

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY INTERESTS NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF THROUGH
THE EXERCISE OF EMINENT DOMAIN**

SCORE CHATSWORTH STATION IMPROVEMENTS PROJECT (“PROJECT”)

**PROJECT PARCELS: CH-PART-001, CH-EST-001, and CH-TCE-001;
APNs: 2724-025-031**

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) a partial Fee interest (“Fee”), (ii) 36-month Temporary Access Easements (“TAE”), and (iii) 36-month Temporary Construction Easement (“TCE”), and in the real property. The interests being acquired in these properties are referred to herein as the “Property Interests”. The Property Interests are described in the plat maps and legal descriptions attached hereto as Exhibits “A-2/B-2” through “A-4/B-4” and are incorporated herein by reference.

Section 4.

- (a.) The acquisition of the Property Interests is necessary for Chatsworth Station Improvement Project, which will provide additional capacity for train operations and improve safety and reliability of the Metrolink system. Specifically, the Property Interests will be used to construct and operate a new pedestrian underpass, and its associated staircase and ramp, at Chatsworth Station.

- (b.) The environmental impacts of the Project were evaluated in 2020. The Project was deemed to satisfy the requirements of a CEQA Statutory Exemption. The CEQA Notice of Exemption (Statutory Exemption) was filed in October 2020.
- (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;
- (b.) 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 26th day of June, 2025.

COLLETTE LANGSTON
LACMTA Board Clerk

Date

Attachments

ATTACHMENTS:

Exhibit A-2: CH-Part-001 Part Fee Legal Description
Exhibit B-2: CH-Part-001 Part Fee Plat
Exhibit A-3: CH-EST-001 TAE Legal Description
Exhibit B-3: CH-EST-001 TAE Plat Map
Exhibit A-4: CH-TCE-001 TCE Legal Description
Exhibit B-4: CH-TCE-001 TCE Plat Map

EXHIBIT "A-2"

LEGAL DESCRIPTION

PARTIAL FEE

Project Parcel CH-PART-001; 7,262.90 Sq.Ft.

All that real property situated in the City of Chatsworth, County of Los Angeles, State of California, being a portion of Lot 15 as shown on that certain Tract Map No. 49472, filed in Book 1260, at Page 76 of Maps, in the Office of the County Recorder, County of Los Angeles, being more particularly described as follows:

Commencing at the northeasterly corner of Lot 16 as shown on said Tract Map, thence along the east line of said Lot 16, South 00° 05' 13" West, 160.17 feet to the northeasterly corner of said Lot 15, also being the **True Point of Beginning**;

Thence along the east line of said Lot 15, South 00° 05' 13" West, 156.65 feet;

Thence continuing along said east line, North 89° 54' 47 West, 10.00 feet;

Thence South 00° 05' 13" West, 36.19 feet to the southeasterly corner of said Lot 15;

Thence along the south line of said Lot 15, North 89° 55' 08" West, 29.54 feet;

Thence leaving the south line of said Lot 15, North 00° 05' 13" East, 192.84 feet to a point on the north line of said Lot 15;

Thence along the north line of said Lot 15, South 89° 55' 08" East, 39.54 feet to the **True Point of Beginning**.

