ATTACHMENT C

RESOLUTION OF THE

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE ACQUISITION THEREOF WILLLOWBROOK/ROSA PARKS STATION IMPROVEMENT PROJECT,

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY 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 is 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 interest consists of the acquisition of a (1) the fee and leasehold interest in 49,165 square feet (including 14,941 square feet of building improvements) as more particularly described in Exhibit A-1; (2) a 4,742 square foot pedestrian easement (the "Permanent Easement"), as more particularly described in Exhibit A-2; and—three (3) temporary construction easements (the "Temporary Construction Easements") which will encumber three (3) separate areas totaling 19,210 square feet, as more particularly described in Exhibit A-3 and (4) within the fee area being acquired, reserve to the owner, lessee and their invitees an easement for ingress and egress within a 42.20 foot wide strip along the northern boundary of the Property beginning at Wilmington Avenue and Exhibit A-4. In addition to the above described property interests, LACMTA is seeking to make certain improvements to the remaining portion of the Kenneth Hahn Shopping Center ("Shopping Center") as described in Exhibit A-4.

Section 4.

(a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Willowbrook/Rosa Parks Station Improvement ("Project");

The environmental impacts of the Project were evaluated in the Final Initial Study/Negative Declaration (IS/ND). The IS/ND was circulated and review by interested and concerned parties, including private citizens, community groups, the business community, elected officials and public agencies. All public comments received were addressed; and were incorporated in the Final IS/ND document pursuant to and in compliance with CEQA Guidelines. No substantive comments on content or significant environmental issues related to the proposed project were raised, and the CEQA process concluded August 2015 with no comments or challenges. The Project is exempt from NEPA pursuant to (CFR) 771.118(c). The Final IS/ND document served as documentation to support the exemption from NEPA in anticipation of the Federal Transit Administration's (FTA) consideration of a Federal TIGER grant to help fund the Project. FTA found that the Project is exempt under 23 Code of Federal Regulations (CFR) 771.118(c) (5); and

Section 5.

The Board hereby declares that it has found and determined each of the following:

- (a.) The public interest and necessity require the proposed Project:
- (b.) The proposed 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 sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review of the Project consistent with the California Environmental Quality Act has been completed.

Section 6.

Pursuant to Sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Property is already devoted to a public use, the use to which the Property is to be put is a more necessary public use than the use to which the Property is 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 is already devoted.

Section 7.

That notice of intention to adopt this resolution was given by first class mail to each person whose Property is 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.

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 described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of said Property 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, and, with the concurrence and approval of Metro Staff, to make minor adjustments to the scope and descriptions of easements 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 action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

ATTACHMENTS

Exhibit A-1 - Fee and Leasehold Area

Exhibit A-2 - Permanent Easement Area

Exhibit A-3 - Temporary Construction Easement Areas

Exhibit A-4 – Improvements to Remainder

I, MICHELE JACKSON, Secretary 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 Metropolitan Transportation Authority at a meeting held on the 1st day of December, 2016.

MOHELEJACKSON

Date: December 4,2014

EXHIBIT A-1

LEGAL DESCRIPTION

THAT PORTION OF LOTS 1 AND 2 IN TRACT NO. 44379, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1059, PAGES 86 THROUGH 89, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 1; THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 SOUTH 00°16'41" WEST 31.56 FEET TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE MEMORANDUM OF GROUND LEASE RECORDED NOVEMBER 15, 1985 IN DOCUMENT NO. 85-1360388 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, ALSO BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE AND ALONG SAID NORTHERLY PARCEL LINE SOUTH 89°25'00" EAST 308.86 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHEASTERLY LINE AND THE NORTHEASTERLY LINE OF SAID LOT 2 SOUTH 23°26'13" EAST 221.46 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 66°38'25" WEST 195.09 FEET; THENCE NORTH 23°11'03" WEST 64.88 FEET; THENCE NORTH 00°18'32" EAST 176.88 FEET; THENCE NORTH 88°31'36" WEST 193.50 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE ALONG SAID WESTERLY LINE NORTH 00°16'41" EAST 42.21 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 49,165 SQUARE FEET, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. IF ANY.

