

**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 THE EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT
PROJECT APN: 2210-025-007; ESFV-E-012-1**

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.

This Board, on January 23, 2025, duly adopted a Resolution of Necessity to acquire, among other things, Improvements Pertaining to the Realty (the "January Resolution") located at the real property identified as APN 2210-025-007 with a street address of 14646 Raymer Street, Van Nuys, CA (the "Subject Property"). Subsequent to the adoption of the January Resolution, additional improvements pertaining to the realty were identified at the Subject Property. Thus, the property interests to be acquired by adoption of this Resolution consist of the amended improvements pertaining to realty that are more particularly described in Exhibit "A" attached hereto and located on the Subject Property ("Property Interests"). Exhibit "A" is incorporated herein by reference. This Resolution shall supersede the January Resolution.

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 Interests 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 offer required by Section 7267.2 of the Government Code has been made to the owners of the Property Interests. Said offer was accompanied by a written statement of, and summary of the basis for, the amount established and offered as just compensation. The statement/summary 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 A. If after the adoption of this Resolution Exhibit A 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 A 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 A 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 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 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: _____

ATTACHMENT

Exhibit - A — Improvements Pertaining to Realty

IMPROVEMENTS PERTAINING TO REALTY

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SCV RECYCLING IMPROVEMENTS PERTAINING TO THE REALTY EFFECTIVE DATE OF VALUE - APRIL 14, 2025

Item No.	Qty.	Description
1	1	Truck scale, in-ground, with 10' x 70' platform, 100,000 lb. capacity, with: <ul style="list-style-type: none"> 1 Scale pit, concrete, 11' x 71' 1 Weight display, RMS 1 Remote weight display, Matko, Model no.: SBL-4 1 Weight display controller, Scale Systems, Model no.: GSE 650
2	1	Truck scale, above-ground, with 11' x 40' platform, 40,000 lb. capacity, with: <ul style="list-style-type: none"> 1 Scale platform, concrete, 40' x 16' 1 Weight display controller, Scale Systems, Model no.: GSE 562 1 Remote weight display, Matko, Model no.: SBL-4 2 Ramps, concrete, 11' x 20' 1 Barrier wall, 3/4" steel plate, 40' x 4' high 1 Pipe bollard, 4.5" diameter x 41" high 5 Pipe bollards, 4" x 4" x 30" high 16 Linear feet of guard rail, steel
3	* 32,909	Square feet of concrete and asphalt paving, in yard area, 12" thick gravel base, 18" thick concrete and sphalt, re-inforced
4	1	Lot of perimeter fencing, tubular metal with spear tops and metal beam backing supports, consisting of: <ul style="list-style-type: none"> 1 Rolling gate, 22' wide x 92" high 1 Rolling gate, 12' wide x 92" high 1 Swing gate, 16' wide x 92" high 1 Swing gate, 7' wide x 8' high 1 Rolling gate, 16' wide x 8' high 1 Rolling gate, 25' wide x 8' high 140 Linear feet of tubular metal fence, 10' high, spear 37 Linear feet of tubular metal fence, 8' high, spear top 34 Linear feet of tubular meat fencing, 8' high, spear 352 Linear feet of tubular metal fence, 8' - 12' high, 3-tiered metal beam backing 6690 protective gate covering on all perimeter fencing and rolling gates, 8' - 12' high

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SCV RECYCLING
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE - APRIL 14, 2025

Item No.	Qty.	Description
5	1	Concrete block containment structure, 13' x 32' x 40" high, consisting of: 300 Square feet of concrete block wall, 8" thick, reinforced 416 Square feet of concrete base slab 126 Square feet of wood decking on frame, 12' x 10' 6" 1 Steel stairs, 42" x 58" x 48", with hand railing
6	1	Lot of storm water drain system, consisting of: 1 Subterranean water collection vault, 70' x 4' x 10', underneath truck scale, 4' high walls x 12" deep, reinforced concrete, 700 square feet of reinforced concrete foundation base, 12" deep, including 3,500 cubic yards of bulk material excavation 1 Subterranean waste water storage tank, 5,000 gallon, concrete, cone shaped, with manhole, including submersible pump and electrical connection 55 Linear feet of subterranean piping from collection vault to waste water storage tank, 2" PVC
7	17	LED yardlightsg, with conduit and wiring, building and fence mounted, consisting of:
8	1	Built-in wall unit, 46" x 82" x 14", laminate, 6-tier
9	1	Built-in base cabinet, 6' x 30" x 14" to 24" deep, laminate, 5-door
10	1	Built-in file cabinet, 22" x 42" x 25", laminate, 3-drawer
11	110	Square feet of ceramic tile flooring, 12" x 12"
12	1	Alarm system, Bay Alarm, consisting of: 1 Control panel 1 Code pad 2 Motion sensors 1 Door contact
13	1	Overhead canopy, 12' x 3', tubular metal frame, canvas top
14	1	Service counter shelf, 79" x 16", stainless steel

IMPROVEMENTS PERTAINING TO REALTY

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SCV RECYCLING IMPROVEMENTS PERTAINING TO THE REALTY EFFECTIVE DATE OF VALUE - APRIL 14, 2025

Item No.	Qty.	Description
15	1	Security window, 8' x 4', tubular metal, mesh facias
16	80	Square feet of accordion security gate, 8' x 10', metal frame, gates and track
17	32	Surveillance cameras, manufacturer and model no. not available, including wall mounts and cabling to office, consisting of: 21 Exterior 11 Interior
18	59	Square feet of security window bars, tubular metal
19	1	Bollard, 3' high, 5" diameter, metal, concrete filled
20	1	Sign cabinet, 9' x 4', metal, plastic facia
21	4	Bullhorns, manufacturer and model no. not available
22	6	Spotlights, 10" x 5", LED, wall-mounted
23	1	Security door, 30" x 80", tubular metal, metal mesh backing, with number lock
24	27	Wall letters, 10" high, "Welcome/ Bienvenidos/ Recycling", painted
25	18	Wall letters, 6" high, "www.scvrecycling.com", painted
26	1	Lot of painted wall logos, 2- bulls, 1- SVC
27	110	Square feet of pallet rack wall facia
28	265	Square feet of ceramic tile flooring, 12" x 12" tiles
29	1	Wall partition, 77" x 76" x 4", wood construction, plywood facia, 3 rear shelves, 4" to 9" deep, with upper plans storage box, 77" x 21" x 25", wood, 36-cubby
30	227	Square feet of ceramic tile flooring, 12" x 12" tiles