



Board Report

File #: 2025-0415, File Type: Resolution

Agenda Number: 46.

REGULAR BOARD MEETING JULY 24, 2025

SUBJECT: PUBLIC HEARING ON RESOLUTIONS OF NECESSITY FOR EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT PROJECT

ACTION: APPROVE RECOMMENDATION

RECOMMENDATION

ADOPT the proposed Resolutions of Necessity authorizing the commencement of eminent domain actions to acquire the Fee Simple Interests ("Fee Interests") and the Improvements Pertaining to Realty ("IPR") for the properties identified in Attachment A and described as follows:

1. 14556 Raymer Street, Los Angeles, CA 91405, APN: 2210-030-028; ESFV-E-006-1 (E-006); and
2. 14718 Raymer Street, Los Angeles, CA 91405 and 14721 Keswick Street, Los Angeles, CA 91405, APN: 2210-025-044; ESFV-E-015-1 (E-015).

The interests being acquired in the above listed properties are referred to herein as the "Property Interests."

(REQUIRES TWO-THIRDS VOTE OF THE FULL BOARD)

ISSUE

Acquisition of the Property Interests is required for the construction and operation of the East San Fernando Valley Light Rail Transit Project ("Project"), specifically the Maintenance and Storage Facility ("MSF") for the Project. After testimony and evidence has been received from all interested parties at the hearings, Los Angeles County Metropolitan Transportation Authority ("LACMTA"), by a vote of two-thirds of its Board of Directors ("Board"), must make a determination as to whether to adopt the proposed Resolutions of Necessity (Attachments B-1 and B-2) to acquire the Property Interests by eminent domain. Attached is evidence submitted by staff that supports the adoption of the resolutions, and which sets forth the required findings (Attachment A).

BACKGROUND

The Project extends north from the Van Nuys Metro G-Line station to the Sylmar/San Fernando Metrolink Station, a total of 9.2 miles of a dual track light rail transit ("LRT") system with 14 at-grade

stations. The Board certified the Project's Final Environmental Impact Report on December 3, 2020, and the Federal Transit Administration signed a Record of Decision on January 29, 2021. Included in the Final Environmental Impact Statement/ Environmental Impact Report is the initial operating segment (IOS) defined as the southern 6.7 miles of the Project alignment. The IOS is street-running in the middle of Van Nuys Boulevard and includes 11 at-grade center platform stations, 10 traction power substations, and a Maintenance and Storage Facility (MSF) for the LRT vehicles.

The Project will improve mobility in the area by:

- introducing an improved north-south transit connection between key transit hubs/routes;
- enhancing transit accessibility/connectivity for residents to local and regional destinations and activity centers;
- increasing transit service efficiency; and
- encouraging a modal shift from driving in order to achieve reductions in vehicle miles traveled.

The MSF will be constructed on the west side of Van Nuys Boulevard on approximately 21 acres, which is bounded by Keswick Street on the south, Raymer Street on the east and north, and the Pacoima Wash on the west. The MSF will house the fleet of 33 light rail vehicles that will be procured to initiate service on the line. The MSF will also accommodate rail car washing, a paint shop, wheel truing, material storage, a cleaning platform, and a main shop.

Acquisition of the Property Interests is required for the MSF.

DISCUSSION

As required by California Government Code Section 7267.2, written offers of Just Compensation to purchase the Fee Interests were delivered to the Owners of Record ("Owners") on January 10, 2025, for E-006 and on February 6, 2025, for E-015. Similarly, written offers of Just Compensation to purchase the IPR's on each parcel were presented to the respective Owners and, where applicable, tenants.

While the Owners of both properties have accepted the offers for acquisition of the Fee Interests, the Owners and the tenants for these parcels have not accepted the offers of Just Compensation made by the LACMTA for the IPRs. Because acquisition of all Property Interests is necessary for the construction and operation of the Project, staff recommends the acquisition of the Property Interests through eminent domain to obtain possession in order to maintain the Project's schedule and to construct and operate the MSF. LACMTA will continue in good faith to try to complete the purchase of the Owners' Fee Interests through escrow even after commencement of the action, in which case Owners and tenants will not need to participate in the litigation with regard to their resolved interests in the parcels.

In accordance with provisions of the California Eminent Domain Law and Sections 30503, 30600, 130051.13, 130220.5 and 132610 of the California Public Utilities Code, (which authorizes the public acquisition of private property by eminent domain/n), LACMTA has prepared and mailed notice of this hearing to the owners and, where applicable, tenants, informing them of their right to appear at this hearing and be heard on the following issues: (1) whether the public interest and necessity require

the Project; (2) whether the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury; (3) whether the Property Interests are necessary for the Project; (4) whether either the offers required by Section 7267.2 of the Government Code has been made to the owner(s) of the Property Interests, or the offers have not been made because the owner(s) cannot be located with reasonable diligence; (5) whether any environmental review of the Project, as may be necessary, pursuant to the California Environmental Quality Act (CEQA), has occurred and (6) whether LACMTA has given the notice(s) and followed the procedures that are a prerequisite to the exercise of the power of eminent domain. In order to adopt the Resolutions, LACMTA must, based on the evidence before it, and by a vote of two-thirds of its Board, find and determine that the conditions stated in items 1 - 6 above exist.

Acquisition of these parcels will require relocation of three business tenants, a custom exhibits provider, a property restoration company and a construction company. A dedicated relocation agent is working with the tenants to explain their benefits, provide referrals for replacement properties and process payments for search, moving, and reestablishment costs. The businesses have been provided with appropriate General Information Notices, Notices of Eligibility, and 90-day Informational Notices. Prior to being required to relocate, the businesses will be provided 30-day notices.

