similar to highest  
and best use of parcel.  
  Other \_\_\_\_\_

2. LOCATION/ADDRESS: 1918 W. 7th St.  
 APPROACH USED: Market Sales  
 Applicable: Not Applicable  
  Location 2 blocks west  
  Total SF lot: 12,000  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales land: \$23.33/  
sq. ft. 7/14/82  
  Use income producing  
property similar to highest  
and best use of parcel.  
  Other \_\_\_\_\_

(\$2000 sq. ft. = 1 land)  
 FINAL OPINION \$ 386,688

GRANT  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL IMPROVEMENTS

Property I.D. 207/5142-7 900  
 Location/Address 1827 W. 7th St.  
 Owner L.A. City  
 Date Acquired \_\_\_\_\_  
 Indicated price \_\_\_\_\_  
 Lot Area 15,232 sf.  
 Zoning C2  
 Use Fire Station  
 Highest AND Best Use, if different than current use \_\_\_\_\_

Use(s) 2 story fire station and parking lot  
 No. of buildings 1  
 Gross Area of each building 11,232 sf. 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 11,232 sf. 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

(document) Commercial

COMPARABLES

1. LOCATION/ADDRESS: Marshall & Swift  
 APPROACH USED: Replacement cost  
 Applicable Not Applicable

Location Los Angeles  
 Cost Multiplier \_\_\_\_\_

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost 46.19/ square foot  
class C construction AVG.  
Quality, LA Multiplier

Income \_\_\_\_\_

Market Sales \_\_\_\_\_

Use Fire Station

Other \_\_\_\_\_

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_  
 Applicable Not Applicable

Location \_\_\_\_\_

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \_\_\_\_\_

Use \_\_\_\_\_

Other \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 207/5142-7 900  
 Business Address: 1827 W. 7th St.  
 Name of Business: L.A. Fire Department Fire Station  
 Type of Business: Fire station  
 Use of Space (retail, office, storage, factory, etc.): Storage, office, residential  
 Square Footage of business (by use) office: 400 s.f., residential: 1,600 s.f.  
 storage: 8,832 s.f.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>1,400</u>	
Actual Moving Expense	<u>950</u>	1. <u>Bekins M &amp; S</u>
Search for Replacement Business	<u>500</u>	2. <u>Allied Van Lines</u>
B. In Lieu payment	<u>10,000</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 10,000 (a)

Loss of Goodwill:  Yes  No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation 0 (b)

TOTAL RELOCATION COSTS (a+b) 10,000

PROPERTY VALUE BEFORE  
FULL OR PARTIAL EASEMENTS

Property I.D. 208/5142-7 19, 20  
 Location/Address 1831 E. 1829 W. 7th St.  
 Owner Remigio & Alexandria Benri  
 Date Acquired 10/29/79  
 Indicated price \_\_\_\_\_  
 Lot Area 14,000 sf.  
 Zoning C2  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) Latino grocery & commercial  
 No. of buildings 2  
 Gross Area of each building 18,800 sf. 5  
26,600 sf. 6  
3 7  
4 8  
 Rentable Area of each building 18,800 sf. 5  
26,600 sf. 6  
3 7  
4 8

COMPARABLES

1. LOCATION/ADDRESS: 1918 W. 7th St.  
 APPROACH USED: Market sales  
 Applicable Not Applicable  
  Location across the street  
  Total SF lot: 12,000  
 bldg: 24,000  
  Configuration ground floor  
retail, second floor office  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$23.33/s.f. (land)  
\$07.50/s.f. (imp) 7/14/82  
  Use office & retail  
  Other age similar (\$17.50/s.f. imp.)  
 (\$26.50/s.f. land.)

2. LOCATION/ADDRESS: 2525 W. 8th  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 4 block south west  
  Total SF \_\_\_\_\_  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$30.81/s.f.  
(land) 3/8/82  
  Use small scale office  
  Other \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR  
BUSINESSES**

**PARCEL #:** 208/5142-7 19,20      **ADDRESS:** 1929-31 W. 7th St; 684-690

<u>NAME OF BUSINESS</u>	<u>ROOM NO./ STREET ADDRESS</u>	<u>TYPE OF BUSINESS</u>	<u>USE</u>	<u>SQ. FT.</u>	<u>ACTUAL MOVING EXPENSE*</u>	<u>SEARCH FO REPLACEME BUSINESS</u>	<u>GOODWILL COMPENSATION</u>	<u>TOTAL RELOCATION COST</u>
Bembi's Market	1829,1831 W.7th	Grocery	Rtl.	8,800	8,800	500	1,966,030	1,976,030
Printing Unlimited	690 Bonnie B.	Print Shop	Rtl.	1,500	1,600	500	N/A	10,000
Mail Box Express	688 Bonnie B.	P.O. B. Service	Rtl.	1,500	1,600	500	N/A	10,000
Escobar Reparacion de Calzados	686 Bonnie B.	Shoe Repair	Rtl.	1,800	1,800	500	53,445	63,445
Quintana TV	684 Bonnie B.	TV Repair	Rtl.	1,800	1,800	500	25,000 2,044,475	35,000
							<b>TOTAL:</b>	<b>2,094,475</b>

\*Sources: Bekins Moving & Storage, Allied Van Lines

11 WILSHIRE /  
ALVARADO

# SUMMARY

WILSHIRE/ALVARADO STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. OF PARCELS	VALUATION \$	NO. OF PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST \$
				TYPE	NO. OF UNITS	COST \$	TYPE	NO. OF UNITS	COST \$	
Subsurface										
Partial	3*	1,197,200								
Construction	3**	8,764,400	2				Parking	2/2	400	400
Full Fee	3	1,790,400	3	Apts.	26/26	119,600	Apt. Bldg. Retail Med. Clinic Rest	11/1 6 1 3	1,265,800	1,385,400
<b>TOTAL</b>	<b>6***</b>	<b>\$11,752,000</b>	<b>5</b>		<b>26</b>	<b>119,600</b>		<b>13</b>	<b>1,266,200</b>	<b>1,385,800</b>

\*Parcels also include a portion taken as a construction easement.

\*\*Parcels also include a portion taken as a partial taking.

\*\*\*Total number of parcels may not equal sum of the column due to parcels which include both construction and partial takings.



Wilshire/Alvarado Station

( AREA )

**TOTAL ACQUISITION** ..... \$ 11,752,000

FULL FEE	\$	<u>1,790,400</u>
PARTIAL TAKING	\$	<u>1,197,200</u>
SURFACE EASEMENT	\$	<u>-----</u>
SUBSURFACE EASEMENT	\$	<u>-----</u>
CONSTRUCTION EASEMENT	\$	<u>8,764,400</u>

**TOTAL RELOCATION** ..... \$ 1,385,800

RESIDENTIAL	\$	<u>119,600</u>
BUSINESS	\$	<u>92,000</u>
GOODWILL	\$	<u>1,174,200</u>

**TOTAL** ..... \$ 13,137,400

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
209	PT	288,200	-----	-----	-----
	CE	5,964,800	-----	-----	-----
211	CE	1,477,000	-----	-----	-----
	PT	489,600	-----	200	-----
220	PT	419,400	-----	200	-----
	CE	1,322,600	-----	-----	-----
221	FF	603,400	-----	50,000	837,400
222	FT	529,700	119,600	11,600	42,200
224	FT	657,300	-----	30,600	294,600

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS

Property I.D. 209/5142-2 6, 16  
 Location/Address 1908 Wiltshire Blvd  
 Owner Wiltshire East  
 Date Acquired 8/11/81  
 Indicated price \_\_\_\_\_  
 Lot Area 78,000  
 Zoning C4  
 Use Commercial  
 Highest AND Best Use, if different than current use \_\_\_\_\_

Use(s) 2 surface parking lots & 2story Parking structure.  
 No. of buildings 2  
 Gross Area of each building  
 1 66,000 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 53,120 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: \_\_\_\_\_

APPROACH USED:

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_

APPROACH USED:

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 209/5142-2 6,16  
 SF of taking 28,875  
 Type of taking/easement construction easement  
 Description of taking/easement 2 story parking garage  
 Remaining Property: office bldg, a vacant lot(a taking) and surface parking lot  
 Highest/Best use prior to taking commercial  
 Highest/Best use after taking (explain any change) commercial

COMPARABLES

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

- | Applicable                          | Not Applicable           |   |
|-------------------------------------|--------------------------|---|
| <input type="checkbox"/>            | <input type="checkbox"/> | Location _____  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Total SF _____  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Configuration _____   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Replacement Cost _____  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Foregone Income _____<br>3 years x 263 business days x 280 parking spaces x 9 maximum priced time periods (daily) x \$3 maximum price (based on business currently on site) |
| <input type="checkbox"/>            | <input type="checkbox"/> | Other _____   |

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

- | Applicable               | Not Applicable           |                        |
|--------------------------|--------------------------|------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Location _____         |
| <input type="checkbox"/> | <input type="checkbox"/> | Total SF _____         |
| <input type="checkbox"/> | <input type="checkbox"/> | Configuration _____    |
| <input type="checkbox"/> | <input type="checkbox"/> | Replacement Cost _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Income _____           |
| <input type="checkbox"/> | <input type="checkbox"/> | Market Sales _____     |
| <input type="checkbox"/> | <input type="checkbox"/> | Use _____              |
| <input type="checkbox"/> | <input type="checkbox"/> | Other _____            |

FINAL OPINION \$ \_\_\_\_\_

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_

Severance Value of land taken/easement \$ \_\_\_\_\_

PARTIAL TAKING/EASEMENTS

Property I.D. 209/5142-2 6,16  
 SF of taking 10,875  
 Type of taking/easement partial take  
 Description of taking/easement front (southern) portion of lot, now vacant  
 Remaining Property: 2-story parking structure to be a construction easement and an office building  
 Highest/Best use prior to taking commercial  
 Highest/Best use after taking (explain any change) commercial

COMPARABLES

1. LOCATION/ADDRESS: 2525 W. 8th  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>6 blocks west</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$30.81/s.f.</u> <u>(land) 5/5/82</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>commercial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: 1918 W. 7th  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>across the street</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$23.33/s.f.</u> <u>(land) 7/14/82</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>parking structure and commercial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$26.50/s.f. (land)

Value of remaining property prior to taking	\$	<u>1,170,796</u>
Value of remaining property after taking	\$	<u>1,170,796</u>
Severance		<u>0</u>
+Value of land taken/easement		<u>288,187</u>

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D.	<u>211/5142-2 17</u>	Use(s)	<u>Parking lot</u>
Location/Address	<u>1908 Wilshire Blvd. E. Westlake, 1/2 block to 7th.</u>	No. of buildings	<u>1 (booth)</u>
Owner	<u>Wilshire East</u>	Gross Area of each building	1 <u>18 sf.</u> 5 _____
Date Acquired	<u>8/11/81</u>	2 _____ 6 _____	
Indicated price	_____	3 _____ 7 _____	
Lot Area	<u>56,755 sf.</u>	4 _____ 8 _____	
Zoning	<u>C4</u>	Rentable Area of each building	1 <u>N/A</u> 5 _____
Use	<u>Commercial</u>	2 _____ 6 _____	
Highest AND Best Use, if different than current use (document)	_____	3 _____ 7 _____	
		4 _____ 8 _____	

**COMPARABLES**

<b>1. LOCATION/ADDRESS:</b> _____		<b>2. LOCATION/ADDRESS:</b> _____	
<b>APPROACH USED:</b>		<b>APPROACH USED:</b>	
Applicable	Not Applicable	Applicable	Not Applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Location _____		Location _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Total SF _____		Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Configuration _____		Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Replacement Cost _____		Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Income _____		Income _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Market Sales _____		Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Use _____		Use _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other _____		Other _____

Property I.D. 211/5142-2 17  
 SF of taking (25,450) 20,625 without alley  
 Type of taking/easement construction easement  
 Description of taking/easement 78 surface parking spaces  
 Remaining Property: office building  
 Highest/Best use prior to taking commercial  
 Highest/Best use after taking (explain any change) commercial

COMPARABLES

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foregone Income _____ 3 years x 263 business days x 78 parking spaces x 8 maximum priced time periods (daily) x \$3 maximum price (based on business currently on site)
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

FINAL OPINION \$ \_\_\_\_\_

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 +Value of land taken/easement \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 211/5142-2 17  
 SF of taking 18,475  
 Type of taking/easement partial  
 Description of taking/easement southern portion of property  
 Remaining Property: surface lot (to be a construction easement) and office bldg.  
 Highest/Best use prior to taking commercial  
 Highest/Best use after taking (explain any change) commercial

COMPARABLES

1. LOCATION/ADDRESS: 2525 W. 8th  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>6 blocks west</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$30.81/s.f./</u> <u>land 5/5/82</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>office and parking</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: 1918 W. 7th St.  
 APPROACH USED: Market Sales

Applicable	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location <u>1 block south</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Income _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Sales <u>\$23.33/s.f.</u> <u>(land) 7/14/82</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use <u>commercial</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____

FINAL OPINION \$ 26.50/s.f./land

Value of remaining property prior to taking	\$	<u>1,014,420</u>
Value of remaining property after taking	\$	<u>1,014,420</u>
Severance		<u>0</u>
+Value of land taken/easement		<u>489,587</u>

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 211/5142-2 17  
 Business Address 650 Westlake  
 Name of Business Grant Parking, operator for 1930 Wilshire Building  
 Type of Business Parking lot  
 Use of Space (retail, office, storage, factory, etc.) Parking  
 Square Footage of business (by use) booth: 18 s.f.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>200</u> (booth to be moved to remaining space)	
Actual Moving Expense	<u>200</u>	1. <u>Chris &amp; Leonard</u>
Search for Replacement Business	<u>N/A</u> (a partial taking)	2. <u>Machinery Transfer</u>
In Lieu payment	<u>N/A</u> (a chain)	

Qualifications, clarifications on sources:

- \_\_\_\_\_
- \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill

200 (a)

Yes       No

If yes, explain: \_\_\_\_\_

Goodwill Compensation

0 (b)

TOTAL RELOCATION COSTS (a+b)

200



**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 220/5141-2 18.  
 Location/Address 2000 Wilshire Blvd. & Westlake  
 Owner Wilshire East  
 Date Acquired 8/11/81  
 Indicated price \_\_\_\_\_  
 Lot Area 54,537  
 Zoning C4  
 Use Commercial  
 Highest AND Best Use, if different than current use \_\_\_\_\_

Use(s) Surface parking & 10 stry office bldg. w/ground flr bank  
 No. of buildings 2 (1 booth)  
 Gross Area of each building 1 18sf. 5 \_\_\_\_\_  
 2 117,000 sf 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 1 N/A 5 \_\_\_\_\_  
 2 293,600 sf 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

**1. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

**2. LOCATION/ADDRESS:** \_\_\_\_\_  
**APPROACH USED:** \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKING AGREEMENTS

Property I.D. 220/5141-2 18  
 SF of taking 11,625  
 Type of taking/easement partial take  
 Description of taking/easement 75' swath crossing east-west in southern third of property, surface parking lot.  
 Remaining Property: 42,912 s.f., surface parking and office building.  
 Highest/Best use prior to taking commercial  
 Highest/Best use after taking (explain any change) commercial

COMPARABLES

1. LOCATION/ADDRESS: 2525 W. 8th St.  
 APPROACH USED: Market Sales  
 Applicable:  Not Applicable:

Location 5 blocks southwest

Total SF

Configuration

Replacement Cost

Income

Market Sales \$30.81/s.f.  
 (land) 5/5/82

Use commercial and parking

Other

2. LOCATION/ADDRESS: 1918 W. 7th  
 APPROACH USED: Market Sales  
 Applicable:  Not Applicable:

Location 1 block south

Total SF

Configuration

Replacement Cost

Income

Market Sales \$23.33/s.f.  
 (land) 7/14/82

Use commercial

Other

FINAL OPINION \$26.50/s. f. (land)

Value of remaining property prior to taking \$ 1,137,168  
 Value of remaining property after taking \$ 1,025,868  
 Severance 111,300  
 +Value of land taken/easement 208,000

**GRAND D  
CONSTRUCTION/EASEMENTS**

Property I.D. 220/5141-2 18  
 SF of taking 23,250 (34,125 w/alley)  
 Type of taking/easement construction easement  
 Description of taking/easement central third of property  
 Remaining Property: 31,267 (or 19,642 if partial taking area deducted also)  
 Highest/Best use prior to taking commercial  
 Highest/Best use after taking (explain any change) commercial

**COMPARABLES**

1. LOCATION/ADDRESS: 2000 Wilshire Blvd  
 APPROACH USED: Income approach

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foregone Income <u>3 years x 314 business days x</u> <u>52 parking spaces x 9 maximum</u> <u>priced time periods (daily) x</u> <u>\$3 maximum price (based on</u> <u>business currently on site)</u>
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

FINAL OPINION \$ \_\_\_\_\_

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_

Severance Value taken/easement \$ \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 220/5141-2 18  
 Business Address 2010 Wilshire Blvd & Westlake  
 Name of Business Grant Parking, operator for 2010 Wilshire Bldg.  
 Type of Business Parking lot  
 Use of Space (retail, office, storage, factory, etc.) Parking  
 Square Footage of business (by use) booth: 32 s.f.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	(transfer of booth from \$200 part taken to remaining area)	
Actual Moving Expense	<u>200</u>	1. <u>ChrTs &amp; Leonard</u>
Search for Replacement Business	<u>N/A (due to movement of booth from one part of property to another.)</u>	2. <u>Machinery Transfer,</u>
In Lieu payment	<u>N/A (not moving entire business, just the booth.)</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 200 (a)

Loss of Goodwill  
 Yes     No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation 0 (b)

TOTAL RELOCATION COSTS (a+b) 200

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS

Property I.D. 221/5141-2 12  
 Location/Address 676-682 1/2 Alvarado  
 Owner Park Wiltshire Co.  
 Date Acquired 10/9/75  
 Indicated price \_\_\_\_\_  
 Lot Area 112,069 sf.  
 Zoning C2-4  
 Use Commercial  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_

Use(s) Retail stores & covered Parking  
 No. of buildings 1  
 Gross Area of each building 112,069 sf.  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 17,500 sf.  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 1918 W. 7th St.  
 APPROACH USED: Market sales  
 Applicable Not Applicable

Location around the corner

Total SF lot: 12,000  
 bldgs: 24,000

Configuration ground  
floor retail

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$23.33/s.f. (land)  
\$17.50/s.f. (imp.) 7/14/82

Use ground floor retail

Other age & construction (\$200/s.f. (imp.)  
 (\$200/s.f. (land))

2. LOCATION/ADDRESS: 2525 West 8th Street  
 APPROACH USED: Market Sales  
 Applicable Not Applicable

Location 3 blocks southwest

Total SF \_\_\_\_\_

Configuration \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Income \_\_\_\_\_

Market Sales \$30.81/sf land,  
\$46.78/sf imp. 3/8/82

Use commercial and parking

Other \_\_\_\_\_

CHART E  
RELOCATION COSTS FOR  
BUSINESSES

PARCEL #: 221/5141-212 ADDRESS: 676-682 1/2 S. Alvarado

NAME OF BUSINESS	ROOM NO. / STREET ADDRESS	TYPE OF BUSINESS	USE	SQ. FT.	ACTUAL MOVING EXPENSE*	SEARCH FOR REPLACEMEN BUSINESS	GOODWILL COMPENSATION	TOTAL RELOCATION COST
Frank's Dresses	682 1/2	Children's Clothes	Rtl.	1350	1600	500	126,578	136,578
Lee's Shoes	682	Shoe Store	Rtl.	1350	1600	500	161,172	171,172
W.A. Fashion Mart	680	Women's Clothes	Rtl.	1350	1600	500	155,925	165,925
Rumpus Room	678	Tavern	Bar	1350	1500	500	168,750	178,750
Scott's Clothes for Men	676	Men's Clothes	Rtl.	1800	2000	500	225,000 <u>837,425</u>	235,000
							TOTAL:	<u>887,425</u>

\*Sources: Bekins Moving & Storage, Allied Van Lines

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS

Property I.D.	<u>222/5141-2 11</u>	Use(s)	<u>26 Apts. and 2 restaurants</u>
Location/Address	<u>670-674 Alvarado St.</u>	No. of buildings	<u>3</u>
Owner	<u>Robert W. Weigel</u>	Gross Area of each building	<u>1 114,000 sf. 5</u>
Date Acquired	<u>1/4/73</u>	<u>2 225 sf. 6</u>	
Indicated price		<u>3 225 sf. 7</u>	
Lot Area	<u>8,809 sf.</u>	<u>4 8</u>	
Zoning	<u>C2-4</u>	Rentable Area of each building	<u>1 11,200 sf. 5</u>
Use	<u>Commercial</u>	<u>2 225 sf. 6</u>	
Highest AND Best Use, if different than current use (document)	<u>Commercial</u>	<u>3 225 sf. 7</u>	
		<u>4 8</u>	

COMPARABLES

1. LOCATION/ADDRESS: 1918 W. 7th St.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Location around the corner</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Total SF lot: 12,000</u> <u>bldg: 24,000</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Configuration ground floor retail</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Replacement Cost</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Income</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Market Sales \$23.33/s.f. (land)</u> <u>\$17.50/s.f. (imp.) 7/14/82</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Use income producing</u> <u>property-commercial use</u> <u>similar to highest &amp; best use</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Other (\$20.00/s.f. land)</u> <u>(\$20.00/s.f. imp.)</u>

2. LOCATION/ADDRESS: 2525 West 8th Street  
 APPROACH USED: Market Sales  
 Applicable Not Applicable

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Location 3 blocks southwest</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Total SF 7,461 (lot)</u> <u>22,384 (building)</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Configuration</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Replacement Cost</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Income</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Market Sales \$30.81/sf land,</u> <u>\$46.78/sf imp. 3/8/82</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Use commercial</u>
<input type="checkbox"/>	<input type="checkbox"/>	<u>Other</u>

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 222/5141-2 11  
 Business Address: 670 S. Alvarado St.  
 Name of Business: El Asador No. 5  
 Type of Business: Restaurant  
 Use of Space (retail, office, storage, factory, etc.): Restaurant/retail  
 Square Footage of business (by use) Restaurant: 225 s.f.

EXPENSES

TYPE	AMOUNT	SOURCE(S)
A. Total Moving Expenses	\$ 1,000	
Actual Moving Expense	500	1. <u>Bekins M &amp; S</u>
Search for Replacement Business	500	2. <u>Allied Van Lines</u>
In Lieu payment	N/A-chain	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 1,000 (a)

Loss of Goodwill

Yes       No

If yes, explain:

Difficulty in locating suitable property for  
relocation

Goodwill Compensation

28,125 (b)

TOTAL RELOCATION COSTS (a+b)

29,125



**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 222/5141-2 11  
 Business Address: 674 S. Alvarado St.  
 Name of Business: Cisco's Juice Bar  
 Type of Business: Snack Bar  
 Use of Space (retail, office, storage, factory, etc.): Restaurant  
 Square Footage of business (by use) Restaurant: 225 s.f.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>900</u>	
Actual Moving Expense	<u>400</u>	1. <u>Allied Van Lines</u>
Search for Replacement Business	<u>500</u>	2. <u>Bekins M &amp; S</u>
B. In Lieu payment	<u>10,000</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 10,000 (a)  
 Loss of Goodwill

Yes       No

If yes, explain:

Difficulty in locating suitable property for  
relocation.

Goodwill Compensation 14,062 (b)

**TOTAL RELOCATION COSTS (a+b)** 24,062

**CHART F  
RELOCATION COST FOR RESIDENCES**

Property I.D. 222/5141-2 11  
 Site Address 672 S. Alvarado St.  
 Type(s) of property (Detached SF, MF, etc.) MF  
 No. of units by type 26 Units - 1 BR.  
 Owner-occupied Yes  No   
 Number of units occupied by tenants 26 Units

**Description of units by type**

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. 1 BR.	1	430	
2.			
3.			
4.			

Availability of replacement dwellings (location, vacancy rate, etc.) Adequate supply of similar units.

**EXPENSES**

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	\$ 600	26	15,600
B. Dislocation Payment (in lieu)	300	26	7,800
Highest Total Amount (A or B) Replacement Housing Payment			15,600 (a)
Owner-occupant who purchases	---	---	--- (b)
Occupants who rent	4,000	26	104,000 (c)
<b>TOTAL RELOCATION COSTS (a+b+c)</b>			<b>119,600</b>

**CHART C  
PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 224/5141-2-17 Use(s) Retail, Medical Clinic & Surfaced Parking  
 Location/Address 662 Alvarado Street No. of buildings 1  
 Owner Wilshire East, 1930 Wilshire Blvd Gross Area of each building 1 8,100 5 \_\_\_\_\_  
 Date Acquired \_\_\_\_\_ 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 Indicated price \_\_\_\_\_ 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 Lot Area 17,619±sf 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Zoning C2-4 Rentable Area of each building 1 8,100 5 \_\_\_\_\_  
 Use Commercial 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 Highest AND Best Use, if different than current use (document) \_\_\_\_\_ 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 \_\_\_\_\_ 4 \_\_\_\_\_ 8 \_\_\_\_\_

**COMPARABLES**

1. LOCATION/ADDRESS: 1918 W. 7th Street  
 APPROACH USED: Market Sales  
 Applicable Not Applicable

Location around the corner \_\_\_\_\_  
 \_\_\_\_\_  
  Total SF lot: 12,000  
 bldg: 24,000  
 \_\_\_\_\_  
  Configuration \_\_\_\_\_  
 \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
  Income \_\_\_\_\_  
 \_\_\_\_\_  
  Market Sales \$23.33/sf (land)  
\$17.50/sf (imp) 7-14-82  
 \_\_\_\_\_  
  Use Commercial  
 \_\_\_\_\_  
  Other \_\_\_\_\_

(\$23 50/sf/imp)  
 (\$26 / /Land)

2. LOCATION/ADDRESS: 2525 W. 8th Street  
 APPROACH USED: Market Sales  
 Applicable Not Applicable

Location 3 blocks southwest  
 \_\_\_\_\_  
  Total SF \_\_\_\_\_  
 \_\_\_\_\_  
  Configuration \_\_\_\_\_  
 \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
 \_\_\_\_\_  
  Income \_\_\_\_\_  
 \_\_\_\_\_  
  Market Sales \$30.81/sf (land)  
\$46.78/sf (imp) 3-8-82  
 \_\_\_\_\_  
  Use Commercial & Parking  
 \_\_\_\_\_  
  Other \_\_\_\_\_

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 224/5141-2-17  
Business Address: 666 Alvarado Street  
Name of Business: Urgent Care Medical Clinic  
Type of Business: Community health care  
Use of Space (retail, office, storage, factory, etc.): offices are  
medical offices  
Square Footage of business (by use) 5400 sq. ft.

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ <u>10,610</u>	
Actual Moving Expense	<u>10,110</u>	1. <u>Allied Van-Line</u>
Search for Replacement Business	<u>500</u>	2. <u>Bekins M &amp; S</u>
In Lieu payment	<u>10,000</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Highest amount either A or B 10,610

Loss of Goodwill

Yes

No

If yes, explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Goodwill Compensation \_\_\_\_\_

TOTAL RELOCATION COSTS

10,610

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 224/5141-2-17  
 Business Address 660 Alvarado Street  
 Name of Business Paul's Shoes  
 Type of Business Shoe Sales  
 Use of Space (retail, office, storage, factory, etc.) retail  
 Square Footage of business (by use) 1350 sq ft

EXPENSES:

TYPE	AMOUNT	SOURCE(S)
Total Moving Expenses	\$ <u>2,100</u>	
Actual Moving Expense	<u>1,600</u>	1. <u>Allied Van Lines</u>
Search for Replacement Business	<u>500</u>	2. <u>Bekins M. &amp; S.</u>
In Lieu payment	<u>10,000</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 10,000

Loss of Goodwill  
 Yes     No

If yes, explain: Difficulty in finding suitable property for relocation

Goodwill Compensation 161,172

TOTAL RELOCATION COSTS 171,172

**CHART I  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: 224/5141-2-17  
 Business Address 662 Alvarado Street  
 Name of Business Beirut Sportswear  
 Type of Business Clothing  
 Use of Space (retail, office, storage, factory, etc.) retail  
 Square Footage of business (by use) 1350<sup>0</sup>ft.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>2,100</u>	
Actual Moving Expense	<u>1,600</u>	1. <u>Allied Van Line</u>
Search for Replacement Business	<u>500</u>	2. <u>Bekins M &amp; S</u>
B. In Lieu payment	<u>10,000</u>	

Qualifications, clarifications on sources:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 10,000 (a)  
 Loss of Goodwill

Yes     No

If yes, explain: difficulty in finding suitable property for relocation.  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation 133,396 (b)

TOTAL RELOCATION COSTS (a+b) 143,396



# SUMMARY

BETWEEN WILSHIRE/ALVARADO STATION AND WILSHIRE/VERMONT STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. OF PARCELS	VALUATION \$	NO. OF PARCELS	RESIDENTIAL		BUSINESS		TOTAL RELOCATION COST \$		
				TYPE	NO. OF UNITS	COST	TYPE		NO. OF UNITS	COST \$
Subsurface	9	3,531,700								
Partial										
Construction										
Full Fee	1	4,078,000	1				Office	3 3	49,500	49,500
<b>TOTAL</b>	10	7,609,700	1					3	49,500	49,500



Between Wilshire/Alvarado Station and  
Wilshire/Vermont Station

( AREA )

TOTAL ACQUISITION ..... \$ 7,609,700

FULL FEE \$ 4,078,000  
 PARTIAL TAKING \$ -----  
 SURFACE EASEMENT \$ -----  
 SUBSURFACE EASEMENT \$ 3,531,700  
 CONSTRUCTION EASEMENT \$ -----

TOTAL RELOCATION ..... \$ 49,500

RESIDENTIAL \$ -----  
 BUSINESS \$ 49,500  
 GOODWILL \$ -----

TOTAL ..... \$ 7,659,200

PARCEL DATA

PARCEL L. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
223	SBE	1,091,800	-----	-----	-----
240	"	556,000	-----	-----	-----
241	"	440,000	-----	-----	-----
242	"	495,000	-----	-----	-----
244	"	184,000	-----	-----	-----
245	"	455,000	-----	-----	-----
246	"	115,000	-----	-----	-----
247	"	133,000	-----	-----	-----
248	FT	4,078,000	-----	49,500	-----
254	SBE	61,900	-----	-----	-----

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL ZONING/EASEMENTS

Property I.D.	<u>223/5141-3900</u>	Use(s)	<u>Park &amp; Snack bar</u>
Location/Address	<u>SWC Alvarado &amp; Wilshire (MacArthur Park)</u>	No. of buildings	<u>1</u>
Owner	<u>L.A. City</u>	Gross Area of each building	<u>1 800 sf. 5</u>
Date Acquired	_____		<u>2 _____ 6</u>
Indicated price	_____		<u>3 _____ 7</u>
Lot Area	<u>Approx 10 acres</u>		<u>4 _____ 8</u>
Zoning	<u>R5-4</u>	Rentable Area of each building	<u>1 800 sf. 5</u>
Use	<u>Public Park</u>		<u>2 _____ 6</u>
Highest AND Best Use, if different than current use	<u>(document) Commercial</u>		<u>3 _____ 7</u>
	_____		<u>4 _____ 8</u>
	_____		
	_____		
	_____		

COMPARABLES

1. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

2. LOCATION/ADDRESS: \_\_\_\_\_  
 APPROACH USED: \_\_\_\_\_

Applicable	Not Applicable	
<input type="checkbox"/>	<input type="checkbox"/>	Location _____
<input type="checkbox"/>	<input type="checkbox"/>	Total SF _____
<input type="checkbox"/>	<input type="checkbox"/>	Configuration _____
<input type="checkbox"/>	<input type="checkbox"/>	Replacement Cost _____
<input type="checkbox"/>	<input type="checkbox"/>	Income _____
<input type="checkbox"/>	<input type="checkbox"/>	Market Sales _____
<input type="checkbox"/>	<input type="checkbox"/>	Use _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 223/5141 3 900  
 SF of taking 82,400  
 Type of taking/easement Subsurface  
 Description of taking/easement swath 70' side crossing park east-west  
 Remaining Property: 353,500 (8.1 acres)  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) \_\_\_\_\_

COMPARABLES

1. LOCATION/ADDRESS: 2525 W. 8th St.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 2 blocks south  
  Total SF \_\_\_\_\_  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$30.81/s.f.  
(land) 5/5/82  
  Use \_\_\_\_\_  
  Other \_\_\_\_\_

2. LOCATION/ADDRESS: 1918 W. 7th St.  
 APPROACH USED: Market Sales  
 Applicable Not Applicable  
  Location 2 blocks east  
  Total SF \_\_\_\_\_  
  Configuration \_\_\_\_\_  
  Replacement Cost \_\_\_\_\_  
  Income \_\_\_\_\_  
  Market Sales \$23.33/s.f.  
(land) 7/14/82  
  Use \_\_\_\_\_  
  Other \_\_\_\_\_

FINAL OPINION \$ 26.50/s.f. (land)

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance Value of land taken/easement 1,091,800

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 240 - A Subsurface Easement Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

City of Los Angeles

## LOCATION

Northeast corner of Wilshire Boulevard and Commonwealth  
Street, Los Angeles.

## LEGAL DESCRIPTION

A portion of Block 3, Hancock's Survey, Lots 7-18 and portions  
of Lots 2-6, Block 25, South Half of the West End University  
Addition.

## LAND

Shape: Irregular;

Size: Irregular;

Area: Approximately 373,600 sf or 8.58± ac., our  
calculations based on Assessor's Map;

Area to be

Acquired: Approximately 20,220 sf, per our calculations.

## ZONE

R5-4, Residential, City of Los Angeles.

## HIGHEST AND BEST USE

For commercial development consistent with the general plan.

ASSESSOR'S DATA

Assessor's Parcel No.: 5077-6-900

IMPROVEMENTS

Improved as a public park = Lafayette Park;

IMPROVEMENTS IN THE PART TAKEN

Does Not Apply.

VALUATIONVALUATION OF THE BEFORE AND AFTER CONDITIONValue of the Whole Property  
Before the Taking

Land:	373,600 sf @ \$55 =	\$20,548,000	
Improvements:	Impacted & not valued	<u>-0-</u>	\$20,548,000

Value of the Part Taken

Land:	20,220 sf @ \$55 x .5 =	\$ 556,000 (Rd'd.)	
Improvements:		<u>-0-</u>	<u>556,000</u>

Value of the Remainder Before  
the Taking as Part of the  
Whole

\$19,992,000

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

\$19,992,000

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

\$19,992,000

Severance Damages

-0-

Special Benefits

-0-

NOTE: The above reported figures are invalid outside the  
content of the entire preliminary valuation report.

SUBJECT PROPERTYPROJECT DESIGNATION

Parcel 241 = A Subsurface Easement Taking  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

Kyo-Ya Company, Ltd.  
639 South Commonwealth Avenue  
Los Angeles, California

LOCATION

2961 Wilshire Boulevard  
Los Angeles, California

The northwest corner of Wilshire Boulevard and Commonwealth  
Street, Los Angeles.

LEGAL DESCRIPTION

Lots 1 - 11, and Lots 20 - 24, and portions of Lots 12 - 16  
and 19, Block 26, South Half of the West End University  
Addition.

LAND

Shape: Irregular;

Size: Irregular;

Area: 164,020± sf, our calculations based on  
Assessor's Map;

Area to be  
Acquired: Approximately 13,530 sf, per our calculations.

ZONE

C4-4, Commercial, City of Los Angeles.

**HIGHEST AND BEST USE**

The present hotel use.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5077-7-14,1,21

**IMPROVEMENTS**

The Sheraton Town House, an approximately 13 story hotel structure approximately 50 years old plus related site improvements.

**IMPROVEMENTS IN THE PART TAKEN**

Does Not Apply.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	164,020± sf @ \$65 =	\$10,660,000 (Rd'd.)	
Improvements:	Not Impacted & Not Valued	<u>-0-</u>	\$10,660,000

Value of the Part Taken

Land:	13,530 sf @ \$65 x .5 =	\$ 440,000 (Rd'd)	
Improvements:		<u>-0-</u>	440,000

Value of the Remainder Before as Part of the Whole			\$10,220,000
---	--	--	--------------

Value of the Remainder After the Taking but Before Considering Special Benefits			\$10,220,000
---	--	--	--------------

Value of the Remainder After the Taking and After Considering Special Benefits			\$10,220,000
--	--	--	--------------

Severance Damages			-0-
-------------------	--	--	-----

Special Benefits			-0-
------------------	--	--	-----

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

SUBJECT PROPERTYPROJECT DESIGNATION

Parcel 242 - A Subsurface Easement Taking  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

2975 Wilshire Company  
2975 Wilshire Boulevard  
Los Angeles, California 90010

LOCATION

2975 Wilshire Boulevard  
Los Angeles, California

Northeast corner of Wilshire Boulevard and Virgil Avenue.

LEGAL DESCRIPTION

A portion of Lots 13 - 16 and 19, and Lots 17 and 18, Block 26  
South Half of the West End University Addition.

LAND

Shape: Irregular;

Size: Irregular;

Area: 38,606± sf, our calculations based on  
Assessor's Map;

Area to be

Acquired: Approximately 13,250 sf, per our calculations.

ZONE

C4-4, Commercial, City of Los Angeles.

HIGHEST AND BEST USE

The present office building use.



**ASSESSOR'S DATA**

Assessor's Parcel No.: 5077-7-20

**IMPROVEMENTS**

A 7-story Class A office building, 1957, 121,542± sf gross, 92,286± sf NRA (76%); separate 2-story parking structure 41,344± sf;

**IMPROVEMENTS IN THE PART TAKEN**

Does Not Apply;

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	38,606± sf @ \$75 =	\$2,895,000 (Rd'd.)	
Improvements:	Not Impacted & Not Valued	<u>=0=</u>	\$2,895,000

Value of the Part Taken

Land:	13,250± sf @ \$75 x .5 =	\$ 495,000 (Rd'd.)	
Improvements:		<u>=0=</u>	<u>495,000</u>

Value of the Remainder Before  
the Taking as Part of the  
Whole

\$2,400,000

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

\$2,400,000

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

\$2,400,000

Severance Damages

=0=

Special Benefits

-0-

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

SUBJECT PROPERTYPROJECT DESIGNATION

Parcel 244 - A Subsurface Easement Taking  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

United Way, Inc.  
621 South Virgil Avenue  
Los Angeles, California

LOCATION

621 South Virgil Avenue,  
Los Angeles, California

Westerly side of Virgil Avenue, approximately 210 ft. south of  
6th Street.

LEGAL DESCRIPTION

Lots 5, 6 and 7, Block 27 South Half of the West End  
University Addition.

LAND

Shape: Rectangular;

Size: 150 ft. x 170 ft.;

Area: 25,500 sf, our calculations based on  
Assessor's Map;

Area to be

Acquired: Approximately 12,240 sf, per our calculations.

ZONE

C4-4, Commercial, City of Los Angeles.

HIGHEST AND BEST USE

The present office building use.

ASSESSOR'S DATA

Assessor's Parcel No.: 5077-8-4

IMPROVEMENTS

A three story office building, 1953, 52,596± sf gross; parking below.

IMPROVEMENTS IN THE PART TAKEN

Does Not Apply.

VALUATIONVALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land:	25,500± sf @ \$30 =	\$765,000	
Improvements:	Not Impacted & Not Valued	<u>-0-</u>	\$765,000

Value of the Part Taken

Land:	12,240± sf @ \$30 x .5 =	\$184,000	
Improvements:		<u>-0-</u>	<u>184,000</u>

Value of the Remainder Before  
the Taking as Part of the  
Whole

\$581,000

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

\$581,000

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

\$581,000

Severance Damages

-0-

Special Benefits

-0-

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

SUBJECT PROPERTYPROJECT DESIGNATION

Parcel 245 - A Subsurface Easement Taking  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

Lloyds Bank of California  
3055 Wilshire Boulevard  
Los Angeles, California 90010

LOCATION

3055 Wilshire Boulevard,  
Los Angeles, California

Northeasterly corner of Westmoreland Avenue and Wilshire  
Boulevard.

LEGAL DESCRIPTION

A portion of Lot 13, Lots 14 - 22, Block 27, South Half of the  
West End University Addition.

LAND

Shape: Nearly rectangular;

Size: 431.45 ft./431.33 ft. x 170 ft., minus 20 ft.  
for corner cutoff;

Area: 73,136± sf, our calculations based on  
Assessor's Map;

Area to be  
Acquired: Approximately 12,100 sf, per our calculations.

ZONE

C4-4, C1-4, Commercial, City of Los Angeles.

**HIGHEST AND BEST USE**

The present office building use.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5077-8-10,16

**IMPROVEMENTS**

A 12 story, Class B office building; a 3 story parking structure and a 4 story, Class B office building.

**IMPROVEMENTS IN THE PART TAKEN**

Does Not Apply.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	73,136± sf @ \$75 =	\$5,485,000	(Rd'd.)
Improvements:	Not included	<u>-0-</u>	\$5,485,000

Value of the Part Taken

Land:	12,100± sf @ \$75 x .5 =	\$ 455,000	(Rd'd.)
Improvements:		<u>-0-</u>	<u>455,000</u>

Value of the Remainder Before  
the Taking as Part of the Whole

\$5,030,000

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

\$5,030,000

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

\$5,030,000

Severance Damages

-0-

Special Benefits

=0=

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

SUBJECT PROPERTY**PROJECT DESIGNATION**

Parcel 246 = A Subsurface Easement Taking  
Metro Rail Project  
Southern California Rapid Transit District

**OWNER OF RECORD**

3075 Wilshire Building Co. and Millard Jacobs  
680 Wilshire Place  
Los Angeles, California 90005

**LOCATION**

3075 Wilshire Boulevard  
Los Angeles, California

Northwesterly corner of Westmoreland Avenue and Wilshire  
Boulevard.

**LEGAL DESCRIPTION**

Lot A, Tract No 490; Lots 7 and 8, Block 28, South Half of the  
West End University Addition.

**LAND**

Shape: "L" shape;

Size: 100 ft. x 181.6 ft./181.52 ft. plus 100 ft. x  
170 ft.;

Area: 35,156± sf, our calculations based on  
Assessor's Map;

Area to be

Acquired: Approximately 3,060 sf, per our calculations.

**ZONE**

C4=4, C1=4, Commercial, City of Los Angeles.

**HIGHEST AND BEST USE**

The present office building use.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5077-9-5

**IMPROVEMENTS**

A 9 story Class B office building, 1962, 130,890± sf gross, 106,758± sf NRA (82%); separate 5 level parking structure, 92,088± sf.

**IMPROVEMENTS IN THE PART TAKEN**

Does Not Apply.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	35,156± sf @ \$75 =	\$2,635,000 (Rd'd.)	
Improvements:	Not Impacted and Not Valued	<u>-0-</u>	\$2,635,000

Value of the Part Taken

Land:	3,060± sf @ \$75 x .5 =	\$ 115,000 (Rd'd.)	
Improvements:		<u>-0-</u>	<u>115,000</u>

Value of the Remainder Before  
the Taking as Part of the  
Whole

\$2,520,000

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

\$2,520,000

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

\$2,520,000

Severance Damages

-0-

Special Benefits

=0=

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 247 - A Subsurface Easement Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Fred and Nevelyn Ervin  
621 South Westmoreland Avenue  
Los Angeles, California 90005

## LOCATION

621 S. Westmoreland Avenue  
Los Angeles, California

Westerly side of Westmoreland Avenue, approximately 281 ft.  
northerly of Wilshire Boulevard.

## LEGAL DESCRIPTION

Block 28; Lots 4, 5 and 6, Block 28, South Half of the West  
End University Addition.

## LAND

Shape: Rectangular;

Size: 150 ft. x 170 ft.;

Area: 25,500 sf, our calculations based on Assessor's  
Map;

Area to be

Acquired: Approximately 8,840 sf, per our calculations.

## ZONE

CI-4, Commercial, City of Los Angeles.

## HIGHEST AND BEST USE

The present office building use.



**ASSESSOR'S DATA**

Assessor's Parcel No.: 5077-9-26

**IMPROVEMENTS**

A 2 story Class C office building with adjacent surface parking facility.

**IMPROVEMENTS IN THE PART TAKEN**

Does Not Apply.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	25,500 sf @ \$30 =	\$765,000	
Improvements:	Not Impacted and Not Valued	<u>-0-</u>	\$765,000

Value of the Part Taken

Land:	8,840± sf @ \$30 x .5	\$133,000 (Rd'd.)	
Improvements:		<u>-0-</u>	<u>133,000</u>

Value of the Remainder Before  
the Taking as Part of the  
Whole

\$632,000

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

\$632,000

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

\$632,000

Severance Damages

-0-

Special Benefits

-0-

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

SUBJECT PROPERTYPROJECT DESIGNATION

Parcel 248 - An Entire Fee Taking  
 Metro Rail Project  
 Southern California Rapid Transit District

OWNER OF RECORD

Thriftco Insurance Co.  
 630 Shatto Place  
 Los Angeles, California 90005

LOCATION

630 Shatto Place  
 Los Angeles, California

Easterly side of Shatto Place, 167± ft. northerly of Wilshire  
 Boulevard.

LEGAL DESCRIPTION

Lots 15 and 16, Block 1, Shatto Place Tract.

LAND

Shape: Rectangular;

Size: 170 ft. x 190 ft.;

Area: 32,300 sf, our calculations based on  
 Assessor's Map;

Area to be  
 Acquired: An Entire Fee Taking

ZONE

C2-4, Commercial, City of Los Angeles.

HIGHEST AND BEST USE

The present office building use.

ASSESSOR'S DATA

Assessor's Parcel No.: 5077-9-25

IMPROVEMENTS

A 4 story, Class B office building, 1951, 41,109+ sf gross with ground level parking (8,078+ sf) and adjacent surface parking facility.

IMPROVEMENTS IN THE PART TAKEN

An Entire Fee Taking.

VALUATIONVALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land and Improvements: 32,887+ sf NRA @ \$124 = \$4,078,000 (Rd<sup>1</sup>d

Value of the Part Taken

An Entire Fee Taking 4,078,000 (Rd<sup>1</sup>d

Value of the Remainder Before  
the Taking as Part of the Whole -0-

Value of the Remainder After the  
Taking but Before Considering  
Special Benefits -0-

Value of the Remainder After  
the Taking and After Considering  
Special Benefits -0-

Severance Damages -0-

Special Benefits -0-

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1. Rsf of net rentable building area

Note: The above reported figures are invalid outside the content of the entire preliminary valuation report.

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: Parcel #248  
 Business Address 630 Shatto Place  
 Name of Business UFCW Local 770 on 2nd & 3rd floor; unidentified user on 4th floor; 1st floor is currently vacant  
 Use of Space (retail, office, storage, factory, etc.) Office  
 Square Footage of business (by use) 24,670  
 Type of Business: As stated above

EXPENSES

TYPE	AMOUNT	SOURCE(S)
Total Moving Expenses	\$ <u>49,500</u>	
Actual Moving Expense	<u>48,000</u>	1. _____
Search for Replacement Business	<u>1,500</u>	2. _____
In Lieu payment	<u>30,000</u>	

Qualifications, clarifications on sources:

1. It is assumed that there are three tenants in this building
2. \_\_\_\_\_

Highest amount either A or B \$49,500  
 Loss of Goodwill  Yes  No  
 If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Goodwill Compensation =0=  
**TOTAL RELOCATION COSTS** \$49,500

SUBJECT PROPERTYPROJECT DESIGNATION

Parcel 254 - A Subsurface Easement Taking  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

Kyo-Ya Co. Ltd.  
2961 Wilshire Blvd.  
Los Angeles, California

LOCATION

The southeast corner of Virgil Avenue and 6th Street

LEGAL DESCRIPTION

A Portion of Lot 19 and Lots 20-24, Block 26 South Half of  
the West End University Addition

LAND

Shape: Rectangular

Size: 170 ft. x 305.33 ft.

Area: 51,906.10± sf, calculations are based on  
Assessor's Map;

Area to be  
Acquired: Approximately 2,250 sf = subsurface easement

ZONE C1-4, C2-4, Commercial, City of Los Angeles

HIGHEST AND BEST USE

The highest and best use is the development of an office building

ASSESSOR'S DATA

Assessor's Parcel No.: 5077-7-21

IMPROVEMENTS

The lot is now occupied mostly by tennis courts. There is also a surfaced parking lot and a small food stand, and two bill boards.

IMPROVEMENTS IN THE PART TAKEN

Does not apply

VALUATIONValuation of the Before and After Condition

Value of the Whole Property  
Before the Taking

Land: 51,906.1+ sf @ \$55 psf= \$2,854,830  
Improvements: Not impacted and not valued

Value of Land Taken

Land: 2250+ sf @ \$55 psf x .5= 61,875  
Improvements: =0=

Value of the Remainder Before the  
Taking as Part of the Whole: 2,792,955

Value of the Remainder After the  
Taking but Before Considering  
Special Benefits: 2,792,955

Value of the Remainder After the  
Taking and After Considering  
Special Benefits: 2,792,955

Severance Damages -0-

Special Benefits -0-

Note: The above reported figures are invalid outside the content of the entire preliminary valuation report.

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WILSHIRE, V.  
VERMONT.

# SUMMARY

WILSHIRE/VERMONT

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. of PARCELS	VALUATION \$	NO. of PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST \$
				TYPE	NO. of UNITS	COST	TYPE	NO. of UNITS	COST \$	
Subsurface										
Partial										
Construction										
Full Fee	5	10,121,000	4				Retail/ Service Prkg. Lot Rest. Med. Off. Sign.	10	1,035,500	1,035,500
<b>TOTAL</b>	<b>5</b>	<b>10,121,000</b>						<b>10</b>	<b>1,035,500</b>	<b>1,035,500</b>



( AREA )

**TOTAL ACQUISITION** ..... \$ 10,121,000

FULL FEE \$ 10,121,000  
 PARTIAL TAKING \$ -----  
 SURFACE EASEMENT \$ -----  
 SUBSURFACE EASEMENT \$ -----  
 CONSTRUCTION EASEMENT \$ -----

**TOTAL RELOCATION** ..... \$ 1,035,500

RESIDENTIAL \$ -----  
 BUSINESS \$ 595,500  
 GOODWILL \$ 440,000

**TOTAL** ..... \$11,156,500

PARCEL DATA

PARCEL L. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
251	FT	6,010,000	-----	165,000	150,000
253	"	2,140,000	-----	271,500	125,000
260	"	306,000	-----	9,000	75,000
261	"	755,000	-----	150,000	90,000
262	"	910,000	-----	-----	-----

PROJECT DESIGNATION

Parcel 251- An Entire Fee Taking (due to impact of construction easement on improvements)  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

Bank of America  
c/o Bank Tax Department #3245  
P.O. Box 37000  
San Francisco, California

LOCATION

3181 Wilshire Blvd.  
Los Angeles, California

Noetheasterly corner of Wilshire Blvd. and Vermont Ave.

LEGAL DESCRIPTION

Lots 4 and 8, and portions of Lots 9, 10, and 11, Block 2,  
Shatto Place

LAND

Shape: Rectangular (two rectangles)

Size: 302.08/302.27 ft x 207.22/207.42 ft. and 80 ft.  
x 218.33/218.72 ft.

Area: 80,130+ sf, our calculations based on  
Assessor's Map

Area to be  
Acquired:

An entire Fee Taking, due to the impact on the  
improvements of the construction easement. The  
construction easement covers 34,000+ sf and the Fee  
Taking covers 47,000+ sf.

ZONE

C4-4, C2-4, Commercial, City of Los Angeles

**HIGHEST AND BEST USE**

For removal of the existing commercial improvements and redevelopment with a modern, high-rise office facility.

**ASSESSOR'S DATA**

Assessor's Parcel No. 5077-9-23

**IMPROVEMENTS**

Low-rise shopping facility, 1955, 15,340± sf and adjacent parking lot.

**IMPROVEMENTS IN THE PART TAKEN**

An entire fee taking.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	80,130± sf @ \$75 =	\$6,010,000	(Rd'd.)
Improvements:	Do not contribute to value.		

Value of the Part Taken

An entire fee taking	<u>\$6,010,000</u>
----------------------	--------------------

Value of the Remainder Before  
the Taking as Part of the Whole

-0-

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

-0-

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

=0=

Severance Damages

-0-

Special Benefits

-0-

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

RELOCATION COSTS FOR BUSINESSES

Property I.D.: Parcel 251

Business Address Northeast corner Vermont Ave. & Wilshire Blvd.

Name of Business \_\_\_\_\_

Type of Business \_\_\_\_\_

Use of Space (retail, office, storage, factory, etc.) parking lot, Bank of America branch, Wilshire Vermont Photolab, Wilshire Eye Care Optometrist

Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Highest amount either A or B

Loss of Goodwill

Yes

No

If yes, explain: This is a total taking of the real estate involving the above referenced businesses. There could be a cost to preserve the patronage.

Goodwill Compensation

\$150,000.00 (b)

TOTAL RELOCATION COSTS (a+b)

\_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #251  
 Business Address: 3191 Wilshire Boulevard  
 Name of Business: BANK OF AMERICA  
 Type of Business: Banking  
 Use of Space (retail, office, storage, factory, etc.): \_\_\_\_\_  
 Square Footage of business (by use): Approx. 20,000

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ 125,000.	
Actual Moving Expense	124,500.	1. _____
Search for Replacement Business	500.	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_
2. \_\_\_\_\_

Highest amount either A or B \$125,000. (a)  
 Loss of Goodwill

Yes       No

If Yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D. # Parcel #251  
 Business Address 3185 Wilshire Boulevard  
 Name of Business WILSHIRE EYE CARE CENTER  
 Type of Business Optometrist  
 Use of Space (retail, office, storage, factory, etc.) Medical office  
 Square Footage of Business (by use) approx: 6,680

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ 20,000.	
Actual Moving Expense	19,500.	1. _____
Search for Replacement Business	500.	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \$20,000. (a)  
 Loss of Goodwill

Yes  No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #251  
 Business Address: 3183 Wilshire Boulevard  
 Name of Business: PASSPORT PHOTOS  
 Type of Business: \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.): photo lab  
 Square Footage of business (by use) Est. 6,680

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>20,000.</u>	
Actual Moving Expense	<u>19,500.</u>	1. _____
Search for Replacement Business	<u>500.</u>	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, certifications on sources:

1. \_\_\_\_\_
2. \_\_\_\_\_

Highest amount either A or B \$20,000. (a)  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

SUBJECT PROPERTYPROJECT DESIGNATION

Parcel 253 - An entire fee taking  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

Sixth and Vermont Corporation  
190 North Canon Drive  
Beverly Hills, California

LOCATION

600 South Vermont Avenue  
Los Angeles, California

Southeasterly corner of 6th Street and Vermont Avenue.

LEGAL DESCRIPTION

A portion of lots 12, 13, 14 and 15, exclusive of street, Block  
2, Shatto Place.

LAND

Shape: Rectangular;

Size: 295 ft. x 207.04/207.22 ft.;

Area: 61,103+ sf, our calculations based on  
Assessor's Map;

Area to be  
Acquired: An entire fee taking.

ZONE

C2-4, Commercial, City of Los Angeles.

HIGHEST AND BEST USE

Removal of existing improvements and redevelopment with modern  
office/commercial development.



**ASSESSOR'S DATA**

Assessor's Parcel No.: 5077-9-24

**IMPROVEMENTS**

A neighborhood shopping center, approximately 1950, approximately 16,700 sf (27% site coverage) and adjacent surface parking lot.

**IMPROVEMENTS IN THE PART TAKEN**

An entire fee taking.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	61,103± sf @ \$35 =	\$2,140,000	(Rd'd.)
Improvements:	Do not contribute to value.		

Value of the Part Taken

An entire fee taking	<u>\$2,140,000</u>
----------------------	--------------------

Value of the Remainder Before  
the Taking as Part of the Whole

=0-

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

=0-

Value of the Remainder After  
the Taking and After  
Considering Special Benefits.

=0-

Severance Damages

=0-

Special Benefits

=0-

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel 253  
 Business Address Vermont Ave.  
 Name of Business \_\_\_\_\_  
 Type of Business various  
 Use of Space (retail, office, storage, factory, etc.) Kal's Market Grocery & Liquor, shoe shine stall, Photomat, small billboard, Sambo's Restaurant  
 Square Footage of business (by use) \_\_\_\_\_

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
Total Moving Expenses	\$ _____	1. _____
Actual Moving Expense	_____	_____
Search for Replacement Business	_____	2. _____

In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B

Loss of Goodwill

Yes       No

If yes, explain: There will be a cost to preserve the patronage for these various businesses.

\_\_\_\_\_ (a)

Goodwill Compensation

\$125,000.00 (b)

**TOTAL RELOCATION COSTS (a+b)**

\_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.O.: Parcel #253  
 Business Address 600 So. Vermont, SE Corner 6th Street  
 Name of Business SAMBOS RESTAURANT  
 Type of Business Coffee Shop  
 Use of Space (retail, office, storage, factory, etc.) Retail service  
 Square Footage of business (by use) \_\_\_\_\_

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>175,000.</u>	
Actual Moving Expense	<u>174,500.</u>	1. _____
Search for Replacement Business	<u>500.</u>	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. Health and building codes will be applicable in setting this business up at a new location.

2. Most generally this type of operation would prefer to sell all fixtures and equipment and set up new at replacement location.

Highest amount either A or B \_\_\_\_\_

\$175,000. (a)

Loss of Goodwill

Yes

No

If yes, explain: \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #253  
 Business Address: Vermont  
 Name of Business: KALS  
 Type of Business: Korean Grocery  
 Use of Space (retail, office, storage, factory, etc.): Retail food sales  
 Square Footage of business (by use): Est. 20,000.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>75,000.</u>	
Actual Moving Expense	<u>74,500.</u>	1. _____
Search for Replacement Business	<u>500.</u>	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill

\$75,000. (a)

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

(b)

**TOTAL RELOCATION COSTS (a+b)**

\_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #253  
 Business Address: Vermont  
 Name of Business: FOTOMAT  
 Type of Business: Retail Photography  
 Use of Space (retail, office, storage, factory, etc.): \_\_\_\_\_

Square Footage of business (by use) \_\_\_\_\_

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____

B. In Lieu payment \$10,000.

**Qualifications, clarifications on sources:**

1. The business may be forced to go out of business and suffer a loss of existing patronage.

2. \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill

\$10,000. (a)

Yes       No

If yes, explain: \_\_\_\_\_

Goodwill Compensation

**TOTAL RELOCATION COSTS (a+b)**

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #253  
 Business Address: Vermont  
 Name of Business: SHOE SHINE STAND  
 Type of Business: Personal service  
 Use of Space (retail, office, storage, factory, etc.): Retail

Square Footage of business (by use) \_\_\_\_\_

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____

B. In Lieu payment \$ 2,500.

Qualifications, clarifications on sources:

- A similar location would be difficult to locate
- \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill

\$2,500. (a)

Yes  No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

\_\_\_\_\_ (b)

**TOTAL RELOCATION COSTS (a+b)**

\_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #253  
 Business Address: Vermont  
 Name of Business: \_\_\_\_\_  
 Type of Business: Parking  
 Use of Space (retail, office, storage, factory, etc.): \_\_\_\_\_  
 Square footage of business (by use) \_\_\_\_\_

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ 500.	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	500.	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_

\$500. (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D. # Parcel #253  
 Business Address Vermont Avenue  
 Name of Business   
 Type of Business Nonlighted double sign  
 Use of Space (retail, office, storage, factory, etc.)   
 Square Footage of business (by use)

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ 8,462.	
Actual Moving Expense		1. _____
Search for Replacement Business		2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B  
 Less of Goodwill

\$8,462. (a)

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

\_\_\_\_\_ (b)

**TOTAL RELOCATION COSTS (a+b)**

\_\_\_\_\_



SUBJECT PROPERTYPROJECT DESIGNATION

Parcel 260-An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

Hertz Realty Corp.  
660 Madison Avenue  
New York, New York

LOCATION

643 South Vermont Avenue  
Los Angeles, California

Westerly side of Vermont Avenue, 150± ft. northerly of  
Wilshire Boulevard.

LEGAL DESCRIPTION

Lot 9 and southerly 20 ft. of Lot 8, exclusive of street,  
Block 8, Copenhagen Tract.

LAND

Shape: Rectangular;

Size: 70 ft. x 140 ft.;

Area: 9,800 sf, our calculations based on Assessor's  
Map;

Area to be

Acquired: An entire fee taking;

ZONE

C2-4, Commercial, City of Los Angeles.

**HIGHEST AND BEST USE**

The present commercial (auto rental facility) use.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5502-25-6

**IMPROVEMENTS**

A one story masonry auto rental facility, approximately 1965, approximately 1,800 sf (18% site coverage), adjacent surface parking lot and related site improvements.

**IMPROVEMENTS IN THE PART TAKEN**

An entire fee taking.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land and Improvements:

1,800± sf bldg. @ \$170 =

\$306,000

Value of the Part Taken

An entire fee taking

\$306,000

Value of the Remainder Before  
the Taking as Part of the Whole

-0-

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

-0-

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

-0-

Severance Damages

-0-

Special Benefits

-0-

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D. No. Parcel No. 260  
 Business Address Vermont Avenue  
 Name of Business Hertz Rent-A-Car  
 Type of Business car rental  
 Use of Space (retail, office, storage, factory, etc.) service  
 Square Footage of business (by use) \_\_\_\_\_

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
3. In Lieu payment	_____	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill:

Yes       No

If yes, explain: The business can relocate but there will be a cost to preserve the patronage.

Goodwill Compensation

\$75,000.00 (t)

**TOTAL RELOCATION COSTS (a+b)**

\_\_\_\_\_

FORM 5  
RELOCATION COSTS FOR BUSINESSES

Property I.D.# Parcel #260  
 Business Address Vermont Avenue  
 Name of Business HERTZ RENT-A-CAR  
 Type of Business \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.) Office/Auto Service  
 Square Footage of business (by use) Est. 800 sq. ft. office space;  
200 sq. ft. wash rack

EXPENSES

TYPE	AMOUNT	SOURCE
A. Total Moving Expenses	\$ 9,000.	
Actual Moving Expense	8,500.	1. _____
Search for Replacement Business	500.	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. Moving office equipment and personal property, telephone & printing, etc. Two gas pumps included in the real estate appraisal.

2. \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_

\$9,000. (a)

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_

SUBJECT PROPERTYPROJECT DESIGNATION

Parcel 261 - An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

Robert M. Lawson, et al.  
Harold Butler Enterprise 149 Inc.  
14256 East Firestone Boulevard  
La Mirada, California

LOCATION

635 South Vermont Avenue  
Los Angeles, California

Westerly side of Vermont Avenue, 175± ft. southerly of 6th  
Street.

LEGAL DESCRIPTION

The southerly 15.9 ft. of Lot 4, all of Lots 5, 6 and 7, the  
northerly 25 ft. of Lot 8, exclusive of streets, Block 8,  
Copenhagen Tract.

LAND

Shape: Rectangular;  
Size: 180.1 ft. x 140 ft.;  
Area: 25,214 sf, our calculations based on  
Assessor's Map;  
Area to be  
Acquired: An entire fee taking.

ZONE

C2-4, Commercial, City of Los Angeles.

**HIGHEST AND BEST USE**

Removal of existing improvements and redevelopment with modern office/commercial development.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5502-25=16

**IMPROVEMENTS**

A one story (Denny's) restaurant, 1966, 4,381± (17% site coverage) and adjacent surface parking facility;

**IMPROVEMENTS IN THE PART TAKEN**

An entire fee taking.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Lands:	25,214± sf @ \$30 =	\$755,000	(Rd'd.)
Improvements:	Do not contribute to value.		

Value of the Part Taken

An entire fee taking	<u>\$755,000</u>
----------------------	------------------

Value of the Remainder Before  
the Taking as Part of the Whole

-0-

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

-0-

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

-0-

Severance Damages

-0-

Special Benefits

-0-

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel No. 261  
 Business Address Vermont Avenue  
 Name of Business Denny's Restaurant  
 Type of Business Coffee Shop  
 Use of Space (retail, office, storage, factory, etc.) service

Square Footage of business (by use) \_\_\_\_\_

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill

Yes       No

If yes, explain: Can relocate but there will be a cost to preserve the patronage.

Goodwill Compensation

\$90,000.00

**TOTAL RELOCATION COSTS (a+b)**

(b)

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: Parcel #261  
 Business Address: Vermont Avenue  
 Name of Business: DENNY'S RESTAURANT  
 Type of Business: Coffee Shop  
 Use of Space (retail, office, storage, factory, etc.): Food service  
 Square Footage of business (by use) Not available - estimated 5,000 sq. ft.

EXPENSES

TYPE	AMOUNT	SOURCE
A. Total Moving Expenses	\$ 150,500.	
Actual Moving Expense	150,000.	1.
Search for Replacement Business:	500.	2.

B. In Lieu payment:

Qualifications, clarifications on sources:

1. Disconnect, move, and reinstall equipment to a comparable location. Move and modify booths to conform at new location, plus certain conditions of occupancy will be imposed by health and building codes.
2. This type of operation most generally prefers to sell all fixtures and equipment and set up new at replacement site.

Highest amount either A or B \$150,500. (a)

Loss of Goodwill

Yes       No

If yes, explain:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

(b)

TOTAL RELOCATION COSTS (a+b)

\_\_\_\_\_  
 \_\_\_\_\_



SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 262 - An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Los Angeles City Parking Authority

## LOCATION

Southwesterly corner of 6th Street and Vermont Avenue, Los Angeles.

## LEGAL DESCRIPTION

Lots 1, 2 and 3 and the northerly 31.2 ft. of Lot 4, exclusive of streets, Block 8, Copenhagen Tract.

## LAND

Shape: Rectangular;

Size: 175.1 ft./175.48 ft. x 140 ft.;

Area: 24,541± sf, our calculations based on Assessor's Map;

Area to be

Acquired: An entire fee taking.

## ZONE

C2-4, Commercial, City of Los Angeles.

## HIGHEST AND BEST USE

Removal of existing parking lot improvements and redevelopment with a modern commercial/office facility.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5502-25-900

**IMPROVEMENTS**

A surface parking lot.

**IMPROVEMENTS IN THE PART TAKEN**

An entire fee taking.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**Value of the Whole Property  
Before the Taking

Land:	24,541± sf @ \$35 =	\$860,000	(Rd'd.)
Improvements:	24,541± sf @ \$2 =	<u>50,000</u>	(Rd'd.)
			\$910,000

Value of the Part Taken

An entire fee taking	<u>\$910,000</u>
----------------------	------------------

Value of the Remainder Before  
the Taking as Part of the Whole

-0-

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

-0-

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

-0-

Severance Damages

-0-

Special Benefits

-0-

NOTE: The above reported figures are invalid outside the  
content of the entire preliminary valuation report.

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: Parcel No. 262  
 Business Address: Vermont Avenue (corner 6th Street)  
 Name of Business: City Parking Lot  
 Type of Business: \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.): \_\_\_\_\_  
 Square Footage of business (by use): \_\_\_\_\_

EXPENSES

TYPE	AMOUNT	SOURCE(S)
A. Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
B. In Lieu payment	_____	

Qualifications, clarifications on sources:

1. \_\_\_\_\_
2. \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_

(a)  
 \_\_\_\_\_  
 - 0 -  
 \_\_\_\_\_ (b)

15

WILSHIRE /  
NORMANDIE



( AREA )

**TOTAL ACQUISITION** ..... \$ \_\_\_\_\_

FULL FEE \$ \_\_\_\_\_

PARTIAL TAKING \$ \_\_\_\_\_

SURFACE EASEMENT \$ \_\_\_\_\_

SUBSURFACE EASEMENT \$ \_\_\_\_\_

CONSTRUCTION EASEMENT \$ \_\_\_\_\_

**TOTAL RELOCATION** ..... \$ \_\_\_\_\_

RESIDENTIAL \$ \_\_\_\_\_

BUSINESS \$ \_\_\_\_\_

GOODWILL \$ \_\_\_\_\_

**TOTAL** ..... \$ 0

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	



# SUMMARY

Between Wilshire/Normandie Station and Wilshire/Western

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. OF PARCELS	VALUATION	NO. OF PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST
				TYPE	NO. OF UNITS	COST	TYPE	NO. OF UNITS	COST	
Subsurface										
Partial										
Construction										
Full Fee										

**TOTAL**

0







# SUMMARY

WILSHIRE/WESTERN STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. of PARCELS	VALUATION \$	NO. of PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST \$
				TYPE	NO. of UNITS	COST \$	TYPE	NO. of UNITS	COST \$	
Subsurface										
Partial	2	892,500								
Construction										
Full Fee	1	2,020,000	1				Retail	2 2	252,000	252,000
<b>TOTAL</b>	<b>3</b>	<b>2,912,500</b>	<b>1</b>					<b>2</b>	<b>252,000</b>	<b>252,000</b>

Wilshire/Western Station

( AREA )

**TOTAL ACQUISITION** ..... \$ 2,912,500

FULL FEE	\$	<u>2,020,000</u>
PARTIAL TAKING	\$	<u>892,500</u>
SURFACE EASEMENT	\$	<u>-----</u>
SUBSURFACE EASEMENT	\$	<u>-----</u>
CONSTRUCTION EASEMENT	\$	<u>-----</u>

**TOTAL RELOCATION** ..... \$ 252,000

RESIDENTIAL	\$	<u>-----</u>
BUSINESS	\$	<u>122,000</u>
GOODWILL	\$	<u>130,000</u>

**TOTAL** ..... \$ 3,164,500

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
284	FT(CE) <sup>1</sup>	2,020,000	-----	122,000	130,000
285	PT	446,250	-----	-----	-----
290	PT	446,250	-----	-----	-----

1. Due to the impact of the construction easement on the improvements, the entire parcel is considered a full fee taking.

**PROJECT DESIGNATION**

Parcel 284 = An Entire Fee Taking (due to impact of construction easement on improvements)  
Metro Rail Project  
Southern California Rapid Transit District

**OWNER OF RECORD**

G.E. and Mattie B. Kinsey Trust  
P.O. Box 92333  
Los Angeles, California

**LOCATION**

642 South Western Ave.  
Los Angeles, California

Northeasterly corner of Wilshire Blvd. and Western Ave.

**LEGAL DESCRIPTION**

Lots 1 and 2, Kensington Place

**LAND**

Shape: Nearly rectangular

Size: 150 ft x 140 ft, minus corner cutoff

Area: 20,866+ sf, our calculations based on Assessor's Map

Area to be Acquired:

An Entire Fee Taking, due to the impact on the improvements of the construction easement. The construction easement covers 11,620 + sf and the partial Fee Taking covers 9,246+ sf

**ZONE**

C4-4, Commercial, City of Los Angeles

**HIGHEST AND BEST USE**

The present retail/commercial use.

Assessor's Parcel No.: 5503-30-3

**IMPROVEMENTS**

A single-story retail/commercial building built in 1950, containing 20,170± sf; minimal site improvements.

**IMPROVEMENTS IN THE PART TAKEN**

An entire fee taking.

**VALUATION**

**VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land & Improvements: 20,170± sf @ \$100<sup>1</sup> = \$2,020,000 (Rd'd.)

Value of the Part Taken

An entire fee taking \$2,020,000

Value of the Remainder Before  
the Taking as Part of the Whole

-0-

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

-0-

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

-0-

Severance Damages

-0-

Special Benefits

-0-

1 Psf of building area.

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

RELOCATION COSTS FOR BUSINESSES

Property I.D.: Parcel No. 284  
Business Address: 3785 Wilshire Blvd.  
Name of Business: Thrifty Drug Store  
Type of Business: drug store  
Use of Space (retail, office, storage, factory, etc.): retail

Square Footage of business (by use)

EXPENSES

TYPE	AMOUNT	SOURCE
1. Total Moving Expenses	\$	
Actual Moving Expense		1.
Search for Replacement Business		2.

2. In Lieu payment

Qualifications, clarifications on sources:

1. \_\_\_\_\_
2. \_\_\_\_\_

Highest amount either A or B  
Loss of Goodwill

Yes       No

If yes, explain: This is a total taking and the business will have to relocate. There will probably be a cost to preserve the patronage.

Goodwill Compensation

\$100,000.00 (a)

TOTAL RELOCATION COSTS (a+b)

\_\_\_\_\_ (b)

PART I  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: Parcel No. 284  
 Business Address 3771 Wilshire Blvd.  
 Name of Business See's Candies  
 Type of Business candy store  
 Use of Space (retail, office, storage, factory, etc.) retail

Square Footage of business (by use) \_\_\_\_\_

**EXPENSES**

TYPE	AMOUNT	SOURCE
1. Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
3. In Lieu payment	_____	

Qualifications, certifications on sources:

1. \_\_\_\_\_

2. \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill \_\_\_\_\_ (a)

Yes

No

If yes, explain: Cost to preserve the patronage.

Goodwill Compensation \_\_\_\_\_

\$30,000

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_



**RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #284  
 Business Address: 3785 Wilshire Boulevard  
 Name of Business: THRIFTY DRUG STORE  
 Type of Business: Drug Store  
 Use of Space (retail, office, storage, factory, etc.): Retail  
 Square Footage of business (by use) Est. 22,500

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>110,000.</u>	
Actual Moving Expense	<u>109,500.</u>	1. _____
Search for Replacement Business	<u>500.</u>	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. In order to move this operation it is necessary to strictly adhere to pharmaceutical codes set forth by the State of California; sophisticated alarm system because of drugs, etc.

2. \_\_\_\_\_

Highest amount either A or B \$110,000. (a)  
 Loss of Goodwill

Yes  No

If yes, explain: \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

**RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #284  
 Business Address 3771 Wilshire Boulevard  
 Name of Business SEE'S CANDIES  
 Type of Business Candy Store  
 Use of Space (retail, office, storage, factory, etc.) Retail  
 Square Footage of business (by use) \_\_\_\_\_

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>12,000.</u>	
Actual Moving Expense	<u>11,500.</u>	1. _____
Search for Replacement Business	<u>500.</u>	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_

\$12,000. (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_

(b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 285 - A Partial Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Beverly Larner  
631 North Crescent Drive  
Beverly Hills, California 90210

## LOCATION

Easterly side of Western Avenue, approximately 140 ft.  
northerly of Wilshire Boulevard.

## LEGAL DESCRIPTION

Lots 3 and 4, Kensington Place Tract.

## LAND

Shape: Irregular;

Size: 235 ft. x 150 ft. + 335 ft. x 150 ft., less  
corner cutout, per Assessor;

Area: 83,866± sf, our calculations based on  
Assessor's Map;

Area to be  
Acquired: Approximately 5,250 sf, per our calculations.

## ZONE

C2-4, Commercial, City of Los Angeles.

## HIGHEST AND BEST USE

Redevelopment of larger parcel with mid- to high-rise office  
project.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5503-30-4

**IMPROVEMENTS**

The larger parcel is improved with office and retail commercial structures, as well as an asphaltic concrete parking lot.

**IMPROVEMENTS IN THE PART TAKEN**

Site improvements for an asphaltic concrete surfaced parking,

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	83,866± sf @ \$85 =	\$7,130,000 (Rd'g.)
Improvements:	Not impacted and not valued	

Value of the Part Taken

Land:	5,250± sf @ \$85 <sup>1</sup>	<u>-446,250</u> (Rd'd.)
Improvements:	-0-	

Value of the Remainder Before the Taking as Part of the Whole	6,683,750
--	-----------

Value of the Remainder After the Taking but Before Considering Special Benefits	6,683,750
---	-----------

Value of the Remainder After the Taking and After Considering Special Benefits	6,683,750
--	-----------

Severance Damages <sup>1</sup>	-0-
--------------------------------	-----

Special Benefits	-0-
------------------	-----

<sup>1</sup> Assumes negotiated acquisition with no negative impact on existing commercial use.

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

SUBJECT PROPERTYPROJECT DESIGNATION

Parcel 290 - A Partial Fee Taking Easement  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

Robert Larner  
5564 El Canon Avenue  
Woodland Hills, California 91367

LOCATION

3751 Wilshire Boulevard  
Los Angeles, California

Northwesterly corner of Wilshire Boulevard and Oxford Avenue.

LEGAL DESCRIPTION

Lots 24, 25, 26, 27, and 28, Kensington Place.

LAND

Shape: Nearly rectangular;

Size: 335 ft. x 150 ft., minus corner cutoff;

Area: 50,116± sf, our calculations based on Assessor's Map;

Area to be

Acquired: Approximately 5,250 sf, per our calculations.

ZONE

C4-4 and C2-4, Commercial, City of Los Angeles.

HIGHEST AND BEST USE

The highest and best use of the subject property would be realized by removing the existing improvements and developing a mid- to high-rise office project on the site.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5503-30-17

**IMPROVEMENTS**

A masonry commercial/retail structure and site improvements for a surfaced parking lot.

**IMPROVEMENTS IN THE PART TAKEN**

Asphaltic concrete paving and other parking lot improvements

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	50,116± sf @ \$85 =	\$4,260,000	(Rd'd.)
Improvements:	Do not contribute to value.		

Value of the Part Taken

Land:	5,250 @ \$85 =	446,250	(Rd'd.)
Improvements:	-0-		

Value of the Remainder Before the Taking as Part of the Whole	3,813,750.
--	------------

Value of the Remainder After the Taking but Before Considering Special Benefits	3,813,750 <sup>1</sup>
---	------------------------

Value of the Remainder After the Taking and After Considering Special Benefits	3,813,750 <sup>1</sup>
--	------------------------

Severance Damages <sup>2</sup>	-0-
--------------------------------	-----

Special Benefits	-0-
------------------	-----

<sup>1</sup> Remainder land value only.

<sup>2</sup> Assumes negotiated acquisition with no negative impact on existing commercial use.

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.







Between Wilshire/Western Station and Wilshire/La Brea Station

( A R E A )

**TOTAL ACQUISITION** ..... \$ \_\_\_\_\_

FULL FEE \$ \_\_\_\_\_

PARTIAL TAKING \$ \_\_\_\_\_

SURFACE EASEMENT \$ \_\_\_\_\_

SUBSURFACE EASEMENT \$ \_\_\_\_\_

CONSTRUCTION EASEMENT \$ \_\_\_\_\_

**TOTAL RELOCATION** ..... \$ \_\_\_\_\_

RESIDENTIAL \$ \_\_\_\_\_

BUSINESS \$ \_\_\_\_\_

GOODWILL \$ \_\_\_\_\_

**TOTAL** ..... \$ 0

**PARCEL DATA**

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	



# SUMMARY

WILSHIRE/LA BREA STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. OF PARCELS	VALUATION \$	NO. OF PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST \$
				TYPE	NO. OF UNITS	COST	TYPE	NO. OF UNITS	COST \$	
Subsurface										
Partial										
Construction										
Full Fee	1	5,470,000	1				Office Service Wlsle Sign	5 2 1 1 1	251,400	251,400
<b>TOTAL</b>	<u>1</u>	<u>5,470,000</u>	<u>1</u>					<u>5</u>	<u>251,400</u>	<u>251,400</u>

Wilshire/La Brea Station

( AREA )

**TOTAL ACQUISITION** ..... \$ 5,470,000

FULL FEE	\$	<u>5,470,000</u>
PARTIAL TAKING	\$	<u>-----</u>
SURFACE EASEMENT	\$	<u>-----</u>
SUBSURFACE EASEMENT	\$	<u>-----</u>
CONSTRUCTION EASEMENT	\$	<u>-----</u>

**TOTAL RELOCATION** ..... \$ 251,400

RESIDENTIAL	\$	<u>-----</u>
BUSINESS	\$	<u>101,400</u>
GOODWILL	\$	<u>150,000</u>

**TOTAL** ..... \$ 5,721,400

**PARCEL DATA**

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATIO
			RESIDENTIAL	BUSINESS	
362	FT. (CE)	5,470,000	-----	101,400	150,000

1. Only a small portion (8%) is a CE, thus entire parcel is considered a FT.

PROJECT DESIGNATION

Parcel 362 = An Entire Fee Taking (including a small portion for a temporary construction easement)  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

Wilshire-La Brea Partnership  
3660 Wilshire Blvd., Suite 636  
Los Angeles, California 90010

LOCATION

5301 Wilshire Blvd.  
Los Angeles, California

Northeasterly corner of Wilshire Blvd. and La Brea Ave.

LEGAL DESCRIPTION

Lot 50, Tract 5273

LAND

Shape: Irregular;

Size: 151.21 ft. x 125 ft., less corner + 125.04/125 ft. x 287.7 ft., per Assessor;

Area: 54,710+ sf, ( of which 4,500 + is a temporary construction easement) our calculations based on Assessor's Map;

Area to be

Acquired: An entire fee taking.

ZONE

C4-4, Commercial, City of Los Angeles.

HIGHEST AND BEST USE

Vacated site available for development with mid-to high-rise office structure.

## ASSESSOR'S DATA

Assessor's Parcel Nos.: 5508-7-(11,12,13,25)

## IMPROVEMENTS

One-story retail/office commercial structure containing 12,736± sf, built in 1945; parking lot and other site improvements.

IMPROVEMENTS IN THE PART TAKEN

An entire fee taking.

VALUATIONVALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land:	54,710± sf @ \$100 =	\$5,470,000	(Rd'd.)
Improvements:	Do not contribute to value.		

Value of the Part Taken

An entire fee taking	<u>\$5,470,000</u>
----------------------	--------------------

Value of the Remainder Before  
the Taking as Part of the Whole

=0=

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

-0-

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

-0-

Severance Damages

-0-

Special Benefits

-0=

---

Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: Parcel #362  
Business Address Wilshire Boulevard at La Brea  
Name of Business AJAX RENT-A-CAR  
Type of Business Auto rental  
Use of Space (retail, office, storage, factory, etc.) office  
Square Footage of business (by use) Estimated 500 - 600 sq. ft.

EXPENSES

TYPE	AMOUNT	SOURCE
A.	Total Moving Expenses	\$ 5,500.
	Actual Moving Expense	1.
	Search for Replacement Business	2.

B. In Lieu payment 10,000.

Qualifications, clarifications on sources:

1. Typical small office, although there is a possibility the acquisition could cause the operator to go out of business. This could be a franchise operation and therefore qualify for an in-lieu payment.

2. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Highest amount either A or B \$10,000. (a)  
Loss of Goodwill

Yes  No

If yes, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_

**CHART C  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #362  
 Business Address 5305 Wilshire  
 Name of Business UNITED TECHNICAL SERVICES  
 Type of Business \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.) Office  
 Square Footage of business (by use) Estimated 4,000

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ 15,500.	
Actual Moving Expense	<u>15,000</u>	1. _____
Search for Replacement Business	<u>500</u>	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill

\$15,500. (a)

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_

**TOTAL RELOCATION COSTS (a+b)**

\_\_\_\_\_  
 \_\_\_\_\_



**CHART C  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #362  
 Business Address 5305 Wilshire Boulevard  
 Name of Business HTM ENGINEERS & CONSTRUCTION  
 Type of Business General Office - Aeromethods  
 Use of Space (retail, office, storage, factory, etc.) Office

Square Footage of business (by use) Estimated 4,000

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ 15,500.	
Actual Moving Expense	15,000.	1.
Search for Replacement Business	500.	2.

B. In Lieu payment

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B

\$15,500. (a)

Loss of Goodwill

Yes

No

If yes, explain:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

\_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b)

\_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #362  
 Business Address 677 La Brea  
 Name of Business CENDRIES FLOWERS  
 Type of Business Flower Shop - Wholesale & By Air Express  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_

Square Footage of business (by use) Estimated 4,800 sq. ft. up & down

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>25,000.</u>	
Actual Moving Expense	<u>24,500.</u>	1. _____
Search for Replacement Business	<u>500.</u>	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. The refrigerated cases appear to be too old to be moved.  
There is a provision for substitute equipment in the regulations.

2. \_\_\_\_\_

Highest amount either A or B \$25,000. (a)  
 Loss of Goodwill \_\_\_\_\_

Yes       No

If yes, explain: \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #362  
 Business Address: 5305 Wilshire Boulevard  
 Name of Business: Sign = Billboard  
 Type of Business: \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.): 2 small lighted signs @ 7,562 each  
 Square Footage of business (by use): Two rooftop double faced lighted @ \$10,140. each

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ 35,404.	
Actual Moving Expense	15,124	1. _____
Search for Replacement Business:	20,280.	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_

\$35,404. (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_

(b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

RELOCATION COSTS FOR BUSINESSES

Property I.D. No. Parcel No. 362
Business Address 5301 Wilshire Blvd.
Name of Business
Type of Business various
Use of Space (retail, office, storage, factory, etc.) The parcel is improved w
a 1-story bldg. which includes several businesses: UTS Employment Service;
Square Footage of business (by use) United Technology Services; HLM Engineers
Contractors; Cedric's Flowers; Pacific Outdoor Double Lighted Sign

EXPENSES

Table with columns: TYPE, AMOUNT, SOURCE. Rows include: Total Moving Expenses, Actual Moving Expense, Search for Replacement Business, In Lieu payment.

Qualifications, clarifications on sources:

1.
2.

Highest amount either A or B

Loss of Goodwill

[X] Yes [ ] No

If yes, explain: This will be a total taking which could affect these businesses, and require a cost to preserve the patronage.

Goodwill Compensation

\$150,000.00

TOTAL RELOCATION COSTS (a+b)





Between Wilshire/La Brea Station and  
Wilshire/Fairfax Station

( AREA )

<u>TOTAL ACQUISITION</u> .....		<u>\$ 83,000</u>
FULL FEE	\$ -----	
PARTIAL TAKING	\$ -----	
SURFACE EASEMENT	\$ -----	
SUBSURFACE EASEMENT	\$ 83,000	
CONSTRUCTION EASEMENT	\$ -----	
 <u>TOTAL RELOCATION</u> .....		 <u>\$ -----</u>
RESIDENTIAL	\$ -----	
BUSINESS	\$ -----	
GOODWILL	\$ -----	
 <u>TOTAL</u> .....		 <u>\$ 83,000</u>

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATIO
			RESIDENTIAL	BUSINESS	
390	SBE	83,000	-----	-----	-----

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 390 - A Subsurface Easement Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Mutual Benefit Life Insurance Company  
1 California Street  
San Francisco, California 94111

## LOCATION

The southerly side of Wilshire Boulevard between Ogden Drive  
and Spaulding Avenue.

## LEGAL DESCRIPTION

Lots 1 and 2, Tract 26774.

## LAND

Shape: Irregular;

Size: Approximately 370 ft. along Wilshire Boulevard,  
irregular depth;

Area: 92,020± sf, our calculations based on  
Assessor's Map;

Area to be  
Acquired: 1,660± sf, per our calculations.

## ZONE

C4-4, Commercial, City of Los Angeles.

## HIGHEST AND BEST USE

The highest and best use of the subject property is its  
current use as improved with an office structure.



## ASSESSOR'S DATA

Assessor's Parcel Nos.: 5086-21-(36,37,38);

## IMPROVEMENTS

A mid-rise office structure and related parking and other site improvements.

## IMPROVEMENTS IN THE PART TAKEN

None.

VALUATION

## VALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land: 92,020± sf @ \$100 psf = \$9,200,000 (Rd'd.)  
Improvements: Not impacted and not valued

Value of the Part Taken

Land: 1,660± sf @ \$100 psf x .50 = \$83,000  
Improvements: -0-

Value of the Remainder Before  
the Taking as Part of the Whole

\$9,117,000

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

\$9,117,000

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

\$9,117,000

Severance Damages

-0-

Special Benefits

-0-

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Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.



# SUMMARY

WILSHIRE/FAIRFAX STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. of PARCELS	VALUATION \$	NO. of PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST \$
				TYPE	NO. of UNITS	COST \$	TYPE	NO. of UNITS	COST \$	
Subsurface	1*	6,000								
Partial	1**	625,000								
Construction										
Full Fee	14	19,552,000	12		25	370,000		59	1,918,140	2,288,140
				duplex	4		office	50		
				apts.	9		retail	2		
				house	1		museum	2		
				condo	11		prkg. lot	1		
							sign	2		
							rest.	1		
							med. clinic	1		
<b>TOTAL</b>	<b>***15</b>	<b>20,183,000</b>	<b>12</b>		<b>25</b>	<b>370,000</b>		<b>59</b>	<b>1,918,140</b>	<b>2,288,140</b>

- \* Parcel also includes a portion taken as a partial taking
- \*\* Parcel also includes a portion taken as a subsurface easement
- \*\*\* Total number of parcels may not equal sum of the column due to the parcel which includes both a partial taking and a subsurface easement.

Wilshire/Fairfax Station

( AREA )

**TOTAL ACQUISITION** ..... \$ 20,183,000

FULL FEE	\$ <u>19,552,000</u>
PARTIAL TAKING	\$ <u>625,000</u>
SURFACE EASEMENT	\$ -----
SUBSURFACE EASEMENT	\$ <u>6,000</u>
CONSTRUCTION EASEMENT	\$ -----

**TOTAL RELOCATION** ..... \$ 2,288,140

RESIDENTIAL	\$ <u>370,000</u>
BUSINESS	\$ <u>673,140</u>
GOODWILL	\$ <u>1,245,000</u>

**TOTAL** ..... \$ 22,471,140

**PARCEL DATA**

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
366	PT	625,000	-----	-----	-----
	SBE	6,000	-----	-----	-----
367	FT.	630,000	-----	46,000	75,000
368	"	805,000	-----	85,500	250,000
369 } 378 }	"	2,540,000	-----	298,640	450,000
370	"	820,000	-----	66,500	150,000
371	"	930,000	-----	-----	-----
372	"	193,000	31,500	-----	-----
373	"	193,000	16,500	-----	-----
374	"	193,000	47,000	-----	-----
375	"	1,650,000	192,500	-----	-----
376	"	193,000	32,500	-----	-----
377	"	300,000	50,000	-----	-----
380	"	3,810,000	-----	176,500	320,000
381	"	7,295,000	-----	-----	-----

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 366 - Underground Easement and Partial Fee Taking  
 Metro Rail Project  
 Southern California Rapid Transit District

## OWNER OF RECORD

Los Angeles County Park

## LOCATION

Area bound by 6th Street, Ogden Drive, Curson Avenue, and  
 Wilshire Boulevard.

## LEGAL DESCRIPTION

Portion of Lot 12, Tract No. 215.

## LAND

Shape: Irregular;

Size: 1,313.59 ft. along Sixth Street, irregular  
 depth;

Area: 22.8± ac. net of streets, per Assessor's Map;

Area to be

Acquired: Underground easement: 120± sf;  
 Partial fee taking: 6,130± sf, per our  
 calculations.

## ZONE

R4-4 and C-4, Multiple Dwelling and Commercial, City of Los  
 Angeles.

**HIGHEST AND BEST USE**

If permitted, development with a multi-structure mixed use commercial project. However, because of public agency ownership, it is doubtful that any intense development would be allowed in the foreseeable future.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5508-16-900

**IMPROVEMENTS**

Recreational park and landscaping improvements.

**IMPROVEMENTS IN THE PART TAKEN**

General park improvements.

VALUATIONVALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land:	993,168± sf @ \$100 =	\$99,315,000	(Rd'd.)
Improvements:	Do not contribute to value.		

Value of the Parts Taken  
Fee Taking:

Land:	6,130± sf @ \$100 =	\$613,000	
Improvements:	6,130± sf @ \$2 =	\$12,000	(Rd'd.)
Total for fee taking:		\$625,000	

Subsurface Easement:

120± sf @ \$100 x .50 =	\$6,000
-------------------------	---------

Total Value of Fee and Subsurface  
Easement Takings:

\$630,000 (Rd'd.)

Value of the Remainder Before  
the Taking as Part of the Whole

\$98,685,000

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

\$98,685,000

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

\$98,685,000

Severance Damages

-0-

Special Benefits

-0-

Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

SUBJECT PROPERTYPROJECT DESIGNATION

Parcel 367 - An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

Wilshire Offices Company  
Attn: Gary B. Mac Lean  
5150 Wilshire Blvd.  
Los Angeles, Ca. 90036

LOCATION

5800 Wilshire Blvd.  
Los Angeles, Ca.

Southwesterly corner of Wilshire Boulevard and Curson Avenue

LEGAL DESCRIPTION

Lot 7 and a portion of Lot 6, Tract 5194

LAND

Shape: Parallelogram

Size: 60 ft x 105 ft , per Assessor

Area: 6,300+ sf, our calculations based on Assessor's Map

Area to be  
Acquired: An Entire Fee Taking

ZONE

G4-4, Commercial, City of Los Angeles

HIGHEST AND BEST USE

The highest and best use of the subject property would be to clear the site for development with a mid- to high-rise office structure.



HIGHEST AND BEST USE

The highest and best use of the subject property would be to clear the site for development with a mid- to high-rise office structure.

ASSESSOR'S DATA

Assessor's Parcel Nos.: 5089-10-5

IMPROVEMENTS

A two-story office structure containing 11,400± sf, built-in 1958.

IMPROVEMENTS IN THE PART TAKEN

An entire fee taking.

VALUATIONVALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land:	6,300± sf @ \$100 =	\$ 630,000	(Rd'd.)
Improvements:	Do not contribute to value.		

Value of the Part Taken

An entire fee taking	630,000
----------------------	---------

Value of the Remainder Before  
the Taking as Part of the Whole

-0-

Value of the Remainder After the Taking  
But Before Considering Special Benefits

-0-

Value of the Remainder After the Taking  
and After Considering Special Benefits

-0-

Severance Damages

-0-

Special Benefits

-0-

Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

RELOCATION COSTS FOR BUSINESSES

Property I.D.: Parcel No. 367  
 Business Address 5800 Wilshire Blvd.  
 Name of Business \_\_\_\_\_  
 Type of Business \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.) Century 21, Rayshire Realty, Community Cancer Control of Los Angeles; National Health Agencies  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

TYPE	AMOUNT	SOURCE
Total Moving Expenses	\$ _____	1. _____
Actual Moving Expense	_____	2. _____
Search for Replacement Business	_____	_____

In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_
2. \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill \_\_\_\_\_ (a)

Yes       No

If yes, explain: There could be a compensable loss of goodwill due to a cost to preserve the patronage.

Goodwill Compensation \_\_\_\_\_

\$75,000.00

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_

**CHART L  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #367  
 Business Address 5800 Wilshire Boulevard  
 Name of Business Century 21/Rayshire Corp.  
 Type of Business Real Estate Sales  
 Use of Space (retail, office, storage, factory, etc.) Office

Square Footage of business (by use) \_\_\_\_\_

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>15,000.</u>	
Actual Moving Expense	<u>14,500.</u>	1. _____
Search for Replacement Business	<u>500.</u>	2. _____

B. In Lieu payment: \_\_\_\_\_

Qualifications, clarifications on sources:

1. Depending upon the number of sales people, the reprinting of stationery, etc. could be considerable.

2. \_\_\_\_\_

Highest amount either A or B \$15,000. (a)

Loss of Goodwill

Yes       No

.If yes, explain: \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #367  
 Business Address: 5800 Wilshire Boulevard  
 Name of Business: COMMUNITY CANCER CONTROL  
 Type of Business: \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.): Personal service  
 Square Footage of business (by use): \_\_\_\_\_

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>7,500.</u>	
Actual Moving Expense	<u>7,000.</u>	1. _____
Search for Replacement Business	<u>500.</u>	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \$7,500. (a)

Loss of Goodwill  
 Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D. # Parcel #367  
 Business Address 5800 Wilshire Boulevard  
 Name of Business NATIONAL HEALTH AGENCY  
 Type of Business \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.) Office

Square Footage of business (by use) \_\_\_\_\_

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>7,500.</u>	
Actual Moving Expense	<u>7,000.</u>	1. _____
Search for Replacement Business	<u>500.</u>	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B: \$7,500. (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #367  
 Business Address: 5800 Wilshire Boulevard  
 Name of Business: RAYSHIRE ESCROW  
 Type of Business: Escrow, Prop. Mgmt., Income Tax.  
 Use of Space (retail, office, storage, factory, etc.): Office

Square Footage of business (by use) \_\_\_\_\_

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>7,500.</u>	
Actual Moving Expense	<u>7,000.</u>	1. _____
Search for Replacement Business	<u>500.</u>	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_

\$7,500. (a)

Loss of Goodwill

Yes

No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_

(b)

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_

**CHART I  
RELOCATION COSTS FOR BUSINESSES**

Property I.D. # Parcel #367  
 Business Address 5800 Wilshire Boulevard  
 Name of Business Non-lighted outdoor sign  
 Type of Business \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_

Square Footage of business (by use) \_\_\_\_\_

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>8,462.</u>	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, certifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \$8,462. (a)  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 368 - An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Craft and Folk Art Museum  
Incorporating Egg and Eye  
5814 Wilshire Boulevard  
Los Angeles, California 90036

## LOCATION

5814 Wilshire Boulevard  
Los Angeles, California 90036

Southerly side of Wilshire Boulevard, 60± ft. westerly of  
Curson Avenue.

LEGAL DESCRIPTION

Lot 5 and the westerly 40 ft. of Lot 6, Tract 5194.

## LAND

Shape: Parallelogram;  
Size: 90 ft. x 105 ft., per Assessor;  
Area: 8,970± sf, per Assessor;  
Area to be  
Acquired: An entire fee taking.

## ZONE

C4-4, Commercial, City of Los Angeles.



**HIGHEST AND BEST USE**

The highest and best use of the subject property would be to clear the existing improvements for site development with a mid- to high-rise office structure.

**ASSESSOR'S DATA**

Assessor's Parcel Nos.: 5089-10-3,4

**IMPROVEMENTS**

A two- and three-story retail/commercial building with 6,474± sf, built in 1930 with subsequent additions and a surfaced parking lot.

**IMPROVEMENTS IN THE PART TAKEN**

An entire fee taking.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking :

Land:	8,970± sf @ \$90 =	\$805,000	(Rd'd.)
Improvements:	Do not contribute to value.		

Value of the Part Taken  
An entire fee taking

\$805,000

Value of the Remainder Before  
the Taking as Part of the Whole

-0-

Value of the Remainder After the Taking  
But Before Considering Special Benefits

-0-

Value of the Remainder After the Taking  
and After Considering Special Benefits

-0-

Severance Damages

-0-

Special Benefits

-0-

Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #368  
 Business Address: 5814 Wilshire Boulevard  
 Name of Business: THE EGG & I RESTAURANT  
 Type of Business: Restaurant  
 Use of Space (retail, office, storage, factory, etc.): Food

Square Footage of business (by use) Estimated 3,000. sq. ft. - includes bar

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>65,500.</u>	
Actual Moving Expense	<u>65,000.</u>	1. _____
Search for Replacement Business	<u>500.</u>	2. _____
B. In Lieu payment	_____	

**Qualifications, clarifications on sources:**

- Estimated all installation to code, liquor license transfer, etc
- \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_

\$65,500. (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_

(b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

RELOCATION COSTS FOR BUSINESSES

Property I.D.: Parcel #368  
Business Address: 5814 Wilshire Boulevard  
Name of Business: CRAFT & FOLK ART MUSEUM  
Type of Business: Retail Art & Craft  
Use of Space (retail, office, storage, factory, etc.): Commercial

Square Footage of business (by use) Estimated 1,500 sq. ft. shop

EXPENSES

TYPE	AMOUNT	SOURCE
A. Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
B. In Lieu payment	\$10,000.	

Qualifications, clarifications on sources:

1. Would probably qualify for an In-lieu payment.
2. \_\_\_\_\_

Highest amount either A or B \$10,000. (a)  
Loss of Goodwill  Yes  No

If yes, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #368  
 Business Address: 5814 Wilshire Boulevard  
 Name of Business: BLACK FOLK ART IN AMERICA  
 Type of Business: \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.): \_\_\_\_\_  
 Square Footage of business (by use) Estimated 1,500 sq. ft. shop

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____

B. In Lieu payment \$10,000.

Qualifications, clarifications on sources:

1. Would probably qualify for an In-lieu payment.

2. \_\_\_\_\_

Highest amount either A or B \$10,000. (a)  
 Loss of Goodwill

Yes  No

If yes, explain: \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

CHAPTER 2  
RELOCATION COSTS FOR BUSINESSES

Property I.D. #: Parcel No. 368  
 Business Address: 5814 Wilshire Blvd.  
 Name of Business: \_\_\_\_\_  
 Type of Business: \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.): Craft & Folk Art Museum,  
The Egg & I Restaurant and museum  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

TYPE	AMOUNT	SOURCE
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____

In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill

Yes       No

If yes, explain: There will be a cost to preserve the patronage.

\_\_\_\_\_ (a)

Goodwill Compensation

\$250,000.00 (b)

TOTAL RELOCATION COSTS (a+b)

\_\_\_\_\_

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 369/378 - An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Martin Stern, Jr.  
Co-Trustee Stern Trust  
9348 Santa Monica Boulevard  
Beverly Hills, California 90210

## LOCATION

5820 Wilshire Boulevard  
Los Angeles, California

The southerly side of Wilshire Boulevard, 31.97± ft. easterly  
of Stanley Avenue and the westerly side of Stanley Avenue,  
215.78 ft. southerly of Wilshire Boulevard.

## LEGAL DESCRIPTION

Lots 4, 28, and 29, Tract 5194.

LAND

Shape: Parallelogram and nearly rectangular;

Size: 50 ft. x 105 ft. and 100 ft. x 107.18/107.06  
ft., per Assessor;

Area: 15,692± sf; our calculations based on  
Assessor's Map;

Area to be  
Acquired: An entire fee taking.

## ZONE

C4-4, Commercial, City of Los Angeles.

**HIGHEST AND BEST USE**

The highest and best use of the subject property is for its continued office building use with parking.

**ASSESSOR'S DATA**

Assessor's Parcel Nos.: 5089-10-2 and 5089-11-32;

**IMPROVEMENTS**

A six-story office building with a gross area of 27,918± sf, 21,160± sf net rentable area, built in 1958, and a surfaced parking lot.

**IMPROVEMENTS IN THE PART TAKEN**

An entire fee taking.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land and Improvements:

21,160± sf NRA @ \$120<sup>1</sup>. =

\$2,540,000 (Rd'd.)

Value of the Part Taken

An entire fee taking

\$2,540,000

Value of the Remainder Before  
the Taking as Part of the Whole

-0-

Value of the Remainder After the Taking  
But Before Considering Special Benefits

=0=

Value of the Remainder After the Taking  
and After Considering Special Benefits

-0-

Severance Damages

-0-

Special Benefits

-0-

1. Psf of net rentable building area.

Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

**CHART I  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel 369 and 378  
 Business Address 5820 Wilshire Blvd. (Hancock Park Bldg.)  
 Name of Business MM Shinno Gallery; Beauty by Finesse; Asso. of Med. Ills.  
 Type of Business Asso. of West Furn. Supp.; AWFS; Davis, Dee; Davis, Reple  
 Use of Space (retail, office, storage, factory, etc.) Asso.; Impact; Inst. of  
 Mgmt.; LA Acad. of Med.; LA Ob/Gyn Soc.; Metal Fin. Soc.; Miracle Mile Asso.  
 Square Footage of business (by use) Pac. Est. Fertility Soc.; Shakey's Franchise  
ers; Soc. of Grad. Surgeons; James Bill, Jr., CPA; Indep. Asso. Ins. Agency, I  
E Travel & German Travel; Marc Hosiery Corp.; Peter Garner, D.S.M.; Stucker Ins-  
ency; Bon Bang Corp; High Blood Pressure Cordin. of LA; J.P. O'Connor Pub. Relation  
Arts; P.B. Xtra Placement; Reuben Mack Asso.; Steven Roy, Pub. Acct.; West Coast  
ists; Korean Broad. Sup.; Freedom Held Hostage Fund; Olympic Promotions; Pioneer  
Women, LA Council; Elliott & Tranbco; Sam Margolis, Inc.; R.E. Bus. Broker; Luxor  
ighting, Inc.; Heritage Park Mortgage

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

- \_\_\_\_\_
- \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill

Yes       No

If yes, explain: MM Shinno Gallery business will involve cost to preserve patronage; same is true with some of the office uses.

Goodwill Compensation

\$450,000

TOTAL RELOCATION COSTS (a+b)



**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #369  
 Business Address: 5820 Wilshire Boulevard  
 Name of Business: CALIF. JAPANESE CERAMICS  
 Type of Business: \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.): \_\_\_\_\_

Square footage of business (by use) \_\_\_\_\_

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____

B. In Lieu payment \$10,000.

Qualifications, clarifications on sources:

1. Would probably qualify for In-lieu payment.

2. \_\_\_\_\_

Highest amount either A or B \$10,000. (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #369  
 Business Address 5820 Wilshire Boulevard  
 Name of Business BEAUTY BY FINESSE  
 Type of Business Personal service  
 Use of Space (retail, office, storage, factory, etc.) Office/or retail

Square Footage of business (by use) \_\_\_\_\_

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
<b>A. Total Moving Expenses</b>	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
<b>B. In Lieu payment</b>	<u>\$ 10,000.</u>	

Qualifications, clarifications on sources:

1. This business probably relies on neighborhood clientele.

2. \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_

\$10,000. (a)

Loss of Goodwill

Yes

No

If yes, explain: \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_

(b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

RELOCATION COSTS FOR BUSINESSES

Property I.D.: Parcel #369  
Business Address 5820 Wilshire Boulevard  
Name of Business \_\_\_\_\_  
Type of Business Rooftop Poster Panel - Double lighted  
Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_

Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>10,140.</u>	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
B. In Lieu payment	_____	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_

Highest amount either A or B

\$10,140. (a)

Loss of Goodwill

Yes  No

If yes, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_

**CHART I  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #369  
 Business Address 5820 Wilshire Boulevard  
 Name of Business See attached sheet  
 Type of Business HANCOCK PARK OFFICE BUILDING  
 Use of Space (retail, office, storage, factory, etc.) Office  
 Square Footage of business (by use) Approx. 27,918 sq. ft. in bldg.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	<u>\$ 258,500.</u>	
Actual Moving Expense	<u>23,500.</u>	1. _____
Search for Replacement Business	<u>235,000.</u>	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. We have estimated each office to be approximately 600 square feet and allocated \$5,500. to move each one. We consider this to be a typical amount for offices this size.

2. \_\_\_\_\_

Highest amount either A or B \$258,500. (a)  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

Parcel #369  
HANCOCK PARK OFFICE BUILDING

<u>Number</u>	<u>Name</u>
104	Garth Clark Gallery
205	James Bell Jr. CPA
404	JB Industries
302	Bon Bang Corp.
404	Korean Broadcasting System
506	Health Insurance Info. Bureau
600	Freedom Held Mortgage Corp.
300	TEMS
203	Independent Assurance Ins. Agency
303	High Blood Pressure Council
201	IB Travel & German Travel
302	Korean American Times
300	LAADA
601	Luxor Lighting Products, Inc.
204	Mare Hosiery Corp.
300	West Coast Artists
203	Stucker Insurance Betty Stucker
300	Ray Stoven, PA
503 & 504	SMI Financial
300	Ruben Mack
400	Pioneer Women of America
400	Pioneer Women LA Council
200	Peter Garner
304	EB X tra Placement
201	German Travel
300	O'Connor JP, PR & Arts
403	Olympic Promotion
401	Occupational Therapy

Room 500

Association of Med. Illustrators  
Ass'n. of Western Furniture Supplies  
AWFS  
Dee Davis  
Davis/Rapoagle & Assoc.  
Impact  
Institute of Association & Mgmt. Co.  
LAC/USA Former Residents  
LA Academy of Medicine  
OB/Gym Society  
Metal Finishing Assoc. of So. Calif.  
Miracle Mile Assoc.  
PC Fertility Society  
Shakey Franchise Dealers  
Society of Graduate Surgeons  
Surgical Forum  
Betty Strucker

Bldg. Mgmt. CGE Investments 273-0215

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 370 - An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Edison Land Holding Company  
10960 Wilshire Boulevard  
Suite 816  
Los Angeles, California 90024

## LOCATION

5828 Wilshire Boulevard  
Los Angeles, California

Southeasterly corner of Wilshire Boulevard and Stanley Avenue.

## LEGAL DESCRIPTION

Lot 3, Tract 5194.

## LAND

Shape: Parallelogram;  
Size: 31.97 ft. x 105 ft.;  
Area: 3,180± sf, per Assessor;  
Area to be  
Acquired: An entire fee taking.

## ZONE

C4-4, Commercial, City of Los Angeles.

## HIGHEST AND BEST USE

The highest and best use of the subject property is for its  
continued use as an office building.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5089-10-1;

**IMPROVEMENTS**

The subject property contains a three-story office building with a gross area of 8,304± sf, 7,474± sf net rentable area.

**IMPROVEMENTS IN THE PART TAKEN**

An entire fee taking.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land and Improvements: 7,474± sf NRA @ \$110<sup>1</sup>. = \$820,000 (Rd'd.)

Value of the Part Taken

An entire fee taking \$820,000

Value of the Remainder Before  
the Taking as Part of the Whole

-0-

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

-0-

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

-0-

Severance Damages

-0-

Special Benefits

=0=

1. Psf of net rentable building area.

Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel 370  
 Business Address 5828 Wilshire Blvd.  
 Name of Business \_\_\_\_\_  
 Type of Business office  
 Use of Space (retail, office, storage, factory, etc.) Miscellaneous office  
 tenants - could be some compensable goodwill loss claims  
 Square Footage of business (by use) Property Mortgage Co., Inc.; Surabilt;  
MBGF Properties; Pride Center Co.; Commerce Realty; Shoup Investment Co.;  
Trenton Investment Co.; Wayne/Jacobson Co., Inc. Graphic Process Co.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
1. Total Moving Expenses	\$ _____	1. _____
Actual Moving Expense	_____	_____
Search for Replacement Business	_____	2. _____

3. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill

Yes       No

If yes, explain: see above.

Goodwill Compensation

\$150,000

**TOTAL RELOCATION COSTS (a+b)**



**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #370  
 Business Address: 5828 Wilshire Boulevard  
 Name of Business: KELLER OFFICE BUILDING  
 Type of Business: \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.): \_\_\_\_\_

Square Footage of business (by use) Approximately 8,304 sq. ft.  
 in the entire building.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>66,500.</u>	
Actual Moving Expense	<u>61,500.</u>	1. _____
Search for Replacement Business	<u>5,000.</u>	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. We have attributed a total of \$66,500. to move the entire building - or an average of \$6,650. per user. The owners appear to occupy the building.

2. \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_

\$66,500. (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_

(b)

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_

Parcel #370  
KELLER BUILDING  
5828 Wilshire Boulevard

(3 story)

The occupancy in the Keller Building is based on the tenant information printed on the front of the building.

The occupants are as follows:

Robert J. Keller

Ray D. Keller

Imperial Holdings, Inc.

Financial Sec. Ins. Co. Ltd.

United Ind. Ins. Agencies, Inc.

United Ins. Mgr, Inc.

Computer Systems Group, Inc.

So. Park Land & Livestock, Inc.

Colorado Spanish Peaks Ranch, Inc.

Edison Land Holding, Inc.

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 371 - An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Wilshire Offices Company  
Attn: Gary B. MacLean  
5150 Wilshire Boulevard  
Los Angeles, California 90036

## LOCATION

5800 Wilshire Boulevard  
Los Angeles, California

Southwesterly corner of Wilshire Boulevard and Curson Avenue,  
along Curson Avenue.

## LEGAL DESCRIPTION

Lots 8, and 9, Tract 5194.

## LAND

Shape: Quadrilateral;

Size: 106.11/69.33 ft. X 110 ft., per Assessor;

Area: 9319 ± sf, our calculations based on  
Assessor's Map;

Area to be

Acquired: An entire fee taking.

## ZONE

R4-1, Residential, City of Los Angeles

**HIGHEST AND BEST USE**

The highest and best use of the subject property would be to clear the site for development with a mid- to high-rise office structure.

**ASSESSOR'S DATA**

Assessor's Parcel Nos.: 50.89-10-(6,7)

**IMPROVEMENTS**

A surfaced parking lot.

**IMPROVEMENTS IN THE PART TAKEN**

An entire fee taking.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	9319 ± sf @ \$100 =	\$930,000	(Rd'd.)
Improvements:	Do not contribute to value.		

Value of the Part Taken

An entire fee taking	<u>\$930,000</u>
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Value of the Remainder Before  
the Taking as Part of the Whole

-0-

Value of the Remainder After the Taking  
But Before Considering Special Benefits

-0-

Value of the Remainder After the Taking  
and After Considering Special Benefits

-0-

Severance Damages

-0-

Special Benefits

-0-

Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #371  
 Business Address: \_\_\_\_\_  
 Name of Business: Parking  
 Type of Business: \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.): \_\_\_\_\_  
 Square Footage of business (by use): \_\_\_\_\_

**EXPENSES.**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>500.</u>	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	<u>500.</u>	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \$500. (a)  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 372 - An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Maurice and Harry A. Black  
725 South Curson Avenue  
Los Angeles, California 90036

## LOCATION

725 South Curson Avenue  
Los Angeles, California

Westerly side of Curson Avenue, 223.11 ft. southerly of  
Wilshire Boulevard.

## LEGAL DESCRIPTION

Lot 10, Tract 5194

## LAND

Shape: Rectangular;

Size: 50 ft. x 110 ft., per Assessor;

Area: 5,500 sf, our calculations based on Assessor's  
Map;

Area to be  
Acquired: An entire fee taking.

## ZONE

R4-1, Multiple Residential, City of Los Angeles.

**HIGHEST AND BEST USE**

Highest and best use of the subject property would be realized by demolishing the existing improvements and constructing a low- to mid-rise apartment or condominium complex.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5089-10-8

**IMPROVEMENTS**

Subject property is improved with a two-story duplex with 2,680± sf, built in 1926 and minimal site improvements.

**IMPROVEMENTS IN THE PART TAKEN**

An entire fee taking.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	5,500 sf @ \$35 =	\$193,000	(Rd'd.)
Improvements:	Do not contribute to value.		

Value of the Part Taken

An entire fee taking	\$193,000
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Value of the Remainder Before  
the Taking as Part of the Whole

-0-

Value of the Remainder After the Taking  
But Before Considering Special Benefits

-0-

Value of the Remainder After the Taking  
and After Considering Special Benefits

-0-

Severance Damages

-0-

Special Benefits

-0-

Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

**CHART F  
RELOCATION COST FOR RESIDENCES**

Property I.D. Parcel #372  
 Site Address 725 - 727 Curson Street  
 Type(s) of property (Detached SF, MF, etc.) Duplex  
 No. of units by type 2  
 \* Owner-occupied  Yes  No  
 Number of units occupied by tenants 1 Tenant

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. <u>Est duplex</u>	<u>2 Br. 2 BA</u>	<u>1,340</u>	<u>Not Available</u>
2. _____	<u>2 Br. 2 BA</u>	<u>1,340</u>	<u>Not Available</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**EXPENSES**

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	<u>\$ 2,500.</u>	<u>2</u>	<u>5,000</u>
B. Dislocation Payment (in-lieu) Loss of rental income In-lieu for owner	_____	_____	<u>7,500</u>
Highest Total Amount (A or B)	_____	_____	<u>N/A (a)</u>
Replacement Housing Payment	_____	_____	_____
Owner-occupant who purchases	<u>15,000</u>	<u>1</u>	<u>15,000 (b)</u>
Occupants who rent	<u>4,000</u>	<u>1</u>	<u>4,000 (c)</u>
<b>TOTAL RELOCATION COSTS (a+b+c)</b>	_____	_____	<u>\$ 31,500</u>

\* Based on 1981 Assessment Roll.

Maurice Black - on-site owner.



SUBJECT PROPERTYPROJECT DESIGNATION

Parcel 373 - An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

Frank S. Wyle  
128 Maryland Street  
El Segundo, California 90245

LOCATION

731 South Curson Avenue  
Los Angeles, California

Westerly side of Curson Avenue, 273.11 ft. southerly of  
Wilshire Boulevard.

LEGAL DESCRIPTION

Lot 11, Tract 5194

LAND

Shape: Rectangular;

Size: 50 ft. x 110 ft.;

Area: 5,500 sf, our calculations based on Assessor's  
Map;

Area to be

Acquired: An entire fee taking.

ZONE

R4-1, Multiple Residential, City of Los Angeles.

**HIGHEST AND BEST USE**

Highest and best use of the subject property would be realized by demolishing the existing improvements and constructing a low- to mid-rise apartment or condominium complex.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5089-10-9

**IMPROVEMENTS**

The subject property is improved with a one-story single family residence containing 1,774 ± sf, built in 1926 and minimal site improvements.

**IMPROVEMENTS IN THE PART TAKEN**

An entire fee taking.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	5,500 sf @ \$35 =	\$193,000	(Rd'd.)
Improvements:	Do not contribute to value.		

Value of the Part Taken  
An entire fee taking

\$193,000

Value of the Remainder Before  
the Taking as Part of the Whole

-0-

Value of the Remainder After the Taking  
But Before Considering Special Benefits

-0-

Value of the Remainder After the Taking  
and After Considering Special Benefits

-0-

Severance Damages

-0-

Special Benefits

-0-

Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

**CHART F  
RELOCATION COST FOR RESIDENCES**

Property I.D. Parcel #373  
 Site Address 731 Curson  
 Type(s) of property (Detached SF, MF, etc.) Detached Single Family Dwelling  
 No. of units by type \_\_\_\_\_  
 Owner-occupied Yes No-X  
 Number of units occupied by tenants One

**Description of units by type**

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1: <u>SFD</u>	<u>Est. 3 Br. &amp; storage</u>	<u>1774 + storage</u>	<u>Not available</u>
2: _____	_____	_____	_____
3: _____	_____	_____	_____
4: _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**EXPENSES**

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	<u>\$ 2,500</u>	<u>1</u>	<u>2,500</u>
<del>B. Dislocation Payment (in lieu)</del>	_____	_____	<u>7,500</u>
B. Loss of Rental Income In-Lieu	_____	_____	<u>2,500</u>
C. Storage	_____	_____	_____
Highest Total Amount (A or B)	_____	_____	_____ (a)
Replacement Housing Payment	_____	_____	_____ (b)
Owner-occupant who purchases	_____	_____	_____ (c)
Occupants who rent	<u>4,000</u>	<u>1</u>	<u>4,000</u>
<b>TOTAL RELOCATION COSTS (a+b+c)</b>	_____	_____	<u>\$ 16,500</u>

\* Based on 1981 Assessment Rolls

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 374 - An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Daniel P. and Hazel O. O'Connell  
733 South Curson Avenue  
Los Angeles, California 90036

## LOCATION

733 South Curson Avenue  
Los Angeles, California

Westerly side of Curson Avenue, 190± ft. northerly of 8th  
Street.

## LEGAL DESCRIPTION

Lot 12, Tract 5194

## LAND

Shape: Rectangular;

Size: 50 ft. x 110 ft., per Assessor;

Area: 5,500 sq. ft. calculations based on  
Assessor's Map;

Area to be  
Acquired: An entire fee taking.

## ZONE

R4-1, Multiple Residential, City of Los Angeles.

**HIGHEST AND BEST USE**

Highest and best use of the subject property would be realized by demolishing the existing improvements and constructing a low- to mid-rise apartment or condominium complex.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5089=10-10

**IMPROVEMENTS**

The subject property is improved with a two-story, triplex structure containing 3,490± sf, built in 1928±, and minimal site improvements.

**IMPROVEMENTS IN THE PART TAKEN**

- An entire fee taking.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	5,500 sf @ \$35 =	\$193,000 (Rd'd.)
Improvements:	Do not contribute to value.	

Value of the Part Taken  
An entire fee taking

\$193,000

Value of the Remainder Before  
the Taking as Part of the Whole

=0=

Value of the Remainder After the Taking but  
Before Considering Special Benefits

-0-

Value of the Remainder After the Taking and  
After Considering Special Benefits

-0-

Severance Damages

-0-

Special Benefits

-0-

Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

**CHART F  
RELOCATION COST FOR RESIDENCES**

Property I.D. Parcel #374  
 Site Address 733 - 737 Curson  
 Type(s) of property (Detached SF, MF, etc.) Triplex & Garage Apt.  
 No. of units by type \_\_\_\_\_  
 Owner-occupied \*X  Yes  No  
 Number of units occupied by tenants \_\_\_\_\_

**Description of units by type**

Type	No. of Bedrooms Est. 2 Br.	Sq. Ft. Not available	Rent/Value Not available
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**EXPENSES**

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	\$ 2,500	4	\$10,000
<del>B. Distocation Payment (in lieu)</del>			<del>10,000</del>
B. Loss of Rental Income In-lieu payment			
Highest Total Amount (A or B)			(a)
Replacement Housing Payment			
Owner-occupant who purchases	15,000	1	15,000 (b)
Occupants who rent	4,000	3	12,000 (c)
<b>TOTAL RELOCATION COSTS (a+b+c)</b>			<b>\$ 47,000</b>

\* Based on 1981 Assessment Roll.

D. O'Connell - on-site owner.

SUBJECT PROPERTYPROJECT DESIGNATION

Parcel 375 - An Entire Fee Taking  
 Metro Rail Project  
 Southern California Rapid Transit District

OWNERS OF RECORD

Unit 1)	Tamar Alpern
Unit 2)	Joanne Sayama
Unit 3)	Giovanni and Cira D. Bolla
Unit 4)	Evelyn D. Lehner, et al.
Unit 5)	Robert E. and Patsy C. Sung
Unit 6)	Gerald A. and Delores Koris
Unit 7)	Michael M. and Judy C. Chang
Unit 8)	George S. and Irene Y. Chiang
Unit 9)	Celia S. Balmaceda
Unit 10)	Donald R. and Andrea Winkler
Unit 11)	John and Susan M. MacLaurin
Unit 12)	Young and Kira Woo

LOCATION

722 South Stanley Avenue  
 Los Angeles, California

Easterly side of Stanley Avenue, 212+ ft. southerly of  
 Wilshire Boulevard.

LEGAL DESCRIPTION

Lot 1, Tract 35187.

LAND

Shape: Rectangular;

Size: 100 ft. x 108 ft., per Assessor's Map;

Area: 10,800 sf, our calculations based on  
 Assessor's Map;

Area to be

Acquired: An entire fee taking.

**ZONE**

R4-1, Residential, City of Los Angeles.

**HIGHEST AND BEST USE**

Highest and best use of the subject property is its current use as a residential condominium complex.

**ASSESSOR'S DATA**

Assessor's Parcel Nos.: 5089-10-26, 27, 28, 29, 30, 31, 32, 33, 34,  
35, 36, 37

**IMPROVEMENTS**

The subject property is improved with a three-story condominium complex with a total area for its 12 units of 17,033± sf. Average unit area is 1,419± sf. Project built in 1979.

**IMPROVEMENTS IN THE PART TAKEN**

An entire fee taking.



VALUATIONVALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land and  
Improvements: 12 units @ average unit  
rate of \$137,500: \$1,650,000

Value of the Part Taken

An entire fee taking \$1,650,000

Value of the Remainder Before  
the Taking as Part of the Whole -0-

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits =0=

Value of the Remainder After  
the Taking and After  
Considering Special Benefits -0-

Severance Damages -0-

Special Benefits -0-

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Note: The above-reported figures are invalid outside the  
context of the entire preliminary valuation report.

**CHART F  
RELOCATION COST FOR RESIDENCES**

Property I.D. Parcel #375  
 Site Address 724 S. Stanley  
 Type(s) of property (Detached SF, MF, etc.) \_\_\_\_\_  
 No. of units by type Condominiums (11)  
 Owner-occupied X  Yes  No  
 Number of units occupied by tenants Information unavailable

**Description of units by type**

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
* 1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**EXPENSES**

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	<u>\$ 2,500.</u>	<u>11</u>	<u>\$27,500.</u>
B. Dislocation Payment (in lieu)	_____	_____	_____
Highest Total Amount (A or B)	_____	_____	_____ (a)
Replacement Housing Payment	_____	_____	_____
Owner-occupant who purchases	<u>15,000.</u>	<u>11</u>	<u>165,000 (b)</u>
Occupants who rent	_____	_____	_____ (c)
<b>TOTAL RELOCATION COSTS (a+b+c)</b>	_____	_____	<u>\$192,500.</u>

\* There are 11 condominium units. Some units are vacant and it appears some are rented. One unit is advertised for rent at \$900. per month. for budget purposes we have assumed all units will be owner occupied. Square footage varies from 1276 square feet to 1750 square feet.

SUBJECT PROPERTYPROJECT DESIGNATION

Parcel 376 - An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

Winifred L. Kim  
371 South Westmoreland Avenue  
Los Angeles, California 90020

LOCATION

718 South Stanley Avenue  
Los Angeles, California

Easterly side of Stanley Avenue, 162± ft. southerly of  
Wilshire Boulevard.

LEGAL DESCRIPTION

Lot 24, Tract 5194

LAND

Shape: Rectangular;

Size: 50 ft. x 110 ft.;

Area: 5,500 sf, our calculations based on Assessor's  
Map;

Area to be  
Acquired: An entire fee taking.

ZONE

R4-1, Multiple Residential, City of Los Angeles.

**HIGHEST AND BEST USE**

Highest and best use of the subject property would be realized by demolishing the existing improvements and constructing a low- to mid-rise apartment or condominium complex.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 50 89=10-22

**IMPROVEMENTS**

The subject property is improved with a two-story triplex containing 3,712± sf, built in 1926.

**IMPROVEMENTS IN THE PART TAKEN**

An entire fee taking.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	5,500 sf @ \$35 =	\$193,000	(Rd'd.)
Improvements:	Do not contribute to value.		

Value of the Part Taken

An entire fee taking	\$193,000
----------------------	-----------

Value of the Remainder Before  
the Taking as Part of the Whole

-0-

Value of the Remainder After the Taking  
But Before Considering Special Benefits

-0-

Value of the Remainder After the Taking  
and After Considering Special Benefits

-0-

Severance Damages

-0-

Special Benefits

-0-

Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

RELOCATION COST FOR RESIDENCES

Property I.D. Parcel #376  
 Site Address 718 S. Stanley  
 Type(s) of property (Detached SF, MF, etc.) Duplex - Apt. over garage  
 No. of units by type \_\_\_\_\_  
 Owner-occupied Yes No - X  
 Number of units occupied by tenants Estimated 3

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
*1. _____	_____	_____	<u>Not available</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_

EXPENSES

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	<u>\$ 3,500.</u>	<u>3</u>	<u>\$10,500.</u>
<del>B. Dislocation Payment (in-lieu)</del>	_____	_____	<u>10,000.</u>
B. In-Lieu Payment for Loss of Rental Income	_____	_____	_____
Highest Total Amount (A or B)	_____	_____	_____ (a)
Replacement Housing Payment	_____	_____	_____ (b)
Owner-occupant who purchases	_____	_____	_____ (c)
Occupants who rent	<u>4,000.</u>	<u>3</u>	<u>12,000</u>
<b>TOTAL RELOCATION COSTS (a+b+c)</b>	_____	_____	<u>\$32,500.</u>

\* Estimated 3,712 square feet in duplex and 1,200 sq. ft. over garage.  
 Estimated 3 bedroom, 2 bath units.

SUBJECT PROPERTYPROJECT DESIGNATION

Parcel 377 = An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

Elsie Crawford and Leslie J. Doughty  
740 South Ridgeley Drive  
Los Angeles, California 90036

LOCATION

712 South Stanley Avenue  
Los Angeles, California

Easterly side of Stanley Avenue, 117± ft. southerly of  
Wilshire Boulevard.

LEGAL DESCRIPTION

Lot 25, Tract 5194

LAND

Shape: Trapezoidal;

Size: 45/81.76 ft. x 110/115.99 ft.;

Area: 6,973± sf, our calculations based on  
Assessor's Map;

Area to be

Acquired: An entire fee taking.

ZONE

R-4-1, Multiple Residential, City of Los Angeles.

HIGHEST AND BEST USE

The highest and best use of the subject property is for its  
continued use as an improved, multi-residential property.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5089=10-23;

**IMPROVEMENTS**

The subject property is improved with a two-story/fourplex with 6,973± sf, built in 1928.

**IMPROVEMENTS IN THE PART TAKEN**

An entire fee taking.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property Before the Taking	
Land and Improvements: 4 dwelling units @ \$75,000/unit = \$300,000	
Value of the Part Taken	
An entire fee taking	<u>\$300,000</u>
Value of the Remainder Before the Taking as Part of the Whole	-0-
Value of the Remainder After the Taking but Before Considering Special Benefits	-0-
Value of the Remainder After the Taking and After Considering Special Benefits	<del>-0-</del>
Severance Damages	-0-
Special Benefits	-0-

Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

CHART F  
RELOCATION COST FOR RESIDENCES

Property I.O. Parcel #377  
 Site Address 712 S. Stanley  
 Type(s) of property (Detached SF, MF, etc.) MF  
 No. of units by type \_\_\_\_\_  
 Owner-occupied Yes  No   
 \* Number of units occupied by tenants 4

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. _____	_____	_____	<u>Not available</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	<u>\$ 3,500.</u>	<u>4</u>	<u>\$14,000.</u>
<del>B. Dislocation Payment (in-lieu)</del>	_____	_____	<u>10,000.</u>
B. In-lieu payment for Loss of Rental Income	_____	_____	<u>10,000.</u>
C. Art Studio	_____	_____	_____
Highest Total Amount (A or B)	_____	_____	_____ (a)
Replacement Housing Payment:			
Owner-occupant who purchases	_____	_____	_____ (b)
Occupants who rent	<u>4,000.</u>	<u>4</u>	<u>16,000 (c)</u>
<b>TOTAL RELOCATION COSTS (atb+c)</b>			<b><u>\$ 50,000.</u></b>

\* The estimated square footage from the assessment rolls is 6,950 sq. ft. although the apartment appears much larger and our budget estimates are based on larger units. Information on the mailboxes indicates there may be an art studio on the premises.



500 4

SUBJECT PROPERTY

PROJECT DESIGNATION

Parcel 380 - An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

Wayne Smith and Paul Labin  
P.O. Box 24871  
Los Angeles, California

LOCATION

Southwesterly corner of Stanley Avenue and Wilshire Boulevard  
and westerly side of Stanley Avenue, 223 ft. southerly of  
Wilshire Boulevard.

LEGAL DESCRIPTION

Lots 1 and 2, Tract 18044; Lot 27, 30, 31, and 32, Tract 5194.

LAND

Shape: Trapezoidal and nearly rectangular;

Size: 187.86/223.78 ft. x 113.26/107.18 ft. and 150  
ft. x 107.06/101.87 sf, per Assessor;

Area: 38,090± sf, our calculations based on  
Assessor's Map;

Area to be  
Acquired: An entire fee taking.

ZONE

C4-4, Commercial, City of Los Angeles and R4P-1, Multiple  
Residential, City of Los Angeles.

**HIGHEST AND BEST USE**

Highest and best use of the subject property would be realized by clearing the existing improvements in preparation for development with a more intense office development.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5089-11=(2,3,4,7,8,9);

**IMPROVEMENTS**

The subject property consists of a three-story office building containing 31,482± sf (gross), built in 1958, and noncontiguous parking facilities.

**IMPROVEMENTS IN THE PART TAKEN**

An entire fee taking.

VALUATIONVALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land: 38,090± sf @ \$100 psf = \$3,810,000 (Rd'a.)  
Improvements: Do not contribute to value.

Value of the Part Taken

An entire fee taking \$3,810,000

Value of the Remainder Before  
the Taking as Part of the Whole -0-

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits =0-

Value of the Remainder After  
the Taking and After  
Considering Special Benefits -0-

Severance Damages =0-

Special Benefits -0-

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Note: The above-reported figures are invalid outside the  
context of the entire preliminary valuation report.

RELOCATION COSTS FOR BUSINESSES

Property I.D.: Parcel 380  
 Business Address 5850 - 5858 Wilshire Blvd.  
 Name of Business \_\_\_\_\_  
 Type of Business \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.) see below.

Square Footage of business (by use) \_\_\_\_\_

1st floor: Property Mortgage Co., Inc.; PMC Escrow  
 2nd floor: Property Mortgage Co., Inc.; Durabelt; MBGF Properties; Wayne Jacobson Co., Inc.; Wayne Jacobson Management Corp.; Pride Center Co.; Commerce Realty; Shoup Investment Co.  
 3rd floor: Graphic Process Co.;  
 EXPENSES ALSO: Foster & Kleiser billboard sign

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____

In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill

Yes       No

If yes, explain: Cost to preserve the patronage.

Goodwill Compensation \_\_\_\_\_

\$320,000.00

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #380  
 Business Address: 5850 Wilshire Boulevard  
 Name of Business: Property Mortgage Co., Inc.  
 Type of Business: \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.): Office  
 Square Footage of business (by use): Approx. 1,500 sq. ft.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>12,500.</u>	
Actual Moving Expense	<u>12,000.</u>	1. _____
Search for Replacement Business	<u>500.</u>	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \$12,500. (a)

Loss of Goodwill

Yes

No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

PART I  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: Parcel #380  
 Business Address: 5850 Wilshire Boulevard  
 Name of Business: WAGONER JACOBS CO.  
 Type of Business: Unknown  
 Use of Space (retail, office, storage, factory, etc.): Office  
 Square Footage of business (by use) Approx. 1,500 sq. ft.

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ 12,500.	
Actual Moving Expense	12,000.	1. _____
Search for Replacement Business	500.	2. _____

B. In Lieu payment

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B

\$12,500. (a)

Loss of Goodwill

Yes       No

If yes, explain:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

TOTAL RELOCATION COSTS (a+b)

\_\_\_\_\_  
 \_\_\_\_\_ (b)

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #380  
 Business Address: 5850 Wilshire Boulevard  
 Name of Business: DR. LESLIE R. WACKS  
 Type of Business: Optometrist  
 Use of Space (retail, office, storage, factory, etc.): Office  
 Square Footage of business (by use): Approx. 1,500 sq. ft.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
<b>A. Total Moving Expenses</b>	<b>\$ 22,000.</b>	
Actual Moving Expense	21,500.	1. _____
Search for Replacement Business	500.	2. _____

**B. In Lieu payment**

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \$22,000. (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #380  
 Business Address 5856 Wilshire Boulevard  
 Name of Business Property Management Co.  
 Type of Business Manage real estate  
 Use of Space (retail, office, storage, factory, etc.) Office

Square Footage of Business (by use) Approx. 1,500 sq. ft.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>8,500.</u>	
Actual Moving Expense	<u>8,000.</u>	1. _____
Search for Replacement Business	<u>500.</u>	2. _____

B. In Lieu payment

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B

\$8,500. (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

TOTAL RELOCATION COSTS (a+b)

\_\_\_\_\_  
 \_\_\_\_\_ (b)



**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #380  
 Business Address 5856 Wilshire Blvd.  
 Name of Business PMC Escrow  
 Type of Business \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 Square Footage of business (by use) Approx. 1,500 sq. ft.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ 8,500.	
Actual Moving Expense	8,000.	1. _____
Search for Replacement Business	500.	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill

\$8,500. (a)

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

(b)

**TOTAL RELOCATION COSTS (a+b)**

\_\_\_\_\_

**CHART I  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #380  
 Business Address 5856 Wilshire Blvd.  
 Name of Business Vacant Store  
 Type of Business \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_

Square Footage of business (by use) Approx. 1,500 office

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____

B. In Lieu payment \$10,000.

Qualifications, clarifications on sources:

1. Factor for vacant store.

2. \_\_\_\_\_

Highest amount either A or B \$10,000. (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

FORM 2  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: Parcel #380  
 Business Address: 5858 Wilshire Blvd.  
 Name of Business: PAUL D. LABIN  
 Type of Business: Unknown  
 Use of Space (retail, office, storage, factory, etc.): Office  
 Square Footage of business (by use) Approx. 1,500 sq. ft.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>8,500.</u>	
Actual Moving Expense	<u>8,000.</u>	1. _____
Search for Replacement Business	<u>500.</u>	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_

\$8,500. (a)

Loss of Goodwill

Yes

No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_

(b)

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_

**CHART I  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #380  
 Business Address Wilshire Blvd.  
 Name of Business 8 offices - See attached list  
 Type of Business \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.) Offices  
 Square Footage of business (by use) Approx. 10,000.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ <u>52,000.</u>	
Actual Moving Expense	<u>48,000.</u>	1. _____
Search for Replacement Business	<u>4,000.</u>	2. _____

B. In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. We allocated 6,500 per office for actual moving expenses.

2. \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_

\$52,000. (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_

**TOTAL RELOCATION COSTS (a-b)** \_\_\_\_\_

Parcel #380  
Wilshire Boulevard

Property Mortgage Co.

Wagoner Jacobs Co. Exec. Offices

Durabilt

MBGF Properties

Pride Center Co.

Commerce Realty

Shoup Investment Co.

Trenton Investment Co.

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D. # Parcel #380  
 Business Address 5858 Wilshire Blvd.  
 Name of Business GRAPHIC PROCESS CO.  
 Type of Business Printing  
 Use of Space (retail, office, storage, factory, etc.) Office  
 Square Footage of business (by use) Approx. 10,000 sq. ft.

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ 42,000.	
Actual Moving Expense	41,500.	1.
Search for Replacement Business	500.	2.

B. In Lieu payment

Qualifications, clarifications on sources:

1. \_\_\_\_\_
2. \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill

\$42,000. (a)

Yes       No

If yes, explain:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

**TOTAL RELOCATION COSTS (a+b)**

\_\_\_\_\_  
 \_\_\_\_\_

SUBJECT PROPERTY

PROJECT DESIGNATION

Parcel 381, - An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

OWNERS OF RECORD

Assessor's Parcel 33:  
Cleon and Elizabeth Knapp  
5900 Wilshire Boulevard  
Los Angeles, California 90036

Assessor's Parcels 13, 15, 17, 34:  
Knapp Communications  
1200 Wilshire Boulevard  
Los Angeles, California 90017

LOCATION

Southeasterly corner of Wilshire Boulevard and Spaulding  
Avenue.

LEGAL DESCRIPTION

Lots 1, 2 and 4, and portions of Lots 3 and 5, Tract 6421; a  
portion of Rancho La Cienega.

LAND

Shape: Irregular;

Size: Irregular; approximately 502 ft. along  
Wilshire, approximately 215 ft. deep;

Area: 91,206± sf, our calculations based on  
Assessor's Map;

Area to be  
Acquired: An entire fee taking.

ZONE

C4-4, Commercial, City of Los Angeles and R4P-1, Residential  
or Parking, City of Los Angeles.

HIGHEST AND BEST USE

The highest and best use of the subject property would be realized by developing it with a mid- to high-rise office structure.

ASSESSOR'S DATA:

Assessor's Parcel Nos.: 5089-11-(13,15,17,33,34);

IMPROVEMENTS

Vacant site.

IMPROVEMENTS IN THE PART TAKEN

An entire fee taking.

VALUATION

VALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land:	91,206± sf @ \$80 =	\$7,295,000	(Rd'd.)
Improvements:		-0-	

Value of the Part Taken

An entire fee taking..	<u>\$7,295,000</u>
------------------------	--------------------

Value of the Remainder Before the Taking as Part of the Whole	-0-
--	-----

Value of the Remainder After the Taking but Before Considering Special Benefits	-0-
---	-----

Value of the Remainder After the Taking and After Considering Special Benefits	-0-
--	-----

Severance Damages	=0=
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Special Benefits	-0-
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Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.







Between Wilshire/Fairfax Station and  
Fairfax/Beverly Stations

( AREA )

<b>TOTAL ACQUISITION</b> .....		<b>\$ 3,057,000</b>
FULL FEE	\$ _____	
PARTIAL TAKING	\$ _____	
SURFACE EASEMENT	\$ _____	
SUBSURFACE EASEMENT	\$ 3,057,000	
CONSTRUCTION EASEMENT	\$ _____	

<b>TOTAL RELOCATION</b> .....		<b>\$ _____</b>
RESIDENTIAL	\$ _____	
BUSINESS	\$ _____	
GOODWILL	\$ _____	

**TOTAL** ..... **\$ 3,057,000**

**PARCEL DATA**

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
391	SBE	2,375,000	-----	-----	-----
393	"	42,000	-----	-----	-----
400	"	640,000	-----	-----	-----

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 391 - A subsurface easement taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Park La Brea Associates  
10738 West Pico Boulevard  
Los Angeles, California 90064

## LOCATION

Bound by Wilshire Boulevard, Fairfax Avenue, 6th Street, and  
Orange Grove Avenue to the west.

## LEGAL DESCRIPTION

Not available as of this writing.

## LAND

Shape: Nearly trapezoidal;  
Size: Approximately 525 ft. along Wilshire Boulevard.  
Approximately 590 ft. along Fairfax Avenue;  
Area: 8.28± ac., or 360,677± sf, per verbal  
verification from Assessor's office;  
Area to be  
Acquired: 59,420± sf, per our calculations.

## ZONE

C4-4 and C2-4, Commercial, City of Los Angeles;  
R4-4, Residential, City of Los Angeles;  
P-4, Parking, City of Los Angeles.

**HIGHEST AND BEST USE**

The highest and best use of the subject property would be realized by clearing the site of existing improvements and constructing a large mid- to high-rise office complex.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5508-17-3.

**IMPROVEMENTS**

Large department store and parking lot and other site improvements.

**IMPROVEMENTS IN THE PART TAKEN**

None.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	360,677± sf @ \$80 =	\$28,855,000 (Rd'd.)
Improvements:	Do not contribute to value	

Value of the Part Taken

Land:	59,420± sf @ \$80 psf x .50 =	\$2,375,000 (Rd'd.)
Improvements:	-0-	

Value of the Remainder Before the Taking as Part of the Whole	\$26,480,000
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Value of the Remainder After the Taking But Before Considering Special Benefits	\$26,480,000
--	--------------

Value of the Remainder After the Taking and After Considering Special Benefits	\$26,480,000
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Severance Damages	-0-
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Special Benefits	-0-
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Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 393 - A Subsurface Easement Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

T & C Properties  
2029 Century Park East, Floor 41  
Los Angeles, California 90067

## LOCATION

Southeasterly corner of 3rd Street and Fairfax Avenue.

## LEGAL DESCRIPTION

A portion of Lot 12, Tract 215.

## LAND

Shape: Irregular;

Size: Approximately 635 ft. along 3rd Street  
and 540± ft. along Fairfax Avenue;

Area: 7.50± ac. or 326,700± sf, per Assessor;

Area to be

Acquired: 2,405± sf, per our calculations.

## ZONE

C2-4, Commercial, City of Los Angeles.

## HIGHEST AND BEST USE

The highest and best use of the subject property would be realized by clearing the site and constructing a low- to mid-rise mixed-use commercial center.

**ASSESSOR'S DATA**

Assessor's Parcel Nos.: 5509-18-(3,4,5,9,10,12,13)

**IMPROVEMENTS**

Various low profile commercial structures built primarily in the early 1960's.

**IMPROVEMENTS IN THE PART TAKEN**

None.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land: 326,700± sf @ \$35 psf = \$11,435,000 (Rd'd.)  
Improvements: Not impacted and not valued

Value of the Part Taken

Land: 2,405± sf @ \$35 psf x .50 = \$42,000 (Rd'd.)  
Improvements: -0-

Value of the Remainder Before  
the Taking as Part of the Whole \$11,393,000

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits \$11,393,000

Value of the Remainder After  
the Taking and After  
Considering Special Benefits \$11,393,000

Severance Damages -0-

Special Benefits -0-

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Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 400 - A Subsurface Easement Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

A. F. Gilmore Co.  
P.O. Box 480314  
Los Angeles, California

## LOCATION

Northeast corner of Fairfax Avenue and 3rd Street.

## LEGAL DESCRIPTION

Portions of Rancho La Brea Tract.

## LAND

Shape: Irregular;

Size: Irregular;

Area: 1,326,620± sf, our calculations based on  
Assessor's Map;

Area to be  
Acquired: 42,684± sf, per our calculations.

## ZONE

C2-4-0, Commercial, City of Los Angeles.

## HIGHEST AND BEST USE

The highest and best use of the subject property is its  
current commercial use.



## ASSESSOR'S DATA

Assessor's Parcel Nos.: 5512-3-(1,2,3,4,5,10,11)

## IMPROVEMENTS

Various low profile commercial structures built primarily in the 1930's and a surfaced parking lot with related site improvements.

## IMPROVEMENTS IN THE PART TAKEN

None.

VALUATION

## VALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land: 1,326,620± sf @ \$30 psf = \$39,800,000 (Rd'd.)  
Improvements: Not impacted and not valued

Value of the Part Taken

Land: 42,684± sf @ \$30 psf x .50 = \$640,000 (Rd'd.)  
Improvements: -0-

Value of the Remainder Before  
the Taking as Part of the Whole \$39,160,000

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits \$39,160,000

Value of the Remainder After  
the Taking and After  
Considering Special Benefits \$39,160,000

Severance Damages -0-

Special Benefits -0-

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Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

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FAIRFAX /  
BEVERLY

# SUMMARY

----- FAIRFAX/BEVERLY STATION -----

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. of PARCELS	VALUATION \$	NO. of PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATIO COST \$
				TYPE	NO. of UNITS	COST \$	TYPE	NO. of UNITS	COST \$	
Subsurface										
Partial	1*	4,021,800								
Construction	1**	607,500								
Full Fee										

**TOTAL** \*\*\*1 4,629,300

- \* Parcel also includes a portion taken as a construction easement
- \*\* Parcel also includes a portion taken as a partial taking
- \*\*\* Total number of parcels may not equal sum of the column due to parcel which includes both construction and partial takings.

Fairfax/Beverly Station

( AREA )

<b>TOTAL ACQUISITION</b> .....		<b>\$ 4,629,300</b>
FULL FEE	\$ -----	
PARTIAL TAKING	\$ 4,021,800	
SURFACE EASEMENT	\$ -----	
SUBSURFACE EASEMENT	\$ -----	
CONSTRUCTION EASEMENT	\$ 607,500	
 <b>TOTAL RELOCATION</b> .....		<b>\$ -----</b>
RESIDENTIAL	\$ -----	
BUSINESS	\$ -----	
GOODWILL	\$ -----	
 <b>TOTAL</b> .....		<b>\$ 4,629,300</b>

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
401	PT CE	4,021,800 607,500			

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 401 - A Partial Fee Taking and Construction  
Easement  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

CBS Inc.  
Network Division  
51 West 52nd Street  
New York, New York 10019

## LOCATION

Southern corner of Beverly Boulevard and Fairfax Avenue.

## LEGAL DESCRIPTION

A portion of Lot 1, Tract 15680.

## LAND

Shape: Nearly rectangular;

Size: Approximately 1,200 ft. along Beverly  
Boulevard, 735+ ft. along Fairfax Avenue;

Area: 25.08+ ac. or 1,092,485+ sf, our calculations  
based on Assessor's Map;

Area to be  
Acquired: 125,680 + sf (fee taking).  
56,250 + sf in temporary construction easements:

## ZONE

C2-4-0, Commercial, City of Los Angeles.

## HIGHEST AND BEST USE

**HIGHEST AND BEST USE**

The highest and best use of the subject property is its current use as a television studio.

**ASSESSOR'S DATA**

Assessor's Parcel Nos.: 5512-1-3.

**IMPROVEMENTS**

Several low profile structures of varying ages and a surfaced parking lot and related site improvements.

**IMPROVEMENTS IN THE PART TAKEN**

Asphaltic concrete paving and related parking lot improvements assumed replaced in present or better condition in the temporary construction easements.

VALUATION

## VALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land:	1,092,485+ sf @ \$30 psf=	\$32,775,000	(Rd'd)
Improvements:	Not impacted and not valued except as specified in the parts taken		

## Value of the Part Taken - Partial Fee Taking

Land:	125,680 sf @ \$30 psf=	\$3,770,400	(Rd'd)
Improvements:	125,680 sf @ \$2 psf =	<u>251,360</u>	(Rd'd)
Total Fee Takings:			4,021,760

## Temporary Construction Easement

Land:	56,250+ sf @ \$30 psf x .36=	607,500	(Rd'd)
Improvements:	-0-	<u>-0-</u>	
			607,500

Total Acquisition Costs:		<u>4,629,260</u>	
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Value of the Remainder Before the Taking as Part of the Whole		25,234,200	<sup>1</sup>
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Value of the Remainder After The Taking But Before Considering Special Benefits		25,234,200	<sup>1</sup>
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Value of the Remainder After the Taking and After Considering Special Benefits		25,234,200	<sup>1</sup>
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Severance Damages <sup>2</sup>		-0-	
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Special Benefits		-0-	
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1. Remainder land value only.

2. Assumes negotiated acquisition with no negative impact on existing commercial use.

Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.







Between Fairfax/Beverly Station and  
Fairfax/Santa Monica Station

( AREA )

<b>TOTAL ACQUISITION</b> .....		<b>\$ 341,600</b>
FULL FEE	\$ -----	
PARTIAL TAKING	\$ -----	
SURFACE EASEMENT	\$ -----	
SUBSURFACE EASEMENT	\$ 341,600	
CONSTRUCTION EASEMENT	\$ -----	
 <b>TOTAL RELOCATION</b> .....		<b>\$ -----</b>
RESIDENTIAL	\$ -----	
BUSINESS	\$ -----	
GOODWILL	\$ -----	
 <b>TOTAL</b> .....		<b>\$ 341,600</b>

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
402	SBE	164,000			
3	" } " } " }	97,000	-----	-----	-----
4			-----	-----	-----
5			-----	-----	-----
6	"	23,000	-----	-----	-----
7	"	18,000	-----	-----	-----
8	"	14,600	-----	-----	-----
9	"	10,500	-----	-----	-----
10	"	7,500	-----	-----	-----
11	"	7,000	-----	-----	-----

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 402 - A subsurface easement taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Great Western Savings and Loan Association  
8484 Wilshire Boulevard  
Beverly Hills, California 90211

## LOCATION

Northeast corner of Beverly Boulevard and Fairfax Avenue.

## LEGAL DESCRIPTION

Lot 49 and portions of Lots 50 and 51, Tract 5177, and portion  
of Lot 567, Tract 6568.

## LAND

Shape: Nearly rectangular;

Size: 170.32 ft. x 102 ft., minus corner cutoff, per  
Assessor;

Area: 17,289±. sf, our calculations based on  
Assessor's Map;

Area to be

Acquired: Approximately 9,384 sf, per our calculations.

## ZONE

C2-1-0, Commercial, City of Los Angeles.

## HIGHEST AND BEST USE

Highest and best use is the subject's present use as a savings  
and loan branch location.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5527-37-30;

**IMPROVEMENTS**

The subject property is improved with a low-rise savings and loan branch site with offices and related parking and other site improvements.

**IMPROVEMENTS IN THE PART TAKEN**

None.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	17,289± sf @ \$35 psf =	\$605,000	(Rd'd.)
Improvements:	Not impacted and not valued		

Value of the Part Taken

Land:	9,384± sf @ \$35 x .50 psf =	\$164,000	(Rd'd.)
Improvements:	-0-		

Value of the Remainder Before  
the Taking as Part of the  
Whole

\$441,000

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

\$441,000

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

\$441,000

Severance Damages

-0-

Special Benefits

-0-

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Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 403, 404, 405 - A subsurface easement taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Jewish Family Service of Los Angeles  
6505 Wilshire Boulevard, No. 614  
Los Angeles, California 90010

## LOCATION

Easterly side of Fairfax Avenue, 170± ft. northerly of Beverly  
Boulevard.

## LEGAL DESCRIPTION

A portion of Lot 567, and Lots 568 and 569, Tract 6568.

## LAND

Shape: Rectangular;

Size: 145 ft. x 105 ft., per Assessor;

Area: 15,225 sf, our calculations based on  
Assessor's Map;

Area to be

Acquired: Approximately 6,485 sf, per our calculations.

## ZONE

C2-1-0, Commercial, City of Los Angeles.

## HIGHEST AND BEST USE

Highest and best use of the subject property is its current,  
improved commercial use.

**ASSESSOR'S DATA**

Assessor's Parcel Nos.: 5527-37-(32,900; 33,901; 34,902)

**IMPROVEMENTS**

The subject's improvements consist of one and two story retail/commercial structures built in the 1930's and some parking lot and other site improvements.

**IMPROVEMENTS IN THE PART TAKEN**

None.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	15,225 sf @ \$30 psf =	\$457,000	(Rd'd.)
Improvements:	Not impacted and not valued		

Value of the Part Taken

Land:	6,485± sf @ \$30 x .50 psf =	\$ 97,000	(Rd'd.)
Improvements:	-0-		

Value of the Remainder Before  
the Taking as Part of the  
Whole

\$360,000

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

\$360,000

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

\$360,000

Severance Damages

-0-

Special Benefits

-0-

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Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 406 - A subsurface easement taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Edward Khmara  
1701 North Ogden Drive  
Los Angeles, California 90046

## LOCATION

332 North Fairfax Avenue  
Los Angeles, California

Easterly side of Fairfax Avenue, 310 ft. southerly of Oakwood  
Avenue.

## LEGAL DESCRIPTION

Lot 570, Tract 6568.

## LAND

Shape: Rectangular;

Size: 50 ft. x 105 ft.;

Area: 5,250 sf, our calculations based on  
Assessor's Map;

Area to be

Acquired: Approximately 1,525 sf, per our calculations.

## ZONE

C2-1-0, Commercial, City of Los Angeles.

**HIGHEST AND BEST USE**

The subject property's highest and best use is its present, improved commercial use.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5527-37-22;

**IMPROVEMENTS**

A multi-tenant, one-story commercial structure built in the 1930's with parking lot and related site improvements.

**IMPROVEMENTS IN THE PART TAKEN**

None.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	5,250 sf @ \$30 psf =	\$158,000	(Rd'd.)
Improvements:	Not impacted and not valued		

Value of the Part Taken

Land:	1,525± sf @ \$30 x .50 psf =	\$ 23,000	(Rd'd.)
Improvements:	-0-		

Value of the Remainder Before  
the Taking as Part of the  
Whole

\$135,000

Value of the Remainder After the Taking  
But Before Considering Special Benefits

\$135,000

Value of the Remainder After the Taking  
and After Considering Special Benefits

\$135,000

Severance Damages

-0-

Special Benefits

-0-

---

Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.



SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 407 - A subsurface easement taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Gilbert Wong  
338 North Fairfax Avenue  
Los Angeles, California 90036

## LOCATION

340 North Fairfax Avenue  
Los Angeles, California

Easterly side of Fairfax Avenue, 260 ft. southerly of Oakwood  
Avenue.

## LEGAL DESCRIPTION

Lot 571, Tract 6568.

## LAND

Shape: Rectangular;

Size: 50 ft. x 105 ft.;

Area: 5,250 sf, our calculations based on  
Assessor's Map;

Area to be

Acquired: Approximately 1,250 sf, per our calculations.

## ZONE

C2-1-0, Commercial, City of Los Angeles.

## HIGHEST AND BEST USE

The subject property's highest and best use is its present,  
improved commercial use.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5527-37-23;

**IMPROVEMENTS**

A single story commercial structure with 3,670± sf, built in 1946, and associated parking lot and site improvements.

**IMPROVEMENTS IN THE PART TAKEN**

None.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	5,250 sf @ \$30 psf =	\$158,000	(Rd'd.)
Improvements:	Not impacted and not valued		

Value of the Part Taken

Land:	1,250± sf @ \$30 x .50 psf =	\$ 18,800	(Rd'd.)
Improvements:	-0-		

Value of the Remainder Before  
the Taking as Part of the  
Whole

\$139,200

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

\$139,200

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

\$139,200

Severance Damages

-0-

Special Benefits

-0-

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Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 408, 410 - A subsurface easement taking  
 Metro Rail Project  
 Southern California Rapid Transit District

## OWNER OF RECORD

Leader Holdings, Inc.  
 344 North Fairfax Avenue  
 Los Angeles, California 90036

## LOCATION

Easterly side of Fairfax Avenue 110 ft. and 210 ft. southerly  
 of Oakwood Avenue.

## LEGAL DESCRIPTION

- Lots 572 and 574, Tract 6568.

## LAND

Shape: Two non-contiguous rectangles;

Size: Each lot is 50 ft. x 105 ft., per Assessor;

Area: 10,500 sf, our calculations based on  
 Assessor's Map;

Area to be

Acquired:	408)	975± sf
	410)	500± sf
	Total	1,475± sf, per our calculations

## ZONE

C2-1-0, Commercial, City of Los Angeles.

## HIGHEST AND BEST USE

The highest and best use of the subject property is its  
 current improved commercial use.

**ASSESSOR'S DATA**

Assessor's Parcel Nos.: 5527-37-24,26

**IMPROVEMENTS**

The subject improvements consist of a one and two story commercial building of 6,170± sf, built in 1949, and a surfaced parking lot.

**IMPROVEMENTS IN THE PART TAKEN**

None.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	10,500 sf @ \$30 psf =	\$315,000
Improvements:	Not impacted and not valued	

Value of the Part Taken

Land:	1,475± sf @ \$30 x .50 psf =	\$ 22,100 (Rd'd.)
Improvements:	-0-	

Value of the Remainder Before  
the Taking as Part of the  
Whole

\$292,900

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

\$292,900

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

\$292,900

Severance Damages

-0-

Special Benefits

-0-

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Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 409 - A subsurface easement taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Theresa F. Low  
325 South Arden Boulevard  
Los Angeles, California

## LOCATION

350 North Fairfax Avenue  
Los Angeles, California

Easterly side of Fairfax Avenue, 160 ft. southerly of Oakwood  
Avenue.

## LEGAL DESCRIPTION

Lot 573, Tract 6568.

## LAND

Shape: Rectangular;

Size: 50 ft. x 105 ft., per Assessor

Area: 5,250 sf, our calculations based on  
Assessor's Map;

Area to be  
Acquired: Approximately 700 sf, per our calculations.

## ZONE

C2-1-0, Commercial, City of Los Angeles.

## HIGHEST AND BEST USE

The subject property's highest and best use is its present,  
improved commercial use.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5527-37-25

**IMPROVEMENTS**

A one-story commercial building built in 1948 and related site improvements.

**IMPROVEMENTS IN THE PART TAKEN**

None.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	5,250 sf @ \$30 psf =	\$158,000	(Rd'd.)
Improvements:	Not impacted and not valued		

Value of the Part Taken

Land:	700± sf @ \$30 x .50 psf =	\$ 10,500	(Rd'd.)
Improvements:	-0-		

Value of the Remainder Before  
the Taking as Part of the  
Whole

\$147,500

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

\$147,500

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

\$147,500

Severance Damages

-0-

Special Benefits

-0-

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Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 411 - An subsurface easement taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Sam and Daisey Wesley  
370 North Fairfax Avenue  
Los Angeles, California 90036

## LOCATION

370 N. Fairfax Avenue  
Los Angeles, California

Southeast corner of Fairfax Avenue and Oakwood Avenue.

## LEGAL DESCRIPTION

Lots 575 and 576, Tract 6568.

## LAND

Shape: Rectangular;

Size: 110 ft. x 105 ft., per Assessor;

Area: 11,550 sf, our calculations based on  
Assessor's Map;

Area to be

Acquired: Approximately 400 sf, per our calculations.

## ZONE

C2-1-0, Commercial, City of Los Angeles.

## HIGHEST AND BEST USE

The subject property's highest and best use is its present,  
improved commercial use.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5527-37-27

**IMPROVEMENTS**

The subject property is improved with a 10,000± sf one-story market built in 1931 and minimal site improvements.

**IMPROVEMENTS IN THE PART TAKEN**

None.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	11,550 sf @ \$35 psf =	\$404,000	(Rd'd
Improvements:	Not impacted and not valued		

Value of the Part Taken

Land:	400± sf @ \$35 x .50 psf =	\$7,000
Improvements:	-0-	

Value of the Remainder Before  
the Taking as Part of the  
Whole

\$397,000

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

\$397,000

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

\$397,000

Severance Damages

-0-

Special Benefits

-0-

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Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.



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FAIRFAX /  
S. MONICA

# SUMMARY

FAIRFAX/SANTA MONCIA STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. of PARCELS	VALUATION	NO. of PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST
				TYPE	NO. of UNITS	COST	TYPE	NO. of UNITS	COST	
Subsurface										
Partial										
Construction										
Full Fee	3	1,292,700	3				Service Station	4	78,700	78,700
							Station	1		
							Retail/	2		
							Service	1		
							Billboard	1		
<b>TOTAL</b>	<b>3</b>	<b>1,292,700</b>	<b>3</b>					<b>4</b>	<b>78,700</b>	<b>78,700</b>

Fairfax/Santa Monica Station

( AREA )

**TOTAL ACQUISITION** ..... \$ 1,292,700

FULL FEE \$ 1,292,700

PARTIAL TAKING \$ -----

SURFACE EASEMENT \$ -----

SUBSURFACE EASEMENT \$ -----

CONSTRUCTION EASEMENT \$ -----

**TOTAL RELOCATION** ..... \$ 78,700

RESIDENTIAL \$ -----

BUSINESS \$ 28,700

GOODWILL \$ 50,000

**TOTAL** ..... \$ 1,371,400

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
427	FT	925,000	-----	10,000	50,000
432	"	122,500	-----	10,000	-----
433	"	245,200	-----	8,700	-----

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 427 - An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Ruth L. Wright  
P.O. Box 7611  
San Francisco, California

## LOCATION

1111 North Fairfax Avenue  
Los Angeles, California

Northwesterly corner of Santa Monica Boulevard and Fairfax  
Avenue.

## LEGAL DESCRIPTION

Lots 9 and 10, and a portion of Lot 8, Crescent Heights Tract.

## LAND

Shape: Nearly rectangular;

Size: 150 ft. x 165 ft., minus corner cutoff;

Area: 24,616± sf, our calculations based on  
Assessor's Map;

Area to be  
Acquired: An entire fee taking.

## ZONE

C3, Commercial, County of Los Angeles.

## HIGHEST AND BEST USE

The highest and best use of the subject property is its  
current service station use.

## ASSESSOR'S DATA

Assessor's Parcel No.: 5554-13-10

## IMPROVEMENTS

The subject property is improved with a 1,450± sf station building, as well as fuel pumping facilities, paving and other improvements typical for this property use.

## IMPROVEMENTS IN THE PART TAKEN

An entire fee taking.

VALUATION

## VALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land:	24,616± sf @ \$35 psf =	\$860,000	(Rd'd.)
Improvements:	Depreciated replacement cost:	<u>65,000</u>	
Total:			\$925,000

Value of the Part Taken - An Entire Fee Taking

Land:		\$860,000	(Rd'd.)
Improvements:		<u>\$65,000</u>	
Total:			<u>\$925,000</u>

Value of the Remainder Before  
the Taking as Part of the  
Whole

-0-

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

-0-

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

-0-

Severance Damages

-0-

Special Benefits

-0-

Note: The above-reported figures are invalid outside the context of the entire preliminary valuation report.

RELOCATION COSTS FOR BUSINESSES

Property I.D.: Parcel No. 427  
 Business Address 4700 Santa Monica Blvd. (Corner Fairfax)  
 Name of Business Chevron gas/service station  
 Type of Business \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_

Square Footage of business (by use) \_\_\_\_\_

EXPENSES

TYPE	AMOUNT	SOURCE
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____

In Lieu payment \_\_\_\_\_

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill. \_\_\_\_\_ (a)

Yes       No.

If yes, explain: This is a full taking of a service station, and there will be a cost to preserve the patronage.

Goodwill Compensation \_\_\_\_\_

\$50,000.00 (b)

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_

**CHART E  
RELOCATION COSTS FOR BUSINESSES**

Property I.D.: Parcel #427  
 Business Address Corner Fairfax & Santa Monica Blvd  
 Name of Business Standard Station  
 Type of Business \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

**EXPENSES**

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE</u>
A. Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____

B. In Lieu payment \$10,000.

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \$10,000. (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

**TOTAL RELOCATION COSTS (a+b)** \_\_\_\_\_

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 432 - An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Leo Kostka  
1439 N. Hudson Ave., Apt. 2  
Los Angeles, California

## LOCATION

1042 N. Fairfax Ave.  
Los Angeles, California

The east side of Fairfax, 149 ft. south of Santa Monica Blvd.

## LEGAL DESCRIPTION

Lot 7, McNair Place Tract

## LAND

Shape: Rectangular

Size: 70ft x 50ft

Area: 3,500± sf. calculations based on Assessor's Map

Area to be  
Acquired: An Entire Fee Taking

## ZONE

C-3, Commercial, City of Los Angeles

## HIGHEST AND BEST USE

The highest and best use is development of a  
small-scale commercial building.



## ASSESSOR'S DATA

Assessor's Parcel No: 5530-12-7

## IMPROVEMENTS

A one-story concrete building, approximately 1950,  
approximately 1,596 sf (45% site coverage).

## IMPROVEMENTS IN THE PART TAKEN

An Entire Fee Taking

VALUATION

## VALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land:	3,500+ sf @ \$35 psf=	\$122,500
Improvements:	Do not contribute to value	

Value of the Part Taken

An Entire Fee Taking	<u>122,500</u>
----------------------	----------------

Value of the Remainder Before the  
Taking as Part of the Whole

-0-

Value of the Remainder After the  
Taking but Before Considering  
Special Benefits

-0-

Value of the Remainder After the  
Taking and After Considering  
Special Benefits

-0-

Severance Damages

-0-

Special Benefits

-0-

Note: The above reported figures are invalid outside the  
content of the entire preliminary valuation report.

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: Parcel 432  
 Business Address 1042 Fairfax Ave.  
 Name of Business The Fairfax Music School and Sales  
 Type of Business School and retail.  
 Use of Space (retail, office, storage, factory, etc.) office and retail  
 Square Footage of business (by use) 1596 ft.

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ 1,700	
Actual Moving Expense	1,200	1. <u>Bekins M &amp; S</u>
Search for Replacement Business	500	2. <u>Allied Van Line</u>

In Lieu payment 10,000

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 10,000

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation -0-

TOTAL RELOCATION COSTS 10,000

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 433 - An Entire Fee Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Marshall and Charles Gumbiner  
9247 Alden Drive  
Beverly Hills, California

## LOCATION

1054 N. Fairfax Ave.  
Los Angeles, California

The east side of Fairfax, 139 ft. south of Santa Monica Blvd.

## LEGAL DESCRIPTION

Lots 4 and 5, McNair Place Tract

## LAND

Shape: Rectangular

Size: 70 ft. x 100 ft.

Area: 7,000± sf, calculations based on Assessor's Map;

Area to be  
Acquired: An Entire Fee Taking

## ZONE

C-3, Commercial, City of Los Angeles

## HIGHEST AND BEST USE

The highest and best use is development of a small-scale commercial building

## ASSESSOR'S DATA

Assessor's Parcle No: 5530-12-5,6

## IMPROVEMENTS

A surface parking lot and a billboard.  
 A small photo stand now operates in the lot.

## IMPROVEMENTS IN THE PART TAKEN

An Entire Fee Taking

VALUATION

## VALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
 Before the Taking

Land: 7,000+ sf @ \$35=	\$245,200
Improvements: Do not contribute to value	

Value of the Part Taken

An Entire Fee Taking	245,200
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Value of the Remainder Before the  
 Taking as Part of the Whole

-0-

Value of the Remainder After the  
 Taking but Before Considering Special  
 Benefits

-0-

Value of the Remainder After the  
 Taking and After Considering Special  
 Benefits

-0-

Severance Damages

-0-

Special Benefits

-0-

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Note: The above reported figures are invalid outside the  
 content of the entire preliminary valuation report.

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: Parcel #433  
 Business Address 1054 N. Fairfax Ave.  
 Name of Business Fotomat  
 Type of Business Quick film processing  
 Use of Space (retail, office, storage, factory, etc.) retail  
 Square Footage of business (by use) 30 ft.

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ <u>700</u>	
Actual Moving Expense	<u>200</u>	1. <u>Chris &amp; Leonard</u>
Search for Replacement Business	<u>500</u>	2. <u>Machinery Trans Inc.</u>

In Lieu payment N/A (a chain)

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 700

Loss of Goodwill  
 Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation -0-

TOTAL RELOCATION COSTS 700

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: Parcel #433  
 Business Address 1054 N. Fairfax Ave.  
 Name of Business Billboard  
 Type of Business Advertising  
 Use of Space (retail, office, storage, factory, etc.) Foundation for sign posts  
 Square Footage of business (by use) Billboard is 8' x 25', about 15' off the ground.

EXPENSES

TYPE	AMOUNT	SOURCE(S)
Total Moving Expenses	\$ 3,500	
Actual Moving Expense	<u>3,000</u>	1. <u>Teran Sign Ser</u>
Search for Replacement Business	<u>500</u>	2. <u>United Outdoor Advertising</u>

In Lieu payment for acquisition 8,000  
 of sign (construction of new one)

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B 8,000

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation -0-

**TOTAL RELOCATION COSTS** 8,000







Between Fairfax/Santa Monica Station and  
La Brea/Sunset Station

( AREA )

**TOTAL ACQUISITION** ..... \$ 468,750

FULL FEE \$ \_\_\_\_\_  
 PARTIAL TAKING \$ \_\_\_\_\_  
 SURFACE EASEMENT \$ \_\_\_\_\_  
 SUBSURFACE EASEMENT \$ 468,750  
 CONSTRUCTION EASEMENT \$ \_\_\_\_\_

**TOTAL RELOCATION** ..... \$ \_\_\_\_\_

RESIDENTIAL \$ \_\_\_\_\_  
 BUSINESS \$ \_\_\_\_\_  
 GOODWILL \$ \_\_\_\_\_

**TOTAL** ..... \$ 468,750

**PARCEL DATA**

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
451	SBE	1,000	-----	-----	-----
2	"	3,500	-----	-----	-----
3	"	9,500	-----	-----	-----
4	"	50,000	-----	-----	-----
5	"	125,000	-----	-----	-----
6	"	20,000	-----	-----	-----
7	"	5,000	-----	-----	-----
8	"	1,875	-----	-----	-----
9	"	9,735	-----	-----	-----
460	"	26,000	-----	-----	-----
1	"	29,500	-----	-----	-----
2	"	22,500	-----	-----	-----
3	"	6,000	-----	-----	-----
5	"	113,500	-----	-----	-----
6	"	34,000	-----	-----	-----
7	"	12,000	-----	-----	-----



**PARTIAL TAKINGS/EASEMENTS**

Property I.D. 452 A.P.N. 5551-27-2  
Sf of taking 320  
Type of taking/easement Subsurface  
Description of taking/easement Tunnel easement  
Remaining Property: Existing surface uses.  
Highest/Best use prior to taking SPR on R3 lot  
Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

320 SF @ \$ 20 PSF x 50% = \$ 3,200

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

**FINAL OPINION \$ 3,500**

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 453 A.P.N. 5551-27-1  
 Sf of taking 910  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR on R3 lot  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

910 SF @ \$ 20 PSF x 50% = \$ 9,100

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 9,500

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
Severance	_____
Value of land taken/easement	_____
Value of taking	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 454 A.P.N. 5551-26-26  
 SF of taking 5000  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Five Units  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

5000 SF @ \$ 20 PSF x 50% = \$50,000

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 50,000

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Taking \_\_\_\_\_

PARTIAL ...KINGS/EASEMENTS

Property I.D. 455 A.P.N. 5551-26-33  
 SF of taking 12500  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Five Units  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

12,500 SF @ \$ 20 PSF x 50% = \$125,000

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 125,000

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 456 A.P.N. 5551-26-7  
 SF of taking 2000  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Five Units  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

2000 SF @ \$ 20 PSF x 50% = \$ 20,000

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 20,000

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 457 A.P.N. 5551-26-6  
 SF of taking 500  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking 5 units R3  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

5000 SF @ \$ 20 PSF x 50% = \$ 5,000

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 5,000

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_



PARTIAL TAKINGS/EASEMENTS

Property I.D. 458 A.P.N. 5551-26-17  
 SF of taking 375  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

$$375 \text{ SF @ } \$ 10 \text{ PSF} \times 50\% = \$ 1,875$$

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 1,900

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 (taking) \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 459 A.P.N. 5551-26-18  
 Sf of taking 1875  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

1875 SF @ \$ 10 PSF x 50% = \$ 9,375

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 9,500

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
Severance	_____
Value of land taken/easement	_____
Value of taking	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 460 A.P.N. 5551-26-19  
 SF of taking 5200  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SR  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

$$5200 \text{ SF} @ \$ 10 \text{ PSF} \times 50\% = \$ 26,000$$

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 26,000

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL ...KINGS/EASEMENTS

Property I.D. 461 A.P.N. 5551-26-20  
 SF of taking 5900  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

- Replacement Cost                       Income                       Market Sales

5900 SF @ \$ 10 PSF x 50% = \$ 29,500

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 29,500

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
Severance	_____
Value of land taken/easement	_____
Value of taking	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 462 A.P.N. 5551-26-21  
 Sf of taking 4410  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

- Replacement Cost       Income       Market Sales

4410 SF @ \$ 10 PSF x 50% = \$ 22,050

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 22,500

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Taking \_\_\_\_\_

PARTIAL EASEMENTS

Property I.D. 463 A.P.N. 5551-26-22  
 SF of taking 1135  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

- Replacement Cost       Income       Market Sales

1135 SF @ \$ 10 PSF x 50% = \$ 5,695

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 6,000

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
Severance	_____
Value of land taken/easement	_____
Value of taking	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 465 A.P.N. 5551-25-14  
 Sf of taking 15,100  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR on R3, C1 lot  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

$$15100 \text{ SF} @ \$ 15 \text{ PSF} \times 50\% = \$113,250$$

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 113,500

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL EASEMENTS

Property I.D. 466 A.P.N. 5551-25-23  
 SF of taking 2250  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot C1  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost       Income       Market Sales

2250 SF @ \$ 30 PSF x 50% = \$ 33,750

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 34,000

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
Severance	_____
Value of land taken/easement	_____
Value of taking	_____



PARTIAL TAKINGS/EASEMENTS

Property I.D. 467 A.P.N. 5551-24-11  
 SF of taking 800  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Motel C1  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost       Income       Market Sales

800 SF @ \$ 30 PSF x 50% = \$ 12,000

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 12,000

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_



# SUMMARY

LA BREA/SUNSET STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. of PARCELS	VALUATION \$	NO. of PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST \$
				TYPE	NO. of UNITS	COST	TYPE	NO. of UNITS	COST \$	
Subsurface										
Partial										
Construction										
Full Fee	1	1,125,000	1				Snack Shop	5	55,000	55,000
							Service	1		
							Service	3		
							Sta.	1		
<b>TOTAL</b>	<b>1</b>	<b>1,125,000</b>	<b>1</b>					<b>5</b>	<b>55,000</b>	<b>55,000</b>

La Brea/Sunset Station

( A R E A )

<b>TOTAL ACQUISITION</b> .....		<u>\$ 1,125,000</u>
FULL FEE	\$ 1,125,000	
PARTIAL TAKING	\$ -----	
SURFACE EASEMENT	\$ -----	
SUBSURFACE EASEMENT	\$ -----	
CONSTRUCTION EASEMENT	\$ -----	
 <b>TOTAL RELOCATION</b> .....		 <u>\$ 55,000</u>
RESIDENTIAL	\$ -----	
BUSINESS	\$ 55,000	
GOODWILL	\$ -----	
 <b>TOTAL</b> .....		 <u>\$ 1,180,000</u>

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
500	FT.	1,125,000	-----	55,000	

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS

Property I.D. 500 A.P.N. 5548-17-20  
 Location/Address 7106 Sunset Blvd.  
 Owner Mobil Oil  
 Date Acquired 1964  
 Indicated price NA  
 Lot Area 26104  
 Zoning C4  
 Use Serv. Stn. Repair  
 Highest AND Best Use, if different than current used (document) \_\_\_\_\_

Use(s) Service Station, Repair  
 No. of buildings 2  
 Gross Area of each building  
 1 900 5 \_\_\_\_\_  
 2 1200 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION Station built in 1964, upgraded. 2 hoists, 6 pumps, 6 islands, 5 U/G tanks. Repair shop same age, frame and stucco constr.

APPROACH USED:

Replacement Cost       Income       Market Sales

26104 SF @ \$0 = \$1,044,160  
 Impr.  
 1200 SF @ \$30 \$360,000  
 950 @ 40 38,000  
 1200 @ 40 48,000  
 Hoists 5,000  
 Pump 18,000  
 Tanks 45,000  
 Misc. 10,000  
 Total \$201,000  
 D.R.C. 80,400  
\$1,124,560

FINAL OPINION \$ 1,125,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 500  
 Business Address: 7100 Sunset Blvd.  
 Name of Business: Snack Shop  
 Type of Business: Mini Mart  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	10,000.00	

Qualifications, clarifications on sources:

1. This operation occupies a portion of the building of the Mobil Service station operation. It may be or may not be operated by the same operator of the service station, therefore I have separated the two businesses.

2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

TOTAL RELOCATION COSTS (a+b)

\_\_\_\_\_ (a)  
 \_\_\_\_\_ (b)  
10,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 500  
 Business Address 7100 Sunset Blvd.  
 Name of Business Dependable Radiator Service  
 Type of Business Radiator Repair.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ <u>15,000.00</u>	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

- This business is very small - occupies same space as 1 bay service station, and the equipment consisted of a tank and some welding equipment. Therefore the above figure can fluctuate 5-10 thousand in the event of an actual move.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 15,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 500  
 Business Address: 7100 Sunset Blvd.  
 Name of Business: Super Star Automotive  
 Type of Business: Auto Repair Shop.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

TYPE	AMOUNT	SOURCE(S)
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>10,000.00</u>	

Qualifications, clarifications on sources:

1. Field inspection indicates minimal equipment to be relocated. Anticipate the business operator will elect the in-lieu payment method.
2. \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

TOTAL RELOCATION COSTS (a+b)

\_\_\_\_\_ (a)  
 \_\_\_\_\_  
 \_\_\_\_\_ (b)  
10,000



CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 500  
 Business Address 7100 Sunset Blvd.  
 Name of Business Star Auto Electric  
 Type of Business Starter - Generator Repair Auto.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE (S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>10,000.00</u>	

Qualifications, clarifications on sources:

1. Field inspection indicates minimal equipment to be relocated - Anticipate the business operator will elect the in-lieu payment method.
2. \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 10,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 500  
 Business Address: 7100 Sunset Blvd.  
 Name of Business: Mobil Service Station  
 Type of Business: Gas Station.  
 Use of Space (retail, office, storage, factory, etc.): \_\_\_\_\_  
 \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>10,000.00</u>	

Qualifications, clarifications on sources:

1. The equipment in this type of service station operations is minimal and most operators elect the in-lieu payment method.  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

\_\_\_\_\_ (a)  
 \_\_\_\_\_  
 \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b)

10,000



# SUMMARY

BETWEEN WILSHIRE/VERMONT STATION AND  
WILSHIRE/NORMANDIE STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. of PARCELS	VALUATION \$	NO. of PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST
				TYPE	NO. of UNITS	COST	TYPE	NO. of UNITS	COST	
Subsurface	10*	1,690,100								
Partial	1**	113,000								
Construction										
Full Fee										

**TOTAL** 10\*\*\* 1,803,100

- \* One parcel also includes a portion taken as a partial taking.
- \*\* Parcel also includes a portion taken as a subsurface easement.
- \*\*\* Total number of parcels may not equal sum of the column due to parcels which include both a subsurface easement and partial takings.

