

**RESOLUTION OF THE LOS ANGELES COUNTY METROPOLITAN  
TRANSPORTATION AUTHORITY DECLARING CERTAIN IMPROVEMENTS  
PERTAINING TO THE REALTY NECESSARY FOR PUBLIC PURPOSES AND  
AUTHORIZING THE ACQUISITION THEREOF THROUGH THE EXERCISE OF  
EMINENT DOMAIN EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT  
PROJECT APN: 2619-017-009  
ESFV-C-006-1**

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

Section 1.

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

Section 2.

The property interests described hereinafter are to be taken for public use, namely, for public transportation purposes and all uses necessary, incidental or convenient thereto, and for all public purposes pursuant to the authority conferred upon the Board to acquire property by eminent domain by California Public Utilities Code Sections 30000-33027, inclusive, and particularly Section 30503 and 30600, Sections 130000-132650, inclusive, and particularly Sections 130051.13 and 130220.5, Code of Civil Procedure Sections 1230.010-1273.050, inclusive, and particularly Sections 1240.510 and 1240.610, and Article I, Section 19 of the California Constitution.

Section 3.

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

Section 4.

(a.) The acquisition of the Property Interests is necessary for the development, construction, operation, and maintenance of the East San Fernando Valley Light Rail Transit Project ("Project");

(b.) The environmental impacts of the Project were evaluated in the Final

Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on December 8, 2020. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA. Through the Preliminary Engineering (PE) phase of the Project, design refinements to the southern segment were identified. Environmental analysis and findings of the proposed design refinements were documented in an Addendum to the Final Environmental Impact Report, in compliance with California Environmental Quality Act and approved by the Board in October 2023.

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

#### Section 5.

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

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

#### Section 6.

Pursuant to Sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Property Interests are already devoted to a public use, the use to which the Property Interests are to be put is a more necessary public use than the use to which the Property Interests are already devoted, or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the Property Interests are already devoted.

#### Section 7.

That notice of intention to adopt this resolution was given by first class mail to the owners of the Property Interests to be acquired by eminent domain in accordance with Section 1245.235 of the Code of Civil Procedure and a hearing was conducted by the Board on the matters contained herein and each person whose Property Interests are to be acquired by eminent domain was given an opportunity to be heard.

### Section 8.

It is the intention of the Board in adopting this Resolution to acquire all of Improvements Pertaining to Realty at the Subject Property to fulfill the purposes of the Project. A due and diligent effort has been made to identify all of the Improvements Pertaining to Realty on the Subject Property and to describe the same in the attached Exhibit C. If after the adoption of this Resolution Exhibit C is found to not accurately contain all of the Improvements Pertaining to Realty on the Subject Property, the Chief Executive Officer, or their designee, are hereby authorized to make such necessary adjustments to Exhibit C to as to include and identify all Improvements Pertaining to Realty on the Subject Property and to acquire the same as part of the authorization of this Resolution, and such adjusted or amended Exhibit C shall be the Property Interests authorized to be acquired herein.

### Section 9.

Legal Counsel is hereby authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the Property Interests described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of said Property Interests in accordance with the provisions of the eminent domain law and is directed that the total sum of probable just compensation be deposited with the State Treasurer or the Clerk of the Superior Court. Counsel may enter into stipulated Orders for Prejudgment Possession and/or Possession and Use Agreements, where such agreements constitute the functional equivalent of an Order for Prejudgment Possession. Counsel is further authorized to correct any errors or to make or agree to any non-material changes to the legal description of the real property that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Property Interests, and, with the concurrence and approval of LACMTA Staff, to make minor adjustments to the scopes and descriptions of the Property Interests to be acquired in order to ameliorate any claims for severance damages.

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

### Section 10

If, after adoption of this Resolution, LACMTA acquires all of the Property Interests by negotiated acquisition without the commencement of an eminent domain proceeding authorized by this Resolution, then, upon the execution and delivery of

the instrument(s) transferring interest in all of the Property Interests to LACMTA, this Resolution as to those Property Interests so acquired shall be automatically rescinded and extinguished, without further notice or additional action by this Board.

