

**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: 2210-030-027
ESFV-B-002-1**

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 IPR interest in the real property described in the legal description attached hereto as Exhibit A and depicted in the plat map attached hereto as Exhibit B and (ii) the improvements pertaining to realty that are more particularly described in Exhibit C attached hereto ("Improvements") (hereinafter the Improvements are collectively 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 28th of May 2026.

COLLETTE LANGSTON
LACMTA Board Clerk

Date: _____

ATTACHMENTS

- Exhibit A – Parcel B-002 Legal Description
- Exhibit B – Parcel B-002 Plat Map
- Exhibit C – Parcel B-002 Improvements Pertaining to Realty

LEGAL DESCRIPTION

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

LOTS 4 AND 5, [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.

EXCEPTING THEREFROM, THE WESTERLY 38 FEET OF SAID LOTS 4 AND 5.

ALSO EXCEPTING THEREFROM THE SOUTHERLY 2 FEET OF SAID LOT 5.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 5, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHERLY 2 FEET OF SAID LOT 5 WITH THE EASTERLY LINE OF THE WESTERLY 38 FEET OF SAID LOT 5; THENCE NORTHERLY 15 FEET ALONG SAID EASTERLY LINE; THENCE SOUTHEASTERLY IN A DIRECT LINE TO THE INTERSECTION OF SAID NORTHERLY LINE OF SAID LOT 5 WITH THE EASTERLY LINE OF THE WESTERLY 53 FEET OF SAID LOT 5; THENCE WESTERLY 15 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, THE EASTERLY 2 FEET OF SAID LOTS 4 AND 5.

ALSO EXCEPTING THEREFROM, THAT PORTION OF SAID LOT 5, BOUNDED AND DESCRIBED AS FOLLOWS:

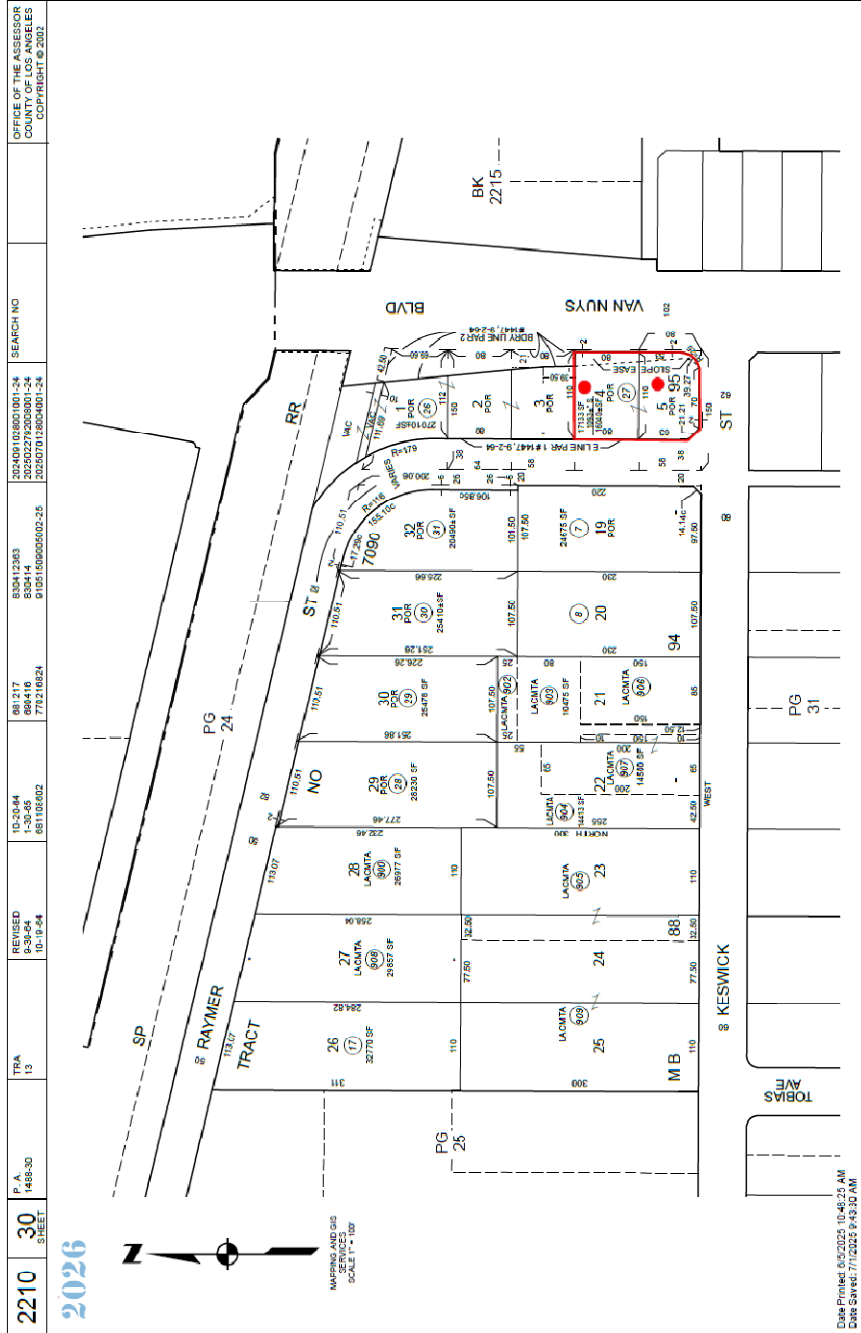
BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHERLY 2 FEET OF SAID LOT 5 WITH THE WESTERLY LINE OF THE EASTERLY 2 FEET OF SAID LOT 5; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25 FEET AND BEING TANGENT AT ITS POINT OF ENDING TO SAID NORTHERLY LINE OF THE SOUTHERLY 2 FEET OF SAID LOT 5; THENCE SOUTHWESTERLY ALONG SAID CURVE TO SAID POINT OF ENDING IN SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

