

**RESOLUTION OF THE LOS ANGELES COUNTY METROPOLITAN
TRANSPORTATION AUTHORITY DECLARING CERTAIN REAL PROPERTY
INTERESTS AND 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: 2210-030-028; ESFV-E-006-1**

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 fee 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" ("Fee Interest"); and (ii) 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 the Fee Interest and 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.

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 a 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 24th day of July, 2025.

COLLETTE LANGSTON
LACMTA Board Clerk

Date: _____

ATTACHMENTS

Exhibit - A – Fee Interest Legal Description
Exhibit - B – Fee Interest 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:

Lot 29 of Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in [Book 88 Page 94](#) of Maps, in the office of the County Recorder of said County.

APN: [2210-030-028](#)

PLAT MAP

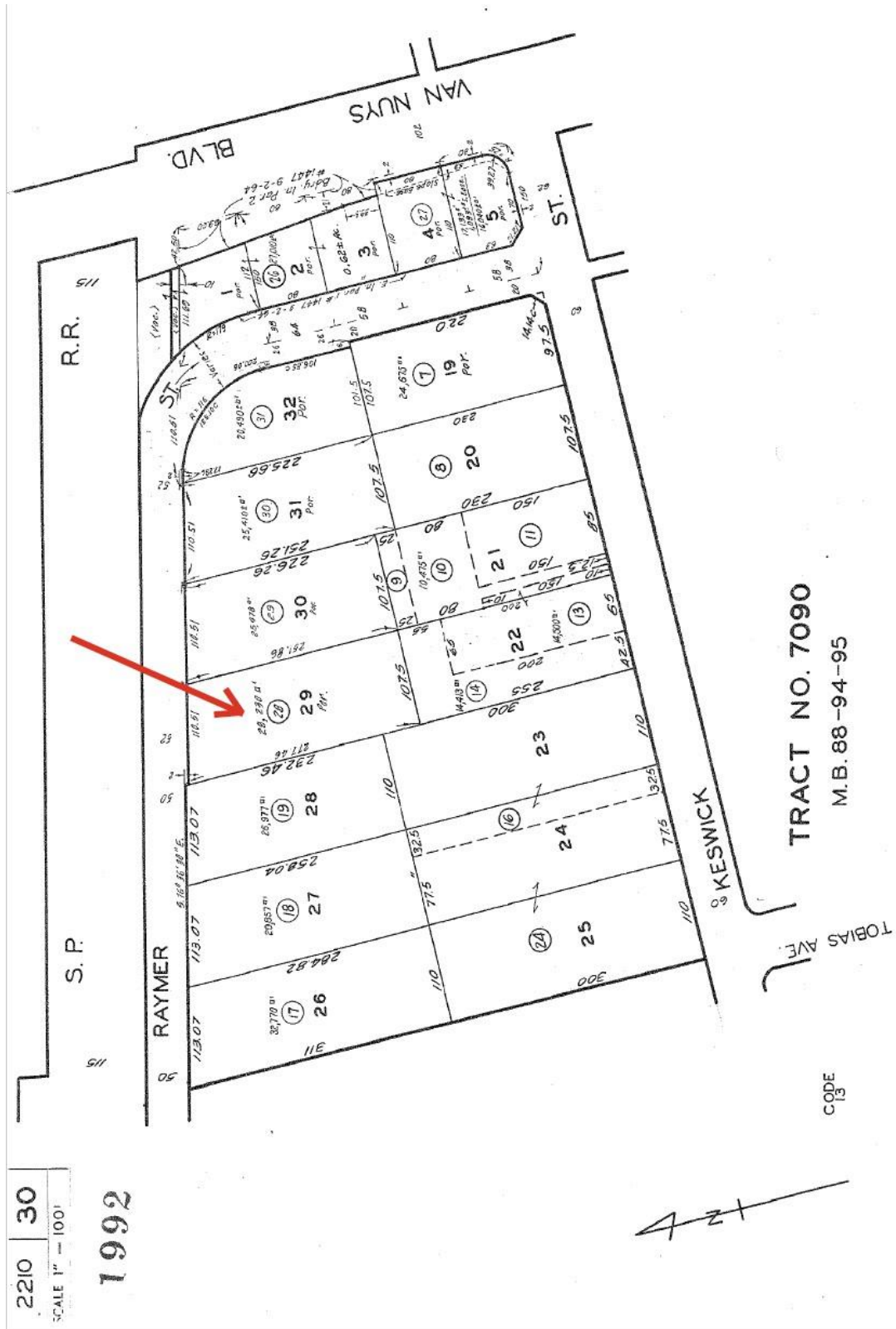


EXHIBIT "C"
PARCEL ESFV-E-006-1

IMPROVEMENTS PERTAINING TO REALTY

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Item No.	Qty.	Description
1	1	Steel sign, 14" x 10", wall-mounted, "CCTV Warning"
2	1	Plastic sign, 14" x 10", window-mounted
3	10	Window lettering, decal, 9" high, one and two color, "14556 14558"
4	97	Square feet of window blinds, horizontal, 1" wide metal slats
5	6	Linear feet of salt water fish tank cabinet, built-in, wood, full height, custom made
6	2.7	Linear feet of tubular steel shelving, wall-mounted
7	16	Square feet of telephone backboard, plywood with: 4 Linear feet of power strip outlets 1 Old telephone wiring terminal block, 22" long, not in use
8	1	Magnetic utensil strip, 15" long, wall-mounted
9	1	Lot of kitchen cabinetry, consisting of: 10 Linear feet of wall cabinet, laminate 12 Linear feet of counter top, laminate 8.5 Linear feet of base cabinet, laminate 1 Exhaust hood, stainless steel, Whirlpool, 30" wide 1 Dishwasher, Samsung 1 Kitchen sink, two-compartment, with garbage disposal 1 <u>Rough in</u> supply, waste and vent piping
10	15	Office identification signage, 8" x 2", wall-mounted, with name slot
11	21	Keyless door locks, with combination code access, including hardware
12	40	Square feet of interior window blinds, horizontal, 2" wide wood slats

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Item No.	Qty.	Description