Containing 7262.9 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

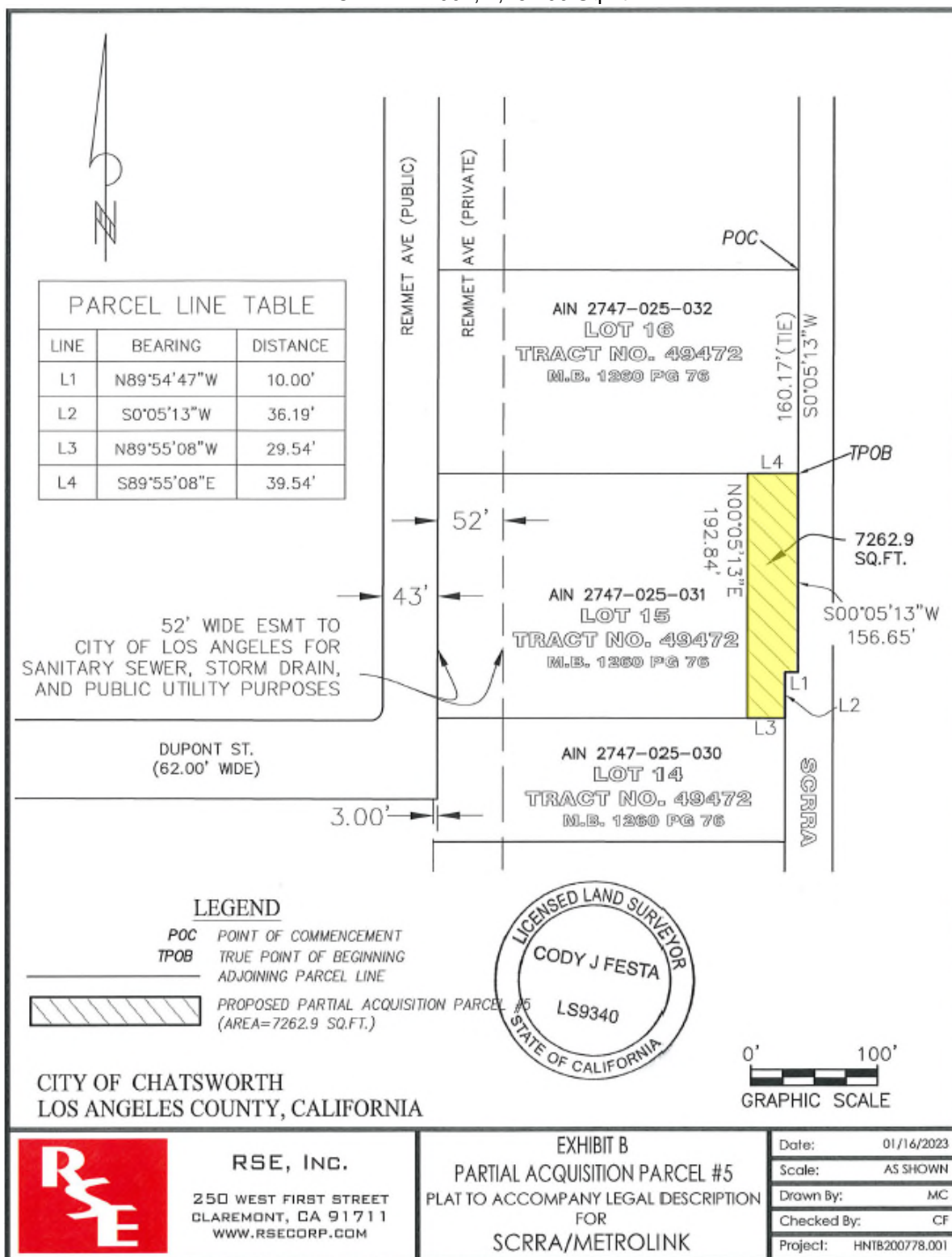
Affects 2747-025-031

EXHIBIT "B-2"

PLAT MAP

PARTIAL FEE

CH-PART-001; 7,262.90 Sq.Ft.



Affects 2747-025-031

EXHIBIT "A-3"

LEGAL DESCRIPTION

NON-EXCLUSIVE TEMPORARY ACCESS EASEMENT

Project Parcel **CH-EST-001**; **36 months**; 10,027.50 Sq.Ft.

All that real property situated in the City of Chatsworth, County of Los Angeles, State of California, being a portion of Lot 15, and lying all within that portion of Remmet Avenue (a 52.00 feet wide private street) as shown on that certain Tract Map No. 49472, filed in Book 1260, at Page 76 of Maps, in the Office of the County Recorder, County of Los Angeles, being more particularly described as follows:

Beginning at the intersection of the north line of said Lot 15 with the east line of said Remmet Avenue, thence along the east line of said Remmet Avenue, South 00° 05' 08" West 192.84 feet to a point on the south line of said Lot 15;

Thence along the south line of said Lot 15, North 89° 55' 08" West, 52.00 feet to a point on the west line of said portion of Remmet Avenue being a 52.00-foot wide private street;