Attached is the Staff Report prepared by staff and legal counsel setting forth the required findings for acquiring the Property Interests through the use of eminent domain (Attachment A).

DETERMINATION OF SAFETY IMPACT

The Board action will not have an impact on LACMTA's safety standards.

FINANCIAL IMPACT

The funds required to support the acquisitions, relocation activities, and the recommended right of way action for the properties referenced in this report are included in the adopted Project's Preconstruction budget under Cost Center 8510 Project number 865521, East San Fernando Valley Light Rail Transit Corridor.

Impact to Budget

The sources of funds for the recommended actions include Measure R, Measure M, State Grants, and Federal Grants. These funds are not eligible for bus and rail operations.

EQUITY PLATFORM

The Project will serve 11 new stations along Van Nuys Boulevard and will improve connections and access to key destinations to Metro's customer base and several Equity Focus Communities (EFCs) in the East San Fernando Valley.

Offers of Just Compensation were made to the Owners for the Property Interest based on appraisals of fair market value. Fair market value is defined as "the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so

doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.” Metro staff has been negotiating with the Owners and tenants, but agreements for IPR’s have not been reached. Approving this action will allow staff to continue negotiations the remaining acquisitions while maintaining the project schedule.

Businesses displaced by the Project may receive relocation benefits in accordance with the Uniform Relocation Act (URA). These benefits include both monetary funding and advisory services to mitigate any potential hardships. Agents are assigned to displacees from the beginning of the relocation cycle to guide displaced businesses through their moving and reestablishment processes. Metro will also assist the businesses in finding replacement sites within the community. These relocation services demonstrate Metro’s commitment to minimizing business disruption and facilitating business continuity.

VEHICLE MILES TRAVELED OUTCOME

VMT and VMT per capita in Los Angeles County are lower than national averages, the lowest in the SCAG region, and on the lower end of VMT per capita statewide, with these declining VMT trends due in part to Metro’s significant investment in rail and bus transit* Metro’s Board-adopted VMT reduction targets align with California’s statewide climate goals, including achieving carbon neutrality by 2045. To ensure continued progress, all Board items are assessed for their potential impact on VMT.

As part of these ongoing efforts, this item is expected to contribute to further reductions in VMT. VMT for the project has already been analyzed for this item through the East San Fernando Valley Transit Corridor DEIS/DEIR. VMT summary can be found in Appendix G of the Transportation Impacts Report published in 2020. VMT was forecasted with Metro’s Travel Demand Model using traffic counts collected in 2011, 2012, and 2013. Year 2040 was chosen for the definition of future baseline conditions. The result of this analysis was that the number of transit trips would reduce the number of trips by auto in general due to mode Preference changes by commuters. A VMT reduction of 54,207 miles was calculated for the project.

*Based on population estimates from the United States Census and VMT estimates from Caltrans’ Highway Performance Monitoring System (HPMS) data between 2001-2019.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The Project is consistent with the Metro Vision 2028 Strategic Plan Goal 1: Provide high-quality mobility options that enable people to spend less time traveling.

ALTERNATIVES CONSIDERED

The Board may choose not to approve the recommendation. This is not recommended as it would result in significant delays and cost increases for the Project. Furthermore, delay to the Project will have detrimental effects on the available Federal and State Grant funding dollars.

NEXT STEPS

If this action is approved by the Board, LACMTA's condemnation counsel will be instructed to take all steps necessary to commence legal proceedings in a court of competent jurisdiction to acquire the Property Interests by eminent domain and to conclude those proceedings either by settlement or jury trial. Counsel will also be directed to seek and obtain Orders of Prejudgment Possession in accordance with the provisions of the Eminent Domain Law. Staff will continue to negotiate with the property owners with the goal of reaching voluntary settlements while concurrently pursuing the eminent domain process to preserve the project schedule. LACMTA will continue to work with tenants to find suitable replacement locations.

ATTACHMENTS

Attachment A - Staff Report

Attachment B-1 - Resolution of Necessity - Parcel E-006

Attachment B-2 - Resolution of Necessity - Parcel E-015

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Stephanie Wiggins

Chief Executive Officer

**STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF THE
PROPERTIES REQUIRED FOR THE EAST SAN FERNANDO VALLEY LIGHT RAIL
TRANSIT PROJECT (“PROJECT”)
PROJECT PARCELS
ESFV-E-006-1 and ESFV-E-015-1**

BACKGROUND

The property interests sought to be acquired are required by the Los Angeles County Metropolitan Transportation Authority (“LACMTA”) for the construction and operation of the Project. The project parcel number, assessor parcel number, address, record property owner and tenant, and nature of the property interests sought to be acquired for the Project are summarized in the table below. The Property Interests are comprised of Fee Simple (“Fee”) and Improvements Pertaining to Realty (“IPR”).

Summary Table 1

Project Parcel Number	Assessor's Parcel Number	Parcel Address	Property Owner/Tenant	Property Interest(s) Sought
ESFV-E-006-1 (E-006)	2210-030-028	14556 Raymer St, Los Angeles, CA 91405	Solomon and Sara Pearlman, Trustees; David and Miriam Striks, Trustees	Fee; IPR
			Tip Top Restoration, Inc.; Purple Construction & Remodeling, Inc.	IPR
ESFV-E-015-1 (E-015)	2210-025-044	14718 Raymer St, and 14721 Keswick St., Los Angeles, CA 91405	JB Partners, LLC	Fee; IPR
			Tip Top Restoration, Inc.; Purple Construction & Remodeling, Inc.	IPR
			Brian Williams, Inc. d.b.a. NDI USA	IPR

Property Requirements:

Purpose of Acquisitions: construction and operation of the East San Fernando Valley Light Rail Transit Project.

