

ATTACHMENT B-1

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: 2210-022-040, 056; ESFV-B-004-1

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: the improvements pertaining to realty that are more particularly described in Exhibit "C" attached here to, and located on the real property identified in Exhibits "A" and "B" ("Improvements") (hereinafter the Improvements are 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 4th day of December, 2025.

COLLETTE LANGSTON
LACMTA Board Clerk

Date: _____

ATTACHMENTS

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

LEGAL DESCRIPTION

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

PARCEL 1:

THE EAST 95 FEET OF THE NORTH 130 FEET OF LOT 14 OF TRACT NO. 1532, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 130 AND 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM, ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.

PARCEL 2:

THE WEST 3 FEET OF THE EAST 98 FEET OF THE NORTH 130 FEET OF LOT 14 OF TRACT NO. 1532, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 130 AND 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM, ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.

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PARCEL 3:

THE EAST 63 FEET OF THE SOUTH 100 FEET OF THE NORTH 130 FEET OF THE WEST 237 FEET OF THE EAST 335 FEET OF LOT 14 OF TRACT NO. 1532, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 130 AND 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM, ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.

PARCEL 4:

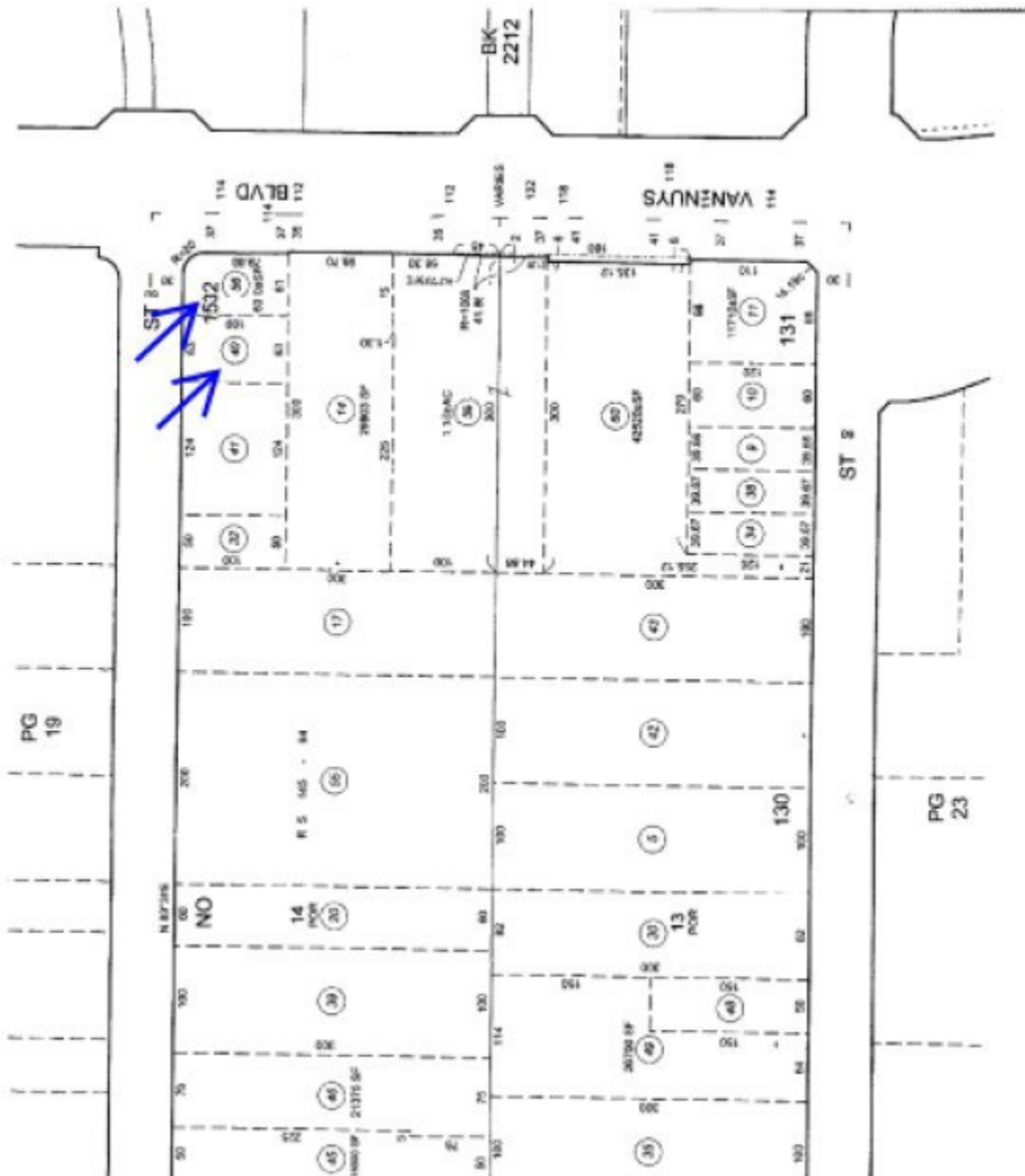
THE EAST 63 FEET OF THE NORTH 30 FEET OF THE WEST 237 FEET OF THE EAST 335 FEET OF LOT 14 OF TRACT NO. 1532, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 130 AND 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM, ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.

