

**RESOLUTION OF THE LOS ANGELES COUNTY METROPOLITAN
TRANSPORTATION AUTHORITY DECLARING 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: 2210-025-010; ESFV-E-014-1**

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 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") (hereinafter 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 25th day of September, 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 is situated in the State of California,
County of Los Angeles, City of Van Nuys and described as follows:**

Parcel 1:

The East 2-1/2 acres of Lot 7 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 to 132 inclusive of Maps, in the Office of the County Recorder of said County, acreage computed to Southern boundary of the Southern Pacific Railway Company's right of way.

Excepting all minerals, coal, oils, petroleum and kindred substances, natural gas under and in said land.

Parcel 2:

That portion of Lot 22 of Tract No. 16545, as per Map recorded in Book 398, Pages 18 and 19 of Maps, records of said City and County of Los Angeles, bounded on the West and East by the Southerly prolongation of the West and East lines of the land described in Parcel 1 above.

APN: 2210-025-010

(End of Legal Description)

EXHIBIT "B"
PARCEL ESHV-E-014-1

PLAT MAP

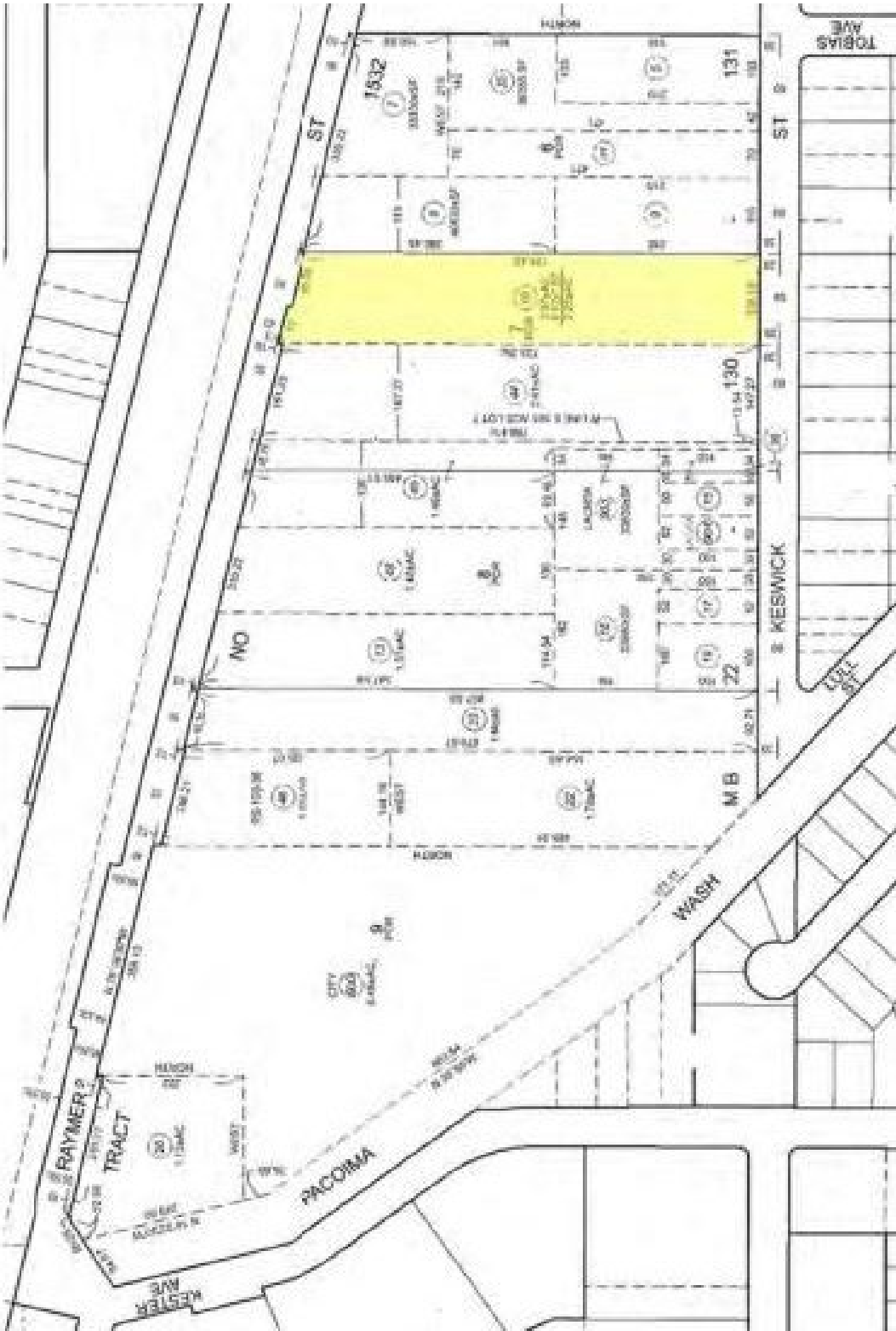


EXHIBIT "C"
PARCEL ESFV-E-014-1

IMPROVEMENTS PERTAINING TO REALTY

14701 – 14707 KESWICK STREET – DAVID BARNES COMPANY

NON-MOVABLE ASSETS – TENANT IMPROVEMENTS

Item No.	Qty.	Description
1	5	Exterior Lights
2	1	Exterior Painted Sign "David Barnes & Co."
3	2	Concrete boxes, 1-40' & 1-20'
4	5	Smog Hogs Interior
5	2	Smog Hogs (Mist Kopfs) Interior
6	1	Group of Power Wiring, Consisting of Transformers, Step Down, Control Panels, Wiring In Flex Rigid and Flexible Cable, Etc.

14704 RAYMER STREET – DAVID BARNES COMPANY

NON-MOVABLE ASSETS – TENANT IMPROVEMENTS

Item No.	Qty.	Description
1	1	Group of Power Wiring, consisting of: Transformer, Sub Station, Step Down, Wiring in Rigid & Flexible Conduits.

14706 RAYMER STREET – SIT CATERING & EVENT RENTAL

NON-MOVABLE ASSETS – TENANT IMPROVEMENTS

Item No.	Qty.	Description
1	1	Stainless steel sink, 3 positions, 10 linear feet
2	1	Closet, wood, 20'x7'x4'
3	2	Green A/C