Property Interests Sought:

LACMTA seeks to acquire a Fee interests in the real property, as well as the Improvements Pertaining to Realty (IPR) in the above parcels. These interests are required to construct the Maintenance and Storage Facility (MSF) for the Project. The MSF will be constructed on the west side of Van Nuys Boulevard on approximately 21 acres, which is bounded by Keswick Street on the south, Raymer Street on the east and north, and the Pacoima Wash on the west. In order to connect the main line alignment to the MSF site, the guideway will curve west off of Van Nuys Boulevard along Keswick Street. These acquisitions of Fee interests and of IPR are collectively referred to herein as the Property Interests.

As required by California Government Code Section 7267.2, written offers of Just Compensation to purchase the Fee Interests were delivered to the Owners of Record (“Owners”) on January 10, 2025 for E-006 and on February 6, 2025 for E-015. Similarly, and in compliance with California Government Code Section 7267.2, written offers of Just Compensation to purchase the IPR on the parcels were presented to the Owners and, where applicable, Tenants¹. LACMTA updated its offers to purchase the IPRs once its appraiser was able to gather further information. The Owners have accepted the offers for acquisition of the Fee Interests, and LACMTA is in the process of purchasing the Fee Interests in both parcels from the Owners but does not yet own the Fee Interests in these parcels. The Owners and the tenants for these parcels have not accepted the offers of Just Compensation made by the LACMTA for the IPRs and have not at this time reached negotiated settlements for the acquisition of the IPR’s.

¹ As between Owner and Tenant, LACMTA does not know who claims ownership of the IPR, and for that reason, the offer to purchase the IPR was made to both the Owner and the Tenant.

A. The public interest and necessity require the Project.

The Project is a vital public transit infrastructure investment that will provide improved transit service along the busy Van Nuys Boulevard and San Fernando Road corridors serving the eastern San Fernando Valley. The Project will ultimately provide a 9.2-mile light rail transit system to connect from the Van Nuys LACMTA G Line (Orange Line) Station in the community of Van Nuys to the Sylmar/San Fernando Metrolink Station in the City of San Fernando, providing commuters with significantly more options when navigating Los Angeles County.

The Project will improve mobility in the eastern San Fernando Valley by introducing an improved north-south transit connection between key transit hubs/routes including direct access to Metrolink/Amtrak and G-line stations, enhancing transit accessibility/connectivity for residents to local and regional destinations and activity centers, increasing transit service efficiency, and encouraging a modal shift from driving to achieve reductions in greenhouse gas emissions. It is projected that by the year 2035, there will be 37,759 daily transit trips on the completed Project. The Project will provide new transit service and improved transit connectivity in future years. The Project is consistent with one of LACMTA’s overall goals of providing high quality mobility options that enable people to spend less time traveling.

Based on an evaluation of socioeconomic, congestion growth trends, travel conditions, and feedback from the project stakeholder meetings, it is demonstrated that existing and projected levels of traffic congestion in the corridor limit mobility will increase the demand for reliable transit services. In light of these conditions, the Project supports the public interest and necessity through its ability to:

- Improve mobility in the eastern San Fernando Valley by introducing an improved north-south transit connection between key transit hubs/routes;

- Enhance transit accessibility/connectivity for residents within the eastern San Fernando Valley to local and regional destinations;
- Provide more reliable transit service within the eastern San Fernando Valley;
- Provide additional transit options in an area with a large transit dependent population and high number of transit riders; and
- Encourage modal shift to transit in the eastern San Fernando Valley, thereby improving air quality.

It is recommended that based on the above evidence, the Board find and determine that 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 least private injury.

In September and October of 2017, the Draft Environmental Impact Study/Draft Environmental Impact Report (DEIS/DEIR) was circulated for public review and comment for 60 days. The following six alternatives were evaluated in the DEIS/DEIR:

- No-Build Alternative;
- TSM Alternative;

BRT Alternatives:

- Alternative 1 – Curb-Running BRT Alternative;
- Alternative 2 – Median-Running BRT Alternative;

Rail Alternatives:

- Alternative 3 – Low-Floor Light Rail Transit (LRT)/Tram Alternative;
- Alternative 4 – LRT Alternative.

All build alternatives considered within the DEIS/DEIR (Alternatives 1 through 4) would operate at grade over 9.2 miles, either in a dedicated busway or dedicated guideway (6.7 miles) and/or in mixed-flow traffic lanes (2.5 miles), from the Sylmar/San Fernando Metrolink station on the north to the Van Nuys Metro Orange Line station on the south, with the exception of Alternative 4, which included a 2.5-mile segment within Metro-owned railroad right-of-way adjacent to San Fernando Road and Truman Street and a 2.5-mile underground segment beneath portions of the City of Los Angeles communities of Panorama City and Van Nuys.

Metro applied the objectives below in evaluating potential alternatives for the Project:

- Provide new service and/or infrastructure that improves passenger mobility and connectivity to regional activity centers;
- Increase transit service efficiency (speeds and passenger throughput) in the project study area; and

- Make transit service more environmentally beneficial by providing alternatives to auto-centric travel modes and other environmental benefits, such as reduced air pollutants, including reductions in greenhouse gas emissions in the project study area.