DATED THIS 16TH DAY OF MARCH, 2016

GWEN-VERA DEL CASTILLO, PLS 5108



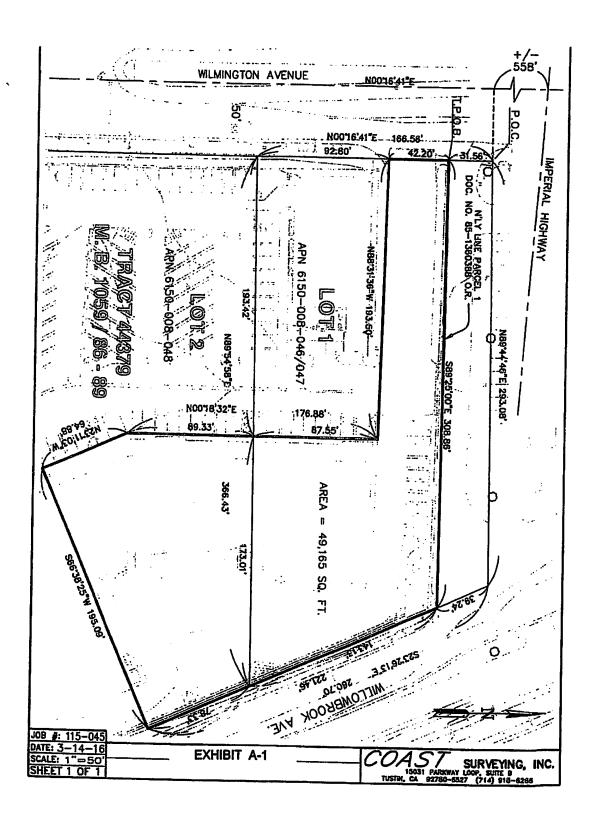


Exhibit A-2: Permanent Easement

A permanent, non-exclusive easement, including rights of access, in, on, over, across and through that certain 4,742 square foot area of real property more particularly described and depicted on the attached Exhibit "A-2-a" (the "Easement Area") subject to the following terms and conditions:

- 1. LACMTA shall use the Easement Area for the purpose of constructing, operating and maintaining a pedestrian pathway which will provide pedestrian access to and from the adjoining public streets, sidewalks and roadways and the Willowbrook/Rosa Parks Station and Plaza area. Such use will include the construction, operation and maintenance of hardscape and landscape upon the Easement Area.
- 2. LACMTA and its permittees shall have unfettered access to use the Easement Area on a 24 hour per day/7 day per week basis. LACMTA's permittees means LACMTA's agents, representatives, consultants, contractors, subcontractors, engineers, licensees, customers, patrons, station users and invitees.
- 3. LACMTA shall use good faith efforts that its use of the Easement Area will not unreasonably interfere with the Willowbrook's use of those areas surrounding the Easement Area.
- 4. LACMTA shall be solely responsible for the upkeep and maintenance of the Easement Area.

EXHIBIT A-2-8

LEGAL DESCRIPTION

THAT PORTION OF LOT 2 IN TRACT NO. 44379, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1059, PAGES 86 THROUGH 89, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS EQUILOWS:

NORTH 00°16'41" EAST 43.34 FEET TO THE TRUE POINT OF BEGINNING. THE WESTERLY LINE OF SAID LOT 2; THENCE ALONG SAID WESTERLY LINE CENTRAL ANGLE OF 90'00'00"; THENCE SOUTH 89'59'01" WEST 23.25 FEET TO FEET; THENCE SOUTHWESTERLY 4.71 FEET ALONG SAID CURVE THROUGH A BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 3.00 89°59'01" WEST 150.00 FEET; THENCE SOUTH 00°00'59" EAST 14.68 FEET TO THE OF 90,00,00"; THENCE NORTH 00,000'59" WEST 14.68 FEET; THENCE SOUTH MORTHWESTERLY 4.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3.00 FEET; THENCE THENCE SOUTH 89°59'01" WEST 5.65 FEET TO THE BEGINNING OF A CURVE 4.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°26'40"; NORTHWESTERLY HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHWESTERLY SOUTH 66°32'21" WEST 15.53 FEET TO THE BEGINNING OF A CURVE CONCAVE 00°18'32" WEST 11.89 FEET; THENCE SOUTH 23°11'03" EAST 26.43 FEET; THENCE OF 90°00'00"; THENCE NORTH 89°59'01" EAST 14.45 FEET; THENCE SOUTH NORTHEASTERLY 4.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3.00 FEET; THENCE FEET; THENCE NORTH 00°00'59" WEST 4.50 FEET TO THE BEGINNING OF A THENCE SOUTH 00°00'59" EAST 4.49 FEET; THENCE NORTH 89°59'01" EAST 150.00 4.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; SOUTHWESTERLY HAVING A RADIUS OF 3.00 FEET; THENCE SOUTHEASTERLY TRUE POINT OF BEGINNING: THENCE LEAVING SAID WESTERLY LINE SOUTH 89°59'01" EAST 22.92 FEET TO THE BEGINNING OF A CURVE CONCAVE THE WESTERLY LINE OF SAID LOT 2 SOUTH 00°16'41" WEST 77.23 FEET TO THE COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 2; THENCE ALONG