APN: 2210-022-040

EXHIBIT "B"
PARCEL ESFV-B-004-1

PLAT MAP



SHOE PALACE
IMPROVEMENTS PERTAINING TO REALTY

Item No.	Qty.	Description
1	1	Roll-down security shutter, 57" x 9' high, metal, metal mesh fascia
2	36	Linear feet of retail area divider wall panel, 10' high x 8" thick, assumed to be wood framing, painted drywall fascia, 4" high base wood trim, wood, with electrical outlets
3	1	Roll-down security shutters, 40" x 9', metal, solid metal panel fascia
4	2	Roll-down storefront window shutters, 9' high, 1- 9' wide, 1- 11' wide, metal, metal mesh fascias
5	1,040	Square feet of retail area ceramic tile flooring, 24" x 24", polished white
6	312	Square feet of ceramic tile flooring, 24" x 6", simulated wood décor
7	138	Square feet of ceramic tile floor in retail area, 24" x 12", polished block
8	20	Surveillance cameras, manufacturer and model no. not available, including wall mounts and cabling to office, consisting of: 17 Interior 3 Exterior
9	3	Sign cabinets, 6' x 10' x 3" deep, aluminum cabinet, interior illumination, LED, printed vinyl facia, electrical, wall-bolted
10	22	Channel letters sign, 24" high, metal cabinet, plastic fascia, illuminated, "Shoe Palace", "SP", wall-mounted
11	2	Sign cabinets, 3' x 3', metal cabinet, plastic fascia, illuminated, "Nike logo", "Air Jordan logo", wall-

EXHIBIT "C"
PARCEL ESFV-B-004-1
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Item No.	Qty.	Description
12	30	Linear feet of divider panel wall, 14' high, 8" deep, metal frame, gypsum board fascia, 1 door opening, 39" x 81", including 241 square feet of brick fascia, 8" x 5" x 2.5"
13	52	Linear feet of divider panel wall, 14' high, metal frame, dual-sided gypsum board fascia, 8" deep, with rolling security door, Dasma, model no. not available, 40" x 90", metal
14	2	Ceiling speakers, Yamaha, model no. not available, 18" x 12", including wiring and install
15	2	Ceiling speakers, Sony, model no. not available, 22" x 8" (estimate)
16	1	Alarm system, consisting of 1 control panel, 2 keypads, 1 motion sensor, wall-mounted, and 5 motion sensors, ceiling-mounted
17	150	Linear feet of track light, including 80 spotlights, 5" diameter
18	1	Lot of installation, assembly and electrical connections for open shoe display shelving

SHORT STOP
IMPROVEMENTS PERTAINING TO REALTY

Item No.	Qty.	Description
1	30	Channel letter signs, 24" high, metal cabinet, plastic fascia, illuminated, "Liquor/ Checks Cashied"
2	1	Sign cabinet, 4' x 8', metal cabinet, plastic fascia, illuminated, "Liquor Mercado", wall-mounted
3	1	Sign cabinet, 4' x 8', metal cabinet, plastic fascia, illuminated, double-sided, "Liquor Mercado"
4	4	Signs, 24" diameter, metal, "Western Union", including 2 wall mounts
5	1	Canopy, 12' x 3' x 2', metal frame, canvas top
6	5	Sconce lights, 3" diameter x 12" high, metal, LED, wall-mounted, including installation
7	156	Square feet of window sign, vinyl, images of produce and meat
8	8	Window letter sign, 4" high, vinyl, "We Accept"
9	36	Window letters, 8" high, vinyl, "Verdura Fresca Carniceria Cortes Al Gusto"
10	27	Window letter sign, 10" high, vinyl, "Fresh Produce Fresh Meat Market"
11	3	Banner signs, 4' x 3', wall-mounted
12	1	Wall sign, 28" x 44", cardboard
13	1	Sign cabinet, 10' x 26", metal cabinet, plastic fascia, illuminated, "Carniceria", wall-mounted
14	1	Lot of water and electrical connections for water dispenser
15	1	Banner sign, 4' x 2', vinyl, "Western Union"