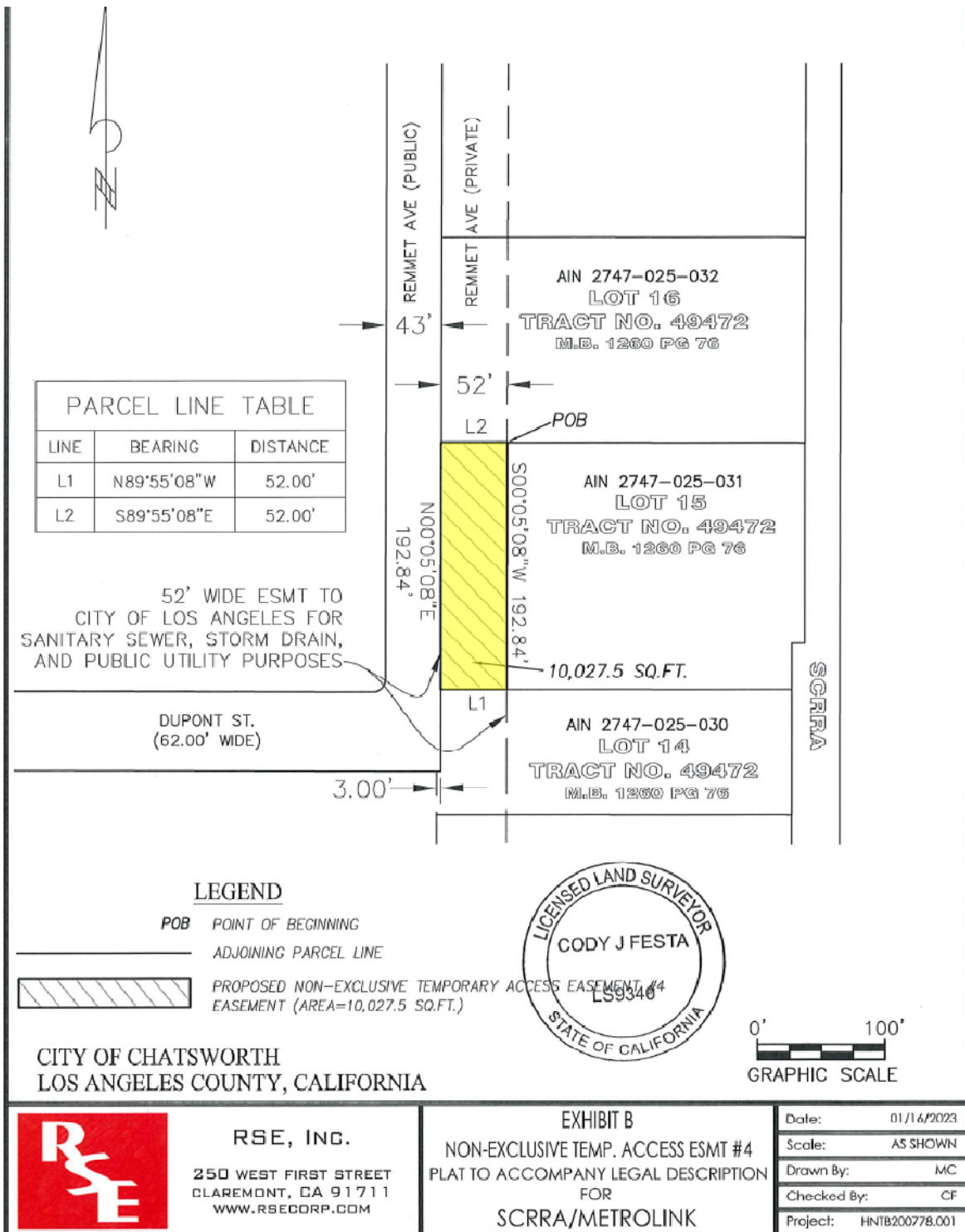
Thence along the west line of said Remmet Avenue, North 00° 05' 08 East, 192.84 feet to the northwest corner of said Lot 15;

Thence along the north line of said Lot 15, South 89° 55' 08" East, 52.00 feet to the **Point of Beginning**.

Containing 10,027.5 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

Affects 2747-025-031

CH-EST-001 Temporary Access Easement, 36-months, 10,027.50 Sq.Ft.



Affects 2747-025-031

EXHIBIT "A-4"

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT

Project Parcel **CH-TCE-001**; **36 months**; 37,152.00 Sq.Ft.

All that real property situated in the City of Chatsworth, County of Los Angeles, State of California, being a portion of Lot 15 as shown on that certain Tract Map No. 49472, filed in Book 1260, at Page 76 of Maps, in the Office of the County Recorder, County of Los Angeles, being more particularly described as follows:

Commencing at the northeasterly corner of Lot 16 as shown on said Tract Map, thence along the east line of said Lot 16, South 00° 05' 13" West, 160.17 feet to the northeasterly corner of said Lot 15;

Thence along the north line of said Lot 15, North 89° 55' 08" W, 39.54 feet to **True Point of Beginning**;

Thence leaving said north line, South 00° 05' 13" West, 192.84 feet to a point on the south line of said Lot 15;

Thence along the south line of said Lot 15, North 89° 55' 08" West, 192.66 feet to a point on the east line of Remmet Avenue (a private 52.00 feet wide street) as shown on said Tract Map;

Thence leaving the south line of said Lot 15 and along said east line of said Remmet Avenue, North 00° 05' 08" East, 192.84 feet to a point on the north line of said Lot 15;

Thence along said south line of said Lot 15, South 89° 55' 08" East, 192.66 feet to the **True Point of Beginning**.