CONTAINING 4,742 SQUARE FEET, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

DATED THIS 26TH DAY OF FEBRUARY, 2016

GWEN-VERA DEL CASTILLO, PLS 5108



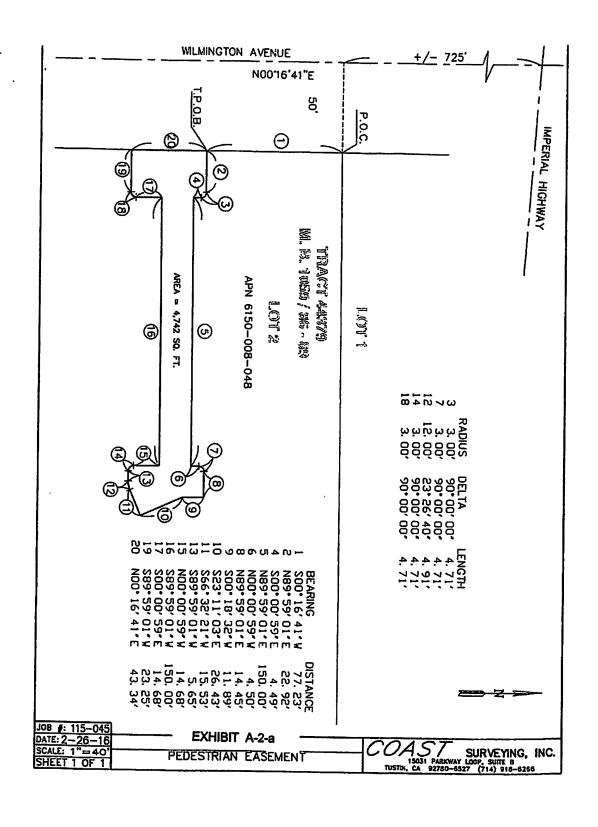


Exhibit A-3: Temporary Construction Easements

Three temporary construction easements, including rights of access, in, on, over, across and through the temporary construction areas identified as "TCE 1 Area", "TCE 2 Area" and "TCE 3 Area", all as more particularly described and depicted on the attached Exhibit A-3-a (collectively, the "TCE Areas") which will be documented in a Right of Entry and Construction Permit subject to the following terms and conditions:

TCE 1 Area Temporary Construction Easement:

- (1) LACMTA shall the non-exclusive right to use the TCE 1 Area as follows:
 - (a) Ingress and egress over, through and across the TCE 1 Area to perform the activities permitted herein;
 - (b) Install a temporary construction fence within or along the TCE 1 Area as needed during construction; and
 - (c) If necessary, LACMTA will remove the existing fence, landscaping and other improvements.
- (2) LACMTA shall have the right to enter and use TCE 1 Area for a period of three (3) months commencing upon thirty (30) days advanced notice. LACMTA shall provide updated construction schedules from time to time to provide as much advanced notice when the 30 days' notice should be expected.
- (3) In the event, the TCE 1 Area is needed beyond the thirty 30 day period, LACMTA shall pay to Willowbrook the amount of \$12.56 per day up to a maximum of 30 days or the completion of the LACMTA's work in the TCE 1 Area, whichever is earlier.
- (4) LACMTA and its agents, representatives, consultants, contractors, subcontractors, and engineers ("LACMTA Permittees") shall use the TCE 1 Area in such a manner that will continue to allow Willowbrook and its permittees access to the remaining portions of the Shopping Center during the Shopping Center business hours.
- (5) Following the completion of LACMTA's activities on the TCE 1 Area, LACMTA shall remove all of LACMTA's equipment and materials from the TCE 1 Area and repair and restore those portions of the TCE 1 Area which are in any way affected, damaged or disturbed due to the performance of LACMTA's activities, including, without limitation, constructing a new curb, replacing the landscaping and restoring the

existing fence, as necessary, to the condition that existed before LACMTA's entry onto the TCE 1 Area.