These goals draw upon those presented in the Alternatives Analysis Report completed in 2012. For the purposes of the DEIS/DEIR, these goals were updated and refined to reflect public involvement and further analysis of the proposed project, the project area, and the background transportation system. Based on the project objectives and the public comments received during the 60-day comment period for the DEIS/DEIR, a modified version of Alternative 4 (Alternative 4 Modified: At-Grade LRT) was developed on June 28, 2018, and the Metro Board of Directors formally identified Alternative 4 Modified: At-Grade LRT as the Locally Preferred Alternative (LPA). The primary difference between DEIS/DEIR Alternative 4 and the LPA is the elimination of the 2.5-mile subway portion of DEIS/DEIR Alternative 4. Under the LPA, the entire 9.2-mile alignment would be constructed at grade. The subway portion was eliminated because it would be very expensive, have significant construction impacts, and result in little time savings compared with a fully at-grade alignment.

In addition, Metro determined that the LPA best fulfilled the project's purpose and need to:

- Improve north–south mobility;
- Provide more reliable operations and connections between key transit hubs/routes;
- Enhance transit accessibility/connectivity to local and regional destinations;
- Provide additional transit options in a largely transit-dependent area, and
- Encourage mode shift to transit.

Additional factors that were considered by Metro in identifying Alternative 4 Modified as the LPA include: the greater capacity of LRT compared to the BRT alternatives, the LPA could be constructed in less time and at reduced cost compared to the DEIS/DEIR Alternative 4, fewer construction impacts compared to DEIS/DEIR Alternative 4, and strong community support for a rail alternative.

While the Project will cause private injury, no other alternative locations for the Project provide greater public good with less private injury. Therefore, the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

It is recommended that, based upon the foregoing, the Board find and determine that 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 are necessary for the Project.

The Property Interests are specifically needed for the southern segment of the Project (“Southern Segment”). The Southern Segment of the Project consists of a 6.7-mile at-grade alignment light rail transit system, which will include 11 new transit stations, 10 Traction Power Substations, and a new Maintenance and Storage Facility (“MSF”). The purpose of the Project is to improve connections and access to crucial destinations while connecting transit users to the growing network in the San Fernando Valley.

The Southern Segment of the Project will operate in the center of Van Nuys Boulevard from the LACMTA G Line (Orange) Van Nuys Station to Van Nuys Boulevard and San Fernando Road. Once constructed, the Project’s light rail system will travel in a semi-exclusive right-of-way in the median of Van Nuys Boulevard, separated by a barrier except at signalized intersections. There will be 33 light rail vehicles. The light rail system will be powered by an electrified overhead contact system, a network of overhead wires that distributes electricity to the light rail vehicles.

The MSF will house general administration, operation, and support services. The facility will be used to store the light rail transit vehicles when they are not in operation and to perform inspections, body and heavy repairs, and cleaning and washing of LACMTA’s growing light rail vehicle fleet. Meanwhile, the TPSS sites will provide the electricity to power the light rail vehicles.

The Property Interests are required for construction and operation of the Project. Specifically, Parcel E-006 and Parcel E-015 are two of the several parcels required to construct the MSF.

The MSF will be constructed on the west side of Van Nuys Boulevard on approximately 21 acres, which is bounded by Keswick Street on the south, Raymer Street on the east and north, and the Pacoima Wash on the west. In order to connect the main line alignment to the MSF site, spur tracks will extend from the guideway and will curve west off of Van Nuys Boulevard north of Keswick Street and continue in a westward direction crossing Raymer Street and into the MSF site.

A portion of the MSF will be located on Parcel E-006 and Parcel E-015. Therefore, the Property Interests are necessary for the construction and operation of the Project.

Staff recommends that the Board find that the acquisition of the Property Interests are necessary for the Project.

D. Offers were made in compliance with Government Code Section 7267.2.

California Code of Civil Procedure Section 1245.230 requires that a Resolution of Necessity contain a declaration that the governing body has found and determined that either the offer required by Section 7267.2 of the California Government Code has been made to the owner of the interest being acquired, or the offer has not been made because the owner cannot be located with reasonable diligence.

California Government Code Section 7267.2 requires that an offer to purchase be made to the owner(s) in an amount which the agency believes to be just compensation. The amount must not be less than the agency's approved appraisal of the fair market value of the Property Interests being acquired. In addition, the agency is required to provide the Owner with a written description of and summary of the basis for, the amount it established as just compensation.

Staff has taken the following actions as required by California law for the acquisition of the Property Interests:

1. Obtained independent appraisals for real property and for IPR to determine the fair market value of the Property Interests, including consideration of the existing use of the parcel, the highest and best use of the parcel, and, if applicable, impact to the remainder properties;
2. Reviewed and approved the appraisals, and established the amount it believes to be just compensation for the acquisition of the Property Interests;
3. Determined the owner of the Property Interests by examining the County Assessor's record and preliminary title reports, and determined the tenants of the parcels;
4. Made written offers to the Owners and Tenants, as applicable, for the full amount of just compensation for the acquisition of the Property Interests, which was not less than the approved appraised value of the Property Interests (offers for fee acquisition were made to Owner; offers for IPR were made jointly to Owner and Tenant);
5. Provided the Owners and Tenants, as applicable, with a written statement of, and summary of the basis for, the amount established as just compensation with respect to the foregoing offer; and
6. Provided an informational pamphlet concerning eminent domain in California to the Owner as required by the Eminent Domain Law.

It is recommended that based on the above Evidence, the Board find and determine that the offers required by Section 7267.2 of the California Government Code has been made to each of the Owners and tenants.

E. LACMTA has fulfilled the necessary statutory prerequisites.

LACMTA is authorized to acquire property by eminent domain for the purposes contemplated by the Project under Public Utilities Code §§ 30503, 30600, 130051.13, and 130220.5; Code of Civil Procedure §§ 1230.010-1273.050; and Article I, § 19 of the California Constitution.

F. LACMTA has complied with the California Environmental Quality Act.

The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by Page 8 of 36 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.

CONCLUSION

Staff recommends that the Board approve the Resolutions of Necessity.

ATTACHMENTS

Exhibit A-1 - Legal Description (E-006)
Exhibit B-1 - Plat Map (E-006)
Exhibit C-1 - IPR (E-006)
Exhibit A-2 - Legal Description (E-015)
Exhibit B-2 - Plat Map (E-015)
Exhibit C-2 - IPR (E-015)

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](#)

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

IMPROVEMENTS PERTAINING TO REALTY

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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: 1 Toilet and seat 1 Bathtub, and shower surround, Fiberglass 1 Vanity cabinet and sink, faucet 3.7 Linear feet of base cabinet, laminate 7.3 Linear feet of counter top, laminate 26.7 Square feet of mirror, wall-mounted 3.7 Linear feet of credenza cabinet, laminate 3 Rough in supply, waste and vent piping 7 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: 2 30" wide 1 12" wide 8 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

IMPROVEMENTS PERTAINING TO REALTY

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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

IMPROVEMENTS PERTAINING TO REALTY

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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

IMPROVEMENTS PERTAINING TO REALTY

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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

Office

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

Upstairs Office

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

Ruben Umana

60	140	Square feet of laminate tile flooring, 4' x 5" tiles
----	-----	--

IMPROVEMENTS PERTAINING TO REALTY

Page 6 of 7

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

Page 7 of 7

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-1

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles, City of Los Angeles and described as follows:

Parcel 1:

The Southerly 381.00 feet of that portion of Lot 7 of Tract 1532, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 22, Pages 130 and 131 of Maps, in the Office of the County Recorder of said County, lying between the Westerly line of the East 5.01 acres, computed to the Southerly line of Raymer Street, of said Lot 7 and the Westerly line of the East 2.5 acres, computed to the Southerly line of the Southern Pacific Railroad right-of-way, of said Lot.

Except all minerals, coal, oils, petroleum and kindred substances and natural gas in or, under said land, as reserved by Thomas C. Garner and Carolyn B. Garner, in the Deed recorded March 28, 1960 in Book D-794 Page 592, Official Records.

Parcel 2:

That portion of Lot 22, "Future Street" of Tract 16545, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 398, Pages 18 and 19 of Maps, in the Office of the County Recorder of said County, lying between the Southerly prolongation of the Westerly line of the East 5.01 acres, computed to the Southerly line of Raymer Street, of Lot 7 of Tract 1532, as per Map recorded in Book 22 Pages 130 and 131 of Maps, Records of said County, and the Westerly line of the East 2.5 acres, computed to the Southerly line of the Southern Pacific Railroad right-of-way, of said Lot 7.

Parcel 3:

That portion of Lot 7 of Tract 1532, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 22 Pages 130 and 131 of Maps, in the Office of the County Recorder of said County, lying between the Westerly line of the East 5.01 acres computed to the Southerly line of Raymer Street of said Lot 7 and the Westerly line of the East 2.5 acres, computed to the Southerly line of the Southern Pacific Railroad right-of-way, of said Lot 7.

Except therefrom the Southerly 381.00 feet thereof.

Also except all minerals, coal, oils, petroleum and kindred substances and natural gas under and in that portion of the above described land lying Westerly of the Westerly line of the East 5.01 acres, computed to the Southerly line of the Southern Pacific Railroad right-of-way of said Lot 7.

APN: 2210-025-044
(End of Legal Description)