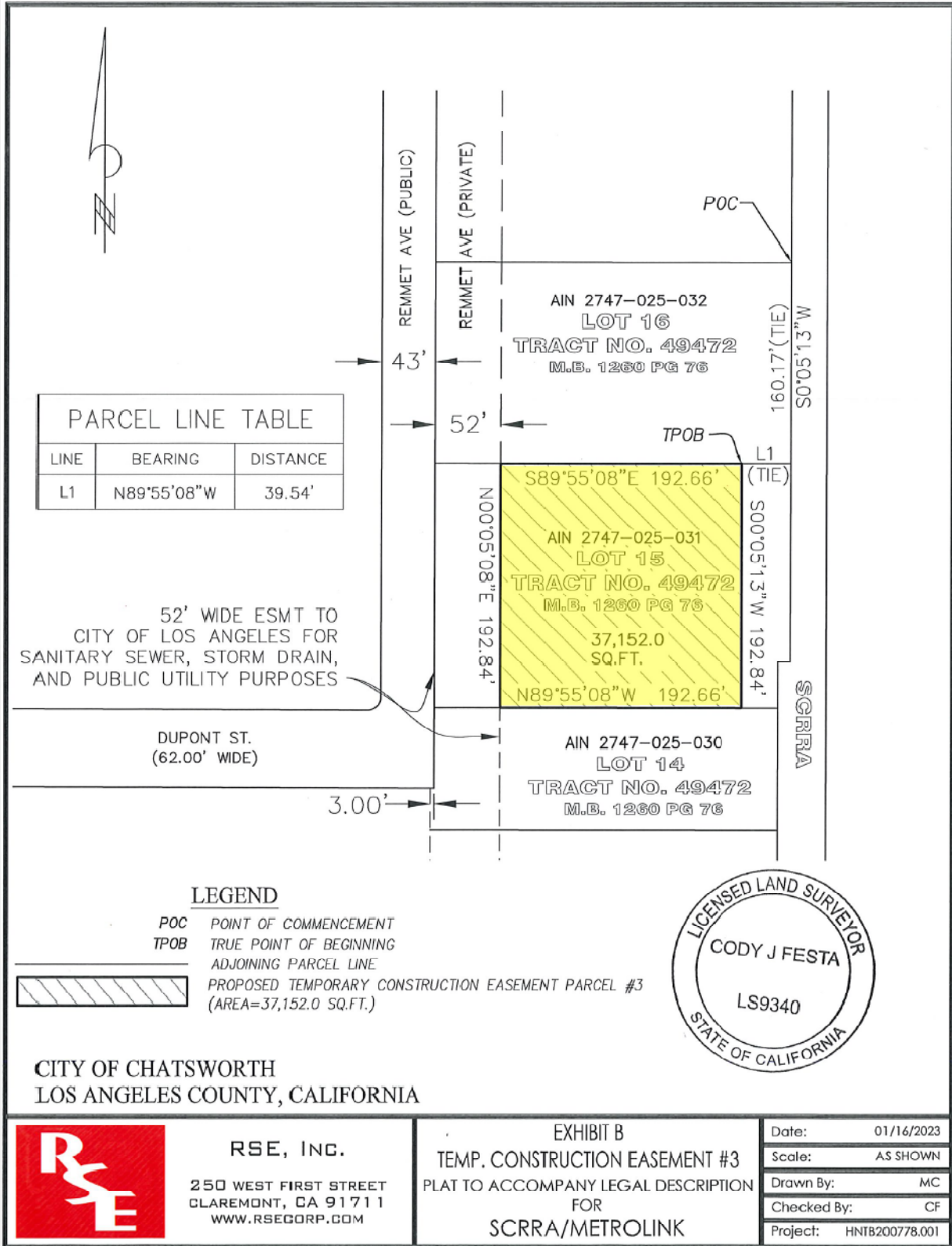
Containing 37,152.0 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

Affects 2747-025-031

EXHIBIT "B-4"

PLAT MAP

Project Parcel **CH-TCE-001 TCE, 36 months; 37,152.00 Sq.Ft.**



Affects 2747-025-031