TCE 2 Area Temporary Construction Easement:

- (1) LACMTA shall have the exclusive right to use the TCE 2 Area as follows:
 - (a) Ingress and egress over, through and across the TCE 2 Area to perform the activities permitted herein;
 - (b) Install a temporary construction fence within or along the TCE 2
 Area as needed during construction; and
 - (c) Use the TCE 2 Area as a lay down and temporary construction staging area for the construction of the Project on nearby properties (but which Project will not be constructed in, on, over, across and through the TCE Areas) and other similar uses necessary, incidental, convenient or useful to the construction by LACMTA of the Project.
- (2) LACMTA shall need rights to enter and use TCE 2 Area for a period of three (3) months commencing upon thirty (30) days advanced notice. LACMTA shall provide updated construction schedules from time to time to provide as much advanced notice when the 30 days' notice should be expected.
- (3) In the event, the TCE 2 Area is needed beyond the thirty 30 day period, LACMTA shall pay to Willowbrook the amount of \$30.40 per day up to a maximum of 30 days or the completion of the LACMTA's work in the TCE 2 Area, whichever is earlier.
- (4) LACMTA and LACMTA Permittees shall have unfettered access to use the TCE 2 Area on a 24 hour per day/7 day per week basis.
- (5) Following the completion of LACMTA's activities on the TCE 2 Area, LACMTA shall remove all of LACMTA's equipment and materials from the TCE 2 Area and repair and restore those portions of the TCE 2 Area which are in any way affected, damaged or disturbed due to the performance of LACMTA's activities, including, without limitation, constructing a new curb, re-grading the TCE 2 Area as required by appropriate governing agencies and restriping the parking spaces to the condition that existed prior to LACMTA's entry onto the TCE 2 Area.

TCE 3 Area Temporary Construction Easement:

(1) LACMTA shall non-exclusive right to use the TCE 3 Area as follows:

- (a) Ingress and egress over, through and across the TCE 3 Area to perform the activities permitted herein;
- (b) Install a temporary construction fence within or along the TCE 3 Area as needed during construction;
- (c) Use the TCE 3 Area as a lay down and temporary construction staging area for the construction of the Project on nearby properties (but which Project will not be constructed in, on, over, across and through the TCE 3 Area) and other similar uses necessary, incidental, convenient or useful to the construction by LACMTA of the Project; and
- (d) Remove the existing paving and other improvements on the TCE 3 Area.
- (2) LACMTA shall need rights to enter and use TCE 3 Area for a period of three (3) months commencing upon thirty (30) days advanced notice. LACMTA shall provide updated construction schedules from time to time to provide as much advanced notice when the 30 days' notice should be expected.
- (3) In the event, the TCE 3 Area is needed beyond the thirty (30) day period, LACMTA shall pay to Willowbrook the amount of \$140.67 per day up to a maximum of 30 days or the completion of the LACMTA's work in the TCE 3 Area, whichever is earlier.
- (4) LACMTA and LACMTA Permittees shall use the TCE 3 Area in such a manner that will continue to allow Willowbrook and its permittees access to the remaining portions of the Shopping Center during the Shopping Center business hours.
- (5) Following the completion of LACMTA's activities on the TCE 3 Area, LACMTA shall LACMTA shall remove all of LACMTA's equipment and materials from the TCE 3 Area and repair and restore those portions of such TCE 3 Area which are in any way affected, damaged or disturbed due to the performance of LACMTA's activities, including, without limitation, replacing the existing improvements, re-grading the TCE 3 Area as required by appropriate governing agencies and restriping the parking spaces to the condition that existed prior to LACMTA's entry onto the TCE 3 Area.