I, COLLETTE LANGSTON, Board Clerk of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Los Angeles County Metropolitan Transportation Authority at a meeting held on the 28<sup>th</sup> day of May 2026.

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COLLETTE LANGSTON  
LACMTA Board Clerk

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

**ATTACHMENTS**

- Exhibit A – Parcel C-006 Legal Description
- Exhibit B – Parcel C-006 Plat Map
- Exhibit C – Parcel C-006 Improvements Pertaining to Realty

**LEGAL DESCRIPTION**

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

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

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

EXCEPT THEREFROM THE SOUTHWESTERLY 5 FEET THEREOF.

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

PLAT MAP



**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Paseo Night Club

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

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Paseo Night Club (cont.)

Qty.	Description
1	Ticket podium, 3'w x 3'h x 2'd, softwood frame, stained wood fascias, with shelf
1	Traffic mirror, 1.5' diameter, interior wall-mounted
80	SF of fabric drape wall covering, at seating area on stage
1	Lot of minor signage
1	Set of floor bolts for 2 compartment safe in office
300	LF (estimate) of light rope, wall and ceiling mounted

**INTERIOR**

1	Alarm system, including, control panel, code pad, 4 door contact sensors, 3 motion sensors, wiring
1	Bar construction, stained wood, scored wood panel fascias, consisting of: <ul style="list-style-type: none"> <li>40 Linear feet (LF) of front counter, 2'd x 3'h, with brick foot rail, 1 dual action swing door</li> <li>26 LF of back bar counter, 3'h, 4 doors, 2-8'L liquor shadow boxes, including, 13 LF of upper liquor shelving, 3 tier, stained plywood, 1 upper liquor cabinet, 7'L, 6 doors, with glass hanger rack, wall-mounted</li> <li>8 LF of pony wall, 3.5'h, with drink countertop, brick foot rail</li> </ul>
1	Bar soffit construction, 39'L x 7'h x 8'd, softwood framed, painted wood panel covering, lower decorative 3 sided mansard with wood shingles, stained wood panel underside fascia
1	Bar sink, 6'w, stainless steel, 3 compartment, 2 end boards, single mixing faucet, local plumbing
1	Group of interior lighting fixtures, including local electrical, consisting of: <ul style="list-style-type: none"> <li>11 Sconce fixtures, single element, wall-mounted</li> <li>16 Down shot single element Halogen fixtures, bar soffit recessed</li> </ul>
512	Square feet (SF) of wainscotting, stained scored plywood
416	SF of dance floor, 4' x 6" stained wood planks

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Paseo Night Club (cont.)

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

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Paseo Night Club (cont.)

Qty.	Description
3,540	SF of parking lot asphalt resurfacing, including striping for 13 regular spaces and 1 ADA space
3	Exterior doors, 3' x 7', fire rated, painted metal with closers and panic bars
2	Evaporative coolers, roof-mounted with 2 painted metal interior down shot registers
3	Exit signs, illuminated, 2 with 2 element lighting fixtures, back-up batteries
1	Group of restroom improvements, consisting of: <ul style="list-style-type: none"> <li>585 SF of ceramic wall tile, 12" x 8" tiles, 295 SF in women's, 290 SF in men's</li> <li>9 LF of counter, 26"d, ceramic tile trim, granite tops, 1-5' section with 2 drop-in sinks, porcelain on cast iron, 2 faucets, finish plumbing, 1-4' section with under storage, 2 stained wood doors, women's</li> <li>3 Wall mirrors, 1-51" x 40", 1-20" x 20", women's, 1-20" x 20", men's</li> <li>5.5 LF of sink counter, 26"d, ceramic tile trim, granite top, 2 drop-in sinks, porcelain on cast iron, 2 faucets, finish plumbing, men's</li> <li>128 SF of ceramic tile flooring, 12" x 12", men's</li> <li>1 Privacy panel, 4'w, painted metal, single door, men's</li> </ul>