13	12	Wi-Fi extenders, manufacturer and model no. not available, 12"x 12", including wiring
14	1	Security door, solid core, 3' x 7', with remote actuated lock system
15	1	Owner's bathroom buildout, consisting of: <ul style="list-style-type: none">1 Toilet and seat1 Bathtub, and shower surround, Fiberglass1 Vanity cabinet and sink, faucet3.7 Linear feet of base cabinet, laminate7.3 Linear feet of counter top, laminate26.7 Square feet of mirror, wall-mounted3.7 Linear feet of credenza cabinet, laminate3 Rough in supply, waste and vent piping7 Robe hooks, wall-mounted
16	6	Signage letters, 6" high, particle board, "Tip Top"
17	46	Linear feet of shelving, laminate, wall-mounted
18	336	Square feet of vinyl plank flooring
19	1	Lot of computer networking and data cabling for 60 workstations (estimate) , two low voltage outlets and data cabling, Cat 5, including wall jacks
20	1	Front door video intercom system, with small flat screen monitor, CCTV camera, automatic door release
21	3	Office cabinets, steel, wall hung, consisting of: <ul style="list-style-type: none">2 30" wide1 12" wide8 Linear feet of hanger strip, wall-mounted
22	60	Square feet of mirror, wall-mounted
23	1	Coat hanger strip, 5-peg, wood, wall-mounted

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Item No.	Qty.	Description
24	5	Linear feet of shelving, wood, 14" wide, wall-mounted
25	1	Alarm system, including control panels, code pads, door contacts, window break detectors, motion sensors and roll-up door contacts
26	6	Wall safes, 14" x 19" x 4", Paragon Lock & Safe, metal, wall recessed, single door
26	76	Surveillance cameras, manufacturer and model not available, with related wiring, 12 additional wireless cameras, including wall mounts
27	1	Lot of audio cabling for 20 speakers and 3-subwoofers thru-out, recessed in walls for surround sound in office area
<u>Purple/ Reception</u>		
28	1	Lot of decorative purple paint décor thru-out office areas
29	1	Shelf, 67" x 12", laminate, metal wall brackets
30	1	Whiteboard, 8' x 4', laminate trim, wall-mounted
<u>Purple/ Estimators</u>		
31	223	Square feet of flooring, laminate, 8" x 4' tiles
<u>Upstairs Storage Room</u>		
32	1	Storage rack, 6' x 5' x 20", wood construction, plywood deck, 3-tier
33	1	Storage rack, 55" x 60" x 27", wood construction, plywood deck, 3-tier
34	32	Linear feet of shelf, 16" deep, wood, metal brackets, wall-mounted