PLAT MAP

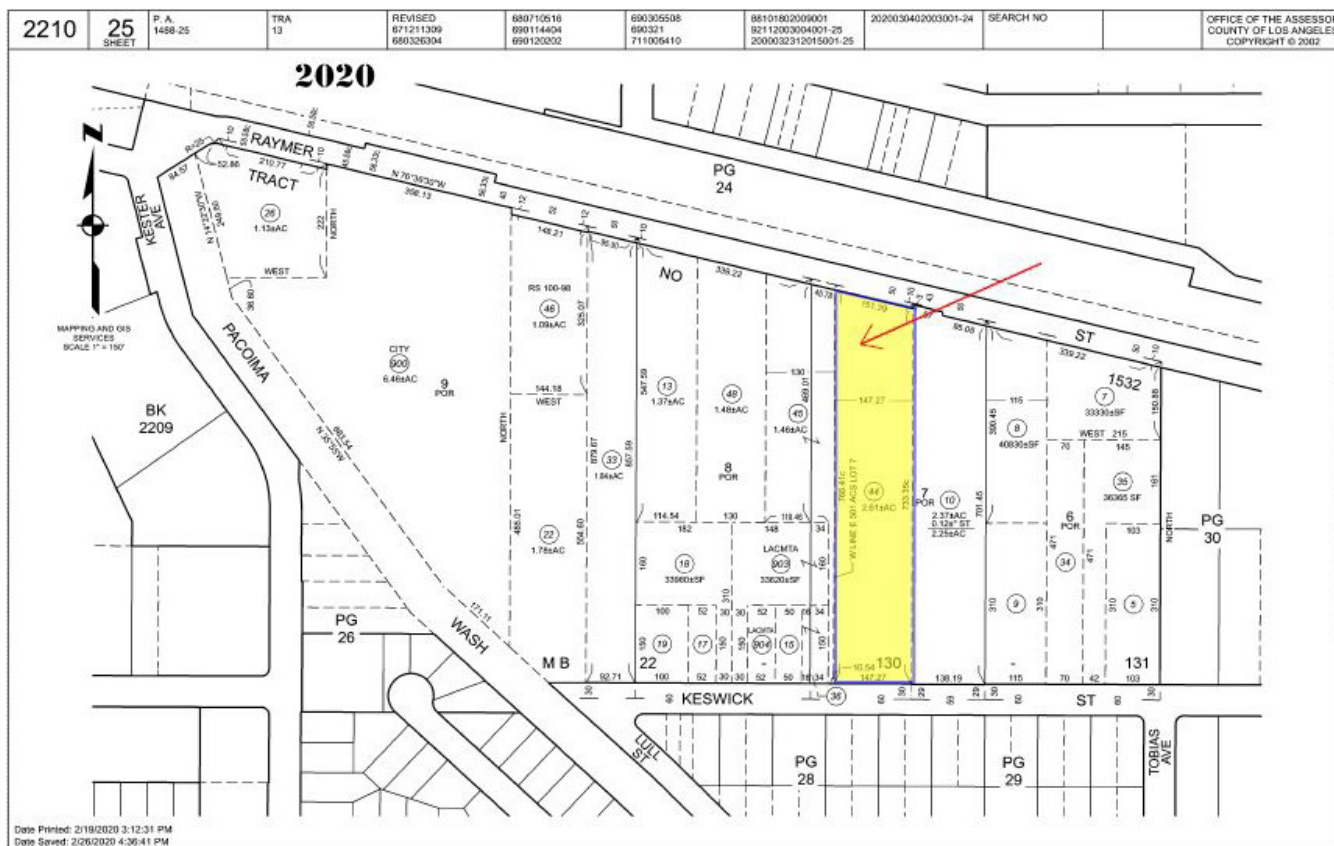


EXHIBIT C-2
PARCEL ESFV-E-015-1

IMPROVEMENTS PERTAINING TO REALTY

Page 1 of 3

Item No.	Qty.	Description
1	1	Group of power wiring, consisting of wiring, control box etc.
2	1	Group of carpeting +/-1,800 sf.

Item No.	Qty.	Description
1	1	Counter, wood L-shaped, 16 linear feet with stone top

Item No.	Qty.	Description
1	1	Metal gate fencing, 14 linear feet.
1	1	Group of interior build-out, consisting of wood frame construction with plaster board one side, 2 small window A/C, drop ceiling, tile floor, bathroom with 2 fixtures, 27'x17' and 7'x5'.

IMPROVEMENTS PERTAINING TO REALTY

Page 2 of 3

No.	Qty.	Description
78	60	Surveillance cameras, manufacturer and model not available, with related wiring, including wall mounts
<u>Building A</u>		
79	11	Linear feet of built-in counter, 42" high x 32" deep, laminate, 2-tier, including electrical connections, 3- 4 outlet plugs, 3- 4-port ethernet plates, 2- 2-port ethernet plates, including lower counter, 44" x 34" x 32", laminate, 2 lower shelves
80	1	Built-in counter, 80" x 42" x 25", laminate, 2-door, 2-drawer, including sink, 15" x 15", stainless steel, single mixing faucet, plumbing
81	505	Square feet of slat wall panels, laminate
82	10	Linear feet of chain link fence, 7' high, with roll gate, 77" x 7'
83	8	Linear feet of wall shelving, 8' high x 2' deep, wood construction, 3-tier
84	17	Linear feet of wall shelving, 70" high x 2' deep, wood
85	26	Linear feet of wall shelving, 7' high x 2' deep (estimate), wood construction, 3-tier
86	17	Linear feet of wall partition, 8' high x 7" deep, wood construction, dual-sided
87	1	Sign cabinet, 18' x 10' (estimate), single-sided, vinyl fascia, metal trim, "TipTopRestoration.com"
<u>Building B</u>		
88	1	Canopy, 13' x 5' x 3', metal frame, canvas top
89	14	Linear feet of countertop and base cabinet, 36" high x 33" deep, laminate, 8-door

IMPROVEMENTS PERTAINING TO REALTY

Page 3 of 3

Item No.	Qty.	Description
90	48	Square feet of pegboard
91	1	Alarm system, manufacturer and model no. not available, consisting of:
	3	Roll-up door contacts
	3	Motion sensors
	2	Door contacts
	1	Keypad
	1	Control panel
92	1	Convex mirror, 36" diameter, wall-mounted
93	1	Janitorial sink, 23" x 11" x 20", plastic, including 1 single mixing faucet and plumbing
94	1	Lot of electrical power wiring, including conduit run and control box
95	1,800	Square feet of commercial carpeting in office area

Building C

95	23	Linear feet of built-in storage rack, 14' high x 4' deep, wood construction, plywood deck, 4-tier
96	1	Canopy, 186" x 15' x 13', metal frame, corrugated metal roof, 2 uprights, tubular metal, including 233 square feet of wall cover, plywood, 1 swing gate, 186" x 10', metal frame, corrugated metal fascia
97	1	Open shelf, 18' x 18' x 4', wood construction, plywood deck, 4- tier
98	1	Canopy, 13' x 5' x 3', metal frame, canvas top

**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

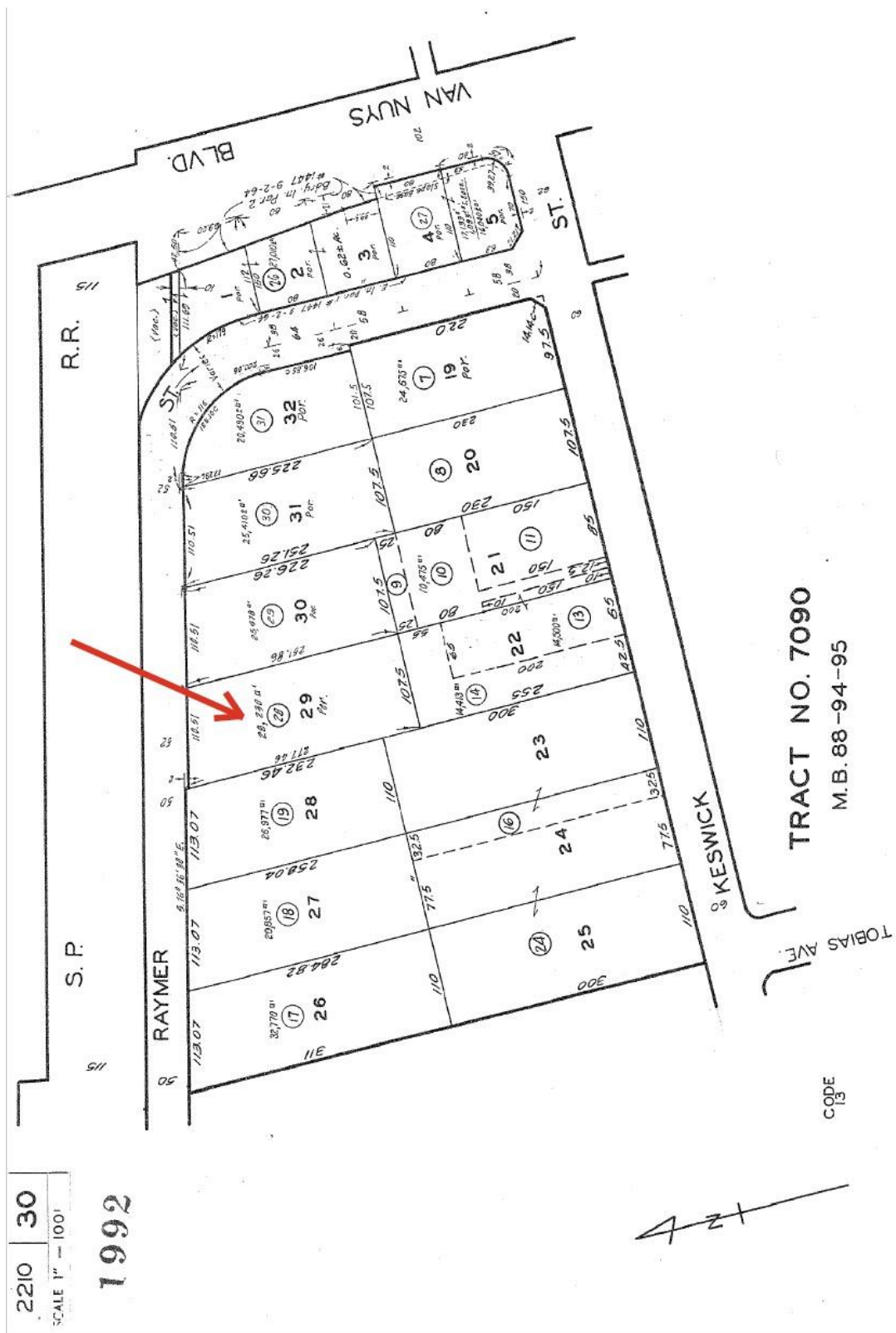


EXHIBIT "C"
PARCEL ESFV-E-006-1

IMPROVEMENTS PERTAINING TO REALTY

Page 1 of 7

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

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

IMPROVEMENTS PERTAINING TO REALTY

Page 2 of 7

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: 1 Toilet and seat 1 Bathtub, and shower surround, Fiberglass 1 Vanity cabinet and sink, faucet 3.7 Linear feet of base cabinet, laminate 7.3 Linear feet of counter top, laminate 26.7 Square feet of mirror, wall-mounted 3.7 Linear feet of credenza cabinet, laminate 3 Rough in supply, waste and vent piping 7 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: 2 30" wide 1 12" wide 8 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

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

IMPROVEMENTS PERTAINING TO REALTY

Page 3 of 7

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

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

IMPROVEMENTS PERTAINING TO REALTY

Page 4 of 7

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

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

IMPROVEMENTS PERTAINING TO REALTY

Page 5 of 7

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

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

IMPROVEMENTS PERTAINING TO REALTY

Page 6 of 7

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

Page 7 of 7

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"

**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: 2210-025-044; ESFV-E-015-1**

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

EXHIBIT "A"
PARCEL ESFV-E-015-1

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles, City of Los Angeles and described as follows:

Parcel 1:

The Southerly 381.00 feet of that portion of Lot 7 of Tract 1532, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 22, Pages 130 and 131 of Maps, in the Office of the County Recorder of said County, lying between the Westerly line of the East 5.01 acres, computed to the Southerly line of Raymer Street, of said Lot 7 and the Westerly line of the East 2.5 acres, computed to the Southerly line of the Southerly line of the Southern Pacific Railroad right-of-way, of said Lot.

Except all minerals, coal, oils, petroleum and kindred substances and natural gas in or, under said land, as reserved by Thomas C. Garner and Carolyn B. Garner, in the Deed recorded March 28, 1960 in Book D-794 Page 592, Official Records.