ALSO EXCEPT ALL OIL, GAS, WATER AND MINERAL RIGHTS WHICH ARE NOW VESTED IN THE CITY, WITHOUT, HOWEVER THE RIGHT TO USE THE SURFACE OF SAID LAND FOR THE EXTRACTION OF SAID OIL, GAS, WATER AND MINERALS, AS RESERVED BY THE CITY OF LOS ANGELES, IN DEEDS RECORDED OCTOBER 18, 1976, AS [INSTRUMENT NO. 225 AND](#) MAY 8, 1980, AS [INSTRUMENT NO. 80-466806, OFFICIAL RECORDS](#).

[APN: 2210-030-027](#)

EXHIBIT "B"
PARCEL ESFV-B-002-1

PLAT MAP



IMPROVEMENTS PERTAINING TO REALTY (IPR)

Bender Realty, Ltd.

| Qty. | Description |
|------|---|
| 2 | Overhead bridge cranes, 2 ton capacity, each with 2 electrified crane runways, 94'L, 15'h, steel girders, wall-mounted with steel support columns, local electrical, consisting of: |
| 1 | 38 LF span, steel frame, twin girder, motorized, with trolley, motorized |
| 1 | 40 LF span, steel frame, twin girder, motorized, with trolley, motorized, 1 manual hoist, 1 ton |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

OutFront Outdoor Advertising

| Qty. | Description |
|------|--|
| 1 | Urban "Rotate" outdoor advertising sign, Sign No.: 2035, 14'h x 48'w (estimated), single face with poster panel back up, 36" diameter pole, approximately 25'h at bottom of board, cantilevered, 2 catwalks, illuminated 1 - poster panel back-up, 12' x 25' (estimated), illuminated, Sign No.: 4641 |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

Pacific Coast Marble & Granite

| Qty. | Description |
|------|---|
| 1 | Group of hand painted signage, exterior walls-mounted, consisting of: |
| 2 | Addresses, 1- "14529", 1'h, single color |
| 1 | "Pacific Coast", 2'h, single color |
| 1 | "MARBLE & GRANITE", 4'h, single color |
| 1 | "818-785-3576", approximately 1.5'h, single color |
| 2 | "MARBLE & GRANITE", 2.75'h, "FABRICATION INSTALLATION MARBLE SALES", 1.5'h, including, 2 plastic channel letters signs, "PACIFIC COAST", 1.5'h, 1 "818-785-3576", 16"h, 2 colors total throughout |
| 2 | Work light fixtures, 1-12'L feet long, 6-4'L, fluorescent elements, 1-wall washer, wall-mounted in warehouse, local electrical |
| 2 | Work benches, in warehouse, 1-10'L x 2.5'D, painted softwood, 1-6.25'L x 2'd, plywood top, tubular metal frame, in warehouse |
| 1 | Wall cabinet, 8'w x 16"h x 1'd, diamond plate metal, 2 door, in warehouse |
| 276 | Linear feet (LF) of water drainage channel, surface-recessed on existing concrete floor, approx. 1'd, 54 LF of 6" to 8"w, 222 LF of 12" to 14"w, including, 1 floor recessed clarifier, 5' x 7' footprint, 3 compartment, concrete lined with metal grates throughout, 1 sump pump in clarifier, in warehouse |
| 140 | LF of water piping, PVC, including, 30 LF of 2" diameter, 110 LF of 1" diameter, in warehouse |
| 170 | LF of pneumatic compressed air piping, 2" diameter threaded metal, including, 7 quick connects, in warehouse |
| 4 | Specialty jib cranes, 12'L, with water discharge piping, 4 water nozzles each, 1 light fixture each, 8'L, 4 element |
| 1 | Group of supplemental electrical power distribution for specific business equipment, including, circuit breakers, consisting of: |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

Pacific Coast Marble & Granite (Cont.)

| Qty. | Description |
|------|---|
| 1 | Start controller, Definite Purpose Controls by Square D Company, including, 1 safety switch, Eaton, 30 A, 240 V, approx. 25 LF of wire in .75" diameter flex conduit, for exterior air compressor |
| 1 | Safety Switch, Manufacturer: not available, assumed to be 60 A, 240 V, (if other than as assumed herein, our opinions of value may be different), for northeast saw, including, approx. 20 LF of wire in 1" diameter flex conduit |
| 1 | Safety switch, Square D Company, 200 A, 240 V, for saw by FOMA, including, approx. 10 LF of flex conduit, 1" diameter, 1 on/off switch, GE, 30 A, 600 V with approx. 20 LF of 1" diameter flex metal conduit |
| 3 | Control switches, Furnas, for saw by Ares, including, approx. 150 LF of wire in .75" diameter conduit |
| 37 | LF of painted concrete block dike, 8"h, concrete filled, floor-mounted at Forza saw |
| 30 | LF of concrete block wall, 15 LF of 4'h, 15 LF of 16"h, concrete filled, at Italtech saw |
| 1 | Group of reinforced concrete block improvements for older saw at northwest of warehouse, including, 5 footings for travel table, 3'L x 16"h x 8"d, 1 pedestal for saw, 28"w x 30"h x 28"d |
| 8 | LF of track lighting channel, with 3 spotlight fixtures, ceiling-mounted, local electrical, in office |
| 20.5 | LF of polished marble countertop, 14"d, with painted wood under shelving, 3 tier, vertical dividers, including, 53 wall-mounted polished stone samples, 12" x 12", with 100 LF of wood rail brackets |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

Pacific Coast Marble & Granite (cont.)

| Qty. | Description |
|------|---|
| 3 | Area light fixtures, high bay, high intensity, 2 ceiling-mounted, 1-with plastic lens, bridge crane-mounted, local electrical |
| 1 | <p>West office expansion build-out, electrical receptacles, area light fixtures, local electrical, consisting of:</p> <ul style="list-style-type: none"> <li data-bbox="516 646 1247 863">1 First floor addition, rectangular shape, 10.25' x 18' footprint (FP), 185 SF, 8.25'h, stone tile flooring, wood frame, plywood and drywall wall covering, flat wood roof covering, painted drywall ceiling, 1 painted wood pedestrian door, 2 vinyl slide windows, 46" x 36", stone tile flooring, 12" x 12" <li data-bbox="516 877 1247 1360">1 Mezzanine addition, slightly irregular shape, approx. 15' x 16', approx. 240 SF, 6.75'h, wood frame wall and roof, wood roof covering, painted wood and drywall wall covering, 1 painted wood pedestrian door, 1 fixed window, 6'w x 2.5'h, carpet floor covering, 1 built-in drafting table, 7.5'L x 3'd, stained wood, 1 walk-in closet, 4.5' x 5.5' FP, 1 painted wood pedestrian door, 36 LF of painted wood shelving, wood framed over stairwell, 1 wall-recessed shelving unit, 3.5'w x 3.5'h x 3.5'd, 2- 3.5'w shelves, painted wood shelving, wood framed over stairwell, 1 staircase, wood frame, 12 carpet covered stairs, 4.5'w, with landing, 2 wall-mounted hand rails, 12'L each, painted wood |
| 1 | <p>East office construction, irregular shape, approx. 540 SF, 8'h, electrical receptacles, area light fixtures, local electrical and plumbing, roof-mounted HVAC package with ducting, wood framed walls and roof, wood roof covering, painted drywall interior walls and ceiling covering, 2 pedestrian doors, 1 painted wood, 1-painted wood with inset glass panes, 2 windows, 1 aluminum slider, 4'w x 2'h, 1 fixed, 3'w x 3.5'h, 26 LF of 8'h interior partition walls, stone tile flooring, 12" x 12", 13 LF of built-in recessed shelving, 2-4 tier, painted wood, 1 restroom, 7' x 7' FP, mixed ceramic tile wainscotting, sink counter, 4'w x 2'd, 1 toilet, 1 wall mirror, 6'w x 44"h, wall-mounted, 1 wall cabinet, 5'w x 2'h, painted wood, 4 door</p> |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

S&L Towing Service, Inc.

| Qty. | Description |
|------|---|
| 1 | Banner sign, 8' x 2', "SL TOWING", "24 Hr. Service", including 2 telephone numbers and logo, vinyl, exterior-wall mounted |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

Stone Shop Designs, Inc.

| Qty. | Description |
|------|--|
| 16 | Surveillance cameras, VOIP, 6 exterior, 10 interior, including brackets, cabling |
| 1 | Group of supplemental electrical power distribution for specific business equipment, including circuit breakers, consisting of: <ul style="list-style-type: none"> 1 Start controller, Definite Purpose Controls by Square D Company, including 1 safety switch, assumed to be 30 A, 240 V, (if other than as assumed herein, our opinions of value may be different), 25 LF of wire in 1" diameter flex conduit, for interior air compressor 1 Safety switch, for southern most polishing machine by GLA Stone, Siemens, 60 A, 240 V, approx. 125 LF of wire in 1" metal flex conduit 1 Safety switch for polishing machine by GLA Stone, Eaton, 60 A, 240 V, approx. 20 LF of flex conduit 1 Safety switch for radial arm polishing machine by FOMA, Eaton, 30 A, 240 V, including, approx. 25 LF of wire in .5" diameter metal conduit 2 Safety Switches, Square D Company, 60 A, 240 V, for saw by Forza saw, including approx. 20 LF of wire in 1" diameter flex conduit 1 Safety Switch, 60 A, 240 V, for saw by Italtech, including approx. 55 LF of wire in 1" diameter flex conduit |
| 40 | LF of painted concrete block pony wall, 4'h, concrete filled, for southern most machine by GLA Stone |
| 40 | LF of water drainage channel, surface-recessed on existing concrete floor, 14"w x 1'd, including 1 floor recessed water basin, 4'w x 4'h x 4'd, concrete lined with metal grates, throughout |
| 45 | LF of water supply and recirculating piping, PVC, 1" to 1.5" diameter, including 1 shallow water pump, Drummond, M: 63407, S: 37179-2432 |
| 19 | LF of concrete block pony wall, 40"h, concrete filled, for machine by GLA Stone, including 2 concrete footings for machine frame, 8.5'L x 8"h x 1.5'w |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

Stone Shop Designs, Inc. (cont.)

| Qty. | Description |
|------|--|
| 1 | Through wall air conditioner, Frigidaire, in east office |
| 1 | Shelving unit, 5'L x 2.5'h x 16"d, laminated plastic, 2 tier, wall-mounted, in east office |