

**ATTACHMENT B**

**RESOLUTION OF THE LOS ANGELES COUNTY METROPOLITAN  
TRANSPORTATION AUTHORITY DECLARING CERTAIN REAL PROPERTY  
INTEREST NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE  
ACQUISITION THEREOF THROUGH THE EXERCISE OF EMINENT DOMAIN  
WESTSIDE PURPLE LINE EXTENSION PROJECT, SECTION 2, ("PROJECT") –  
APN:**

**4319-001-008, PARCEL NO. W-3602**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY  
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 Interest described hereinafter is 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 Interest consists of the acquisition of an 18-month Temporary Construction  
Easement ("TCE") over the entire 29,852 square feet of the Property, including the use of  
the office building located on the surface as described more specifically in the legal  
description (Exhibit "A"), depicted on the Plat Map (Exhibit "B"), and a description of the  
uses of the TCE (Exhibit "C") all of which are incorporated herein by this reference.

The TCE shall be valid for a period of 18 months for the ongoing Project construction.  
The TCE shall commence on December 31, 2025, and it shall terminate on the earliest of

(a) the date upon which LACMTA notifies the applicable owner that it no longer need the Property Interest or (b) 18-months from commencement date.

#### Section 4.

(a.) The acquisition of the above-described TCE is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Section 2 ("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 April 26, 2012 and May 24, 2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

(c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

#### Section 5.

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

(a.) The public interest and necessity require the proposed Project;

(b.) The proposed 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 Interest sought to be acquired, which has been described herein, is necessary for the proposed Project;

(d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and said offer was transmitted together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, which offers and accompanying statements/summaries were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

(e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

#### Section 6.

Pursuant to Sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Property is already devoted to a public use, the use to which the Property is to be put is a more necessary public use than the use to which the Property is 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 is already devoted.

#### Section 7.

That notice of intention to adopt this resolution was given by first class mail to each person whose Property is 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.

#### 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 TCE described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of said TCE 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 TCE.

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 action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. 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 Metropolitan Transportation Authority at a meeting held on the 24th day of July, 2025.

Date:

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COLLETTE                      LANGSTON  
LACMTA Board Clerk

**ATTACHMENTS**

- 1 - Legal Description (Exhibit "A")
- 2 - Plat Map (Exhibit "B")
- 3 - Description of uses of Temporary Construction Easement (Exhibit "C")



## Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SAID LAND CONVEYED TO AUTOMOBILE CLUB OF SOUTHERN CALIFORNIA BY CORPORATION GRANT DEED RECORDED OCTOBER 25, 1962, AS INSTRUMENT NO. 1590, OFFICIAL RECORDS OF SAID COUNTY, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 4, TRACT NO. 26196, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 684 PAGES 78 THROUGH 86 INCLUSIVE OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST SOUTHERLY CORNER OF SAID LOT 4; THENCE NORTH  $35^{\circ} 46' 43''$  WEST, A DISTANCE OF 217.06 FEET ALONG THE WESTERLY LINE OF LOT 4, TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH  $35^{\circ} 46' 43''$  WEST, 105.00 FEET; THENCE NORTH  $54^{\circ} 13' 17''$  EAST, A DISTANCE OF 288.86 FEET TO THE EASTERLY LINE OF LOT 4, THENCE ALONG SAID EASTERLY LOT LINE, SOUTH  $30^{\circ} 46' 43''$  EAST, A DISTANCE OF 105.10 FEET; THENCE SOUTH  $54^{\circ} 13' 17''$  WEST, A DISTANCE OF 279.67 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPT ALL MINERALS, OIL, GAS AND HYDROCARBONS IN AND UNDER SAID LAND BUT WITHOUT RIGHT OF ENTRY UPON THE SURFACE OR UPPER 500 FEET (MEASURED FROM THE SURFACE) OF SAID LAND, AS RESERVED BY FOX REALTY CORPORATION OF CALIFORNIA, IN DEED RECORDED APRIL 17, 1961 IN BOOK D 1190 PAGE 104, OFFICIAL RECORDS.

AFFECTS APN: 4319-001-008

NOTE:

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:

*Janeen Nedlik*  
JANEEN NEDLIK, P.L.S. 7563

*April 27, 2015*  
DATE



## Plat Map

GRANTOR : AUTOMOBILE CLUB OF SOUTHERN CALIFORNIA		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION : PORTION OF LOT 4 OF TRACT NO. 26196, M.B. 684/78-86			
BENCH MARK :			
TITLE REPORT : ORANGE COAST TITLE NO. 140-1264287-32		ADDRESS : 1950 CENTURY PARK EAST LOS ANGELES 90067	
ASSESSOR'S REF. : 4319-001-058		P.O.W. REFERENCE : H-30361 W-3602	
NO.	DATE	REVISION DESCRIPTION	

  

<b>EXHIBIT "B"</b>		TRACT NO. 5609 LOT E M.B. 76/68-71	
			
DATA IN PARENTHESIS PER INST. NO. 1990, O.R. REC. D-25-62.			

PARCEL	W-3602			
AREA - SQUARE FEET	29,852			

 LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY	APPROVED BY:	<b>PARCEL PLAT</b>  W-3602  SHEET 1 OF 1	CONTRACT NO./DESIGN UNIT		
			SCALE	1"=60'	
			DATE	04/27/2015	
			DRAWN BY	T. BAINEY	
	CHECKED BY		J. MEDINA		
	REV. DATE		REV. NO.		

## Description of Uses of Temporary Construction Easement

### TEMPORARY CONSTRUCTION EASEMENT

The purpose and uses of the temporary construction easement shall include the following:

- (1) ingress and egress over, through, across, and under the Easement Area, by persons on foot and by vehicles of all kinds, sizes and weights;
- (2) storage in and upon the Easement Area of vehicles, equipment, and materials of all kinds and natures;
- (3) construction of temporary buildings, structures and other improvements in and upon the Easement Area, for any purpose reasonably related to the construction of a rapid transit system;
- (4) excavation within the Easement Area, or the storage area thereon of material excavated elsewhere, and the alteration of the surface elevation and grade thereof;
- (5) removal of the parking garage on the Property together with any trees, shrubs, or other vegetation from the Easement Area;
- (6) installation of temporary pipes, wires, or lines for water, gas, electric or telephone services, drainage, sewerage or other utilities on, across, over, under or through the Easement Area;
- (7) use of the office building as a field office for project design and construction personnel; and
- (8) all other uses necessary, incidental, convenient or useful to the construction by Grantee of a rapid transit system.

At the expiration of the easement, the easement area shall be restored as nearly as practicable to its condition at the time the easement commenced with the exception of reconstruction of the parking garage and the existence of subsurface foundations and soldier piles utilized in the construction of the access shaft and subsurface tunnels.