Between Wilshire/Vermont  
Station and Wilshire/Normandie Station

( AREA )

<b>TOTAL ACQUISITION</b> .....		<u>\$ 1,803,100</u>
FULL FEE	\$	<u>----</u>
PARTIAL TAKING	\$	<u>113,000</u>
SURFACE EASEMENT	\$	<u>----</u>
SUBSURFACE EASEMENT	\$	<u>1,690,100</u>
CONSTRUCTION EASEMENT	\$	<u>----</u>
 <b>TOTAL RELOCATION</b> .....		 <u>\$ ----</u>
RESIDENTIAL	\$	<u>----</u>
BUSINESS	\$	<u>----</u>
GOODWILL	\$	<u>----</u>
 <b>TOTAL</b> .....		 <u>\$ 1,803,100</u>

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
257	SBE	4,700	----	----	----
263	SBE	340,000			
	PT	113,000			
266	SBE	408,400	----	----	----
267	"	113,000	----	----	----
268	"	375,500	----	----	----
269	"	4,500	----	----	----
270	"	368,000	----	----	----
271	"	31,000	----	----	----
278	"	7,500	----	----	----
279	"	37,500	----	----	----

PROJECT DESIGNATION

Parcel 257 - A Subsurface Easement Taking  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

Prudential Investment Co.  
P.O. Box 238  
Baltimore, Maryland 21203

LOCATION

3345 Wilshire Blvd  
Los Angeles, California

Northeasterly corner of Kenmore Avenue and Wilshire Boulevard

LEGAL DESCRIPTION

Lots 1-4, Block 1, Chapman Park Tract

LAND

Shape: Rectangular;

Size: 150+ ft x 200 ft

Area: 30,000+ sf, calculations based on Assessor's Map;

Area to be

Acquired: Approximately 125+ sf - subsurface easement

ZONE

C4-4, Commercial, City of Los Angeles

HIGHEST AND BEST USE

The highest and best use of the subject property is for  
its continued use as an office building.

## ASSESSOR'S DATA

Assessor's Parcel No.: 5502-28-20

## IMPROVEMENTS

A 12-story concrete office building and  
underground parking structure

## IMPROVEMENTS IN THE PART TAKEN

Does not apply

VALUATION

## VALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land: 30,000+ sf @ \$75 psf=	2,250,000.00
Improvements: Not impacted and not valued	

Value of the Part Taken

Land: 125+ sf @ \$75 psf x .5=	<u>4,687.50</u>
--------------------------------	-----------------

Value of the Remainder Before the  
Taking as Part of the Whole

2,245,312.5

Value of the Remainder After the  
Taking but Before Considering  
Special Benefits

2,245,312.5

Value of the Remainder After the  
Taking and After Considering  
Special Benefits

2,245,312.5

Severance Damages

-0-

Special Benefits

-0-

---

Note: The above reported figures are invalid outside the  
content of the entire preliminary valuation report.

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 263 - A Subsurface Easement Taking  
and a Partial Fee Taking, Vent  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Atekos Investments N.V.  
2800 Prudential Plaza  
Chicago, Illinois 60601

## LOCATION

3243 Wilshire Boulevard  
Los Angeles, California

Northeasterly corner of New Hampshire Avenue and Wilshire  
Boulevard.

## LEGAL DESCRIPTION

Portions of Lots 13, 14, 15, 16, 17, 18, 19, 20, and 21, Block  
8, Copenhagen Tract.

## LAND

Shape: Two rectangles;  
Size: Lots 13, 14, 15: 130 ft. x 150 ft.;  
Lots 16, 17, 18, 19, 20: 241.3 ft x 140 ft.;  
Area: 53,282± sf, our calculations based on  
Assessor's map;

Area to be  
Acquired: Approximately 9,090 sf - subsurface easement;  
Approximately 1,460 sf - partial fee taking,  
vent.

## ZONE

C4-4 and C2-2, Commercial, City of Los Angeles.



**HIGHEST AND BEST USE**

For additional office development or for redevelopment of entire site with a modern office facility. Current development is an interim use.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5502-25-18

**IMPROVEMENTS**

A six-story, Class A, office building, 1956, 33,179± sf gross (62% site coverage) with adjacent surface parking facility.

**IMPROVEMENTS IN THE PART TAKEN**

Surface parking lot improvements at vent locations.

VALUATION

## VALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land:	53,282± sf @ \$75 =	\$4,000,000	(Rd'd.)
Improvements:	Major improvements not impacted and not valued;		

Value of the Part Taken

Parcel 263-1, a subsurface easement

Land:	9,090± sf @ \$75 x .5 =	\$340,000	(Rd'd.)
Improvements:		<u>-0-</u>	
		\$340,000	

Parcel 263-2, two vent locations

Land:	1,460 sf @ \$75 =	\$110,000	(Rd'd.)
Improvements:	1,460 sf @ \$2 =	<u>3,000</u>	(Rd'd.)
		<u>113,000</u>	
			<u>453,000</u>

Value of the Remainder Before  
the Taking as Part of the Whole

\$3,547,000<sup>1</sup>

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

3,547,000<sup>1</sup>

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

3,547,000<sup>1</sup>

Severance Damages<sup>2</sup>

-0-

Special Benefits

-0-

1. Land value remainder only.

2. Assumes new development would include either low-rise office or surface above grade parking structure over part taken.

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

SUBJECT PROPERTY

266-1

PROJECT DESIGNATION

Parcel 266 - Subsurface Easement Takings  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

Wilshire-Berendo Building Co.  
312 West 5th Street, Room 900  
Los Angeles, California 90013

LOCATION

3273 Wilshire Blvd.  
Los Angeles, California

Northeasterly corner of Wilshire Boulevard and Berendo Street.

LEGAL DESCRIPTION

Lot 1, Tract 24919

LAND

Shape: Irregular

Size: Irregular

Area: 15,166+ sf, our calculations based on Assessor's Map

Area to be  
Acquired: Approximately 20,890 sf

ZONE

R5P-4, Commercial, City of Los Angeles

HIGHEST AND BEST USE

For removal of existing improvements and redevelopment with a  
modern high-rise office facility

HIGHEST AND BEST USE

For removal of existing improvements and redevelopment with a modern high-rise office facility.

ASSESSOR'S DATA

Assessor's Parcel No. 5502

IMPROVEMENTS

A two-story, masonry commercial building, 1929, 31,376± sf gross (87% site coverage).

IMPROVEMENTS IN THE PART TAKEN

Does not apply.

VALUATION

VALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land: 36,043± sf @ \$75 = \$2,700,000 (Rd'd.)  
Improvements: Not impacted or valued

Value of the Part Taken

Land: 10,890± sf @ \$75 x .5 = \$408,375 (Rd'd.) 408,400  
Improvements: -0-

Value of the Remainder Before  
the Taking as Part of the  
Whole

2,270,000

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

2,270,000

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

\$2,270,000

Severance Damages<sup>1</sup>

-0-

Special Benefits

-0-

---

1. Land value remainder only.

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 267 - A Subsurface Easement Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Telephone Employees Credit Union of Southern California, Ltd.  
639 South New Hampshire Avenue  
Los Angeles, California 90005

## LOCATION

Westerly side of New Hampshire Avenue, approximately 230 ft.  
northerly of Wilshire Boulevard.

## LEGAL DESCRIPTION

Block 7, portions of Lots 6, 7 and 8, Copenhagen Tract.

## LAND

Shape: Rectangular (two rectangles), less corner  
cutoff;

Size: 90 ft. x 139.88 ft./140 ft., plus 58 ft. x 140  
ft., less 10 ft. x 10 ft. corner cutoff;

Area: 20,665± sf, our calculations based on  
Assessor's Map;

Area to be  
Acquired: Approximately 7,540 sf, per our calculations.

## ZONE

C2-4, R5P-4, Commercial, City of Los Angeles.

## HIGHEST AND BEST USE

The present office building use.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5502-26-23

**IMPROVEMENTS**

A three-story, masonry office building, 1955, and adjacent surface parking lot.

**IMPROVEMENTS IN THE PART TAKEN**

Does not apply.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	20,665± sf @ \$30 =	\$620,000 (Rd'd.)
Improvements:	Not impacted or valued	

Value of the Part Taken

Land:	7,540± sf @ \$30 x .5 =	\$113,000 (Rd'd.)
Improvements:		<u>-0-</u> <u>113,000</u>

Value of the Remainder Before  
the Taking as Part of the  
Whole

507,000<sup>1</sup>

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

507,000<sup>1</sup>

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

507,000<sup>1</sup>

Severance Damages

~~-0-~~

Special Benefits

=0=

1 Remainder land value only.

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 268/269 - A Subsurface Easement Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Marsh and McLennan Incorporated  
3303 Wilshire Boulevard  
Los Angeles, California 90010

## LOCATION

3303 Wilshire Boulevard  
Los Angeles, California

Northwesterly corner of Berendo Street and Wilshire Boulevard.

## LEGAL DESCRIPTION

Portions of Lots 5 - 12, Block 6, Copenhagen Tract. Other adjacent property is in the same ownership. Since that property does not share the same highest and best use, it is not included in this larger parcel.

## LAND

Shape: Two rectangles, less corner cutoffs;

Size: 150 ft. x 130 ft. plus 202.7 ft. x 140 ft.,  
less two 10 x 10 ft. corner cutoffs;

Area: 47,778± sf, our calculations based on  
Assessor's Map;

Area to be  
Acquired: Approximately 10,125 sf, per our calculations.

## ZONE

C4-4, Commercial, City of Los Angeles.



**HIGHEST AND BEST USE**

The existing office development.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5502-27-17

**IMPROVEMENTS**

A 12-story, Class B, office building, 1971, 176,335± sf gross, 159,638± sf (90%) NRA plus adjacent parking structure, 106,772± sf.

**IMPROVEMENTS IN THE PART TAKEN**

Does not apply.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property Before the Taking

Land:	47,778± sf @ \$75 psf =	\$3,585,000	(Rd'd.)
Improvements:	Not impacted and not valued		

Value of the Part Taken

Land:	10,125± sf @ \$75 psf x .5 =	<u>\$380,000</u>	(Rd'd.)
Improvements:	-0-		

Value of the Remainder Before the Taking as Part of the Whole

\$3,205,000

Value of the Remainder After the Taking but Before Considering Special Benefits

\$3,205,000

Value of the Remainder After the Taking and After Considering Special Benefits

\$3,205,000

Severance Damages

-0-

Special Benefits

-0-

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 270 - A Subsurface Easement Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Prudential Insurance Company of America  
2049 Century Park East, #2550  
Los Angeles, California 90067

## LOCATION

3325 Wilshire Boulevard  
Los Angeles, California

Northeasterly corner of Wilshire Boulevard and Catalina  
Street.

## LEGAL DESCRIPTION

Lot 1, Tract 21075.

## LAND

Shape: Irregular;

Size: Irregular;

Area: 51,836± sf, or 1.19± ac., per Assessor's Map;

Area to be

Acquired: Approximately 9,820 sf, per our calculations.

## ZONE

C4-4, R5P-4, Commercial/Parking, City of Los Angeles.

## HIGHEST AND BEST USE

The present office development.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5502-27-10

**IMPROVEMENTS**

A 13-story, Class A, office building, 1955, 214,960± sf gross, 162,234± sf (75%) NRA plus adjacent 5-level parking structure, 93,505± sf.

**IMPROVEMENTS IN THE PART TAKEN**

Does not apply.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land: 51,836± sf @ \$75 psf = \$3,890,000 (Rd'd.)  
Improvements: Not impacted and not valued

Value of the Part Taken

Land: 9,820± sf @ \$75 psf x .5 = \$368,000 (Rd'd.)  
Improvements: -0-

Value of the Remainder Before  
the Taking as Part of the  
Whole

\$3,522,000

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

\$3,522,000

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

\$3,522,000

Severance Damages

-0-

Special Benefits

-0-

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 271 - A Subsurface Easement Taking  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Prudential Insurance Company of America  
American Trading Real Estate Company  
P.O. Box 238  
Baltimore, Maryland

## LOCATION

3333 Wilshire Boulevard  
Los Angeles, California

Northwesterly corner of Wilshire Boulevard and Catalina  
Street.

## LEGAL DESCRIPTION

Block 1, Lots 1 and 2, and a portion of Lot 3, Tract 7517.  
Other adjacent property is in the same ownership. Since that  
property does not share the same highest and best use, it is  
not included in this larger parcel.

## LAND

Shape: Irregular;

Size: Irregular;

Area: 41,103± sf, our calculations based on  
Assessor's Map;

Area to be  
Acquired: Approximately 825 sf, per our calculations.

## ZONE

C4-4, Commercial, City of Los Angeles.

**HIGHEST AND BEST USE**

The present office development.

**ASSESSOR'S DATA**

Assessor's Parcel No.: 5502-28-19;

**IMPROVEMENTS**

A nine-story office building with adjacent parking garage.

**IMPROVEMENTS IN THE PART TAKEN**

Does not apply.

**VALUATION****VALUATION OF THE BEFORE AND AFTER CONDITION**

Value of the Whole Property  
Before the Taking

Land:	41,103± sf @ \$75 psf =	\$3,085,000	(Rd'd.)
Improvements:	Not impacted and not valued		

Value of the Part Taken

Land:	825± sf @ \$75 psf x .5 =	<u>\$31,000</u>	(Rd'd.)
Improvements:	-0-		

Value of the Remainder Before  
the Taking as Part of the  
Whole

\$3,054,000

Value of the Remainder After  
the Taking but Before  
Considering Special Benefits

\$3,054,000

Value of the Remainder After  
the Taking and After  
Considering Special Benefits

\$3,054,000

Severance Damages

-0-

Special Benefits

-0-

NOTE: The above reported figures are invalid outside the content of the entire preliminary valuation report.

PROJECT DESIGNATION

Parcel 278 - A subsurface easement Taking  
Metro Rail Project  
Southern California Rapid Transit District

OWNER OF RECORD

Neumeyer and Otto Grace  
625 S. New Hampshire, 2nd Floor  
Los Angeles, California 90005

LOCATION

625 S. New Hampshire Ave.  
Los Angeles, California 90005

West side of New Hampshire, 320' north of Whilshire

LEGAL DESCRIPTION

A portion of Lots 4 and 6 and Lot 5, Block 7,  
Copenhagen Tract

LAND

Shape: Rectangular

Size: 140 ft. x 64 ft.

Area: 8,960+ sf., calculations based on Assessor's Map;

Area to be  
Acquired: Approximately 500 sf. - subsurface easement

ZONE

C2-4, Commercial, City of Los Angeles

HIGHEST AND BEST USE

The highest and best use of the subject property is for  
its continued use as an office building.

## ASSESSOR'S DATA

Assessor's Parcel No.: 5502-26-4

## IMPROVEMENTS

A 2-story office building, approximately 16,250 gross square feet, built in the 1960's

## IMPROVEMENTS IN THE PART TAKEN

Does not apply

VALUATION

## VALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land: 8,960+ sf @ \$30 psf=	268,800
Improvements: Not impacted and not valued	

Value of the Part Taken

Land: 500+ sf @ \$30 x .5=	<u>7,500</u>
Improvements: -0-	

Value of the Remainder Before the  
Taking as Part of the Whole

261,300

Value of the Remainder After the  
Taking but Before Considering  
Special Benefits

261,300

Value of the Remainder After the  
Taking but After Considering  
Special Benefits

261,300

Severance Damages

-0-

Special Benefits

~~-0-~~


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Note: The above reported figures are invalid outside the content of the entire preliminary valuation report.

SUBJECT PROPERTY

## PROJECT DESIGNATION

Parcel 279- A subsurface easement  
Metro Rail Project  
Southern California Rapid Transit District

## OWNER OF RECORD

Telephone Employees Credit Union of  
Southern California Ltd.  
639 New Hampshire Ave.  
Los Angeles, California

## LOCATION

The site is on the east side of Berendo Street,  
Approximately 250' north of Wilshire Blvd.

## LEGAL DESCRIPTION

Lot 18 and a portion of Lot 19, Block 7,  
Copenhagen Tract

## LAND

Shape: Rectangular, less corner cutoff;

Size: 140 ft. x 78 ft., less 5 sf corner cutoff;

Area: 10,915<sup>+</sup> sf, calculations based on Assessor's Map;

Area to be  
Acquired: Approximately 2,500 sf - subsurface easement

## ZONE

R5-P-4, Multiple dwelling or Parking, City of Los Angeles

## HIGHEST AND BEST USE

Highest and best use of the property would be realized  
by development of a multiple dwelling structure.



## ASSESSOR'S DATA

Assessor Parcel No: 5502-26-11

## IMPROVEMENTS

A surfaced parking lot

## IMPROVEMENTS IN THE PART TAKEN

Does not apply

VALUATION

## VALUATION OF THE BEFORE AND AFTER CONDITION

Value of the Whole Property  
Before the Taking

Land:	10,915+ sf @ \$30 psf=	\$327,450
Improvements:	Not impacted and not valued	

Value of the Part Taken

Land:	2,500+ sf @ \$30 psf x .5=	<u>37,500</u>
Improvements:	-0-	

Value of the Remainder Before the  
Taking as Part of the Whole

289,950

Value of the Remainder After  
the Taking but Before Considering  
Special Benefits

289,950

Value of the Remainder After  
the Taking and After Considering  
Special Benefits

289,950

Severance Damages

~~0-~~

Special Benefits

-0-

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Note: The above reported figures are invalid outside the content of the entire preliminary valuation report.





Between La Brea/Sunset Station and  
Hollywood/Cahuenga Station

( AREA )

**TOTAL ACQUISITION** ..... \$ 2,172,250

FULL FEE \$ -----  
 PARTIAL TAKING \$ -----  
 SURFACE EASEMENT \$ -----  
 SUBSURFACE EASEMENT \$ 2,172,250  
 CONSTRUCTION EASEMENT \$ -----

**TOTAL RELOCATION** ..... \$ -----

RESIDENTIAL \$ -----  
 BUSINESS \$ -----  
 GOODWILL \$ -----

**TOTAL** ..... \$ 2,172,250

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
510	SBE	171,000			
1	"	85,000			
2	"	42,000			
3	"	110,500			
4	"	900			
5	"	280,000			
6	"	29,000			
7	"	13,500			
8	"	114,000			
9	"	17,500			
520	"	17,500			
2	"	10,000			
3	"	3,500			
4	"	70,000			
5	"	96,000			
6	"	98,000			
7	"	105,000			
567	"	9,750			

PARTIAL ...TINGS/EASMENTS

Property I.D. 510 A.P.N. 5547-17-26  
 SF of taking 9750  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Office Bldg. C4  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

9750 SF @ \$ 35 PSF x 50% = \$170,625

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 171,000

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ ~~\_\_\_\_\_~~  
 + Value of land taken/easement \_\_\_\_\_  
 value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 511 A.P.N. 5547-17-25  
 SF of taking 4850  
 Type of taking/easement subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Motel C4  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

4850 SF @ \$ 35 PSF x 50% = \$ 84,875

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 85,000

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 512 A.P.N. 5547-17-12

SF of taking 2375

Type of taking/easement Subsurface

Description of taking/easement Tunnel easement

Remaining Property: Existing surface uses.

Highest/Best use prior to taking Store C4

Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

2375 SF @ \$ .35 PSF x 50% = \$ 41,600

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 42,000

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance ~~\_\_\_\_\_~~

+Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

**PARTIAL TAKINGS/EASEMENTS**

Property I.D. 513 A.P.N. 5547-17-13  
 SF of taking 6300  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Store C4  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

6300 SF @ \$ 35 PSF x 50% = \$ 110,250

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

**FINAL OPINION \$ 110,500**

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
<del>Severance</del>	<del>_____</del>
Value of land taken/easement	_____
Value of taking	_____



PARTIAL EASEMENTS

Property I.D. 514 A.P.N. 5546-13-9  
 SF of taking 50  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Parking lot C4  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

$$50 \text{ SF @ } \$ 35 \text{ PSF} \times 50\% = \$ 875$$

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 900

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 value of taking \_\_\_\_\_

PARTIAL EASEMENTS

Property I.D. 515 A.P.N. 5546-13-30  
 Sf of taking 16000  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Restaurant C4  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

- Replacement Cost                       Income                       Market Sales

16000 SF @ \$ 35 PSF x 50% = \$ 280,000

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 280,000

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
Severance	_____
Value of land taken/easement	_____
Value of taking	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 516 A.P.N. 5546-13-2  
 SF of taking 1650  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Motel C4  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

1650 SF @ \$ 35 PSF x 50% = \$ 28,875

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 29,000

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
<del>Severance</del>	<del>_____</del>
Value of land taken/easement	_____
Value of taking	_____

PARTIAL ...INGS/EASEMENTS

Property I.D. 517 A.P.N. 5546-13-3

Sf of taking 750

Type of taking/easement Subsurface

Description of taking/easement Tunnel easement

Remaining Property: Existing surface uses.

Highest/Best use prior to taking Auto Sales C4

Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

750 SF @ \$ 35 PSF x 50% = \$13,125

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 13,500

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
Severance	_____
Value of land taken/easement	_____
Value of taking	_____

PARTIAL ...KINGS/EASEMENTS

Property I.D. 518 A.P.N. 5546-13-25  
 SF of taking 6500  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Ofc. Bldg.  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

6500 SF @ \$ 35 PSF x 50% = \$ 113,750

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 114,000

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 519 A.P.N. 5546-13-28  
 Sf of taking 1000  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Store  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

1000 SF @ \$ 35 PSF x 50% = \$ 17,500

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 17,500

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 520 A.P.N. 5546-13-26  
 SF of taking 1000  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Parking lot  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

1000 SF @ \$ 35 PSF x 50% = \$17,500

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 17,500

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
Severance	_____
Value of land taken/easement	_____
Value of taking	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 522 A.P.N. 5546-13-22  
 SF of taking 560  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Store  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

560 SF @ \$ 35 PSF x 50% = \$ 9,800

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 10,000

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_



PARTIAL TAKINGS/EASEMENTS

Property I.D. 523 A.P.N. 5546-7-22  
 SF of taking 200  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Parking lot  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

$$200 \text{ SF @ } \$ 35 \text{ PSF} \times 50\% = \$ 3,500$$

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 3,500

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL ...KINGS/EASEMENTS

Property I.D. 524 A.P.N. 5546-7-14  
 SF of taking 3500  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Store  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

3500 SF @ \$ 40 PSF x 50% = \$ 70,000

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 70,000

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL ...KINGS/EASEMENTS

Property I.D. 525 A.P.N. 5546-7-13  
 SF of taking 4800  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Store  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

4800 SF @ \$ 40 PSF x 50% = \$ 96,000

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 96,000

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 + Value of land taken/easement \_\_\_\_\_  
 value of taking \_\_\_\_\_

PARTIAL EASEMENTS

Property I.D. 526 A.P.N. 5546-7-12  
 Sf of taking 4900  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Store  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

4900 SF @ \$ 40 PSF x 50% = \$ 98,000

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 98,000

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 taking \_\_\_\_\_

PARTIAL EASEMENTS

Property I.D. 527 A.P.N. 5546-7-20  
 SF of taking 5250  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Ofc. Bldg.  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

5250 SF @ \$ 40 PSF x 50% = \$ 105,000

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 105,000

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 567 A.P.N. 5547-17-12  
 Sf. of taking 650  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Store  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

- Replacement Cost       Income       Market Sales

650 SF @ \$ 30 PSF x 50% = \$ 9,750

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 9,750

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

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HOLLYWOOD/  
CAHUENGA

# SUMMARY

HOLLYWOOD/CAHUENGA STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. of PARCELS	VALUATION \$	NO. of PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST
				TYPE	NO. of UNITS	COST \$	TYPE	NO. of UNITS	COST \$	
Subsurface	5	199,300								
Partial										
Construction										
Full Fee	18	12,768,500	15	Apts.	38	159,600				
							Rest.	3		
							Service	4		
							Retail	11		
							Theater	2		
							Office	18		
							Non-Profit	2		
							Transp.	1		
							Service			
							Sta.	3		
							Motel	1		
<b>TOTAL</b>	<b>23</b>	<b>12,967,800</b>	<b>15</b>		<b>38</b>	<b>159,600</b>		<b>45</b>	<b>1,461,500</b>	<b>1,621,100</b>



Hollywood/Cahuenga Station

( AREA )

**TOTAL ACQUISITION** ..... \$ 12,967,800

FULL FEE \$ 12,768,500

PARTIAL TAKING \$ -----

SURFACE EASEMENT \$ -----

SUBSURFACE EASEMENT \$ --199,300

CONSTRUCTION EASEMENT \$ -----

**TOTAL RELOCATION** ..... \$ 1,621,100

RESIDENTIAL \$ 159,600

BUSINESS \$ 686,500

GOODWILL \$ 775,000

**TOTAL** ..... \$ 14,588,900

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
528	FT	135,000	-----	-----	-----
9	"	600,000	-----	75,000	-----
530	"	1,100,000	-----	277,000	10,000
1	"	617,500	-----	42,500	575,800
542	"	475,000	-----	10,000	-----
3	"	700,000	134,400	-----	-----
4	"	787,000	-----	10,000	-----
5	"	320,000	-----	30,000	15,000
6	"	320,000	-----	-----	-----
7	"	250,000	25,200	-----	-----
550	SBE	113,600	-----	-----	-----
1	"	20,000	-----	-----	-----
2	"	21,400	-----	-----	-----
3	"	21,400	-----	-----	-----
4	"	22,900	-----	-----	-----
565	FT	439,000	-----	-----	-----
566	"	785,000	-----	-----	-----
568	"	515,000	-----	10,000	20,000

## PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODS COMPENSATION
			RESIDENTIAL	BUSINESS	
533	FT	930,000	-----	12,500	5,000
535	"	1,750,000	-----	40,000	-----
536	"	1,950,000	-----	40,000	100,000
540	"	195,000	-----	10,000	-----
541	"	900,000		110,000	20,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D.	<u>528</u>	A.P.N.	<u>5546-7-7</u>	Use(s)	<u>Parking lot</u>
Location/Address	<u>Adjacent, rear of 6410 Hollywood Bl.</u>			No. of buildings	<u>0</u>
Owner	<u>Eastern Columbia</u>			Gross Area of each building	1 <u>5</u>
Date Acquired	<u>1960</u>				2 <u>6</u>
Indicated price	<u>NA</u>				3 <u>7</u>
Lot Area	<u>4,473</u>				4 <u>8</u>
Zoning	<u>C-4</u>			Rentable Area of each building	1 <u>5</u>
Use	<u>Parking lot</u>				2 <u>6</u>
Highest AND Best Use, if different than current used (document)	<u>Current</u>				3 <u>7</u>
					4 <u>8</u>

PROPERTY DESCRIPTION Small parking lot used by tenants at 6410 Hollywood Blvd.  
Paved and fenced.

**APPROACH USED:**

Replacement Cost                       Income                       Market Sales

4473 SF @ 30	\$134,190
Paving, etc.	\$3000
D.R.C.	<u>500</u>
	\$134,690

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 528  
 Business Address Behind 6410 & 6412 Hollywood Blvd.  
 Name of Business \_\_\_\_\_  
 Type of Business Parking lot.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

TYPE	AMOUNT	SOURCE(S)
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

- Property is used for parking for Woolworth tenants and employees - Also property owner = Eastern Columbia Inc. would not be ineligible for an in-lieu payment since it owns other property in the project area - & another parking lot. Also there is no equipment to move from this site.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill \_\_\_\_\_

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 529 A.P.N. 5546-7-9  
 Location/Address 1643-51 Cahuenga Blvd.  
 Owner Bear Flier Trust  
 Date Acquired 9-18-79  
 Indicated price NA  
 Lot Area 13188  
 Zoning C-4  
 Use Retail/Service  
 Highest AND Best Use, if different than current used (document) Current

Use(s) Cafe, Export, Barber, Salon, Tailor, Adult Theatre  
 No. of buildings 1  
 Gross Area of each building 1 4560 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION Frame stucco bldg. built in 1930. Fair condition.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

13,188 SF @ \$40 = \$527,520  
 Impr.  
 4560 SF @ \$40 \$182,400  
 Misc. 3,000  
 Total \$185,400  
92,700  
 \$620,220

4560 @ \$10.20 NNN \$46,512  
 Cap. @ 10% \$465,120

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 529  
 Business Address 1643 Cahuenga Blvd.  
 Name of Business Shanghai-Lucky Restaurant.  
 Type of Business Restaurant - Mandrain Cuisine.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_

Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ <u>20,000</u>	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	5,000	possible payment to property owner for loss of rental business

Qualifications, clarifications on sources:

1. Most equipment in this type of restaurants is built to fit the site and usually most tenants elect to sell all fixture and take the in-lieu payment. However I plugged in the \$20,000 moving figure to cover cost of moving and installing mainly kitchen facilities in the event they decided to keep most F & E.

2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill \_\_\_\_\_ (a)

Yes       No

If yes, explain: Relocation to another site will reduce business.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation 15,000 (b)

TOTAL RELOCATION COSTS (a+b) 40,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 529  
 Business Address 1645 Cahuenga Blvd.  
 Name of Business ZEB-CAL Exterminating Co.  
 Type of Business \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE (S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>10,000.00</u>	

Qualifications, clarifications on sources:

1. Most of the equipment is movable. Very little equipment to move. Therefore I feel tenant will elect the in-lieu payment.
2. \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill \_\_\_\_\_

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 10,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 529  
 Business Address: 1645 1/2 Cahuenca Blvd.  
 Name of Business: Bob White Barber Shop.  
 Type of Business: \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.): \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>10,000.00</u>	

Qualifications, clarifications on sources:

1. Small barber shop. The move will not entail any difficulty or high cost. The in-lieu payment will be the best approach.
2. \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 10,000



CHART I  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 529  
 Business Address 1647 Cahuenga Blvd.  
 Name of Business Paramount Beauty Supply Co.  
 Type of Business \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>10,000.00</u>	

Qualifications, clarifications on sources:

1. Most equipment consists of shelving and inventory and would not entail a high moving cost. It would be an advantage to the tenant to take the in-lieu payment.
2. \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 10,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 529  
 Business Address 1649 Cahuenca Blvd.  
 Name of Business Luis Tailoring.  
 Type of Business Tailor.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>10,000.00</u>	

Qualifications, clarifications on sources:

- Small shop. The move will not entail any difficulty or high cost. The in-lieu payment will be the best approach.
- \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 10,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 529  
 Business Address 1651 Cahuenca Blvd.  
 Name of Business Bijou Theatre  
 Type of Business \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE (S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>10,000.00</u>	

Qualifications, clarifications on sources:

- Adult Theatre - past experience indicates that these types of theatres are difficult to relocate.  
 Usually all equipment is acquired and an in-lieu payment is made to tenant and the proprietor later files a "loss of goodwill" claim, through the real estate section.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill

Yes       No

If yes, explain: This business can retain its patronage only if it can relocate in the Hollywood area. Otherwise business will decline.

Goodwill Compensation \_\_\_\_\_ \$15,000 (b)

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_ \$25,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D.	<u>530</u>	A.P.N.	<u>5546-7-10</u>	Use(s)	<u>Retail/Service 1st Floor, Offices above</u>
Location/Address	<u>6400 Hollywood Blvd.</u>			No. of buildings	<u>1</u>
Owner	<u>Erenberg Trust</u>			Gross Area of each building	1 <u>28540</u> 5 _____
Date Acquired	<u>2-6-80</u>				2 _____    6 _____
Indicated price	<u>NA</u>				3 _____    7 _____
Lot Area	<u>7385</u>				4 _____    8 _____
Zoning	<u>C-4</u>			Rentable Area of each building	1 _____    5 _____
Use	<u>Retail/Office</u>				2 _____    6 _____
Highest AND Best Use, if different than current used (document)	<u>Current</u>				3 _____    7 _____
					4 _____    8 _____

**PROPERTY DESCRIPTION** 4 story masonry building built in 1929. First floor occupants are shops, stores, and fast food outlet. In average condition. Ofc. space has low rents.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

7385 SF @ \$50	=	\$369,250
Impr.		
28,540 @ \$60		1,712,400
D.R.C.		<u>694,960</u>
Total:		\$1,054,210

Ofc. area	16,864
Occupied 85%	14,334
14334 SF @ \$8 gross	114,672
NOI	57,336
Retail 7385 SF @ \$12 Net	<u>98,620</u>
Total	145,956
Cap @ 12%	\$1,216,300

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 530  
 Business Address: 6400 Hollywood Blvd.  
 Name of Business: George's Burgers No. 2  
 Type of Business: Restaurant  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_

Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>10,000.00</u>	

Qualifications, clarifications on sources:

1. Most of the equipment in this location is built to fit the site and would probably be acquired. Since it would be difficult to find a location of the same size therefore the in-lieu payment method is the best approach.
2. \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill

Yes       No

If yes, explain: Relocation out of area will reduce business volume.

Goodwill Compensation 10,000 (b)

TOTAL RELOCATION COSTS (a+b) 20,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 530  
 Business Address 6402 Hollywood Blvd.  
 Name of Business Star Men's Wear  
 Type of Business Clothing Store  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____ 0 _____	

Qualifications, clarifications on sources:

1. Maybe in process of moving out etc - later. Store occupies 2 store fronts. Was unable to determine what is taking place. Most of the store is unoccupied except for scattered pieces of equipment and clothing.

2. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill \_\_\_\_\_

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_ 0 \_\_\_\_\_

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 530  
 Business Address 6402 1/2 Hollywood Blvd.  
 Name of Business The Spot  
 Type of Business Roller Skates  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE (S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>10,000.00</u>	

Qualifications, clarifications on sources:

1. Small business - minimal equipment to move. In-lieu payment best method.
2. \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill \_\_\_\_\_

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 10,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 530  
 Business Address 6404 - Hollywood Blvd.  
 Name of Business Hollywood Office Blvd.  
 Type of Business Offices.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ <u>235,000.00</u>	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

1. 4 story building. Without making actual contact with tenants we can only estimate cost. The figure used to estimate cost of moving would be based on past experience in relocating similar types of business, or a \$10,000 payment was used for each business where I was unable to determine the type of business. Information on tenants was obtained from directory on 1st floor and by Pacific Telephone
2. Directory. See attached.

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b)

235,000



ID: 530

<u>Rm #</u>	<u>Tenant</u>	<u>Amount</u>
202	Holly-Dent Lab	\$40,000
205	Good Head Enterprises	10,000
209	Fernandez Librada	10,000
210	AMA Ceramic Dental Lab	40,000
214	Mother Plucker Feather Co. Inc.	10,000
219	Johnny Lloyd Management Firm.	10,000
227	World Book & News Co.	10,000
—		
302	Zad Commercial Inc.	10,000
304	Rumyan Realty Co.	10,000
310	Hollywood Building	10,000
328	R J Mc Corp.	10,000
—		
402	Hollyster	10,000
405	Jamie Faunts Creative Music Courses	10,000
409	International Key Maintenance Co.	10,000
410	Volunteers of America	12,500
415	Wendt, Richard	10,000
427	Charles Norman Portraits	10,000
429	Friday The Thirteenth Music	<u>10,000</u>
		235,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 530  
 Business Address 6406 Hollywood Blvd.  
 Name of Business Sutton's Home Shop  
 Type of Business Blankets, Curtains, etc.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>10,000.00</u>	

Qualifications, clarifications on sources:

1. Most of the equipment is shelving and inventory and would not entail a high moving cost. It would be an advantage to the tenant to take the in-lieu payment.
2. \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill \_\_\_\_\_

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 10,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 530  
 Business Address 6408 Hollywood Blvd.  
 Name of Business One-of-a-kind  
 Type of Business Women's Wear Store.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE (S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>10,000.00</u>	

Qualifications, clarifications on sources:

1. Most of the equipment is racks and inventory and would not entail a high moving cost. It would be an advantage to the tenant to take the in-lieu payment.  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill  Yes  No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 10,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 530  
 Business Address 6408 1/2 Hollywood Blvd.  
 Name of Business Reading Room  
 Type of Business Christian Science & Churches Reading Room.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>2,500.00</u>	

Qualifications, clarifications on sources:

1. Non-profit organization not much to the equipment to relocate. Therefore I used the minimal amount of in-lieu payment allowed for this type of operation.
2. \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 2,500

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL PARTING/EASEMENTS

Property I. D.	531	A.P.N. 5546-6-2	Use(s) Retail & Office
Location/Address	6411 Hollywood Blvd.		No. of buildings 1
Owner			Gross Area of each building 1 13,000 5
Date Acquired	7-78-77		2 _____ 6
Indicated price	NA		3 _____ 7
Lot Area	6500		4 _____ 8
Zoning	C-4		Rentable Area of each building 1 _____ 5
Use	Commerical		2 _____ 6
Highest AND Best Use, if different than current used (document)			3 _____ 7
			4 _____ 8

PROPERTY DESCRIPTION \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

APPROACH USED:

Replacement Cost     
  Income     
  Market Sales

6,500 @ 55	\$357,500
13,000 @ 40	\$520,000
DRC	260,000
	\$617,500

FINAL OPINION \$ 617,500

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 531  
 Business Address 6411 Hollywood Blvd.  
Feminist Health Clinic  
 Name of Business Health Care  
 Use of Space (retail, office, storage, factory, etc.) Offices,  
medical offices  
 Square Footage of business (by use) 6500 square feet

EXPENSES

<u>Type</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>12,000</u>	1. _____
Actual Moving Expense	<u>500</u>	
Search for Replacement Business	\$ <u>12,500</u>	2. _____
B. In Lieu Payment	_____	

Qualifications, clarifications on sources:

1. This is probably a non-profit organization. It would not qualify for an in-lieu payment.  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \$12,500 (a)

Loss of Goodwill  
 yes                      no   

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_

TOTAL RELOCATION COSTS (a+b) \$12,500

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 531  
 Business Address 6413 Hollywood Blvd.  
 Name of Business Corina's Restaurant  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) 2400 SF

EXPENSES

<u>Type</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>3,200</u>	1. _____
Actual Moving Expense	<u>2,700</u>	2. _____
Search for Replacement Business	<u>500</u>	
B. In Lieu Payment	<u>\$10,000</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \$10,000 (a)

Loss of Goodwill

yes      no

If yes, explain: Difficulty in finding a comparable location

Goodwill Compensation \$265,200 (b)

TOTAL RELOCATION COSTS (a+b) \$275,200

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 531  
 Business Address 6409 Hollywood Blvd.  
 Name of Business Foundation Health Food  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) 1700 Sq. Ft.

**EXPENSES**

<u>Type</u>	<u>AMOUNT</u>	<u>SOURCE (S)</u>
A. Total Moving Expenses	\$ <u>1,700</u>	1. _____
Actual Moving Expense	<u>1,200</u>	
Search for Replacement Business	<u>500</u>	2. _____
 B. In Lieu Payment	 \$ <u>10,000</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \$10,000 (a)  
 Loss of Goodwill

yes      no

If yes, explain: Difficulty in finding  
a comparable location.

Goodwill Compensation \$184,050  
 TOTAL RELOCATION COSTS (a+b) \$194,050



CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 531  
 Business Address 6407 Hollywood Blvd.  
 Name of Business T Shirts R US  
 Use of Space (retail, office, storage, factory, etc.) Retail  
 Square Footage of business (by use) 1500 Sq. Ft.

EXPENSES

<u>Type</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
A. Total Moving Expenses	\$ <u>2,100</u>	1. _____
Actual Moving Expense	<u>1,600</u>	
Search for Replacement Business	<u>500</u>	2. _____
 B. In Lieu Payment	 <u>10,000</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \$10,000 (a)

Loss of Goodwill  
 yes       no

If yes, explain: Difficulty in finding a comparable location.

Goodwill Compensation \$126,578 (b)

TOTAL RELOCATION COSTS (a+b) \$136,578

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D.	<u>533</u>	A.P.N.	<u>5546-6-4,5</u>	Use(s)	<u>Actors Studio, Parking</u>
Location/Address	<u>1711-19 Cahuenga</u>			No. of buildings	<u>1</u>
Owner	<u>Pacific Warner Theatre</u>			Gross Area of each building	1-2520      5
Date Acquired	<u>5-2-68</u>			2	<u>6</u>
Indicated price	<u>NA</u>			3	<u>7</u>
Lot Area	<u>22,986</u>			4	<u>8</u>
Zoning	<u>C-4</u>			Rentable Area of each building	1
Use	<u>Service, Parking</u>			2	<u>5</u>
Highest AND Best Use, if different than current used (document)	<u>Current</u>			3	<u>6</u>
				4	<u>7</u>
					<u>8</u>

PROPERTY DESCRIPTION Studio is 1930 frame & stucco - 90 seats. Poor condition.

**APPROACH USED:**

Replacement Cost       Income       Market Sales

22,896 @ \$40	\$915,480
2520 @ 50	126,000
Misc.	<u>9,000</u>
	135,000
DRC	<u>13,500</u>
	\$929,340

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 533  
 Business Address Cahuenga Blvd.  
 Name of Business Actor's Theatre  
 Type of Business Theatre - playhouse & parking lot.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>12,500.00</u>	

Qualifications, clarifications on sources:

1. Unable to enter theatre to determine nature of equipment. Therefore the in-lieu payment is the best approach. The 12500 is for property owner for possible loss of rental business.
2. \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill

Yes       No

If yes, explain: Relocation will be difficult if not impossible and some business loss will result.

Goodwill Compensation \$5,000 (b)

TOTAL RELOCATION COSTS (a+b) \$17,500

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D.	<u>535</u>	A.P.N.	<u>5546-6-6,7</u>	Use(s)	<u>Club, Transp., Parking</u>
Location/Address	<u>1723-35 Cahuenga Blvd.</u>			No. of buildings	<u>1</u>
Owner	<u>Weinberg</u>			Gross Area of each building	1 <u>9764</u> 5 _____
Date Acquired	<u>8-2-55</u>				2 _____ 6 _____
Indicated price	<u>NA</u>				3 _____ 7 _____
Lot Area	<u>40,395</u>				4 _____ 8 _____
Zoning	<u>C-4</u>			Rentable Area of each building	1 _____ 5 _____
Use	<u>Retail/Service</u>				2 _____ 6 _____
Highest AND Best Use, if different than current used (document)	<u>Current is</u>				3 _____ 7 _____
	<u>a good interior use but low density.</u>				4 _____ 8 _____

**PROPERTY DESCRIPTION** Wood frame, stucco built in 1950. Primary land use is parking. Nominal activity in club. Office is for Continental Trailways. Club contains 7000 SF.

**APPROACH USED:**

**Replacement Cost**                       **Income**                       **Market Sales**

40,395 @ 40	\$1,615,800
7000 @ \$60	\$420,000
2764 @ 40	<u>110,500</u>
Total	\$530,500
DRC	<u>132,640</u>
	\$1,748,440

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.O.: 535  
 Business Address 1735-1743 Cahuenga  
 Name of Business Continental Trailways & Town Club  
 Type of Business Bus terminal - Night club.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ <u>40,000.00</u>	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

1. Most likely all equipment could be acquired - but in the event they decide to move I estimate it would take \$30,000 to \$35,000 to move the club and about \$5,000 to move the bus depot.
2. \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 40,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 536 A.P.N. 5546-6-8,9,10,11 Use(s) Auto Sales, service  
 Location/Address 1747-1769 Cahuenga No. of buildings 1  
 Owner Smith(8,10,11) Leaf (9) Gross Area of each building 1 23750 5 \_\_\_\_\_  
 Date Acquired 69,71,77,73 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 Indicated price NA 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 Lot Area 56,256 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Zoning C-4 Rentable Area of each building 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 Use Auto sales/service 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

Highest AND Best Use, if different than current used (document) Current:  
 Note: All lots are used by Smith Co. (Porsche Audi). Also owns VW across street but there is no apparent large parcel problem - separate organization.

PROPERTY DESCRIPTION Masonry 1 story showroom, repair shop and parking area, Show-  
room area is 4550 SF In good condition.  
 Note: Leaf is owner of middle site. Obviously leased to Smith, as building covers two sites (Leaf and Smith).

**APPROACH USED:**

<input checked="" type="checkbox"/> Replacement Cost	<input checked="" type="checkbox"/> Income	<input type="checkbox"/> Market Sales
56,256 SF @ \$40	\$2,250,240	23750 @ \$8.40 Net \$ 199,500
4550 SF @ 60	273,000	
19200 SF @ 40	768,000	
Misc.	80,000	
	<u>1,121,000</u>	
DRC	<u>560,500</u>	
	<u>\$2,810,740</u>	

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 536, 5546-6-8, 10 & 11  
 Business Address 1751 Cahuena Blvd.  
 Name of Business Smith Porsche Audi  
 Type of Business Car dealer  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

TYPE	AMOUNT	SOURCE (S)
Total Moving Expenses	\$ <u>35,000.00</u>	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

- The proposed taking of the property would entail taking the show room and probably some of the shop. Most likely would end up taking the entire site. The above amount would be cost for probable plumbing and electrical work necessary to put that size of operation back whole.
- \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill \_\_\_\_\_ (a)

Yes       No

If yes, explain: Business is identified with current location and promotion. Trade area will be impacted by relocation.

Goodwill Compensation \_\_\_\_\_

100,000 (b)

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_

135,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 536 (property owned by Leaf)  
 Business Address Cahuenga  
 Name of Business \_\_\_\_\_  
 Type of Business Smith Porsche Audi.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	5,000.00	

Qualifications, clarifications on sources:

1. This figure represents payment to property owner for loss of rental business. This site is covered with a building that also lies on the adjacent site. Thus this site must be ground leased.
2. \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 5,000



**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 540 A.P.N. 5546-6-8  
 Location/Address 1803 N. Cahuenga  
 Owner Union Oil  
 Date Acquired NA  
 Indicated price NA  
 Lot Area 15,267  
 Zoning C-4  
 Use Retail  
 Highest AND Best Use, if different than current used (document) Current

Use(s) Service Station  
 No. of buildings 1  
 Gross Area of each building  
 1 900 5  
 2 \_\_\_\_\_ 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5  
 2 \_\_\_\_\_ 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8

PROPERTY DESCRIPTION 1949 service station. 2 hoists, 6 pumps, 2 islands,  
 4 tanks. Avg. condition.

**APPROACH USED:**

Replacement Cost                       Income                       Market Sales

15267 @ \$45		687,015
900 @ \$40	36,000	
Pumps	18,000	
Tanks	36,000	
Hoists	6,000	
Misc.	4,000	
Total	<u>\$100,000</u>	
DRC		<u>50,000</u>
		<u>\$737,015</u>

FINAL OPINION \$ 737,000

PARTIAL TAKING/EASEMENTS

Property I.D. 540 A.P.N. 5546-6-8  
 SF of taking 350  
 Type of taking/easement Across corner of site, reducing access  
 Description of taking/easement Fee  
 Remaining Property: 14917 SF improved with S.S.  
 Highest/Best use prior to taking Service Station  
 Highest/Best use after taking (explain any change) Same, but with substantial impairment to Cahuenga frontage and complete change in land use.

APPROACH USED:

Replacement Cost

Income

Market Sales

350 SF @ \$45                    \$15,750  
 Signing, relocation            5,000  
    \$20,750

Remainder Value  
 14,917 SF @ \$35            \$522,095  
 Other                                    0  
    \$522,095

RO: \$522,100

FINAL OPINION \$

Value of remaining property prior to taking \$ 716,250  
 Value of remaining property after taking \$ 522,100  
 Severance                                    174,150  
 +Value of land taken/easement            20,750  
 Value of taking                                195,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 540  
 Business Address: NW Corner of Yucca & Cahuenga  
 Name of Business: Union Station  
 Type of Business: Service station.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE (S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>10,000.00</u>	

Qualifications, clarifications on sources:

1. Little equipment to move. Best approach is in-lieu payment to station operator.  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 10,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D.	<u>541 A.P.N. 5546-2-16</u>	Use(s)	<u>deli &amp; coil laundry</u>
Location/Address	<u>1800 N. Cahuenga</u>	No. of buildings	<u>1</u>
Owner	<u>Sam Loh</u>	Gross Area of each building	1 <u>6120</u> 5 _____
Date Acquired	<u>19-8-76</u>		2 _____      6 _____
Indicated price	<u>390,000 (site purchase)</u>		3 _____      7 _____
Lot Area	<u>17,770</u>		4 _____      8 _____
Zoning	<u>C-4</u>	Rentable Area of each building	1 _____      5 _____
Use	<u>Retail</u>		2 _____      6 _____
Highest AND Best Use, if different than current used (document)	<u>Current</u>		3 _____      7 _____
			4 _____      8 _____

**PROPERTY DESCRIPTION** "EL" shaped masonry building in good condition, plus parking. Laundry has 35 dryers, 66 washers, plus misc. equipment. Building built in 1978.

**APPROACH USED:**

<input checked="" type="checkbox"/> Replacement Cost	<input checked="" type="checkbox"/> Income	<input type="checkbox"/> Market Sales
17,770 @ \$45	\$799,650	6120 SF @ \$15 NNN      91,800
6120 @ \$45	275,400	Cap @ 11%      834,500
Paving, etc.	<u>5,000</u>	
Total	288,400	
DRC	<u>200,000</u>	
	<u>\$994,650</u>	

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 541  
 Business Address 1810 & 1820 Cahuenga  
 Name of Business 7-11 & Launderland Coin-Op Laundry  
 Type of Business Market & laundry mat  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ <u>110,000</u>	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
 In Lieu payment	 <u>10,000</u>	

Qualifications, clarifications on sources:

1. The laundromat would be the costliest of all since it entails a lot of electrical and plumbing connections - but it can also entail a sewer usage tax that can vary from \$250 & up per machine that may be required by city; this could be an eligible cost. Estimate \$90,000 moving cost with a \$20,000 moving cost for 7-11 store and a \$10,000 in-lieu payment for property owners for loss of business.
2. \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Highest amount either A or B 110,000 (a)  
 Loss of Goodwill

Yes       No

If yes, explain: Relocation out of area will  
 eliminate current trade.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation 20,000 (b)

TOTAL RELOCATION COSTS (a+b) 130,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D.	542	A.P.N.	5546-2-14	Use(s)	26 Room Motel
Location/Address	1822 N. Cahuenga			No. of buildings	1
Owner	Lac Sim			Gross Area of each building	1 8450      5 _____
Date Acquired	11-79				2 _____      6 _____
Indicated price	300,000				3 _____      7 _____
Lot Area	10,745				4 _____      8 _____
Zoning	C-4, R5			Rentable Area of each building	1 _____      5 _____
Use	Service				2 _____      6 _____
Highest AND Best Use, if different than current used (document)	Current				3 _____      7 _____
					4 _____      8 _____

**PROPERTY DESCRIPTION** 26 room hotel. Fair condition. 2 story wood frame  
built in 1950. Rental rate \$28/night plus tax.

**APPROACH USED:**

<input checked="" type="checkbox"/> Replacement Cost	<input checked="" type="checkbox"/> Income	<input type="checkbox"/> Market Sales
10745 @ \$30	26 x 28 x 365	
8450 @ \$45	60% Occ.	
FFE	NOI	
Misc.	Cap @ 11%	
Total		
DRC		

\$322,350	\$267,720
380,250	160,632
19,500	48,189
5,000	\$437,444
\$404,750	
161,900	
\$484,250	

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 542  
 Business Address 1822 Cahuenga  
 Name of Business Hollywood 8 Motel  
 Type of Business Motel  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
 In Lieu payment	 <u>10,000.00</u>	

Qualifications, clarifications on sources:

1. 26 unit motel - 10,000.00 in-lieu payment to business owner and up to \$5,000 to new property owner for loss of rental business.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) \$10,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D.	<u>543</u>	A.P.N.	<u>5546-2-13</u>	Use(s)	<u>32 Unit Apt., &amp; Ofc.</u>
Location/Address	<u>1830 Cahuenga</u>			No. of buildings	<u>1</u>
Owner	<u>Dale Yonkin</u>			Gross Area of each building	1 <u>12,696</u> 5 _____
Date Acquired	<u>3-3-81</u>				2 _____    6 _____
Indicated price	<u>600,000</u>				3 _____    7 _____
Lot Area	<u>11,547</u>				4 _____    8 _____
Zoning	<u>C-4</u>			Rentable Area of each building	1 _____    5 _____
Use	<u>Residential</u>				2 _____    6 _____
Highest AND Best Use, if different than current used (document)	<u>Current</u>				3 _____    7 _____
					4 _____    8 _____

PROPERTY DESCRIPTION Wood frame stucco built in 1930. Fair condition.

**APPROACH USED:**

<input checked="" type="checkbox"/> Replacement Cost	<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Market Sales
11,547 @ \$40	32 x 300 x 12'	32 units @ 20,000 = \$640,000
12696 SF @ 45	NOI	
D.R.C.	Cap. @ 10%	
\$461,880	115,200	
571,320	69,120	
<u>228,528</u>	691,200	
<u>\$786,777</u>		



CHART F  
RELOCATION COST FOR RESIDENCES

Property I.D. 543  
 Site Address 1830 Cahuenga  
 Type(s) of property (Detached SF, MF, etc.) Apartments  
 No. of units by type 32 units  
 Owner-occupied Yes No  
 Number of units occupied by tenants \_\_\_\_\_

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	\$ <u>150</u>	<u>32</u>	<u>4,800</u>
B. Dislocation Payment (in lieu)	<u>200</u>	<u>32</u>	<u>6,400</u>
Highest Total Amount (A or B)			<u>6,400 (a)</u>
Replacement Housing Payment			
Owner-occupant who purchases			_____ (b)
Occupants who rent	<u>4,000</u>	<u>32</u>	<u>128,000 (c)</u>
<b>TOTAL RELOCATION COSTS (a+b+c)</b>			<u><u>134,400</u></u>

**PROPERTY VALUATION DEFERRED  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D.	<u>544</u>	A.P.N.	<u>5546-2-20</u>	Use(s)	<u>Service Station</u>
Location/Address	<u>6440 Franklin</u>			No. of buildings	<u>1</u>
Owner	<u>Shell Oil Co.</u>			Gross Area of each building	1 <u>1,250</u> 5 _____
Date Acquired	<u>1964</u>				2 _____    6 _____
Indicated price	<u>NA</u>				3 _____    7 _____
Lot Area	<u>Irregular 17390.5</u>				4 _____    8 _____
Zoning	<u>C-4</u>			Rentable Area of each building	1 _____    5 _____
Use	<u>Retail</u>				2 _____    6 _____
Highest AND Best Use, if different than current used (document)	<u>Current</u>				3 _____    7 _____
					4 _____    8 _____

PROPERTY DESCRIPTION Good quality S.S. built in 1970. 3 hoists, 4 pumps, 5 tanks, 2 islands.

**APPROACH USED:**

Replacement Cost                       Income                       Market Sales

17390.5 @ \$40		\$695,600
1250 @ \$40	50,000	
Hoists	9,000	
Tanks	36,000	
Pumps	12,000	
Misc.	<u>15,000</u>	
Total	113,000	
D.R.C.		<u>90,400</u>
		\$786,100

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 544  
 Business Address 6440 Franklin  
 Name of Business Shell Station  
 Type of Business Automobile Service Station.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>10,000.00</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 10,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D.	<u>545</u>	A.P.N.	<u>5575-1-20</u>	Use(s)		
Location/Address	<u>1900 Cahuenga Bl.</u>			No. of buildings	<u>1</u>	
Owner	<u>SPNB</u>			Gross Area of each building	<u>1 3728</u>	<u>5</u>
Date Acquired	<u>NA</u>				<u>2</u>	<u>6</u>
Indicated price	<u>NA</u>				<u>3</u>	<u>7</u>
Lot Area	<u>3940.8 (Irregl.)</u>				<u>4</u>	<u>8</u>
Zoning	<u>C-2</u>			Rentable Area of each building	<u>1</u>	<u>5</u>
Use	<u>Retail</u>				<u>2</u>	<u>6</u>
Highest AND Best Use, if different than current used (document)	<u>Current</u>				<u>3</u>	<u>7</u>
					<u>4</u>	<u>8</u>

PROPERTY DESCRIPTION Masonry retail store built in 1950. Avg. cond. Parking on adjacent lot.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

3941 @ \$45	\$177,345	3728 SF @ \$12 Net	\$44,736
3728 @ \$55	205,040	Cap @ 12%	\$372,800
DRC	<u>102,520</u>		
	\$279,865		

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.O.: 545  
 Business Address 1900 Cahuenga Blvd.  
 Name of Business Triangle Market & Liquor  
 Type of Business Market  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ <u>30,000.00</u>	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

1. Most of the equipment is shelving and inventory but it does have some large movable refrigeration units - meat display cases - soft drink display cases; most of the cost will be for electrical and plumbing expenses. Estimate tenant could conceivably go out of business since reestablishing a new local market and finding a new site would be very difficult.

2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill

Yes       No

If yes, explain: Relocation outside of area will eliminate current trade.

\_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation

\$ 15,000 (b)

TOTAL RELOCATION COSTS (a+b)

\$ 40,000

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS

Property I.D. 546 A.P.N. 5575-1-21 Use(s) Service Station  
 Location/Address 1912 Cahuenga Bl. No. of buildings 1  
 Owner FEREC TEN YI Gross Area of each building 1 750 5 \_\_\_\_\_  
 Date Acquired 3-2-77 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 Indicated price NA 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 Lot Area 8479.6 (Irreg.) 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Zoning C-2 Rentable Area of each building 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 Use Retail 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 Highest AND Best Use, if different than current used (document) Current 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION Older S.S. Low volume, Fair condition. One hoist.  
2 pumps, 4 tanks, 1 island.

APPROACH USED:

Replacement Cost  Income  Market Sales

8479.6 @ \$35		\$296,786
750 @ \$35	26,250	
Hoist	3,000	
Pumps	6,000	
Tanks	36,000	
Misc.	<u>5,000</u>	
Total	76,250	
DRC		<u>22,875</u>
		<u>\$319,661</u>

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 546  
 Business Address 1912 Cahuenga  
 Name of Business Arco Gas Station  
 Type of Business Automobile Service  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>10,000.00</u>	

Qualifications, clarifications on sources:

1. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 10,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D.	<u>547</u>	A.P.N.	<u>5546-2-14</u>	Use(s)	<u>6 units</u>
Location/Address	<u>6430 Dix</u>			No. of buildings	<u>1</u>
Owner	<u>SFNB</u>			Gross Area of each building	<u>1 5836      5</u>
Date Acquired	<u>NA</u>				<u>2              6</u>
Indicated price	<u>NA</u>				<u>3              7</u>
Lot Area	<u>6743</u>				<u>4              8</u>
Zoning	<u>C-2</u>			Rentable Area of each building	<u>1              5</u>
Use	<u>Res.</u>				<u>2              6</u>
Highest AND Best Use, if different than current used (document)	<u>Current</u>				<u>3              7</u>
					<u>4              8</u>

PROPERTY DESCRIPTION Built in 1930. Frame and stucco 2 story good condition.

**APPROACH USED:**

<input checked="" type="checkbox"/> Replacement Cost	<input type="checkbox"/> Income	<input checked="" type="checkbox"/> Market Sales
6743 @ \$35	6 x 350 x 115 = \$241,500	6 x 30 = \$180,000
5836 @ \$45      \$262,620		5836 x \$35      204,260
Misc.              2,000		
Total              \$264,620		
DRC	<u>132,310</u>	
	<u>\$368,315</u>	



CHART F  
RELOCATION COST FOR RESIDENCES

Property I.D. 547  
 Site Address 6430 - 6436 Dix St.  
 Type(s) of property (Detached SF, MF, etc.) Rental units  
 No. of units by type 6  
 Owner-occupied Yes  No   
 Number of units occupied by tenants \_\_\_\_\_

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	\$ <u>150</u>	<u>6</u>	<u>900</u>
B. Dislocation Payment (in lieu)	<u>200</u>	<u>6</u>	<u>1,200</u>
Highest Total Amount (A or B)			_____ (a)
Replacement Housing Payment			_____ (b)
Owner-occupant who purchases			_____ (b)
Occupants who rent	<u>4,000</u>	<u>6</u>	<u>24,000</u> (c)
<b>TOTAL RELOCATION COSTS (a+b+c)</b>			<u><u>25,200</u></u>

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I. D.	<u>550</u>	A.P.N.	<u>5575-1-6</u>	Use(s)	<u>Parking lot for adjacent Serv. Stn.</u>
Location/Address	<u>1922 Cahuenga Bl.</u>			No. of buildings	<u>        </u>
Owner	<u>Dewey Cruise</u>			Gross Area of each building	1 <u>        </u> 5 <u>        </u>
Date Acquired	<u>1-10-64</u>				2 <u>        </u> 6 <u>        </u>
Indicated price	<u>NA</u>				3 <u>        </u> 7 <u>        </u>
Lot Area	<u>5050.5</u>				4 <u>        </u> 8 <u>        </u>
Zoning	<u>C-2</u>			Rentable Area of each building	1 <u>        </u> 5 <u>        </u>
Use	<u>Service</u>				2 <u>        </u> 6 <u>        </u>
Highest AND Best Use, if different than current used (document)	<u>Current.</u>				3 <u>        </u> 7 <u>        </u>
					4 <u>        </u> 8 <u>        </u>

PROPERTY DESCRIPTION Small corner paved lot used for overflow parking by  
to north. S.S. sign on property.

APPROACH USED:

Replacement Cost                     
  Income                                     
  Market Sales

5050.5 SF @ \$45    \$227,273 x .5 = \$113,636

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL SALES/EASEMENTS**

Property I. D.	<u>551</u>	A.P.N. <u>5575-1-7</u>	Use(s) <u>SFR</u>
Location/Address	<u>6433 Dix St.</u>		No. of buildings <u>1</u>
Owner	<u>Hazel Asher</u>		Gross Area of each building
Date Acquired	<u>3-16-66</u>		1 <u>720</u> 5 _____
Indicated price	<u>NA</u>		2 _____ 6 _____
Lot Area	<u>1,597</u>		3 _____ 7 _____
Zoning	<u>R3</u>		4 _____ 8 _____
Use	<u>Res.</u>		Rentable Area of each building
Highest AND Best Use, if different than current used (document)	<u>Current.</u>		1 _____ 5 _____
			2 _____ 6 _____
			3 _____ 7 _____
			4 _____ 8 _____

PROPERTY DESCRIPTION 64 yr. old frame residence in average condition.

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**APPROACH USED:**

Replacement Cost
  Income
  Market Sales

1,597 SF @ \$25    \$39,925 x .5 = \$19,962

**FINAL OPINION \$ 20,000**

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS

Property I. D.	<u>552</u>	A.P.N.	<u>5575-1-8</u>	Use(s)	<u>SFR</u>
Location/Address	<u>6431 Dix</u>			No. of buildings	<u>1</u>
Owner	<u>Harold Greenbut TR</u>			Gross Area of each building	1 <u>720</u> 5 _____
Date Acquired	<u>4-28-72</u>				2 _____ 6 _____
Indicated price	<u>NA</u>				3 _____ 7 _____
Lot Area	<u>1,713</u>				4 _____ 8 _____
Zoning	<u>R3</u>			Rentable Area of each building	1 _____ 5 _____
Use	<u>Res.</u>				2 _____ 6 _____
Highest AND Best Use, if different than current used (document)	<u>Current</u>				3 _____ 7 _____
					4 _____ 8 _____

PROPERTY DESCRIPTION \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

APPROACH USED:

Replacement Cost

Income

Market Sales

1,713 SF @ \$25    \$42,825 x .5 = \$21,412

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EASEMENTS

Property I. D.	<u>553</u>	A.P.N.	<u>5575-1-9</u>	Use(s)	<u>SFR</u>
Location/Address	<u>6429 Dix</u>			No. of buildings	<u>1</u>
Owner	<u>David Brewer</u>			Gross Area of each building	1 <u>720</u> 5 _____
Date Acquired	<u>8-22-80</u>				2 _____ 6 _____
Indicated price	<u>70,000</u>				3 _____ 7 _____
Lot Area	<u>1,713</u>				4 _____ 8 _____
Zoning	<u>R3</u>			Rentable Area of each building	1 _____ 5 _____
Use	<u>Res.</u>				2 _____ 6 _____
Highest AND Best Use, if different than current used (document)	<u>Current</u>				3 _____ 7 _____
					4 _____ 8 _____

PROPERTY DESCRIPTION 64 yr. old house in average condition

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APPROACH USED:

Replacement Cost
  Income
  Market Sales

1,713 SF @ \$25 PSF    \$42,825 x .5 = \$21,412

FINAL OPINION \$ 21,400

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS

Property I. D.	<u>554</u>	A.P.N.	<u>5575-1-10</u>	Use(s)	<u>SFR</u>
Location/Address	<u>6427 Dix St.</u>			No. of buildings	<u>1</u>
Owner	<u>Robert Steuri</u>			Gross Area of each building	1 <u>720</u> 5 _____
Date Acquired	<u>10-10-78</u>				2 _____    6 _____
Indicated price	<u>41,500</u>				3 _____    7 _____
Lot Area	<u>1841</u>				4 _____    8 _____
Zoning	<u>R3</u>			Rentable Area of each building	1 _____    5 _____
Use	<u>Res.</u>				2 _____    6 _____
Highest AND Best Use, if different than current used (document)	<u>Current</u>				3 _____    7 _____
					4 _____    8 _____

PROPERTY DESCRIPTION 64 yr. old house in average condition.

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APPROACH USED:

Replacement Cost                     
  Income                                     
  Market Sales

1831 SF @ \$25 PSF    \$45,775 x .5 = \$22,887

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 565 A.P.N. 5546-7-900  
 Location/Address 1641 Cahuenga Blvd.  
 Owner Los Angeles County  
 Date Acquired NA  
 Indicated price NA  
 Lot Area 10,920  
 Zoning C-4  
 Use Parking Lot.

Use(s) Parking lot  
 No. of buildings 1  
 Gross Area of each building  
 1 80 5  
 2 \_\_\_\_\_ 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5  
 2 \_\_\_\_\_ 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8

Highest AND Best Use, if different than current used (document) Current

PROPERTY DESCRIPTION Parking lot, paved, with stripping attendants. Office,  
gates on site.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

10,920 SF @ \$40	\$436,800
80 SF @ \$10	800
Paving ,etc.	<u>6000</u>
Total	6800
D.R.C.	<u>3,400</u>
	\$439,200

CHART I  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 565  
 Business Address Mid block between Hollywood & Silma fronting on Cahuenga  
 Name of Business Systems Auto Parking  
 Type of Business Parking lot.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

TYPE	AMOUNT	SOURCE(S)
Total Moving Expenses	\$ _____	
Actual Moving Expense	<u>1,000</u>	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

- Actual move of the gates cost would not exceed \$1000. All other equipment is attached & probably would be acquired with real estate; & also System Auto parks would not be eligible for in-lieu payment - it is part of a major operation with similar business elsewhere. There are 2 outdoor advertising signs on the premises that would probably be acquired based on Caltrans rate schedule.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill \_\_\_\_\_

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 1,000



**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D.	<u>566</u>	A.P.N.	<u>5546-7-8</u>	Use(s)	<u>Retail and studios</u>
Location/Address	<u>6410-12 Hollywood Blvd.</u>			No. of buildings	<u>1</u>
Owner	<u>AZAI E. Arzoumanian</u>			Gross Area of each building	1 <u>14,750</u> 5 _____
Date Acquired	<u>2-6-78</u>			2 _____	6 _____
Indicated price	<u>NA</u>			3 _____	7 _____
Lot Area	<u>8875</u>			4 _____	8 _____
Zoning	<u>C-4</u>			Rentable Area of each building	1 _____
Use	<u>Retail/Service</u>			2 _____	5 _____
Highest AND Best Use, if different than current used (document)	<u>Current</u>			3 _____	6 _____
				4 _____	7 _____
					8 _____

**PROPERTY DESCRIPTION** 2 1/2 story masonry Woolworth building. Retail first floor,  
with inventory in basement. Studio offices above. In fair condition. built in 1920,  
partially paved parking lot.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

8875 SF @ \$50	\$443,750	Studios 7850 @ \$6.00 G	47,100
14750 @ \$50	\$737,500	NOI	23,550
Other	2,000	1st 5,900 @ 12 NNN	70,800
Total	\$739,500	Bsmt. 1000 SF	0
D.R.C.	\$295,800	Total NOI	\$94,350
	\$739,550	Cap @ 12%	\$786,250

**FINAL OPINION \$ 785,000**

CHART I  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 566  
 Business Address 6410 & 6412 Hollywood Blvd.  
 Name of Business FW Woolworth Co., Art Studios  
 Type of Business 5 & Dime Store, office space.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	<u>20,000 Woolworths</u>	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>60,000 Offices</u>	

Qualifications, clarifications on sources:

1. Woolworth Store - Major cost is in inventory, especially since it probably has a full size basement - Also it has a small lunch counter which will add to cost of relocation for electrical & plumbing hookup.
2. 6 tenants - it appears that all of the businesses are theatrical connected and would probably elect the in-lieu payment. Was not able to enter site for inspection. Tenants are:
  1. Levy Glass Studios
  2. A Timmermans/Mozolillo (H.C.Mann Gallery)
  3. Hirsh
  4. Media X/Dimension
  5. Pierson
  6. Media Rare/Liprey Farago/ Chili Relleno.

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill \_\_\_\_\_

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b)

80,000

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS

Property I.D. 568 A.P.N. 5546-6-3  
 Location/Address 6401 Hollywood Blvd.  
 Owner Weinbergert  
 Date Acquired 7-78-77  
 Indicated price NA  
 Lot Area 5615  
 Zoning C-4  
 Use Retail  
 Highest AND Best Use, if different than current used (document) Current

Use(s) Retail (1/2 vacant)  
 No. of buildings 1  
 Gross Area of each building  
 1 5300 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION Masonry construction built in 1930. Has earthquake upgrading notice. Portion vacant, asking \$650,000

APPROACH USED:

Replacement Cost                       Income                       Market Sales

5615 @ 55	\$308,825	5300 x \$12 Net	63,600
5300 @ 40    212,000		Cap @ 12%	530,000
DRC	<u>100,000</u>		
	\$408,825		

FINAL OPINION \$ 515,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 568  
 Business Address 6405 Hollywood Blvd.  
 Name of Business Florsheim Shoe Store.  
 Type of Business Shoe store  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
 In Lieu payment	 <u>10,000.00</u>	

Qualifications, clarifications on sources:

1. Equipment consists of shelving, office equipment and inventory. Best method is in-lieu payment.  
 \_\_\_\_\_  
 \_\_\_\_\_
2. Note: Vacant London Fish & Chip store currently advertised For Rent - on the same site.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill  
 Yes       No

If yes, explain: Relocation out of area will decrease business  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ 20,000 (b)

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_ 30,000





Between Hollywood/Cahuenga Station and  
Universal City

( A R E A )

TOTAL ACQUISITION ..... \$ 669,640

FULL FEE \$ \_\_\_\_\_  
 PARTIAL TAKING \$ \_\_\_\_\_  
 SURFACE EASEMENT \$ \_\_\_\_\_  
 SUBSURFACE EASEMENT \$ 669,640  
 CONSTRUCTION EASEMENT \$ \_\_\_\_\_

TOTAL RELOCATION ..... \$ -----

RESIDENTIAL \$ -----  
 BUSINESS \$ -----  
 GOODWILL \$ -----

TOTAL ..... \$ 669,640

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
555	SBE	48,600	-----	-----	-----
6	"	27,500	-----	-----	-----
7	"	3,500	-----	-----	-----
8	"	35,900	-----	-----	-----
9	"	45,800	-----	-----	-----
560	"	1,500	-----	-----	-----
1	"	7,000	-----	-----	-----
2	"	500	-----	-----	-----
3	"	20,000	-----	-----	-----
4	"	450	-----	-----	-----
565	"	0 <sup>1</sup>	-----	-----	-----
566	"	26,250	-----	-----	-----
575	"	1,400	-----	-----	-----
6	"	700	-----	-----	-----
7	"	700	-----	-----	-----
8	"	650	-----	-----	-----
9	"	500	-----	-----	-----
580	"	550	-----	-----	-----

<sup>1</sup>This parcel is the Hollywood Freeway, owned by CalTrans,  
and as such is considered to be acquired without cost.

contd.

### PARCEL DATA

Between Hollywood/Cahuenga Station and  
Universal City

PARCEL L. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
581	SBE	750	-----	-----	-----
2	"	750	-----	-----	-----
3	"	350	-----	-----	-----
4	"	550	-----	-----	-----
5	"	600	-----	-----	-----
6	"	850	-----	-----	-----
7	"	750	-----	-----	-----
8	"	450	-----	-----	-----
9	"	450	-----	-----	-----
590	"	400	-----	-----	-----
1	"	400	-----	-----	-----
2	"	400	-----	-----	-----
3	"	400	-----	-----	-----
4	"	500	-----	-----	-----
5	"	500	-----	-----	-----
6	"	300	-----	-----	-----
7	"	950	-----	-----	-----
9	"	300	-----	-----	-----
600	"	300	-----	-----	-----
1	"	2,150	-----	-----	-----
2	"	1,850	-----	-----	-----
610	"	300	-----	-----	-----
1	"	850	-----	-----	-----
2	"	500	-----	-----	-----
3	"	650	-----	-----	-----
4	"	550	-----	-----	-----
5	"	850	-----	-----	-----
6	"	300	-----	-----	-----
7	"	840	-----	-----	-----
8	"	500	-----	-----	-----
9	"	1,200	-----	-----	-----
620	"	300	-----	-----	-----
3	"	300	-----	-----	-----
4	"	300	-----	-----	-----
5	"	300	-----	-----	-----
6	"	350	-----	-----	-----
7	"	500	-----	-----	-----
8	"	1,400	-----	-----	-----
9	"	500	-----	-----	-----
630	"	1,500	-----	-----	-----
631	"	300	-----	-----	-----
2	"	300	-----	-----	-----
3	"	300	-----	-----	-----
4	"	300	-----	-----	-----
5	"	2,100	-----	-----	-----
6	"	1,200	-----	-----	-----
7	"	600	-----	-----	-----
642	"	500	-----	-----	-----
3	"	450	-----	-----	-----
4	"	300	-----	-----	-----
5	"	750	-----	-----	-----
6	"	550	-----	-----	-----
7	"	550	-----	-----	-----



### PARCEL DATA

Between Hollywood/Cahuenga Station and Universal City

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATI
			RESIDENTIAL	BUSINESS	
648	"	550	-----	-----	-----
9	"	450	-----	-----	-----
650	"	1,050	-----	-----	-----
1	"	3,500	-----	-----	-----
2	"	450	-----	-----	-----
3	"	1,900	-----	-----	-----
4	"	1,200	-----	-----	-----
5	"	4,750	-----	-----	-----
6	"	6,100	-----	-----	-----
7	"	400	-----	-----	-----
8	"	450	-----	-----	-----
9	"	300	-----	-----	-----
660	"	300	-----	-----	-----
1	"	300	-----	-----	-----
2	"	750	-----	-----	-----
3	"	350	-----	-----	-----
4	"	300	-----	-----	-----
5	"	2,050	-----	-----	-----
6	"	300	-----	-----	-----
7	"	3,400	-----	-----	-----
8	"	300	-----	-----	-----
9	"	1,250	-----	-----	-----
670	"	650	-----	-----	-----
1	"	300	-----	-----	-----
3	"	900	-----	-----	-----
4	"	700	-----	-----	-----
5	"	300	-----	-----	-----
6	"	2,100	-----	-----	-----
7	"	300	-----	-----	-----
8	"	300	-----	-----	-----
9	"	300	-----	-----	-----
680	"	1,100	-----	-----	-----
1	"	1,500	-----	-----	-----
2	"	450	-----	-----	-----
3	"	300	-----	-----	-----
4	"	3,250	-----	-----	-----
5	"	300	-----	-----	-----
6	"	550	-----	-----	-----
7	"	1,400	-----	-----	-----
8	"	1,250	-----	-----	-----
9	"	1,650	-----	-----	-----
690	"	300	-----	-----	-----
1	"	300	-----	-----	-----
2	"	1,150	-----	-----	-----
3	"	250	-----	-----	-----
4	"	300	-----	-----	-----
5	"	1,750	-----	-----	-----
6	"	300	-----	-----	-----
7	"	2,000	-----	-----	-----
8	"	1,350	-----	-----	-----
9	"	300	-----	-----	-----
700	"	300	-----	-----	-----
1	"	4,500	-----	-----	-----
2	"	18,500	-----	-----	-----

### PARCEL DATA

Between Hollywood/Cahuenga Station and  
Universal City

PARCEL L. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODS COMPENSATION
			RESIDENTIAL	BUSINESS	
703	"	500	-----	-----	-----
4	"	1,000	-----	-----	-----
5	"	6,500	-----	-----	-----
6	"	15,500	-----	-----	-----
7	"	16,500	-----	-----	-----
8	"	6,000	-----	-----	-----
9	"	3,000	-----	-----	-----
710	"	5,000	-----	-----	-----
1	"	20,000	-----	-----	-----
2	"	30,000	-----	-----	-----
3	"	12,500	-----	-----	-----
4	"	207,500	-----	-----	-----
5	"	8,800	-----	-----	-----
6	"	120	-----	-----	-----
7	"	120	-----	-----	-----
8	"	315	-----	-----	-----
783	"	0 <sup>i</sup>	-----	-----	-----

1. This is a Freeway, owned by CalTrans, and as such is considered to be acquired without cost.

PARTIAL EASEMENTS

Property I.D. 555 A.P.N. 5575-1-11  
 SF of taking 4860  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR on R3 lot  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

$$4860 \text{ SF} @ \$ 20 \text{ PSF} \times 50\% = \$ 48,600$$

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 49,000

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 556 A.P.N. 5575-1-12  
 SF of taking 2750  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Four Units  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

2750 SF @ \$ 20 PSF x 50% = \$ 27,500

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 27,500

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL ...KINGS/EASEMENTS

Property I.D. 557 A.P.N. 5575-1-13  
 SF of taking 350  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Four Units  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

350 SF @ \$ 20 PSF x 50% = \$ 3,500

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 3,500

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL EASEMENTS

Property I.D. 558 A.P.N. 5575-1-14  
 SF of taking 3590  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Four Units  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

$$3590 \text{ SF} @ \$ 20 \text{ PSF} \times 50\% = \$ 35,900$$

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 36,000

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 559 A.P.N. 5575-1-29  
 SF of taking 4580  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Five Units  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

$$4580 \text{ SF} @ \$ 20 \text{ PSF} \times 50\% = \$ 45,800$$

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 46,000

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
Severance	_____
+ Value of land taken/easement	_____
value of taking	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 560 A.P.N. 5575-1-34  
 SF of taking 150  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses  
 Highest/Best use prior to taking Vacant C2  
 Highest/Best use after taking (explain any change) The easements are typically 32 to 40 feet below the surface but become more shallow in some places. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

150 Sq. Ft. @ 20 PSF x .5 = \$1,500

FINAL OPINION \$ 1,500

Value of remaining property prior to taking \_\_\_\_\_  
 Value of remaining property after taking \_\_\_\_\_

Severance \_\_\_\_\_  
 \*Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

\$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



PARTIAL TAKING OF EASEMENTS

Property I.D. 561 A.P.N. 5575-1-33  
 SF of taking 700  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses  
 Highest/Best use prior to taking Two units  
 Highest/Best use after taking (explain any change) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

APPROACH USED:

Replacement Cost

Income

Market Sales

700 Sq. Ft. @ \$20 PSF x .5 = \$7000

FINAL OPINION \$7000

Value of remaining property prior to taking  
 Value of remaining property after taking

\$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Severance

\*Value of land taken/easement

Value of taking

PARTIAL ...KINGS/EASEMENTS

Property I.D. 562 A.P.N. 5575-1-1

SF of taking 10

Type of taking/easement Subsurface

Description of taking/easement Tunnel easement

Remaining Property: Existing surface uses.

Highest/Best use prior to taking Ofc. Bldg.

Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

10 SF @ \$ 40 PSF x 50% = \$ 200

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 500

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
Severance	_____
Value of land taken/easement	_____
Value of taking	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 563 A.P.N. 5575-1-16  
 SF of taking 985  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Store  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

985 SF @ \$ 40 PSF x 50% = \$ 19,700

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 20,000

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
<del>Severance</del>	<del>_____</del>
Value of land taken/easement	_____
Value of taking	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 564 A.P.N. 5575-19-900  
 Sf of taking 2845  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Acreage R1  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

2845 SF @ \$0.15 PSF = \$427

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 450

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PARTIAL TAKINGS EASEMENTS

Property I.D. 565 A.P.N. \_\_\_\_\_  
 SF of taking 140,000  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) There is no impact on existing uses.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

This parcel is a freeway, owned by Caltrans and as such, it is assured that rights can be acquired without cost.

FINAL OPINION \$ 0

Value of remaining property prior to taking  
 Value of remaining property after taking

\$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Severance

\*Value of land taken/easement

Value of taking

PARTIAL TAKINGS/EASEMENTS

Property I.D. 566 A.P.N. Hollywood Bowl Recreation Area  
 SF of taking 175,000  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel Easement  
 Remaining Property: Existing surface uses  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) There is no impact on the existing or  
prepared uses of the site. The value opinion is based on a percentage of the fee value  
of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

\$175,000 SF @ \$0.15 PSF = \$26,250

FINAL OPINION \$ 26,250

Value of remaining property prior to taking \_\_\_\_\_  
 Value of remaining property after taking \_\_\_\_\_

Severance

\*Value of land taken/easement \_\_\_\_\_  
 \_\_\_\_\_

Value of taking \_\_\_\_\_

PART. TAKINGS/EASEMENTS

Property I.D. 575 A.P.N. 5549-8-8  
 Sf of taking 9200  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost       Income       Market Sales

9200 SF @ \$0.15 PSF = \$1,380

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 1,400

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 576 A.P.N. 5549-8-9  
 SF of taking 4400  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet  
below the surface of the site. There is no impact on the existing or proposed uses of  
the site due to the low density use created by the hillside terrain. The value opinion  
is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

4400 SF @ \$0.15 PSF = \$660

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 700

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

~~Severance~~

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_



PARTIAL TAKINGS/EASEMENTS

Property I.D. 577 A.P.N. 5549-B-10

SF of taking 4500

Type of taking/easement Subsurface

Description of taking/easement Tunnel easement

Remaining Property: Existing surface uses.

Highest/Best use prior to taking SFR

Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

4500 SF @ \$0.15 PSF = \$675

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 700

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

~~Severance~~ \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_



PARTIAL TAKINGS/EASEMENTS

Property I.D. 579 A.P.N. 5549-8-12  
 SF of taking 3300  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

3300 SF @ \$0.15 PSF = \$495

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 500

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

**PARTIAL TAKINGS/EASEMENTS**

Property I.D. 580 A.P.N. 5549-8-13  
 SF of taking 3500  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

**APPROACH USED:**

Replacement Cost                       Income                       Market Sales

3500 SF @ \$0.15 PSF = \$525

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

**FINAL OPINION \$ 550**

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 581 A.P.N. 5549-8-14  
 SF of taking 4900  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

4900 SF @ \$0.15 PSF = \$735

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 750

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 582 A.P.N. 5549-8-15  
 Sf of taking 4900  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

4900 SF @ \$0.15 PSF = \$735

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 750

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 \*Value of land taken/easement \_\_\_\_\_  
 of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 583 A.P.N. 5549-6-4

SF of taking 2100

Type of taking/easement Subsurface

Description of taking/easement Tunnel easement

Remaining Property: Existing surface uses.

Highest/Best use prior to taking SFR

Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet

below the surface of the site. There is no impact on the existing or proposed uses of

the site due to the low density use created by the hillside terrain. The value opinion

is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

2100 SF @ \$0.15 PSF = \$315

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 350

Value of remaining property prior to taking \$

Value of remaining property after taking \$

~~Severance~~

Value of land taken/easement

Value of taking

PARTIAL TAKINGS/EASEMENTS

Property I.D. 584 A.P.N. 5549-6-5  
 Sf of taking 3400  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

3400 SF @ \$0.15 PSF = \$510

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 550

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_



PART I. TAKINGS/EASEMENTS

Property I.D. 585 A.P.N. 5549-6-6  
 SF of taking 4000  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR

Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

4000 SF @ \$0.15 PSF = \$600

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 600

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 586 A.P.N. 5549-6-7  
 Sf of taking 5600  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

5600 SF @ \$0.15 PSF = \$840

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 850

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_



PARTIAL TAKINGS/EASEMENTS

Property I.D. 588 A.P.N. 5549-6-9  
 SF of taking 2900  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

2900 SF @ \$0.15 PSF = 435

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 450

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ ~~\_\_\_\_\_~~  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 589 A.P.N. 5549-6-10  
 Sf of taking 2750  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

2750 SF @ \$0.15 PSF = \$413

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

**FINAL OPINION \$450**

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PART I. TAKINGS/EASEMENTS

Property I.D. 590 A.P.N. 5549-6-11  
 Sf of taking 2450  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

2450 SF @ \$0.15 PSF = \$368

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 400

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

~~Severance~~ \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 591 A.P.N. 5549-6-12  
 SF of taking 2450  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost       Income       Market Sales

2450 SF @ \$0.15 PSF = \$368

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 400

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance ~~\_\_\_\_\_~~  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 592 A.P.N. 5549-6-13  
 SF of taking 2600  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

2600 SF @ \$0.15 PSF = \$390

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 400

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 SF of taking \_\_\_\_\_



PART I: TAKINGS/EASEMENTS

Property I.D. 593 A.P.N. 5549-6-14

Sf of taking 2650

Type of taking/easement Subsurface

Description of taking/easement Tunnel easement

Remaining Property: Existing surface uses.

Highest/Best use prior to taking SFR

Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet

below the surface of the site. There is no impact on the existing or proposed uses of

the site due to the low density use created by the hillside terrain. The value opinion

is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

2650 SF @ \$0.15 PSF = \$398

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 400

Value of remaining property prior to taking	\$	_____
Value of remaining property after taking	\$	_____
<del>Severance</del>		_____
Value of land taken/easement		_____
Value of taking		_____

PARTIAL TAKINGS/EASEMENTS

5549-6-15

Property I.D. 594 A.P.N. \_\_\_\_\_  
 SF of taking 3150  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR

Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

3150 SF @ \$0.15 PSF = \$473

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 500

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PART I. TAKINGS/EASEMENTS

Property I.D. 595 A.P.N. 5549-6-16  
 SF of taking 3150  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

3150 SF @ \$0.15 PSF = \$473

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 500

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PART I. TAKINGS/EASEMENTS

Property I.D. 596 A.P.N. 5549-6-3  
 SF of taking 2000  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot RE15  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

2000 SF @ \$0.15 PSF = \$300

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

\*Value of land taken/easement \_\_\_\_\_

Net of taking \_\_\_\_\_

PART I. TAKINGS/EASEMENTS

Property I.D. 597 A.P.N. 5549-6-3  
 SF of taking 6070  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot RE15  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet  
below the surface of the site. There is no impact on the existing or proposed uses of  
the site due to the low density use created by the hillside terrain. The value opinion  
is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

6070 SF @ \$0.15 PSF = \$911

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 950

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.O. 599 A.P.N. 5549-6-902  
 SF of taking 10  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot RE15  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost       Income       Market Sales

10 SF @ \$0.15 PSF = \$1.50

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_



**PART I. TAKINGS/EASEMENTS**

Property I.D. 601 A.P.N. 2428-26-20  
 SF of taking 1250  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

1250 SF @ \$0.15 PSF = \$188

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

**FINAL OPINION \$ 300**

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

\*Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_



PARTIAL TAKINGS/EASEMENTS

Property A.D. 601 A.P.N. 242P-26-21  
 Sf of taking 1200  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot R1  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

1200 SF @ \$0.15 PSF = \$180

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PART I. TAKINGS/EASEMENTS

Property I.D. 601 A.P.N. 2428-26-22  
 SF of taking 4950  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot R1  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet  
below the surface of the site. There is no impact on the existing or proposed uses of  
the site due to the low density use created by the hillside terrain. The value opinion  
is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

4950 SF @ \$0.15 PSF = \$743

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 750

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Total taking \_\_\_\_\_

PART I. TAKINGS/EASEMENTS

Property I.D. 601 A.P.N. 2428-26-38  
 SF of taking 7100  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

7100 SF @ \$0.15 PSF = \$1,065

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 1,100

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 + Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 602 A.P.N. 2428-26-15  
 SF of taking 10  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot R1  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost       Income       Market Sales

10 SF @ \$0.15 PSF = \$1.50

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Cost of taking \_\_\_\_\_

~~ATTACHED TO THE MAIN REPORT~~

\_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 602 A.P.N. 2428-26-16  
 SF of taking 200  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

200 SF @ \$0.15 PSF = \$30

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 602 A.P.N. 2428-26-17  
 Sf of taking 575  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

575 SF @ \$0.15 PSF = \$86

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Sf of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 602 A.P.N. 2428-26-18  
 Sf of taking 1250  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

1250 SF @ \$0.15 PSF = \$188

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PART I. TAKINGS/EASEMENTS

Property I.D. 602 A.P.N. 2428-26-19  
 Sf of taking 4200  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

4200 SF @ \$0.15 PSF = \$630

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 650

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_



PART I. TAKINGS/EASEMENTS

Property I.D. 610 A.P.N. 2428-11-3  
 SF of taking 1800  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

1800 SF @ \$0.15 PSF = \$270

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 611 A.P.N. 2428-11-4  
 SF of taking 5400  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet  
below the surface of the site. There is no impact on the existing or proposed uses of  
the site due to the low density use created by the hillside terrain. The value opinion  
is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

5400 SF @ \$0.15 PSF = \$810

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 850

Value of remaining property prior to taking \$

Value of remaining property after taking \$

Severance

Value of land taken/easement

Cost of taking

~~SEVERANCE~~

~~SEVERANCE~~

PARTIAL TAKINGS/EASEMENTS

Property I.D. 612 A.P.N. 2428-11-5  
 SF of taking 2950  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

2950 SF @ \$0.15 PSF = \$443

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 500

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PART I. TAKINGS/EASEMENTS

Property I.D. 613 A.P.N. 2428-11-6  
 Sf of taking 4200  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

4200 SF @ \$0.15 PSF = \$630

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 650

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Net of taking \_\_\_\_\_

PART. TAKINGS/EASEMENTS

Property I.D. 614 A.P.N. 2428-11-10

SF of taking 3450

Type of taking/easement Subsurface

Description of taking/easement Tunnel easement

Remaining Property: Existing surface uses.