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Item No.	Qty.	Description
35	24	Linear feet of shelf, 18" deep, wood, metal brackets, wall-mounted
36	1	Storage rack, 30" x 48" x 17", wood, plywood deck, 2-tier
37	1	Storage rack, 20" x 48" x 17", wood, plywood deck, 2-tier
<u>Warehouse</u>		
38	18	Linear feet of built-in shelving, 15' high x 42" deep, wood plank framing, plywood decks, 6-tier, ceiling-mounted
39	30	Linear feet of built-in shelving, 15' high x 24" deep, wood plank framing, plywood decks, 4-tier, ceiling-mounted
40	1	Storage deck, 24' x 8' x 7.5', wood beam supports and deck framing, plywood deck
41	1	Built-in workbench, 24' x 4', wood supports and construction, plywood deck, 1 upper shelf, 24" deep, plywood
42	1	Built-in storage shelf, 6' x 17' x 22" deep, wood plank framing, plywood decks, 9-tier, plywood, ceiling-mounted
43	52	Linear feet of built-in shelving, 12' to 15' high, 4' deep, wood plank framing, plywood decks, 5-tier on average, ceiling and wall-mounted
44	24	Linear feet of built-in shelving, 12' high x 24" deep, wood plank framing, plywood decks, 6-tier, plywood, ceiling-mounted
45	1	Storage deck, 21'9" x 9' x 7.5', wood beam supports and deck framing, plywood deck
46	1	Built-in workbench, 21'9" x 4', wood supports, plywood deck, with upper hutch/ shelf, 42" high, 2-tier

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No.	Qty.	Description
47	1	Built-in shelf, 90" x 16' x 26", wood plank supports, 9 plywood decks, ceiling-mounted
48	2	LED yard lights, 24" x 12", 18" metal pole mounted, solar powered
49	1	Floodlight, 12" x 18", LED, wall-mounted, electrical
50	45	Linear feet of built-in shelving, 16' high x 3' deep, wood plank supports, 4 plywood decks
51	3	Wall shelves, 8' x 12", laminate, metal brackets
<u>Office</u>		
52	1	Base cabinet, 112" x 24", laminate on wood, 6-door, 6-drawer, laminate top, 4" high backsplash
53	1	Wall cabinet, 9' x 30", laminate, 6-door
54	1	Base cabinet, 67" x 24", laminate on wood, 4-door, 4-drawer
55	12	Linear feet of wall shelving, 12" deep, laminate, with metal brackets
56	2	Wall shelves, 9' x 12", laminate, with wall brackets
57	4	Wall shelves, 4' wide, laminate and wood, with wall brackets
<u>Upstairs Office</u>		
58	1	Built-in base cabinet, 9'3" x 24" deep, laminate on wood, 6-door, 6-drawer
59	1	Storage deck, 9'3" x 20", wood construction, plywood deck
<u>Ruben Umana</u>		
60	140	Square feet of laminate tile flooring, 4' x 5" tiles

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No.	Qty.	Description
61	2	Wall shelves, 40" x 12", laminate, with wall brackets
<u>Office Payroll</u>		
62	2	Split air conditioning units, LBG Products, model no. not available, 3' wide (estimate)
63	32	Linear feet of wall shelving, 12" deep, wood, with wall brackets
<u>Lobby</u>		
64	1	Access control system, Memorilok, model no. not available, wall-mounted, 10-digit keypad
65	112	Square feet of wall tiles, wood, 3' x 5" tiles, including decorative wall fixtures, copper and steel
66	2	Ceiling speakers, 12" diameter, including wiring
<u>Lino Maria</u>		
67	5	Linear feet of wall shelving, wood, with wall brackets
68	143	Square feet of laminate tile flooring, 4' x 6.5" tiles
<u>Break Room</u>		
69	1	Base cabinet, 63" x 3' x 25", laminate, 4-door, 4-drawer
70	1	Paper towel dispenser, Georgia-Pacific, Model: enMotion
71	1	Base cabinet, 114" x 3' x 25", laminate, 6-door, 6-drawer
72	1	Base cabinet, 78" x 3' x 2', laminate, 1 drawer, 3-door, with sink, 32" x 20", stainless steel, dual compartment, single mixing faucet, water dispenser, including plumbing
73	1	Wall cabinet, 78" x 38" x 11", laminate, 4-door, 2- 20" high, 2- 38" high, with open shelf, 3' x 17", laminate

IMPROVEMENTS PERTAINING TO REALTY

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Item No.	Qty.	Description
74	1	Soap dispenser, Gojo, model no. not available, automatic
<u>IT Room</u>		
75	15	Linear feet of workstation countertop, 30" deep, wood construction, carpet cover, including electrical, 12- single outlets plus wiring
<u>Jonathan Deleon / Ricardo Urbina</u>		
76	1	Wall shelf, 5' x 10", laminate, with wall brackets
<u>Exterior</u>		
77	2	Wall signs, 13' x 5', vinyl, metal trim, wall-mounted, "Purple Construction & Remodeling", "TiptopRestoration.com"

END OF EXHIBIT "C"