Item No.	Qty.	Description
16	1	Scullery sink, 3' x 3' x 2', stainless steel, single compartment, 18" x 13" x 18", right side drainboard, single mixing faucet, including plumbing
17	1	Floor sink, 12" x 10" x 12", ceramic, metal crate top, food catcher
18	1	Floor drain, 5" diameter, missing top
19	1	Scullery sink, Everest, Model no.: ES3-18-2, 90" x 35" x 24", stainless steel, 3-compartment, 18" x 11" x 18", dual drainboard, including single mixing faucet with pre-rinse sub assembly, plumbing
20	1	Hand sink, 20" x 13" x 20", stainless steel, including single mixing faucet, plumbing
21	1	Hand sink, 17" x 5" x 15", stainless steel, including dual-sided splashguards, single mixing faucet, plumbing
22	1	Outlet, 240V, single for meat saw
23	8	Linear feet of wall shelf, 15" deep, laminate, metal brackets
24	11	Linear feet of wall shelf, 20" deep, laminate, metal brackets
25	155	Square feet of FRP wall panel
26	41	Linear feet of drain pipe, 2" diameter, PVC
27	360	Square feet of ceiling tile, 2' x 2' tiles, washable surface
28	1	Wall sign, 8' x 4', cardboard, "image of a cow"
29	1	Lot of supplemental electricity for meat case
30	2	Wall shelves, 48" x 12", stainless steel

Item No.	Qty.	Description
31	7	Linear feet of wall shelf, 15" deep, laminate, metal brackets
32	17	Surveillance cameras, ENS & manufacturer not available, including wall mounts and cabling to office, consisting 2 Exterior, dome housing type 13 Interior, dome housing type 2 Interior, lipstick type
33	1	Alarm system, ADT, consisting of: 1 Control panel 1 Code pad 3 Door contacts 6 Motion sensors 1 Siren 1 Panic button
34	700	Square feet of accordion window security gates, metal track and gates, storefront mounted, consisting of: 1 5' x 10' 2 6' x 10' 1 13' x 10' 2 20' x 10'
35	1	Floor sink, floor recessed, enamel on metal, plumbing
36	1	Walk-in/ reach-in cooler, 29.5' x 8' x 10.5', insulated metal panel construction, interior illumination, 3 dual coil fan blowers, Larkin, model no. not available, R-22, remote mechanical compressor, 12 reach-in glass doors, 28" x 73", tempered, 28.5 linear feet of beverage merchandising rack, metal, 8-tier on average
37	1	Service counter, 18' x 34" x 30", metal base, laminate top, 2-tier under rear storage, 2 security gates, 24" x 22", metal frame, metal mesh fascias, 1 lot of electrical and outlets for POS equipment

Item No.	Qty.	Description
38	1	Remote compressor package for refrigerated produce case, manufacturer and model no. not available, including insulated piping, 1.5" diameter, metal
39	1	Check cashing office/ room construction, 9' x 9' overall, consisting of: 18 Linear feet of wall partitioning, 11' high, assumed to be wood framing, dual-sided drywall fascias 13 Linear feet of bullet resistant window, 1/2" thick, 58" high, metal frame, 2 under window transaction trays, 12" x 10", stainless steel, 2 through-window speaking vents, 5.25" diameter 22 Linear feet of built-in open base cabinetry, laminate on wood, 34" high x 24" deep countertop, 2 under tiers 13.5 Linear feet of exterior service counter, 9" to 16" deep, laminate on wood 1 Door, 3' x 79", wood, solid core, with dead bolt lock hardware 1 Lot of electrical outlets for computer equipment 16.5 Linear feet of upper wall shelving, 18" deep laminate, with wall brackets 1 Lot of vinyl window sign letters, 2" to 5" high, "Checks Cashed/ Money Orders/ Money Transfers, etc."
40	2	Convex security mirrors, with wall arms and brackets, 1-26", 1-36"
41	8	Linear feet of wall shelving, 15" deep, laminate, with wall brackets