Highest/Best use prior to taking Vacant lot RI

Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet

below the surface of the site. There is no impact on the existing or proposed uses of

the site due to the low density use created by the hillside terrain. The value opinion

is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

3450 SF @ \$0.15 PSF = \$518

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 550

Value of remaining property prior to taking \$

Value of remaining property after taking \$

~~Severance~~

Value of land taken/easement

Value of taking

**PART TAKINGS/EASEMENTS**  
2428-11-11

Property A.D. 615 A.P.N. 2428-11-11  
 Sf of taking 5600  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

**APPROACH USED:**

Replacement Cost                       Income                       Market Sales

5600 SF @ \$0.15 PSF = \$840

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

**FINAL OPINION \$ 850**

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

\*Value of land taken/easement \_\_\_\_\_

Net of taking \_\_\_\_\_

**PARTIAL TAKINGS/EASEMENTS**

Property I.D. 616 A.P.N. 2425-11-12  
 SF of taking 1000  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement.  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

1000 SF @ \$0.15 / SF = \$150

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

**FINAL OPINION \$ 300**

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
<del>Severance</del>	<del>_____</del>
Value of land taken/easement	_____
Cost of taking	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 617 A.P.N. 2428-12-1  
 SF of taking 5600  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet  
below the surface of the site. There is no impact on the existing or proposed uses of  
the site due to the low density use created by the hillside terrain. The value opinion  
is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

5600 SF @ \$0.15 /SF = \$840

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 840

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Leverage \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Net Total Taking \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



PART. TAKINGS/EASEMENTS

Property I.D. 618 A.P.N. 2428-12-2  
 SF of taking 2500  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

2500 SF @ \$0.15 PSF = \$375

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION: \$ 500

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PART. - TAKINGS/EASEMENTS.

Property I.D. 619 A.P.N. 2428-12-3  
 Sf of taking 7680  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

7680 SF @ \$0.15 PSF = \$1152

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 1,200

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 620 A.P.N. 2438-12-10  
 SF of taking 1950  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

1,950 SF @ \$0.15 PSF = \$293

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
<del>Severance</del>	<del>_____</del>
Value of land taken/easement	_____
Value of taking	_____

PART I. TAKINGS/EASEMENTS

Property I.O. 623 A.P.N. 2428-10-32  
 SF of taking 600  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet  
below the surface of the site. There is no impact on the existing or proposed uses of  
the site due to the low density use created by the hillside terrain. The value opinion  
is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

600 SF @ \$0.15 PSF = \$90

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance ~~\_\_\_\_\_~~  
 Value of land taken/easement \_\_\_\_\_  
 SF of taking \_\_\_\_\_

PART II. TAKINGS/EASEMENTS

2428-10-33

Property I.D. 624 A.P.N. \_\_\_\_\_  
 SF of taking 1620  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet  
below the surface of the site. There is no impact on the existing or proposed uses of  
the site due to the low density use created by the hillside terrain. The value opinion  
is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

1,620 SF @ \$0.15 PSF = \$243

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property ID: 625 A.P.N. 2428-10-6  
 Sf of taking 350  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

350 SF @ \$0.15 PSF = \$53

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 626 A.P.N. 2428-10-5  
 SF of taking 2100  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

- Replacement Cost                       Income                       Market Sales

2100 SF @ \$0.15 PSF = \$315

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 350

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 627 A.P.N. 2428-10-4  
 SF of taking 3250  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

3250 SF @ \$0.15 PSF = \$488

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 500

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_



PARTIAL TAKINGS/EASEMENTS

Property I.D. 628 A.P.N. 2428-10-3  
 SF of taking 9100  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR

Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

9100 SF @ \$0.15 PSF = \$1365

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 1,400

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
<del>Severance</del>	<del>_____</del>
Value of land taken/easement	_____
Value of taking	_____

PART. TAKINGS/EASEMENTS

Property I.D. 629 A.P.N. 2428-9-16  
 SF of taking 3020  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost       Income       Market Sales

3020 SF @ \$0.15 PSF = \$453

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 500

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 630 A.P.N. 2428-9-4  
 SF of taking 9800  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

9800 SF @ \$0.15 PSF = \$1,470

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 1,500

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 631 A.P.N. 2428-9-7  
 SF of taking 1600  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

1600 SF @ \$0.15 PSF = \$240

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

\*Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PART. - TAKINGS/EASEMENTS

Property I.D. 632 A.P.N. 2428-9-14  
 Sf of taking 100  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

100 SF @ \$0.15 PSF = \$15

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

**PARTIAL TAKINGS/EASEMENTS**  
2428-6-42

Property I.D. 633 A.P.N. \_\_\_\_\_  
 SF of taking 1850  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot R1  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

1850 SF @ \$0.15 PSF = \$278

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

**FINAL OPINION \$ 300**

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property P.D. 634 A.P.N. 2428-6-40  
 SF of taking 150  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot R1  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

150 SF @ \$0.15 PSF = \$23

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 635 A.P.N. 2428-6-41  
 Sf of taking 13,800  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses,  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

13800 SF @ \$0.15 PSF = \$2,070

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 2,100

Value of remaining property prior to taking \$

Value of remaining property after taking \$

Severance

Value of land taken/easement

Cost of taking

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



PART I. TAKINGS/EASEMENTS

Property I.D. 636 A.P.N. 2428-6-15  
 SF of taking 1700  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot R1  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

1700 SF @ \$0.15 PSF = \$255

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 636 A.P.N. 2428-6-16  
 SF of taking 1150  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot R1  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Depreciation Cost

Income

Market Sales

1150 SF @ \$0.15 PSF = \$173

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

\*Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

**PART TAKINGS/EASEMENTS**

2428-6-17

Property I.D. 636 A.P.N.                     

Sf of taking 1000

Type of taking/easement Subsurface

Description of taking/easement Tunnel easement

Remaining Property: Existing surface uses.

Highest/Best use prior to taking SFR

Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

**APPROACH USED:**

Replacement Cost                       Income                       Market Sales

1000 SF @ \$0.15 PSF = \$150

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

**FINAL OPINION \$ 300**

Value of remaining property prior to taking	\$	<u>                    </u>
Value of remaining property after taking	\$	<u>                    </u>
<del>Severance</del>		<del><u>                    </u></del>
Value of land taken/easement		<u>                    </u>
Cost of taking		<u>                    </u>

PARTIAL TAKINGS/EASEMENTS

Property I.D. 636 A.P.N. 2428-6-18  
 SF of taking 150  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

150 SF @ \$0.15 PSF = \$23

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 637 A.P.N. 2428-6-13  
 SF of taking 200  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot R1  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

- Replacement Cost                       Income                       Market Sales

200 SF @ \$0.15 PSF = \$15

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 637 A.P.N. 3538-7-15  
 SF of taking 1500  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement.  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot R1  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet  
below the surface of the site. There is no impact on the existing or proposed uses of  
the site due to the low density use created by the hillside terrain. The value opinion  
is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost.

Income

Market Sales

1500 SF @ \$0.15 PSF = \$225.

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 250

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 642 A.P.N. 2429-4-7  
 SF of taking 2890  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot R1  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost       Income       Market Sales

2890 SF @ \$0.15 PSF = \$434

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 500

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 643 A.P.N. 2429-4-9

SF of taking 3000

Type of taking/easement Subsurface

Description of taking/easement Tunnel easement

Remaining Property: Existing surface uses.

Highest/Best use prior to taking Vacant lot R1

Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

3000 SF @ \$0.15 PSF = \$450

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 450

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_



PARTIAL TAKINGS/EASEMENTS

Property I.D. 644 A.P.N. 2429-4-5  
 SF of taking 150  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot R1  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

150 SF @ \$0.15 PSF = \$23

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 645 A.P.N. 2427-9-4  
 Sf of taking 4900  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR RE15  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

- Replacement Cost                       Income                       Market Sales

4900 SF @ \$0.15 PSF = \$735

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 750

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance ~~\_\_\_\_\_~~  
 Value of land taken/easement \_\_\_\_\_  
 Total of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 646 A.P.N. 2427-9-3

SF of taking 3500

Type of taking/easement Subsurface

Description of taking/easement Tunnel easement

Remaining Property: Existing surface uses.

Highest/Best use prior to taking SFR

Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet

below the surface of the site. There is no impact on the existing or proposed uses of

the site due to the low density use created by the hillside terrain. The value opinion

is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

3500 SF @ \$0.15 PSF = \$525

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 550

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
<del>Severance</del>	<del>_____</del>
• Value of land taken/easement	_____
Value of taking	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 647 A.P.N. 2427-9-6  
 Sf of taking 3500  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot RE15  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

3500 SF @ \$0.15 PSF = \$525

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 550

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 648 A.P.N. 2427-9-5  
 SF of taking 3500  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost       Income       Market Sales

3500 SF @ \$0.15 PSF = \$525

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 550

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS  
2427-9-2

Property I.D. 649 A.P.N. \_\_\_\_\_  
SF of taking 2900  
Type of taking/easement Subsurface  
Description of taking/easement Tunnel easement  
Remaining Property: Existing surface uses.  
Highest/Best use prior to taking Vacant lot RE15  
Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

2900 SF @ \$0.15 PSF = \$435

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 450

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

\*Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 650 A.P.N. 2427-9-19  
 SF of taking 7000  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot R15  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

7000 SF @ \$.15 PSF = \$1,050

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 1,050

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 651 A.P.N. 2427-10-1  
 Sf of taking 23100  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet  
below the surface of the site. There is no impact on the existing or proposed uses of  
the site due to the low density use created by the hillside terrain. The value opinion  
is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

23,100 SF @ \$0.15 PSF = \$3,465

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 3,500

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
<del>Severance</del>	<del>_____</del>
Value of land taken/easement	_____
Value of taking	_____



PARCEL TAKINGS/EASEMENTS

Property I.D. 652 A.P.N. 2427-8-24  
 Sf of taking 2900  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

2900 SF @ \$0.15 PSF = \$435

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 450

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
<del>Severance</del>	<del>_____</del>
Value of land taken/easement	_____
Value of taking	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 653 A.P.N. 2427-6-4  
 SF of taking 12,600  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot R15  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

12,600 SF @ \$0.15 PSF = \$1,890

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 1,900

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

~~Severance~~

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

~~Value of land taken/easement~~

\_\_\_\_\_

\_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 654 A.P.N. 2427-6-3  
 Sf of taking 7700  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot RE15  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

7700 SF @ \$0.15 PSF = \$1,155

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 1,200

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

**PART. TAKINGS/EASEMENTS**

Property I.D. 655 A.P.N. 2427-6-5  
 Sf of taking 31500  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot RE15  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

31,500 SF @ \$0.15 PSF = \$4,725

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

**FINAL OPINION \$ 4,750**

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 656 A.P.N. 2427-6-902  
 Sf of taking 40,600  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot RE15  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

40,600 SF @ \$0.15 PSF = \$6,090

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 6,100 .

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_



PARTIAL TAKINGS/EASEMENTS

Property I.D. 658 A.P.N. 2427-3-1  
 Sf of taking 2680  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

2680 SF @ \$0.15 PSF = \$402

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 450

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
<del>Severance</del>	<del>_____</del>
Value of land taken/easement	_____
Value of taking	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 659 A.P.N. 2425-18-7  
 SF of taking 1900  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

1900 SF @ \$0.15 PSF = \$285

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_



PARTIAL TAKINGS/EASEMENTS  
2425-18-12

Property A.D. 660 A.P.N. 2425-18-12  
 Sf of taking 1350  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot R15  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

1350 SF @ \$0.15 PSF = \$203

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 661 A.P.N. 2425-18-27  
 SF of taking 200  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet  
below the surface of the site. There is no impact on the existing or proposed uses of  
the site due to the low density use created by the hillside terrain. The value opinion  
is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

200 SF @ \$0.15 PSF = \$30

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 662 A.P.N. 2425-18-14  
 SF of taking 4800  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

4800 SF @ \$0.15 PSF = \$720

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 750

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 663 A.P.N. 2425-18-15  
 SF of taking 2300  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

2300 SF @ \$0.15 PSF = \$345

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 350

Value of remaining property prior to taking \$

Value of remaining property after taking \$

Severance

\*Value of land taken/easement

Value of taking

PARTIAL TAKINGS/EASEMENTS

Property I.D. 664 A.P.N. 2425-18-16  
 Sf of taking 350  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

350 SF @ \$0.15 PSF = \$53

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 665 A.P.N. 2425-18-34  
 SF of taking 13500  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

- Replacement Cost                       Income                       Market Sales

13,500 SF @ \$0.15 PSF = \$2,025

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 2,050

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Net of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 666 A.P.N. 2425-18-10

SF of taking 1,160

Type of taking/easement Subsurface

Description of taking/easement Tunnel easement

Remaining Property: Existing surface uses.

Highest/Best use prior to taking Vacant lot R15

Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet

below the surface of the site. There is no impact on the existing or proposed uses of

the site due to the low density use created by the hillside terrain. The value opinion

is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

1160 SF @ \$0.15 PSF = \$174

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

\*Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 667 A.P.N. 2425-17-14  
 SF of taking 22,400  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

22,400 SF @ \$0.15 PSF = \$3,360

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 3,400

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

~~Severance~~

\*Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_



PAR. . . TAKINGS/EASEMENTS

Property I.D. 668 A.P.N. 2425-17-9  
 SF of taking 1250  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

1,250 SF @ \$0.15 PSF = \$188

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
<del>Severance</del>	<del>_____</del>
Value of land taken/easement	_____
Value of taking	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 669 A.P.N. 2425-14-8  
 SF of taking 8100  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

8100 SF @ \$0.15 PSF = \$1215

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 1,250

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

\*Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 670 A.P.N. 2425-17-6  
 Sf of taking 4100  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

4100 SF @ \$0.15 PSF = \$615

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 650

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 \*Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 671 A.P.N. 2425-17-7  
 SF of taking 150  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot R1-1  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost       Income       Market Sales

150 SF @ \$0.15 PSF = \$23

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 673 A.P.N. 2425-17-5  
 Sf of taking 5800  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

5800 SF @ \$0.15 PSF = \$870

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 900

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 + Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PART... TAKINGS/EASEMENTS

Property I.D. 674 A.P.N. 2425-9-32  
 Sf of taking 4600  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot RE15  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

4600 SF @ \$0.15 PSF = \$690

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 700

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 675 A.P.N. 2425-9-33  
 SF of taking 400  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot RE15  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost       Income       Market Sales

400 SF @ \$0.15 PSF = \$60

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

2425-10-19

Property I.D. 676 A.P.N. 2425-10-19  
 Sf of taking 13,900  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

13,900 SF @ \$0.15 PSF = \$2,085

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 2,100

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_



PART TAKINGS/EASEMENTS

Property I.D. 677 A.P.N. 2425-10-23  
 SF of taking 1300  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot RE15.  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

1300 SF @ \$0.15 PSF = \$195

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PART I TAKINGS/EASEMENTS

Property I.D. 678 A.P.N. 2425-10-22  
 SF of taking 1300  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot RE15  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

1300 SF @ \$0.15 PSF = \$195

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

\*Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PART TAKINGS/EASEMENTS

Property I.D. 679 A.P.N. 2425-10-21  
 Sf of taking 1410  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot RE15  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

1410 SF @ \$0.15 PSF = \$212

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PART TAKINGS/EASEMENTS

Property I.D. 680 A.P.N. 2425-10-20  
 SF of taking 7200  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

7200 SF @ \$0.15 PSF = \$1,080

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 1,100

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 681 A.P.N. 2425-10-4  
 SF of taking 9850  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses  
 Highest/Best use prior to taking Vacant lot RE15  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

9850 SF @ \$0.15 PSF = \$1,478

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 1,500

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PART: TAKINGS/EASEMENTS

Property I.D. 682 A.P.N. 2425-10-27  
 SF of taking 2800  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot RE15  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

2800 SF @ \$0.15 PSF = \$420

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 450

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Age of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 683 A.P.N. 2425-10-3  
 SF of taking 600  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR RES  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

600 SF @ \$0.15 PSF = \$90

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 684 A.P.N. 2425-11-9  
 Sf of taking 21,350  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot RE15 60  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

21,350 SF @ \$0.15 PSF = \$3,203

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 3,250

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_



PART TAKINGS/EASEMENTS

Property I.D. 685 A.P.N. 2425-11-12  
 SF of taking 150  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement.  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

- Replacement Cost                       Income                       Market Sales

150 SF @ \$0.15 PSF = \$23

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 686 A.P.N. 2425-6-24  
 Sf of taking 3520  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

3520 SF @ \$0.15 PSF = \$528

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 550

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Sf of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 707 A.P.N. 2380-1-35  
 SF of taking 6600  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

$$6600 \text{ SF} @ \$ 10 \text{ PSF} \times 25 \% = \$16,500$$

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 16,500

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 708 A.P.N. 2380-1-36  
 SF of taking 2400  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR

Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

2400 SF @ \$ 10 PSF x 25 % = \$ 6,000

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 6,000

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
Severance	_____
+Value of land taken/easement	_____
Value of taking	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 709 A.P.N. 2425-2-18  
 SF of taking 577  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking 4 Units  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

577 SF @ \$ 15 PSF x 30% = \$ 2,596.50

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 3,000

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 710 A.P.N. 2378-1-15  
 SF of taking 1210  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

1210 SF @ \$ 10 PSF x 40 % = \$ 4,840

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 5,000

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 711 A.P.N. 2378-1-16  
 SF of taking 5100  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Four Units  
 Highest/Best use after taking (explain any change): The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

5100 SF @ \$ 80 PSF x 40 % = \$ 20,400

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 20,500

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
<del>Severance</del>	<del>_____</del>
+Value of land taken/easement	_____
Value of taking	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 712 A.P.N. 2378-1-17  
 Sf of taking 5000  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Four Units  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

5000 SF @ \$ 15 PSF x 40% = \$ 30,000

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 30,000

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

+Value of land taken/easement \_\_\_\_\_

of taking \_\_\_\_\_



PARTIAL EASEMENTS

Property I.D. 713 A.P.N. 2378-1-20  
 SF of taking 500  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Auto Service  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

500 SF @ \$ 50 PSF x 50% = \$ 12,500

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 12,500

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 value of taking \_\_\_\_\_

PARTIAL ...KINGS/EASEMENTS

Property I.D. 714 A.P.N. 2378-1-5  
 SF of taking 8300  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Store  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

$$\underline{8300 \text{ SF} @ \$ 50 \text{ PSF} \times 50\% = \$ 207,500}$$

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 207,500

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL EASEMENTS

Property I.D. 715 A.P.N. 2378-1-6  
 SF of taking 350  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Retail  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

$$350 \text{ SF} @ \$ .50 \text{ PSF} \times 50\% = \$ 8,750$$

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 8,800

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 716 A.P.N. 2425-18-20  
 SF of taking 800  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below  
the surface of the site. There is no impact on the existing or proposed uses of the  
site. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

800 SF @ \$0.15 PSF = \$120

FINAL OPINION \$ 120

Value of remaining property prior to taking \_\_\_\_\_  
 Value of remaining property after taking \_\_\_\_\_

Severance

\*Value of land taken/easement \_\_\_\_\_  
 \_\_\_\_\_

Value of taking \_\_\_\_\_  
 \_\_\_\_\_

\$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARTIAL TAKING EASEMENTS

Property I.D. 717 A.P.N. 2425-18-19  
 SF of taking 800  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing Surface uses  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

800 SF @ \$0.15 PSF = \$120

FINAL OPINION \$120

Value of remaining property prior to taking  
 Value of remaining property after taking

\$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Severance

\*Value of land taken/easement

Value of taking

PARTIAL TAKINGS/EASEMENTS

Property I.D. 718 A.P.N. 2425-17-2  
 SF of taking 2100  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

2100 SF @ \$0.15 PSF = \$315

FINAL OPINION \$ 315

Value of remaining property prior to taking \_\_\_\_\_  
 Value of remaining property after taking \_\_\_\_\_

\$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Severance

\*Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_



PARTIAL TAKINGS/EASEMENTS

Property I.D. 687 A.P.N. 2425-6-25  
 SF of taking 9310  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement.  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Two houses  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

9,310 SF @ \$0.15 PSF = \$1,397

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 1,400

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_



**PARTIAL TAKINGS/EASEMENTS**

Property I.D. 688 A.P.N. 2425-6-10  
 SF of taking 8200  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

**APPROACH USED:**

Replacement Cost                       Income                       Market Sales

8200 SF @ \$0.15 PSF = \$1,230

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

**FINAL OPINION \$ 1,250**

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 \*Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 689 A.P.N. 2425-6-11  
 SF of taking 10,800  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

10,800 SF @ \$0.15 PSF = \$1,620

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 1,650

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

**PARTIAL TAKINGS/EASEMENTS**

Property I.D. 690 A.P.N. 2425-6-12  
 Sf of taking 690  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

**APPROACH USED:**

Replacement Cost                       Income                       Market Sales

690 SF @ \$0.15 PSF = \$104

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

**FINAL OPINION \$ 300**

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~  
 Value of land taken/easement \_\_\_\_\_  
 Total of taking \_\_\_\_\_

PART. TAKINGS/EASEMENTS

2425-4-7

Property I.D. 691 A.P.N. \_\_\_\_\_  
 SF of taking 500  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

- Replacement Cost       Income       Market Sales

500 SF @ \$0.15 PSF = \$75

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 692 A.P.N. 2425-4-8  
 SF of taking 7400  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

7400 SF @ \$0.15 PSF = \$1,110

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 1,150

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PART. TAKINGS/EASEMENTS

Property I.D. 693 A.P.N. 2425-4-9  
 SF of taking 1500  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

1,500 SF @ \$0.15 PSF = \$225

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 250

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 694 A.P.N. 2425-4-13  
 SF of taking 1120  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost       Income       Market Sales

1120 SF @ \$0.15 PSF = \$168

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 \*Value of land taken/easement \_\_\_\_\_  
 SF of taking \_\_\_\_\_

PART TAKINGS/EASEMENTS

Property I.D. 695 A.P.N. 2425-4-14  
 SF of taking 11,500  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Two houses  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

11,500 SF @ \$0.15 PSF = \$1,725

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 1,750

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 + Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_



PARTIAL TAKINGS/EASEMENTS

Property I.D. 696 A.P.N. 2380-3-11  
 SF of taking 190  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

190 SF @ \$0.15 PSF = \$29

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
~~Severance~~ \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 SF of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 697 A.P.N. 2380-3-12  
 SF of taking 13,113  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

13,113 SF @ \$0.15 PSF 1,967

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 2,000

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 698 A.P.N. 2380-3-24  
 SF of taking 8900  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

8900 SF @ \$0.15 PSF 1,335

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 1,350

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance ~~\_\_\_\_\_~~  
 Value of land taken/easement \_\_\_\_\_  
 Total of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

2380-2-20

Property I.D. 699 A.P.N. \_\_\_\_\_

SF of taking 1,850 \_\_\_\_\_

Type of taking/easement Subsurface \_\_\_\_\_

Description of taking/easement Tunnel easement \_\_\_\_\_

Remaining Property: Existing surface uses. \_\_\_\_\_

Highest/Best use prior to taking Vacant lot R1 \_\_\_\_\_

Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet

below the surface of the site. There is no impact on the existing or proposed uses of

the site due to the low density use created by the hillside terrain. The value opinion

is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost

Income

Market Sales

1,850 SF @ \$0.15 PSF = \$278

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

PART I. TAKINGS/EASEMENTS

Property I.D. 700 A.P.N. 2380-2-21  
 Sf of taking 125  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Vacant lot R1  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below the surface of the site. There is no impact on the existing or proposed uses of the site due to the low density use created by the hillside terrain. The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

125 SF @ \$0.15 PSF = \$19

All computations are rounded up to the nearest \$50, with a minimum \$300 value.

FINAL OPINION \$ 300

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance ~~\_\_\_\_\_~~  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 701 A.P.N. 2380-1-28  
 SF of taking 2100  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

2100 SF @ \$ 10 PSF x 20% = \$ 4,200

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 4,500

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
<del>Severance</del>	<del>_____</del>
Value of land taken/easement	_____
Value of taking	_____

**PARTIAL TAKINGS/EASEMENTS**

Property I.D. 702 A.P.N. 2380-1-27  
 Sf of taking 9100  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

9100 SF @ \$ 10 PSF x 20% = \$ 18,200

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

**FINAL OPINION \$ 18,500**

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
<del>Severance</del>	<del>_____</del>
+Value of land taken/easement	_____
of taking	_____

PARTIAL TAKINGS/EASEMENTS

2380-1-26

Property U.D. 703 A.P.N. 2380-1-26

Sf of taking 240

Type of taking/easement Subsurface

Description of taking/easement Tunnel easement

Remaining Property: Existing surface uses.

Highest/Best use prior to taking SFR

Highest/Best use after taking (explain any change) The easements typically are 32 to

40 feet below the surface but become more shallow in some areas. The value opinion is

based on a percentage of the fee value depending on the depth, with a maximum of 50% of

the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

240 SF @ \$ 10 PSF x 20% = \$ 480

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 500

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_



PARTIAL TAKINGS/EASEMENTS

Property I.D. 704 A.P.N. 2380-1-32

SF of taking 300

Type of taking/easement Subsurface

Description of taking/easement Tunnel easement

Remaining Property: Existing surface uses.

Highest/Best use prior to taking SFR

Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

300 SF @ \$ 10 PSF x 20% = \$ 600

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 1,000

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

of taking \_\_\_\_\_

PARTIAL TAKINGS/EASEMENTS

Property I.D. 705 A.P.N. 2380-1-33  
 SF of taking 2430  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

2430 SF @ \$ 10 PSF x 20 % = \$ 6,075.

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 6,500

Value of remaining property prior to taking	\$ _____
Value of remaining property after taking	\$ _____
<del>Severance</del>	<del>_____</del>
Value of land taken/easement	_____
value of taking	_____

PARTIAL TAKINGS/EASEMENTS

Property I.D. 706 A.P.N. 2380-1-34  
 Sf of taking 6200  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking SFR  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

6200 SF @ \$ 10 PSF x 25% = \$15,500

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 15,500

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

Severance \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

of taking \_\_\_\_\_



# SUMMARY

UNIVERSAL CITY STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. of PARCELS	VALUATION \$	NO. of PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST \$
				TYPE	NO. of UNITS	COST \$	TYPE	NO. of UNITS	COST \$	
Subsurface	1	49,500								
Partial										
Construction										
Full Fee	30	31,062,600	23	Apts. House	135 4	565,400	Office Rest. Service Sports Club Parking Lot	19 7 1 2 1 8	263,000	828,400
<b>TOTAL</b>	<u>31</u>	<u>31,112,100</u>	<u>23</u>		<u>135</u>	<u>565,400</u>		<u>19</u>	<u>263,000</u>	<u>828,400</u>

Universal City Station

( AREA )

**TOTAL ACQUISITION** ..... \$ 31,112,100

FULL FEE \$ 31,062,600

PARTIAL TAKING \$ \_\_\_\_\_

SURFACE EASEMENT \$ \_\_\_\_\_

SUBSURFACE EASEMENT \$ 49,500

CONSTRUCTION EASEMENT \$ \_\_\_\_\_

**TOTAL RELOCATION** ..... \$ 828,400

RESIDENTIAL \$ 565,400

BUSINESS \$ 163,000

GOODWILL \$ 100,000

**TOTAL** ..... \$ 31,940,500

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSA
			RESIDENTIAL	BUSINESS	
750,2, 7	FT	2,800,000	-----	110,000	-----
1	"	428,000	-----	-----	-----
3	"	428,500	-----	10,000	-----
4	"	437,000	-----	5,500	-----
5	"	824,000	-----	-----	-----
8	"	312,000	8,600	-----	-----
9	"	400,000	44,500	-----	-----
760	"	750,000	110,800	-----	-----
1	"	400,000	40,200	-----	-----

**PARCEL DATA**  
 Universal City Station

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPEN
			RESIDENTIAL	BUSINESS	
2	FT	250,000	27,900	-----	-----
3	"	153,600	-----	-----	-----
4	"	650,000	42,800	-----	-----
5	"	2,650,000	-----	20,000	-----
6	"	432,000	-----	2,500	-----
7	"	1,295,000	-----	2,500	-----
8	"	2,600,000	-----	2,500	-----
9	"	37,000	-----	-----	-----
770	"	350,000	-44,600	-----	-----
1	"	120,000	4,200	-----	-----
2	"	141,000	4,200	-----	-----
3	"	46,000	-----	-----	-----
4	"	160,000	-----	-----	-----
5	"	850,000	100,800	-----	-----
6	"	400,000	37,800	-----	-----
7	"	450,000	46,200	-----	-----
8	"	625,000	52,800	-----	-----
781	"	3,574,000	-----	-----	-----
2	"	9,500,000	-----	10,000	100,000
784	SBE	49,500	-----	-----	-----

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL ZONING/EASEMENTS**

Property I.D. 750  
 Location/Address 752, 757 A.P.N. 2423-37-15, 16, 18-20  
 Owner Lucasfilm  
 Date Acquired 11-20-80  
 Indicated price \$1,482,000  
 Lot Area 44741 (C-2), 11,355 (R4)  
 Zoning C2, R4  
 Use Service

Use(s) Office and parking

No. of buildings 3

Gross Area of each building	1	<u>7500</u>	5	<u>          </u>
	2	<u>16000</u>	6	<u>          </u>
	3	<u>3276</u>	7	<u>          </u>
	4	<u>          </u>	8	<u>          </u>

Rentable Area of each building	1	<u>          </u>	5	<u>          </u>
	2	<u>          </u>	6	<u>          </u>
	3	<u>          </u>	7	<u>          </u>
	4	<u>          </u>	8	<u>          </u>

Highest AND Best Use, if different than current used (document) Current.

Note: Owner purchased all three sites simultaneously to use for production facilities and administration.

**PROPERTY DESCRIPTION** All buildings are on \$750. Built in 24, 44, and 61. Masonry const. Substantially upgraded. Occupants vary. This is full service operation (exec. suites) with rent \$48 PSF yr. for half the space. The remainder is leased at \$24 PSF yr.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

44,741 SF @ \$45	\$2,013,345	13388 SF @ \$48	\$642,624
11,355 SF @ \$15	170,325	13388 SF @ \$24	<u>321,312</u>
26776 @ \$50	\$1,338,800	Total	\$963,936
Paving, etc.	<u>10,000</u>	NOI	385,574
Total	\$1,348,800	Cap @ 12%	\$3,213,120
DRC	<u>832,800</u>		
Total:	\$2,266,950		



CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 750, 752  
 Business Address 3849, 3855 Lankershim Blvd.  
 Name of Business \_\_\_\_\_  
 Type of Business \*See below  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_

Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE (S)</u>
Total Moving Expenses	\$ 110,000	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

1. Have estimated 6 or 7 business located in this building. Unable to gain access into site but was able to gather the following information:

Tech Fitness Center	\$20,000
The Egg Co. (Restaurant)	40,000
Barthe	10,000
2. D. Jefferies)	
H. Jefferies)	10,000
J. O'Neil	10,000
Tiffany Management	10,000
Quince Production	10,000

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b)

110,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL ZONING/EASEMENTS**

Property I.D. 751 A.P.N. 2423-37-17  
 Location/Address 3861 Lankershim Blvd.  
 Owner MCA  
 Date Acquired 4-16-67  
 Indicated price NA  
 Lot Area 9482.5  
 Zoning C2  
 Use Service.

Use(s) Parking lot  
 No. of buildings 0  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

Highest AND Best Use, if different than current used (document) Current.

PROPERTY DESCRIPTION Paved, striped and landscaped lot used by Universal  
City Employees.

**APPROACH USED:**

Replacement Cost       Income       Market Sales

9482.5 SF @ \$45	\$426,713
Paving & Misc. (L.S.)	<u>1,500</u>
	\$428,213

**PROPERTY VALUATION DEFENSE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 753 A.P.N. 2423-37-14  
 Location/Address 3875 Lankershim Blvd.  
 Owner MCA Inc  
 Date Acquired 8-16-66  
 Indicated price NA  
 Lot Area 8982.5  
 Zoning C-2  
 Use Service  
 Highest AND Best Use, if different than current used (document) Current as an interim use.

Use(s) Casting office and parking  
 No. of buildings 1  
 Gross Area of each building  
 1 1200 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

**PROPERTY DESCRIPTION** Supports 15 mi. Studios activities. 15 year old pre fab structure in good condition. There is billboard on property.

**APPROACH USED:**

Replacement Cost                       Income                       Market Sales

8982.5 SF @ \$45	\$404,213
1200 SF @ 30	\$36,000
Billboard	10,000
Other	<u>2,000</u>
Total	\$48,000
D.R.C.	<u>\$ 24,000</u>
	<b>\$428,213</b>

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 753  
 Business Address 3875 Lankershim Blvd.  
 Name of Business Universal City Extra Casting  
 Type of Business Film Casting  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_

Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE (S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
 In Lieu payment	 10,000.00	

Qualifications, clarifications on sources:

1. One large outdoor advertising sign. Better to be acquired than relocated.
2. Note: Minimal equipment to relocate. \$10,000 in-lieu payment best approach.

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) \$10,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 754 A.P.N. 2423-37-13  
 Location/Address 3881 Lankershim  
 Owner Spectrum Inv. Co.  
 Date Acquired 10-10-79  
 Indicated price 300,000  
 Lot Area 9482.5  
 Zoning C2  
 Use Service  
 Highest AND Best Use, if different than current used (document) Current

Use(s) Auto Rental (Budget)  
 No. of buildings 1  
 Gross Area of each building  
 1 480 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION Rental ofc. is prefab built in 1980. Some landscaping, pavings.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

9482.5 SF @ \$45		\$426,713
480 SF @ \$40	\$19,200	
Misc.	<u>3,000</u>	
Total	\$22,200	
DRC		<u>8,880</u>
		\$436,593

CHART I  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 754  
 Business Address Budget Rent a Car  
 Name of Business Car Rental  
 Type of Business \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
There are also (4) car garages at rear of property that may be used for storage.  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE (S)</u>
Total Moving Expenses	\$ <u>5,000.00</u>	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	<u>500.00</u>	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

1. On the subject site are 2 outdoor signs. One large and one small. In most cases advertising signs are acquired through Real Estate since moving the sign may exceed the in place value of the sign.
2. Budget is part of a major chain. Equipment is minimal, however they might have some computer equipment which will run into high electrical cost.

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b)

5,500.00

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 755 A.P.N. 2423-37-11,12  
 Location/Address 3903-7 Lankershim Blvd.  
 Owner Hewlett Packard  
 Date Acquired 10-31-63  
 Indicated price NA  
 Lot Area 18263  
 Zoning C2  
 Use Service  
 Highest AND Best Use, if different than current used (document) Current.

Use(s) Parking lot  
 No. of buildings 0  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION Paved and striped parking lot.

**APPROACH USED:**

Replacement Cost                       Income                       Market Sales

18263 SF @ \$45	\$821,835
Paving, etc.	\$5,500
DRC	<u>2,200</u>
	\$824,035

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL ZONING/EASEMENTS**

Property I.D. 758 A.P.N. 2423-37-7,8  
 Location/Address 3862-60 Willow Crest  
 Owner MCA  
 Date Acquired 4-5-67  
 Indicated price NA  
 Lot Area 15,200  
 Zoning R4  
 Use Res.

Use(s) 2 SFR  
 No. of buildings 4  
 Gross Area of each building  
 1 814 5 \_\_\_\_\_  
 2 300 6 \_\_\_\_\_  
 3 750 7 \_\_\_\_\_  
 4 300 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

Highest AND Best Use, if different than current used (document) Current as  
 an interim use. \_\_\_\_\_

PROPERTY DESCRIPTION Two 2-bedroom, one bath frame houses with detached  
garages. All in poor condition. Primarily land value.

**APPROACH USED:**

Replacement Cost                       Income                       Market Sales

15,200 SF @ \$20		\$304,000
7564 @ \$45	\$70,380	
600 @ \$12	7,200	
Misc.	3,000	
Total	\$80,580	
DRC		<u>8,058</u>
		\$312,058



CHART F  
RELOCATION COST FOR RESIDENCES

Property I.D. 758  
 Site Address 3860-2 Willow Crest Ave.  
 Type(s) of property (Detached SF, MF, etc.) SFR  
 No. of units by type 2  
 Owner-occupied Yes  No   
 Number of units occupied by tenants 2

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. <u>SFR</u>	<u>2</u>	<u>814</u>	<u>600</u>
2. <u>SFR</u>	<u>2</u>	<u>750</u>	<u>600</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_

EXPENSES

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	\$ <u>300</u>	<u>2</u>	<u>600</u>
B. Dislocation Payment (in lieu)	<u>200</u>	<u>2</u>	<u>400</u>
Highest Total Amount (A or B)			<u>600</u> (a)
Replacement Housing Payment			_____ (b)
Owner-occupant who purchases			_____ (b)
Occupants who rent	<u>4,000</u>	<u>2</u>	<u>8,000</u> (c)
TOTAL RELOCATION COSTS (a+b+c)			<u>8,600</u>

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL ZONING/EASEMENTS**

Property I.D. 759 A.P.N. 2423-37-6  
 Location/Address 3866 Willow Crest  
 Owner Henry Hu  
 Date Acquired 4-6-76  
 Indicated price 136,000  
 Lot Area 7,599  
 Zoning R4  
 Use Res.  
 Highest AND Best Use, if different than current used (document) Current

Use(s) 10 Units  
 No. of buildings 2  
 Gross Area of each building  
 1 7414 5 \_\_\_\_\_  
 2 2000 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION 20 yr old wood frame/stucco in good condition.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

7599 @ \$20                      \$151,980  
 7414 @ \$45            \$333,630  
 2000 @ \$12            24,000  
 Misc.                      3,000  
 Total                      \$360,630

10 x 350 x 115 = \$402,500

10 @ \$35,000 = \$350,000  
 7414 SF @ \$50 = 370,700

DRC                              288,504  
                                     \$410,484

FINAL OPINION \$ 400,000

CHART F  
RELOCATION COST FOR RESIDENCES

Property I.D. 759  
 Site Address 3866 Willow Crest Ave.  
 Type(s) of property (Detached SF, MF, etc.) MF  
 No. of units by type Est. 10  
 Owner-occupied Yes  No   
 Number of units occupied by tenants All

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. MFR	2	745	\$350
2.			
3.			
4.			

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_

EXPENSES

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	\$ 200	10	2000
B. Dislocation Payment (in lieu)	200	10	2000
Highest Total Amount (A or B)			2000 (a)
Replacement Housing Payment			
Owner-occupant who purchases			(b)
Occupants who rent	4000	10	40,000 (c)
TOTAL RELOCATION COSTS (a+b+c)			42,000
			2,500
2,500 in-lieu			44,500

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL SPLITTING/EASEMENTS**

Property I.D. 760 A.P.N. 2423-37-5  
 Location/Address 3880 Willow Crest  
 Owner Arthur Reeves  
 Date Acquired 5-25-82  
 Indicated price 700,000  
 Lot Area 15,200  
 Zoning R4  
 Use Res.  
 Highest AND Best Use, if different than current used (document) Current

Use(s) 24 Units  
 No. of buildings \_\_\_\_\_  
 Gross Area of each building  
 1 15416 5 \_\_\_\_\_  
 2 4800 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION 20 yr old wood frame/stucco in good condition.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

15,200 SF @ \$20                    \$304,000  
 15416 SF @ \$45            \$693,720  
 4800 SF @ \$12                57,600  
 Misc.                                5,000  
     \$756,320

18 x 350 x 12    \$75,600  
 6 x 200 x 12    14,400  
     \$90,000  
 x 8.0    \$720,000

24 x 30,000 = \$720,000  
 15416 SF @ \$50 = 770,800

**FINAL OPINION \$ 750,000**

CHART F  
RELOCATION COST FOR RESIDENCES

Property I.D. 760  
 Site Address 3880 Willow Crest  
 Type(s) of property (Detached SF, MF, etc.) MF  
 No. of units by type 24  
 Owner-occupied Yes  No   
 Number of units occupied by tenants \_\_\_\_\_

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. <u>18</u>	<u>2</u>	<u>700</u>	<u>350</u>
2. <u>6</u>	<u>1</u>	<u>500</u>	<u>200</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_

EXPENSES

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	\$ <u>200</u>	<u>24</u>	<u>4,800</u>
B. Dislocation Payment (in lieu)	<u>200</u>	<u>24</u>	<u>4,800</u>
Highest Total Amount (A or B)			<u>4,800 (a)</u>
Replacement Housing Payment			
Owner-occupant who purchases			(b)
Occupants who rent	<u>4000</u>	<u>24</u>	<u>96,000 (c)</u>
TOTAL RELOCATION COSTS (a+b+c)			<u>100,800</u>
Possible in lieu payment for loss of owners income			<u>10,000</u>
		<b>Total</b>	<b>110,800</b>

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL SPLITTING/EASEMENTS**

Property I.D. 761 A.P.N. 2423-37-4  
 Location/Address 3886 Willow Crest  
 Owner Stephen Ruffino  
 Date Acquired 4-7-78  
 Indicated price \$124,000  
 Lot Area 7613.5  
 Zoning R4  
 Use Res.  
 Highest AND Best Use, if different than current used (document) Current

Use(s) 12 Units  
 No. of buildings 2  
 Gross Area of each building  
 1 7708 5 \_\_\_\_\_  
 2 2400 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION 20 yr old frame and stucco in good condition.

**APPROACH USED:**

<input checked="" type="checkbox"/> Replacement Cost	<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Market Sales
7613.5 SF @ \$20	\$152,270	12 x 300 x 115 = \$414,000
7708 SF @ \$50	\$385,400	12 x 30,000 = \$360,000
2400 SF @ \$12	12,000	7708 SF x \$50 = 385,400
Misc.	5,000	
	<u>\$419,200</u>	

**FINAL OPINION \$ 400,000**

CHART F  
RELOCATION COST FOR RESIDENCES

Property I.D. 761  
 Site Address 3886 Willow Crest  
 Type(s) of property (Detached SF, MF, etc.) MF  
 No. of units by type 12  
 Owner-occupied Yes  No   
 Number of units occupied by tenants All

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. <u>12</u>	<u>2</u>	<u>600</u>	<u>300</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_

EXPENSES

Type	Per unit Amount	No. of units	TOTAL AMOUNT
( A. Actual Moving Payment	\$ <u>200</u>	<u>12</u>	<u>2400</u>
B. Dislocation Payment (in lieu)	<u>200</u>	<u>12</u>	<u>2400</u>
Highest Total Amount (A or B)			<u>2400 (a)</u>
Replacement Housing Payment			
Owner-occupant who purchases			(b)
Occupants who rent	<u>4000</u>	<u>8</u>	<u>32000 (c)</u>
TOTAL RELOCATION COSTS (a+b+c)			<u>35200</u>

Note possible in lieu payment for loss of rental income 5000

Total 40,200

**PROPERTY VALUATION REPORT  
FULL OR PARTIAL INTERESTS/LEASES/EASEMENTS**

Property I.D. 762 A.P.N. 2423-37-3  
 Location/Address 3890 Willowcrest  
 Owner Ara Dederian  
 Date Acquired 8-23-76  
 Indicated price \$128,000  
 Lot Area 7628  
 Zoning R4  
 Use Res.  
 Highest AND Best Use, if different than current used (document) Current

Use(s) 7 Units  
 No. of buildings 2  
 Gross Area of each building  
 1 5608 5  
 2 1800 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5  
 2 \_\_\_\_\_ 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8

PROPERTY DESCRIPTION 25 yr old frame and stucco in average condition.

**APPROACH USED:**

Replacement Cost  
 7628 SF @ \$20  
 5608 SF @ \$45     \$252,360  
 1800 SF @ \$12     21,600  
 Misc.                 3,000  
 Total                 \$276,960

Income  
 7 x \$400 x 115 = \$322,000

Market Sales  
 7 units @ \$35,000 = \$245,000  
 5608 SF @ \$50 = 280,400

DRC                     110,784  
 Total                   \$263,344



CHART F  
RELOCATION COST FOR RESIDENCES

Property I.D. 762  
 Site Address 3890 Willow Crest Ave.  
 Type(s) of property (Detached SF, MF, etc.) MFR  
 No. of units by type 7 est.  
 Owner-occupied Yes  No   
 Number of units occupied by tenants All

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. <u>7</u>	<u>2</u>	<u>801</u>	<u>\$400</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_

EXPENSES

Type	Per unit Amount	No. of units	TOTAL AMOUNT
Actual Moving Payment	\$ <u>200</u>	<u>7</u>	<u>1400</u>
B. Dislocation Payment (in lieu)	<u>200</u>	<u>7</u>	<u>1400</u>
Highest Total Amount (A or B)			<u>1400</u> (a)
Replacement Housing Payment			
Owner-occupant who purchases			(b)
Occupants who rent	<u>4000</u>	<u>6</u>	<u>24000</u> (c)
TOTAL RELOCATION COSTS (a+b+c)			<u>25400</u>

Possible \$2,500 in-lieu payment loss of rental income to owners. 2500  
27,900

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL ZONING/EASEMENTS**

Property I.D. 763 A.P.N. 2423-37-2  
 Location/Address 3900 Willow Crest  
 Owner MCA  
 Date Acquired 8-28-67  
 Indicated price NA  
 Lot Area 7628  
 Zoning R4  
 Use Service

Use(s) Parking lot  
 No. of buildings 0  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

Highest AND Best Use, if different than current used (document) Current

PROPERTY DESCRIPTION Paving and minor landscaping.

**APPROACH USED:**

Replacement Cost                       Income                       Market Sales

7628 SF @ \$20	\$152,560
Paving, etc. (L.S.)	<u>1,000</u>
	\$153,560

**FINAL OPINION \$ 153,600**

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 764 A.P.N. 2423-36-18, 37-1  
 Location/Address 3906-12 Willow Crest  
 Owner Morgan Gordon  
 Date Acquired 5-17-77, 8-18-60  
 Indicated price \$79,500, NA  
 Lot Area 25,942.5  
 Zoning R4  
 Use Res.

Use(s) 14 units  
 No. of buildings 4  
 Gross Area of each building  
 1 1774 5 \_\_\_\_\_  
 2 600 6 \_\_\_\_\_  
 3 9660 7 \_\_\_\_\_  
 4 2400 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

Highest AND Best Use, if different than current used (document) Current as  
an interim use. The overall use is not the most profitable.

PROPERTY DESCRIPTION Two apt. buildings on adjacent lots, 2 and 12 units  
each. 20 yr old frame and stucco. Good condition.

**APPROACH USED:**

<input checked="" type="checkbox"/> Replacement Cost	<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Market Sales
25,942.5 SF @ \$20	\$518,850	14 units @ \$35,000 = \$ 490,000
1774 SF @ \$45	\$ 29,830	11,434 SF @ \$50 = 571,700
9660 SF @ \$40	386,400	
3000 SF @ \$10	30,000	
Misc.	3,000	
Total	\$499,230	
D.R.C.	<u>\$249,615</u>	
	<u>\$768,465</u>	

CHART F  
RELOCATION COST FOR RESIDENCES

Property I.D. 764  
 Address 3906-3916 Willow Crest Ave.  
 Type(s) of property (Detached SF, MF, etc.) MFR  
 No. of units by type 14 units on two sites  
 Owner-occupied Yes  No   
 Number of units occupied by tenants All

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. <u>MFR(12)</u>	<u>2</u>	<u>805</u>	<u>\$400</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_

EXPENSES

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	\$ <u>200</u>	<u>14</u>	<u>2800</u>
B. Dislocation Payment (in lieu)	<u>200</u>	<u>14</u>	<u>2800</u>
Highest Total Amount (A or B)			<u>2800 (a)</u>
Replacement Housing Payment			
Owner-occupant who purchases			_____ (b)
Occupants who rent	<u>4000</u>	<u>10</u>	<u>40000 (c)</u>
TOTAL RELOCATION COSTS (a+b+c)			<u><u>42,800</u></u>

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 765 A.P.N. 2423-36-10  
 Location/Address 3939 Lankershim  
 Owner Hewlet Packard  
 Date Acquired Various  
 Indicated price NA  
 Lot Area 47,412.5  
 Zoning C-2  
 Use Service

Use(s) Ofc. and parking  
 No. of buildings 1  
 Gross Area of each building  
 1 22390 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

Highest AND Best Use, if different than current used (document) Current

PROPERTY DESCRIPTION Light masonry ofc. bldg. built in 1954, good condition.  
Adjacent paved parking. Due to location net income is higher as Universal City  
related tenants create unusually high demand.

**APPROACH USED:**

**Replacement Cost**                       **Income**                       **Market Sales**

47412.5 @ \$45	\$2,133,563	22390 @ \$10.80 Net	\$ 241,812
22390 @ \$50    1,119,500		Cap @ 10%	2,418,120
Paving, Fencing    15,000			
Total:            1,134,500			
DRC	567,250		
	<u>\$2,700,813</u>		

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 765  
 Business Address 3939 Lankeršim Blvd.  
 Name of Business \_\_\_\_\_  
 Type of Business Hewlett Packard Headquarters  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE (S)</u>
Total Moving Expenses	\$ <u>20,000.00</u>	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

1. Unable to enter and view interior of commercial building. The above is the best estimate figure for building of that size, that may be primarily occupied by office personnel.

2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill  
 Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 20,000



CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 766  
 Business Address 3947 Lankershim Blvd.  
 Name of Business \_\_\_\_\_  
 Type of Business Parking lot.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_

Square Footage of business (by use) \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>2,500.00</u>	

Qualifications, clarifications on sources:

- Property owner is Brooks - sign on fence indicates that this lot is used by Hewlett Packard for parking. I have placed the minimal \$2500 in-lieu payment because of possible loss of parking business to the owner. This could be a contingency on the owner not having similar business elsewhere.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill  
 Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 2,500.00



**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 767 A.P.N. 2423-36-8,22  
 Location/Address 3951 Lankershim  
 Owner Hewlett Packard  
 Date Acquired Various  
 Indicated price NA  
 Lot Area 28,448 (C2)  
 Zoning C2  
 Use Service  
 Highest AND Best Use, if different than current used (document) Current as  
interim use.

Use(s) Parking lot  
 No. of buildings 0  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION Paved, striped parking lot with fencing.

**APPROACH USED:**

Replacement Cost       Income       Market Sales

28448 SF @ \$45      \$1,280,160  
 Paving, etc (L.S.)      15,000  
 \$1,295,160

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 767  
 Business Address 3951 Lankershim Blvd.  
 Name of Business \_\_\_\_\_  
 Type of Business Employee parking lot.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_

Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ 2,500.00	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

1. Property owner is Hewlett Packard Co. They also own several other properties within the area, also used as parking lots. The \$2500.00 figure is minimal could be for some losses that may incur also possibly for moving signs or electrical lighting.

2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill  
 Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 2,500.00

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 768 A.P.N. 2423-36-1, 2, 3, 4, 521  
 Location/Address 3969-4015 Lankershim  
 Owner MCA  
 Date Acquired 1963, 1973  
 Indicated price NA  
 Lot Area 57,482.5  
 Zoning C-2  
 Use Service  
 Highest AND Best Use, if different than current used (document) \_\_\_\_\_

Use(s) Parking lot  
 No. of buildings 0  
 Gross Area of each building

1	5
2	6
3	7
4	8

Rentable Area of each building

1	5
2	6
3	7
4	8

PROPERTY DESCRIPTION Paved, striped, parking lot with fencing.

**APPROACH USED:**

Replacement Cost       Income       Market Sales

57482.5 SF @ \$45      \$2,586,713  
 Paving, etc (L.S.)      12,000  
 \$2,598,713

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 768  
 Business Address 3969 Lankershim Blvd.  
 Name of Business \_\_\_\_\_  
 Type of Business Parking lot for employees.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ 2,500.00	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

1. Property owner is MCA Inc. They also own several other properties within the area, also used as parking lots. Which are also 2423-36-11 and 2423-36-14. The \$2500 figure is minimal, may be for some losses that may incur, possibly for moving signs or electrical lighting.

2. \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b)

2,500

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 769 A.P.N. 2423-36-11  
 Location/Address 10642 Bluffside  
 Owner MCA  
 Date Acquired NA  
 Indicated price NA  
 Lot Area 3,500  
 Zoning R4  
 Use Service  
 Highest AND Best Use, if different than current used (document) Current

Use(s) Parking lot  
 No. of buildings 0  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION Paved, striped, parking lot with fencing

**APPROACH USED:**

Replacement Cost       Income       Market Sales

3,500 SF @ \$10      \$35,000  
 Paving, etc(L.S.)      2,000  
                                  \$37,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL EXEMPTION/LEASEMENTS**

Property I.D. 770 A.P.N. 2423-36-17  
 Location/Address 10660 Bluffside  
 Owner Herrington  
 Date Acquired NA  
 Indicated price NA  
 Lot Area 16204  
 Zoning R4  
 Use Res.

Use(s) 8 units  
 No. of buildings 2  
 Gross Area of each building  
 1 5238 5  
 2 1600 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5  
 2 \_\_\_\_\_ 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8

Highest AND Best Use, if different than current used (document) Current

PROPERTY DESCRIPTION 30 yr old frame/stucco unit in good condition.

**APPROACH USED:**

<input checked="" type="checkbox"/> Replacement Cost	<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Market Sales
16,204 SF @ \$20	8 x 350 x 115	8 units @ \$0,000 = \$320,000
5238 SF @ \$45	\$322,000	5,238 SF @ \$50 = 261,900
1600 SF @ \$10		
Misc.		
DRC		
	\$324,080	
	<u>128,355</u>	
	\$453,435	

CHART F  
RELOCATION COST FOR RESIDENCES

Property I.O. 770  
 Site Address 10660-10664 Bluffside Dr.  
 Type(s) of property (Detached SF, MF, etc.) MF  
 No. of units by type 8  
 Owner-occupied Yes  No   
 Number of units occupied by tenants All

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. <u>MFR</u>	<u>2</u>	<u>655</u>	<u>\$350</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_

EXPENSES

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	\$ <u>200</u>	<u>8</u>	<u>1,600</u>
B. Dislocation Payment (in lieu)	<u>200</u>	<u>8</u>	<u>1,600</u>
Highest Total Amount (A or B)			<u>1,600 (a)</u>
Replacement Housing Payment			
Owner-occupant who purchases	<u>15,000</u>	<u>1</u>	<u>15,000 (b)</u>
Occupants who rent	<u>4,000</u>	<u>7</u>	<u>28,000 (c)</u>
TOTAL RELOCATION COSTS (a+b+c)			<u>44,600</u>

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL SPLITTING/EASEMENTS**

Property I.D. 771 A.P.N. 2423-36-16  
 Location/Address 10656 Bluffside  
 Owner C.J. Vosburg  
 Date Acquired 10-6-77  
 Indicated price NA  
 Lot Area 7303.6  
 Zoning R4  
 Use Res.  
 Highest AND Best Use, if different than current used (document) Current

Use(s) SFR  
 No. of buildings 2  
 Gross Area of each building  
 1 1200 5  
 2 400 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5  
 2 \_\_\_\_\_ 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8

PROPERTY DESCRIPTION Old SFR frame/wood siding in fair condition.

**APPROACH USED:**

Replacement Cost       Income       Market Sales

7303.6 SF @ \$15		\$109,554
1200 SF @ \$40	\$48,000	
400 SF @ \$10	4,000	
Misc.	2,000	
Total	\$54,000	
DRC		<u>10,800</u>
		\$120,354

**FINAL OPINION \$ 120,000**



CHART F  
RELOCATION COST FOR RESIDENCES

Property I.D. 771  
 Site Address 10656 Buffside Dr.  
 Type(s) of property (Detached SF, MF, etc.) SF  
 No. of units by type House  
 Owner-occupied Yes  No   
 Number of units occupied by tenants yes

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. <u>SFR</u>	<u>2</u>	<u>1200</u>	<u>400</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_

EXPENSES

Type	Per unit Amount	No. of units	TOTAL AMOUNT
( Actual Moving Payment	\$ <u>200</u>	<u>1</u>	<u>200</u>
B. Dislocation Payment (in lieu)	<u>200</u>	<u>1</u>	<u>200</u>
Highest Total Amount (A or B)			<u>200</u> (a)
Replacement Housing Payment			
Owner-occupant who purchases			(b)
Occupants who rent	<u>4,000</u>		<u>4,000</u> (c)
TOTAL RELOCATION COSTS (a+b+c)			<u>4,200</u>

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL REMOVING/EASEMENTS**

Property I.D. 772 A.P.N. 2423-36-15  
 Location/Address 10650 Bluffside  
 Owner Hewlett Packard  
 Date Acquired NA  
 Indicated price NA  
 Lot Area 8500  
 Zoning R4  
 Use Res.

Use(s) SFR  
 No. of buildings 2  
 Gross Area of each building

1	<u>1250</u>	<u>5</u>
2	<u>250</u>	<u>6</u>
3	<u>      </u>	<u>7</u>
4	<u>      </u>	<u>8</u>

Rentable Area of each building

1	<u>      </u>	<u>5</u>
2	<u>      </u>	<u>6</u>
3	<u>      </u>	<u>7</u>
4	<u>      </u>	<u>8</u>

Highest AND Best Use, if different than current used (document) Current as  
 interim use.

PROPERTY DESCRIPTION Old SFR, frame and stucco in poor condition

**APPROACH USED:**

Replacement Cost                       Income                       Market Sales

8500 SF @ \$15		\$127,500
1250 SF @ \$40	\$50,000	
250 SF @ \$10	2,500	
Misc.	<u>2,000</u>	
	\$54,500	
DRC		<u>13,625</u>
		\$141,125

**FINAL OPINION \$ 141,000**

CHART F  
RELOCATION COST FOR RESIDENCES

Property I.D. 772  
 Site Address 10650 Bluffside Dr.  
 Type(s) of property (Detached SF, MF, etc.) SFR  
 No. of units by type House  
 Owner-occupied    Yes    No  
 Number of units occupied by tenants \_\_\_\_\_

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. <u>SFR</u>	<u>2</u>	<u>1250</u>	<u>\$475</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	\$ <u>200</u>	<u>1</u>	<u>200</u>
B. Dislocation Payment (in lieu)	<u>200</u>	<u>1</u>	<u>200</u>
Highest Total Amount (A or B)			<u>200</u> (a)
Replacement Housing Payment			
Owner-occupant who purchases			(b)
Occupants who rent	<u>4,000</u>	<u>1</u>	<u>4,000</u> (c)
TOTAL RELOCATION COSTS (a+b+c)			<u>4,200</u>

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS

Property I.D. 774 A.P.N. 2423-36-12-13  
 Location/Address 10658 Bluffside  
 Owner Hewlett Packard  
 Date Acquired NA  
 Indicated price NA  
 Lot Area 10,527  
 Zoning R4  
 Use Service  
 Highest AND Best Use, if different than current used (document) Current as  
interim use.

Use(s) Parking lot  
 No. of buildings 0  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION

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APPROACH USED:

Replacement Cost

Income

Market Sales

10,527 SF @ \$15	\$157,905
Paving, etc	<u>2,000</u>
	\$159,905

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL SPLITTING/EASEMENTS**

Property I.D. 773 A.P.N. 2423-36-14  
 Location/Address 10624 Bluffside  
 Owner MCA  
 Date Acquired 63  
 Indicated price NA  
 Lot Area 4375  
 Zoning R4  
 Use Service  
 Highest AND Best Use, if different than current used (document) Current

Use(s) Parking lot  
 No. of buildings 0  
 Gross Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION Paved, striped parking lot, No fencing.

**APPROACH USED:**

Replacement Cost                       Income                       Market Sales

4375 SF @ \$10	\$43,750
Paving, etc. (L.S.)	<u>2,000</u>
	\$45,750

**FINAL OPINION \$ 46,000**

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL ZONING/EASEMENTS**

Property I.D. 775 A.P.N. 2423-38-14  
 Location/Address 3865 Willow Crest Ave.  
 Owner Hartunion  
 Date Acquired 9-20-79  
 Indicated price 675,000  
 Lot Area 22,800  
 Zoning R4  
 Use Res.  
 Highest AND Best Use, if different than current used (document) Current

Use(s) 24 units  
 No. of buildings 2  
 Gross Area of each building  
 1 18461 5  
 2 4800 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5  
 2 \_\_\_\_\_ 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8

PROPERTY DESCRIPTION 30 yr. old frame and stucco in good condition.

**APPROACH USED:**

<input checked="" type="checkbox"/> Replacement Cost	<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Market Sales
22,800 SF @ \$20	\$456,000	24 Units @ \$30,000 = \$720,000
18461 SF @ \$45	\$830,745	18461 SF @ \$50 = 923,050
4800 SF @ \$12	57,600	
Misc.	8,000	
Total	\$896,345	
DRC	<u>358,538</u>	
	\$814,538	

**FINAL OPINION \$ 850,000**

CHART F  
RELOCATION COST FOR RESIDENCES

Property I.D. 775  
 Site Address 3865 Willow Crest  
 Type(s) of property (Detached SF, MF, etc.) MF  
 No. of units by type 24  
 Owner-occupied Yes  No   
 Number of units occupied by tenants All

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. MFR	1+2	300-700	300 Avg.
2.			
3.			
4.			

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_

EXPENSES

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	\$ 200	24	4800
B. Dislocation Payment (in lieu)	200	24	4800
Highest Total Amount (A or B)			4800 (a)
Replacement Housing Payment			
Owner-occupant who purchases			(b)
Occupants who rent	4000	24	96000 (c)
TOTAL RELOCATION COSTS (a+b+c)			100,800

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL LENDING/EASEMENTS**

Property I.D. 776 A.P.N. 2423-38-12  
 Location/Address 10746 Bluffside  
 Owner Penton  
 Date Acquired 12-23-76  
 Indicated price NA  
 Lot Area 15680  
 Zoning R-4  
 Use Res.  
 Highest AND Best Use, if different than current used (document) Current

Use(s) 9 units  
 No. of buildings 2  
 Gross Area of each building  
 1 6104 5  
 2 1800 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5  
 2 \_\_\_\_\_ 6  
 3 \_\_\_\_\_ 7  
 4 \_\_\_\_\_ 8

PROPERTY DESCRIPTION 33 yr old frame/stucco in good condition.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

15680 SF @ \$20                      \$313,600  
 6104 SF @ \$40      \$244,160  
 1800 SF @ \$10      18,000  
 Misc.                      5,000  
                               \$267,160

9 x \$400 x 115 = \$414,000

9 Units @ \$35,000 = \$315,000  
 6,104 SF @ \$50 = 305,200

**FINAL OPINION \$ 400,000**



CHART F  
RELOCATION COST FOR RESIDENCES

Property I.D. 776  
 Site Address 10746 Bluffside Dr.  
 Type(s) of property (Detached SF, MF, etc.) MF  
 No. of units by type 9  
 Owner-occupied Yes  No   
 Number of units occupied by tenants All

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. <u>MF</u>	<u>2</u>	<u>600</u>	<u>400</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_

EXPENSES

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	\$ <u>200</u>	<u>9</u>	<u>1800</u>
B. Dislocation Payment (in lieu)	<u>200</u>	<u>9</u>	<u>1800</u>
Highest Total Amount (A or B)			<u>1800</u> (a)
Replacement Housing Payment			
Owner-occupant who purchases			_____ (b)
Occupants who rent	<u>4000</u>	<u>9</u>	<u>36000</u> (c)
TOTAL RELOCATION COSTS (a+b+c)			<u>37,800</u>

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL ERECTION/LEASEMENTS**

Property I.D. 777 A.P.N. 2423-38-10  
 Location/Address 3871 Willow Crest  
 Owner Sawaya  
 Date Acquired 9-7-73  
 Indicated price NA  
 Lot Area 11,110  
 Zoning R-4  
 Use Res.

Use(s) 11 units  
 No. of buildings 2  
 Gross Area of each building  
 1 7752 5 \_\_\_\_\_  
 2 2200 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

Highest AND Best Use, if different than current used (document) Current

PROPERTY DESCRIPTION 30 yr old frame and stucco, good condition.

**APPROACH USED:**

<input checked="" type="checkbox"/> Replacement Cost	<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Market Sales
11,110 SF @ \$20	\$222,200	11 x \$400 x 115 = \$506,000
7,752 SF @ \$40	\$310,080	11 units @ \$40,000 = \$440,000
2200 SF @ \$11	24,200	7752 SF @ \$50 = \$387,600
Misc.	3,000	
Total	\$337,280	
DRC	<u>202,368</u>	
	\$424,568	

**FINAL OPINION \$ 450,000**

CHART F  
RELOCATION COST FOR RESIDENCES

Property I.D. 777  
 Site Address 3871 Willow Crest  
 Type(s) of property (Detached SF, MF, etc.) MF  
 No. of units by type 11 units  
 Owner-occupied Yes  No   
 Number of units occupied by tenants All

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. MFR	2 est	700	400
2.			
3.			
4.			

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

EXPENSES

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	\$ 200	11	2200
B. Dislocation Payment (in lieu)	200	11	2200
Highest Total Amount (A or B)			2200 (a)
Replacement Housing Payment			
Owner-occupant who purchases			(b)
Occupants who rent	4000	11	44,000 (c)
TOTAL RELOCATION COSTS (a+b+c)			<u>46,200</u>

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL SPLITTING/EASEMENTS**

Property I.D. 778 A.P.N. 2423-38-11  
 Location/Address 10700 Bluffside  
 Owner Z & W Enterprises  
 Date Acquired 7-9-79  
 Indicated price 525,000  
 Lot Area 12,580  
 Zoning R4  
 Use Res.  
 Highest AND Best Use, if different than current used (document) Current

Use(s) 12 Units  
 No. of buildings 2  
 Gross Area of each building  
 1 11,488 5 \_\_\_\_\_  
 2 4,800 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION 20 yr. old frame/stucco. Very attractive design,  
In good condition.

**APPROACH USED:**

<input checked="" type="checkbox"/> Replacement Cost	<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Market Sales
12,580 SF @ \$20	\$251,600	12 x \$425 x 115 = \$586,500
11488 SF @ \$50	\$574,400	12 Units @ \$50,000 = \$600,000
4800 SF @ \$15	72,000	11488 SF @ \$50 = 574,400
Misc.	8,000	
Total	\$654,400	
DRC	392,640	
	\$654,240	

CHART F  
RELOCATION COST FOR RESIDENCES

Property I. D. 778  
 Site Address 10700 Bluffside Dr., Hollywood  
 Type(s) of property (Detached SF, MF, etc.) MF  
 No. of units by type 12 2 Bdm Units  
 Owner-occupied Yes  No   
 Number of units occupied by tenants All

Description of units by type

Type	No. of Bedrooms	Sq. Ft.	Rent/Value
1. <u>MFR</u>	<u>2</u>	<u>800</u>	<u>425</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Availability of replacement dwellings (location, vacancy rate, etc.) \_\_\_\_\_

EXPENSES

Type	Per unit Amount	No. of units	TOTAL AMOUNT
A. Actual Moving Payment	\$ <u>200</u>	<u>12</u>	<u>2,400</u>
B. Dislocation Payment (in lieu)	<u>200</u>	<u>12</u>	<u>2,400</u>
Highest Total Amount (A or B)			<u>4,800</u> (a)
Replacement Housing Payment			
Owner-occupant who purchases			(b)
Occupants who rent	<u>4,000</u>	<u>12</u>	<u>48,000</u> (c)
TOTAL RELOCATION COSTS (a+b+c)			<u>52,800</u>



**PROPERTY VALUATION DEFENSE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 782 A.P.N. 2366-22-22  
 Location/Address 10933 Ventura Blvd.  
 Owner Racquet Center of Univ. City  
 Date Acquired 3-17-77  
 Indicated price 1,737,500  
 Lot Area 232,610.4  
 Zoning C2, R4  
 Use Recreation.

Use(s) 20 tennis courts, 11 R/Ball courts, 3 paddle tennis,  
 No. of buildings 1 Offices, shops, lockers, etc.  
 Gross Area of each building 1 16,000 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

Highest AND Best Use, if different than current used (document) Current.

**PROPERTY DESCRIPTION** All courts are lighted. Quality and condition of property is good. Basically full play except during mid-day. If vacant entire parcel could be used for commercial purposes with parking on R4 portion.

**APPROACH USED:**

<input checked="" type="checkbox"/> Replacement Cost	<input checked="" type="checkbox"/> Income	<input type="checkbox"/> Market Sales
232,610.4 @ \$38	\$8,839,195	20 x 12 x 14 x 365 = \$1,226,400
16,000 SF @ 40 \$640,000		3 x 12 x 14 x 365 = 183,960
20 @ 25,000 500,000		11 x 12 x 10 x 365 = 481,800
11 @ 20,000 220,000		Total \$1,892,160
3 @ \$15,000 45,000		Occ. 80% 1,513,728
Other 50,000		600 members 12,000
Total \$1,455,000		Total: \$1,525,728
DRC	727,500	NOI 6% \$915,436
	\$9,566,695	Cap @ 12% \$7,628,640

Note: 600 members @ \$20/year  
 rates \$7.00 tennis  
 \$10.00 R./Ball  
 12 hour days

Property I.D.: 782  
 Business Address 10933 Ventura Blvd.  
 Name of Business The Racquet Center of Universal City  
 Type of Business Racquetball & Tennis Facility  
 Use of Space (retail, office, storage, factory, etc.) Pro-shop, office, weight room  
20 lighted tennis courts, 11 indoor racquetball courts, locker rooms, snack room.  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>10,000</u>	

Qualifications, clarifications on sources:

1. Most equipment is attached to real estate. Movable equipment would include merchandise in pro shop, canvas on fences, and nets on tennis courts. Our experience indicates that the owner will elect to accept an in-lieu payment because his moving (actual) expenses are minor. It is to his advantage to select the in-lieu payment.  
 2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Highest amount either A or B  
 Loss of Goodwill \_\_\_\_\_ (a)

Yes       No

If yes, explain: Due to lack of available land in area, relocation would diminish business volume.

Goodwill Compensation

100,000

(b)

TOTAL RELOCATION COSTS (a+b)

110,000



PARTIAL TAKINGS/EASEMENTS

Property I.D. 784 A.P.N. Park, City of Los Angeles  
 SF of taking 3,300  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses  
 Highest/Best use prior to taking \_\_\_\_\_  
 Highest/Best use after taking (explain any change) The easement lies 90 to 300 feet below  
the surface of the site. There is no impact on the existing or proposed uses of the site.  
The value opinion is based on a percentage of the fee value of the site.

APPROACH USED:

Replacement Cost                       Income                       Market Sales

3,300 SF @ \$30 PSF x .5 = \$49,500

FINAL OPINION \$ 49,500

Value of remaining property prior to taking \_\_\_\_\_  
 Value of remaining property after taking \_\_\_\_\_  
 Severance \_\_\_\_\_  
 \*Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_

\$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





Between Universal City Station and  
North Hollywood Station

( AREA )

<b>TOTAL ACQUISITION</b> .....		<u>\$ 359,500</u>
FULL FEE	\$ ---	
PARTIAL TAKING	\$ ---	
SURFACE EASEMENT	\$ ---	
SUBSURFACE EASEMENT	\$ 359,500	
CONSTRUCTION EASEMENT	\$ ---	
 <b>TOTAL RELOCATION</b> .....		<u>\$ 31,500</u>
RESIDENTIAL	\$ ---	
BUSINESS	\$ ---	
GOODWILL	\$ ---	
 <b>TOTAL</b> .....		<u>\$ 359,500</u>

PARCEL DATA

PARCEL I. D.	NATURE OF TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATIO
			RESIDENTIAL	BUSINESS	
779	SBE	331,500			
780	SBE	28,000			

PARTIAL EASEMENTS

Property I.D. 779 A.P.N. 2423-35-16  
 SF of taking 22,100  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Commercial  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

APPROACH USED:

Replacement Cost

Income

Market Sales

$$22,100 \text{ SF} @ \$ 30 \text{ PSF} \times 50\% = \$ 331,500$$

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

FINAL OPINION \$ 331,500

Value of remaining property prior to taking \$ \_\_\_\_\_

Value of remaining property after taking \$ \_\_\_\_\_

~~Severance~~ \_\_\_\_\_

Value of land taken/easement \_\_\_\_\_

Value of taking \_\_\_\_\_

**PARTIAL TAKINGS/EASEMENTS**

Property I.D. 780 A.P.N. 2423-38-900  
 Sf of taking 5600  
 Type of taking/easement Subsurface  
 Description of taking/easement Tunnel easement  
 Remaining Property: Existing surface uses.  
 Highest/Best use prior to taking Public  
 Highest/Best use after taking (explain any change) The easements typically are 32 to 40 feet below the surface but become more shallow in some areas. The value opinion is based on a percentage of the fee value depending on the depth, with a maximum of 50% of the fee value.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

$$\underline{5600 \text{ SF} @ \$ 10 \text{ PSF} \times 50\% = \$ 28,000}$$

All computations are rounded up to the nearest \$500, with a \$500 minimum value.

**FINAL OPINION \$ 28,000**

Value of remaining property prior to taking \$ \_\_\_\_\_  
 Value of remaining property after taking \$ \_\_\_\_\_  
 Severance \_\_\_\_\_  
 Value of land taken/easement \_\_\_\_\_  
 Value of taking \_\_\_\_\_



# SUMMARY

NORTH HOLLYWOOD STATION

ACQUISITION			RELOCATION							
TYPE OF TAKING	NO. of PARCELS	VALUATION \$	NO. of PARCELS	RESIDENTIAL			BUSINESS			TOTAL RELOCATION COST \$
				TYPE	NO. of UNITS	COST	TYPE	NO. of UNITS	COST \$	
Subsurface										
Partial										
Construction										
Full Fee	8	4,903,000	8					19	632,500	632,500
							Non-Profit	2		
							Retail	4		
							Office	8		
							Med. Office	1		
							Service	3		
							Rest	1		
<b>TOTAL</b>	8	4,903,000	8					19	632,500	632,500



North Hollywood Station

( AREA )

**TOTAL ACQUISITION** ..... \$ 4,903,000

FULL FEE \$ 4,903,000  
 PARTIAL TAKING \$ -----  
 SURFACE EASEMENT \$ -----  
 SUBSURFACE EASEMENT \$ -----  
 CONSTRUCTION EASEMENT \$ -----

**TOTAL RELOCATION** ..... \$ 632,500

RESIDENTIAL \$ -----  
 BUSINESS \$ 297,500  
 GOODWILL \$ 335,000

**TOTAL** ..... \$ 5,535,500

PARCEL DATA

PARCEL I. D.	NATURE of TAKING	TOTAL VALUATION	RELOCATION		GOODWILL COMPENSATION
			RESIDENTIAL	BUSINESS	
800	FT	180,000		2,500	-0-
1	"	250,000		10,000	10,000
2	"	150,000		90,000	-0-
3	"	190,000		40,000	-0-
4	"	125,000		25,000	15,000
5	"	1,946,000		60,000	60,000
6	"	1,212,000		35,000	100,000
8	"	850,000		35,000	150,000

PROPERTY VALUATION BEFORE  
FULL OR PARTIAL LEASING/EASEMENTS

Property I.D. 800 A.P.N. 2350-15-13 Use(s) Thriftshop  
 Location/Address 5322 Lankershim No. of buildings 1  
 Owner Klump Gross Area of each building 1 3465 5 \_\_\_\_\_  
 Date Acquired 7-3-80 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 Indicated price NA 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 Lot Area 4226 (Irreg.) 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Zoning C2 Rentable Area of each building 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 Use Retail 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 Highest AND Best Use, if different than current used (document) Current. 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION 40 yr. old masonry building in fair condition.

APPROACH USED:

Replacement Cost

Income

Market Sales

4,226 SF @ \$30	\$126,780	4226 SF @ \$3N	=	\$ 12,678	4226 SF @ \$50	=	\$211,300
3465 SF @ \$50	\$173,250	Cap @ 10%	=	126,780			
Misc.	<u>1,000</u>						
Total	\$174,250						
DRC	<u>52,275</u>						
	\$179,055						

FINAL OPINION \$ 180,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 800  
 Business Address 5324 Lankershim Blvd.  
 Name of Business United Cerebral Palsey Thrift Shop (Spastic Children's Foundation)  
 Type of Business Thrift Shop  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

TYPE	AMOUNT	SOURCE (S)
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>2,500</u>	

Qualifications, clarifications on sources:

1. No profit organization (Spastic Children's Foundation) occupying one store front. Best one can do for this organization is to qualify for a minimum in lieu payment of (2500). Minimal of merchandise to none.

2. \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill \_\_\_\_\_  
 Yes       No  
 If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 2,500

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D.	<u>801</u>	A.P.N.	<u>2350-15-12</u>	Use(s)	<u>Cafe</u>
Location/Address	<u>5326 Lankershim</u>			No. of buildings	<u>1</u>
Owner	<u>Hannah</u>			Gross Area of each building	1 <u>5600</u> 5 _____
Date Acquired	<u>2-14-74</u>			2 _____	6 _____
Indicated price	<u>NA</u>			3 _____	7 _____
Lot Area	<u>5798 SF</u>			4 _____	8 _____
Zoning	<u>C-2</u>			Rentable Area of each building	1 _____      5 _____
Use	<u>Retail</u>			2 _____	6 _____
Highest AND Best Use, if different than current used (document)	<u>Current</u>			3 _____	7 _____
				4 _____	8 _____

PROPERTY DESCRIPTION 40 yrs old frame and stucco/masonry bldg. in fair condition.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

5798 SF @ \$30		\$173,940
5600 SF @ \$45	\$252,000	
Misc.	<u>1,000</u>	
Total	\$253,000	
DRC		<u>75,900</u>
		\$249,840

5600 SF @ \$4	Net	\$22,400
Cap. @ 12%		\$186,666

5660 SF @ \$55 = \$311,300

**FINAL OPINION \$ 250,000**

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 801  
 Business Address 5326 Lankershim Blvd.  
 Name of Business Los Amigos Bar & Restaurant  
 Type of Business \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>10,000</u>	

Qualifications, clarifications on sources:

- Past experience indicates that this type of restaurant/bar business usually elects to sell all its fixtures and equipment to acquiring entity and take the in-lieu payment.
- \_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill

Yes       No

If yes, explain: Relocation will cause decrease in business.

\_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation 10,000 (b)

TOTAL RELOCATION COSTS (a+b) 20,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 802 A.P.N. 2350-15-11  
 Location/Address 5330 Lankershim  
 Owner Klump  
 Date Acquired 3-7-80  
 Indicated price NA  
 Lot Area 3406  
 Zoning C-2  
 Use Retail, Service  
 Highest AND Best Use, if different than current used (document) Current

Use(s) 2 story. Ofc above, retail below  
 No. of buildings 1  
 Gross Area of each building  
 1 3465 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION 70 yr old masonry bldg. in average condition.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

3406 SF @ \$30		\$102,180
3465 SF @ \$45	\$155,925	
Misc.	<u>2,000</u>	
Total	\$157,925	
DRC		<u>63,170</u>
		\$165,350

3465 SF @ 3.50 Net	=	\$12,127
Cap. @ 10%	=	121,270

3465 @ \$45 = \$155,925

**FINAL OPINION \$ 150,000**

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 802  
 Business Address 5330 & 5332 Lankershim Blvd.  
 Name of Business Offices & Artificial flower shop.  
 Type of Business \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE (S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	<u>90,000</u>	

Qualifications, clarifications on sources:

1. 8 tenants appear to be theatrical in nature and would probably elect the in-lieu payment (see back for tenant list) - (80,000).
2. Corinne Reed Feather Flowers - small operation - moving would be minimal - Best method would be in-lieu payment (10,000).

Highest amount either A or B  
 Loss of Goodwill) \_\_\_\_\_ (a)

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b)

90,000

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL LIXING/EASEMENTS**

Property I.D.	803 A.P.N.	2350-15-5	Use(s)	Thrift Shop, Chiropractor	
Location/Address	5334 Lankershim, 11240-4 Changler		No. of buildings	1	
Owner	Klump		Gross Area of each building	1 4770	5
Date Acquired	NA			2	6
Indicated price	NA			3	7
Lot Area	5,558			4	8
Zoning	C2		Rentable Area of each building	1	5
Use	Retail, Service			2	6
Highest AND Best Use, if different than current used (document)	Current			3	7
				4	8

**PROPERTY DESCRIPTION** 60 yr. old masonry building in fair condition.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

5,558 SF @ \$35	\$194,530
4,770 SF @ \$40	\$190,800
Misc.	2,000
	<u>\$192,800</u>

4,770 SF @ \$4 Net	19,080
Cap. @ 11%	173,454

4,770 SF @ \$50 = \$238,500

**FINAL OPINION \$ 190,000**



CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 803  
 Business Address: 5334 & 5338 Lankershim Blvd.  
 Name of Business: Council Thrift Shop.  
 Type of Business: Thrift Shop.  
 Use of Space (retail, office, storage, factory, etc.): \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	<u>5,000</u>	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

1. Thrift Store occupies 2 store fronts - type of merchandise is clothing, housewares & furniture. This is probably a non-profit organization (National Council of Jewish Women) and would not qualify for an in-lieu payment.

2. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 5,000

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 803  
 Business Address 11240, 11242, 11244 Chandler Blvd.  
 Name of Business Fiberglass maintenance, Americal Academy of Dance, Dr. Darrel  
 Type of Business Estes (Chiropractor)  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ <u>15,000</u>	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	_____	2. _____
 In Lieu payment	 <u>20,000</u>	

Qualifications, clarifications on sources:

1. (Fiberglass Maintenance & Dance Studio). Small operations; would do best to elect in-lieu payment approach.
2. (Chiropractor) \$15,000 is for his moving cost since it may entail the reconnecting of certain therapeutic equipment.

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill

Yes       No

If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ (b)

TOTAL RELOCATION COSTS (a+b) 35,000.00

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 804 A.P.N. 2350-12-32 Use(s) Cleaner's  
 Location/Address 11223 Chandler No. of buildings 1  
 Owner Glenn Taylor Gross Area of each building 1 2480 5 \_\_\_\_\_  
 Date Acquired 10-14-71 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 Indicated price NA 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 Lot Area 6000 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Zoning M2 Rentable Area of each building 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 Use Service 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 Highest AND Best Use, if different than current used (document) Current. 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION 40 yr. old frame and stucco in poor condition.

**APPROACH USED:**

<input checked="" type="checkbox"/> Replacement Cost	<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Market Sales
6000 SF @ \$25	\$150,000	2480 SF @ \$3 Net 7,440
2480 SF @ \$40		Cap. @ 10% 74,400
Misc.		
		2480 SF @ \$40 \$99,200
Total		
DRC		
	<u>30,660</u>	
	<u>\$180,660</u>	



**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 805 A.P.N. 2350-12-800  
 Location/Address 11200 Chandler  
 Owner SPRR  
 Date Acquired NA  
 Indicated price NA  
 Lot Area 79,950 (excludes R.R. 12' R/W)  
 Zoning M2  
 Use Retail  
 Highest AND Best Use, if different than current used (document) Current.

Use(s) Home repair center, Lumber mill, insulation, storage.  
 No. of buildings 4  
 Gross Area of each building  
 1 20,000 5 \_\_\_\_\_  
 2 2,000 6 \_\_\_\_\_  
 3 1,800 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Rentable Area of each building  
 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION Wood frame, wood siding, metal clad over steel frame.  
 Average condition. \_\_\_\_\_

**APPROACH USED:**

Replacement Cost       Income       Market Sales

79,950 SF @ \$20		\$1,599,000
20,000 SF @ \$40	\$800,000	
2000 SF @ \$15	30,000	
1800 SF @ \$15	27,000	
Misc.	10,000	
Total	\$867,000	
DRC		346,800
		<u>\$1,945,800</u>

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 805  
 Business Address 11211 Chandler  
 Name of Business Capitol Insulation - Terry Building Center  
 Type of Business Insulation, lumber & hardware & plumbing supplies.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE (S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	<u>60,000</u>	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

1. Material to move is bulky but not heavy. Office equipment is minimal. In-lieu payment is best approach (10,000.00).
2. Terry Building Center - large building supply Co. It appears it is renting from the railroad. Further down the block it appears that it does a great volume in sale of lumber. To move the store itself will probably cost between (20-30 K). If the lumber yard has to also be moved - it would take up other portion of the amount estimated for moving. This amount could be reduced if we can get the tenants to reduce the lumber supply on hand as the time comes to relocate, & have the replenished stock sent to the new location.

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill  
 Yes       No  
 If yes, explain: Relocation will cause delays and decrease in business.

Goodwill Compensation \_\_\_\_\_ 60,000 (b)

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_ 120,000

As to moving the railroad spur - until it is determined just where the railroad requires the actual changes - No dollars can be set forth for cost at this time.

**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D.	806	A.P.N.	2350-12-21	Use(s)	Lumber sales and storage
Location/Address	11211 Chandler Blvd.			No. of buildings	2
Owner	Tarzana Lumber Co.			Gross Area of each building	1 2000 5 2 5000 6 3 _____ 7 4 _____ 8
Date Acquired	3-16-76			Rentable Area of each building	1 _____ 5 2 _____ 6 3 _____ 7 4 _____ 8
Indicated price	NA			Highest AND Best Use, if different than current used (document)	Current.
Lot Area	78,000				
Zoning	M2				
Use	Retail				

PROPERTY DESCRIPTION 30 yr old wood frame metal clad offices and mill. Average  
 condition. Improvements have nominal value.

**APPROACH USED:**

Replacement Cost       Income       Market Sales

78,000 SF @ \$15		\$1,170,000
2000 SF @ \$30	\$60,000	
5000 SF @ \$15	75,000	
Misc.	5,000	
Total	\$140,000	
DRC		42,000
		<u>\$1,212,000</u>

CHART E  
RELOCATION COSTS FOR BUSINESSES

Property I. D.: 806  
 Business Address: 1121 Chandler Blvd.  
 Name of Business: \_\_\_\_\_  
 Type of Business: \_\_\_\_\_  
 Use of Space (retail, office, storage, factory, etc.): \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

TYPE	AMOUNT	SOURCE (S)
Total Moving Expenses	\$ _____	
Actual Moving Expense	_____	1. _____
Search for Replacement Business	35,000	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

- Property owner is Tarzana Lumber Company - moving cost would be \$35,000. Have no real information if this lumber yard is part of the operation of the Terry Building Center.  
 That is why I have broken the relocation cost into entities. There is a good size wood shop on the premises - but the majority of the yard is used for storage of its lumber. Major cost would be moving the workshop equipment.

Again the cost can be kept down to a minimum if you can get tenant to reduce inventory at the time of relocation and restock inventory sent to relocated site.

Highest amount either A or B \_\_\_\_\_ (a)

Loss of Goodwill

Yes       No

If yes, explain: Relocation may be impossible or difficult.

Goodwill Compensation \_\_\_\_\_ 100,000 (b)

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_ 135,000





**PROPERTY VALUATION BEFORE  
FULL OR PARTIAL TAKING/EASEMENTS**

Property I.D. 808 A.P.N. 2350-12-15 Use(s) Auto sales/service  
 Location/Address 5420 Lankershim No. of buildings 1  
 Owner Philip Young Gross Area of each building 1 11,800 5 \_\_\_\_\_  
 Date Acquired 8-6-76 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 Indicated price NA 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 Lot Area 16,500 4 \_\_\_\_\_ 8 \_\_\_\_\_  
 Zoning M2 Rentable Area of each building 1 \_\_\_\_\_ 5 \_\_\_\_\_  
 Use Retail 2 \_\_\_\_\_ 6 \_\_\_\_\_  
 Highest AND Best Use, if different than current used (document) Current. 3 \_\_\_\_\_ 7 \_\_\_\_\_  
 4 \_\_\_\_\_ 8 \_\_\_\_\_

PROPERTY DESCRIPTION Masonry building about 30 years old, good condition. Used for showroom and service. Other areas paved with concrete.

**APPROACH USED:**

Replacement Cost

Income

Market Sales

16,500 SF @ \$20	\$330,000	11,800 SF @ \$3.00 = \$ 35,400	11,800 SF @ \$.45 = \$531,000
11,800 SF @ \$40	\$472,000	Cap @ 9%	393,333
Paving, etc.	<u>10,000</u>		
Total	\$482,000		
DRC	<u>289,000</u>		
	\$619,000		

**FINAL OPINION \$ 575,000**

CHART C  
RELOCATION COSTS FOR BUSINESSES

Property I.D.: 808  
 Business Address 5420 Lankershim  
 Name of Business Cross Roads Mazda  
 Type of Business Car dealer (new & used) plus service.  
 Use of Space (retail, office, storage, factory, etc.) \_\_\_\_\_  
 Square Footage of business (by use) \_\_\_\_\_

EXPENSES

<u>TYPE</u>	<u>AMOUNT</u>	<u>SOURCE(S)</u>
Total Moving Expenses	\$ _____	
Actual Moving Expense	<u>35,000</u>	1. _____
Search for Replacement Business	_____	2. _____
In Lieu payment	_____	

Qualifications, clarifications on sources:

1. This dealer has a body shop and mechanic shop. Past experience in relocating similar business indicates this kind of moving cost.

\_\_\_\_\_

\_\_\_\_\_

2. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Highest amount either A or B \_\_\_\_\_ (a)  
 Loss of Goodwill \_\_\_\_\_

Yes       No

If yes, explain: Relocation will cause decrease in business and it may be difficult to start up in the same area at all.

\_\_\_\_\_

\_\_\_\_\_

Goodwill Compensation \_\_\_\_\_ 150,000 (b)

TOTAL RELOCATION COSTS (a+b) \_\_\_\_\_ 185,000