Exhibit A-3-a

[See Attached Legal Descriptions and Plat maps]

EXHIBIT A-3-a

LEGAL DESCRIPTION TEMPORARY CONSTRUCTION EASEMENTS

TEMPORARY CONSTRUCTION EASEMENT 1

THAT PORTION OF LOT 1 IN TRACT NO. 44379, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1059, PAGES 86 THROUGH 89, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1; THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 NORTH 00°16'41" EAST 80.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE NORTH 89°57'00" EAST 176.57 FEET; THENCE NORTH 00°18'32" EAST 7.51 FEET; THENCE NORTH 88°31'36" WEST 176.61 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE ALONG SAID WESTERLY LINE SOUTH 00°16'41" WEST 12.21 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,741 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 2

THAT PORTION OF LOTS 1 AND 2 IN TRACT NO. 44379, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1059, PAGES 86 THROUGH 89, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 NORTH 89°54′58" EAST 176.53 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY LINE NORTH 00°18′32" EAST 88.01 FEET; THENCE SOUTH 88°31′36" EAST 16.89 FEET; THENCE SOUTH 00°18′32" WEST 176.88 FEET; THENCE SOUTH 23°11′03" EAST 64.88 FEET; THENCE SOUTH 66°48′57" WEST 16.89 FEET; THENCE NORTH 23°11′03" WEST 68.39 FEET; THENCE NORTH 00°18′32" EAST 92.74 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4,145 SQUARE FEET, MORE OR LESS.

JN 115-045 TCEs rev

TEMPORARY CONSTRUCTION EASEMENT 3

THAT PORTION OF LOT 2 IN TRACT NO. 44379, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1059, PAGES 86 THROUGH 89, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 2; THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 SOUTH 00°16'41" WEST 80.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE NORTH 89°59'01" EAST 176.49 FEET; THENCE SOUTH 00°18'32" WEST 12.16 FEET; THENCE SOUTH 23°11'03" EAST 64.24 FEET; THENCE SOUTH 89°59'01" WEST 202.06 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE ALONG SAID WESTERLY LINE NORTH 00°16'41" EAST 71.22 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 13,324 SQUARE FEET, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

DATED THIS 16TH DAY OF MARCH, 2016

GWEN-VERA DEL CASTILLO, PLS 5108



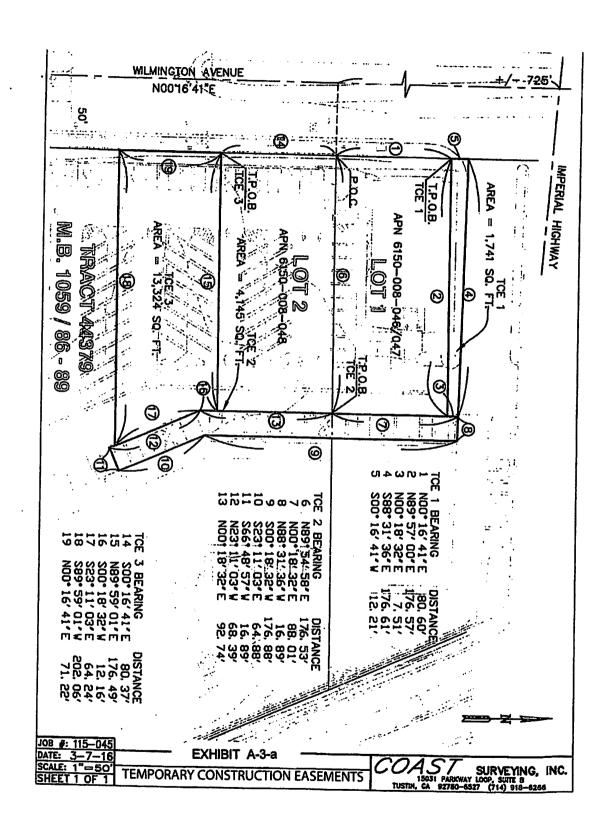


EXHIBIT A-4

IMPROVEMENTS TO THE REMAINDER SIT

The proposed improvements will consist of the following:

- 1. Relocation of the loading doors at the General Discount Building;
- 2. Relocation of the Exit Door at the General Discount Building;
- 3. Replace and relocate two (2) Pylon signs;
- 4. Restriping that may be required to facilitate truck loading and maintain current parking ratio at the rear of the shopping center;
- 5. New bollards or other barriers that may be required to protect new infrastructure;
- 6. Trash enclosure at General Discount Store; and
- 7. Miscellaneous Site Furnishing

I, MICHELLE JACKSON, Secretary 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 Metropolitan Transportation Authority at a meeting held on the 1st day of December, 2016.	
MICHELLE JACKSON LACMTA Secretary	Date: