

**RESOLUTION OF THE LOS ANGELES COUNTY METROPOLITAN  
TRANSPORTATION AUTHORITY DECLARING CERTAIN REAL PROPERTY  
INTERESTS AND 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: 2210-030-009, -010, -014, -016; ESFV-E-003-1**

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 hereto, and located on the real property identified in Exhibits "A" and "B" ("Improvements") ("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.

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 Interest, 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 9.

If, after adoption of this Resolution, LACMTA acquires all or any 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 or any 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 22<sup>nd</sup> day of May, 2025.

\_\_\_\_\_  
COLLETTE LANGSTON  
LACMTA Board Clerk

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

**ATTACHMENTS**

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

**EXHIBIT "A"**  
**PARCEL ESFV-E-003-1**

**LEGAL DESCRIPTION**

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

Lot 23, and the Easterly 32.5 feet of Lot 24, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 88, Pages 94 and 95 of Maps, in the Office of the County Recorder of said County.

APN: 2210-030-016

APN: 2210-030-016  
(End of Legal Description)

**EXHIBIT "A" Cont'd  
PARCEL ESFV-E-003-1**

**LEGAL DESCRIPTION**

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

APN: [2210-030-009, 2210-030-010, and 2210-030-014](#)

Parcel 1:

The Northerly 25 feet of Lot 21, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in [Book 88, Pages 94 and 95](#) of Maps, in the Office of the County Recorder of said County.

Parcel 2:

The Southerly 80 feet of the Northerly 105 feet of Lot 21, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in [Book 88, Pages 94 and 95](#) of Maps, in the Office of the County Recorder of said County.

Parcel 3:

The Easterly 12.50 feet of the Westerly 22 50 feet of Lot 21, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in [Book 88, Pages 94 and 95](#) of Maps, in the Office of the County Recorder of said County, except therefrom the Northerly 105 feet of said Lot 21

Parcel 4:

Lot 22, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in [Book 88, Pages 94 and 95](#) of Maps, in the Office of the County Recorder of said County.

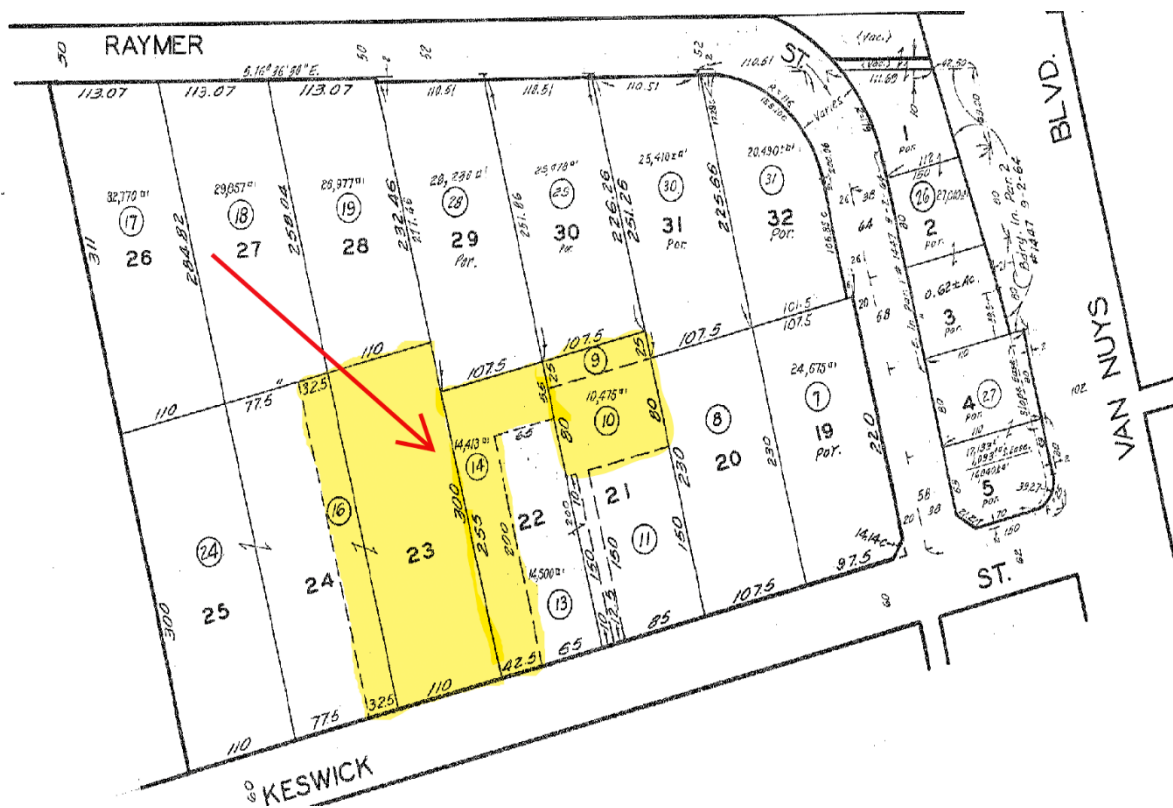
Except therefrom the Easterly 65 feet thereof.

Parcel 5:

The Northerly 55 feet of the Easterly 65 feet of Lot 22, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in [Book 88, Pages 94 and 95](#) of Maps, in the Office of the County Recorder of said County.

APN: 2210-030-009, 2210-030-010, and 2210-030-014  
(End of Legal Description)

## PLAT MAP



**EXHIBIT "C"**  
**PARCEL ESFV-E-003-1**

<b>Item No.</b>	<b>Qty.</b>	<b>Description</b>
1	1	Power wiring to machines, consisting of wiring in box, cable & switch boxes, etc.
2	1	Group of flooring tile in showroom +/-4,000 square feet
3	4	Kitchen display showroom Demo
4	4	Office display showroom Demo
5	1	Sump System, consisting of 2 ton HP pumps; 4 deep concrete pits 6x6x6 and 120 linear feet in floor trench drain
6	1	Exterior sign, 3' x 18"
7	1	Exterior sign, painted on wall, approximately 4' x 4' BTS logo
<b>Item No.</b>	<b>Qty.</b>	<b>Description</b>
1	1	Painted exterior sign on wall, 4' x 4'