Parcel 2:

That portion of Lot 22, "Future Street" of Tract 16545, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 398, Pages 18 and 19 of Maps, in the Office of the County Recorder of said County, lying between the Southerly prolongation of the Westerly line of the East 5.01 acres, computed to the Southerly line of Raymer Street, of Lot 7 of Tract 1532, as per Map recorded in Book 22 Pages 130 and 131 of Maps, Records of said County, and the Westerly line of the East 2.5 acres, computed to the Southerly line of the Southern Pacific Railroad right-of-way, of said Lot 7.

Parcel 3:

That portion of Lot 7 of Tract 1532, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 22 Pages 130 and 131 of Maps, in the Office of the County Recorder of said County, lying between the Westerly line of the East 5.01 acres computed to the Southerly line of Raymer Street of said Lot 7 and the Westerly line of the East 2.5 acres, computed to the Southerly line of the Southern Pacific Railroad right-of-way, of said Lot 7.

Except therefrom the Southerly 381.00 feet thereof.

Also except all minerals, coal, oils, petroleum and kindred substances and natural gas under and in that portion of the above described land lying Westerly of the Westerly line of the East 5.01 acres, computed to the Southerly line of the Southern Pacific Railroad right-of-way of said Lot 7.

APN: 2210-025-044
(End of Legal Description)

EXHIBIT "B"
PARCEL ESFV-E-015-1

PLAT MAP

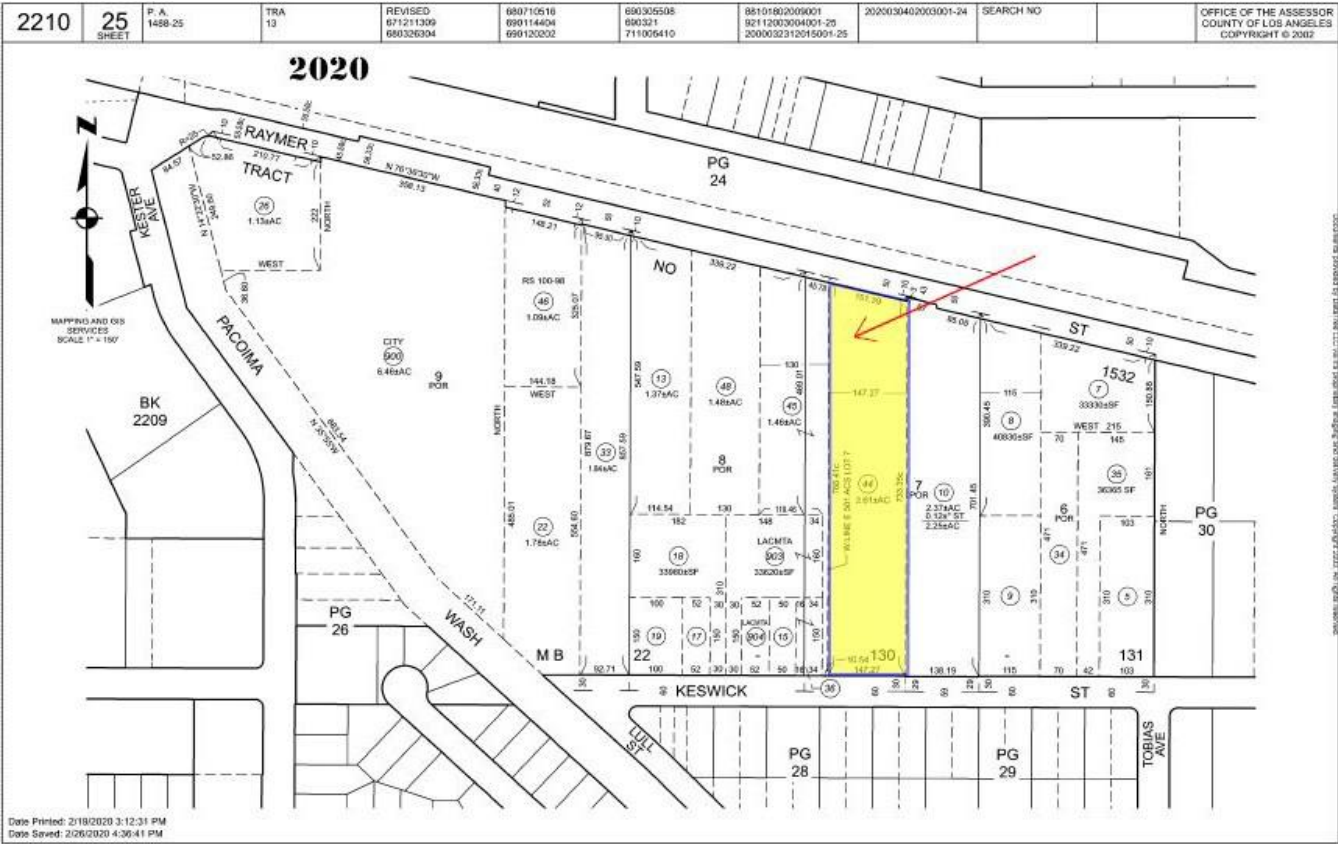


EXHIBIT "C"
PARCEL ESFV-E-015-1

IMPROVEMENTS PERTAINING TO REALTY

Page 1 of 3

Item No.	Qty.	Description
1	1	Group of power wiring, consisting of wiring, control box etc.
2	1	Group of carpeting +/-1,800 sf.

Item No.	Qty.	Description
1	1	Counter, wood L-shaped, 16 linear feet with stone top

Item No.	Qty.	Description
1	1	Metal gate fencing, 14 linear feet.
1	1	Group of interior build-out, consisting of wood frame construction with plaster board one side, 2 small window A/C, drop ceiling, tile floor, bathroom with 2 fixtures, 27'x17' and 7'x5'.

EXHIBIT "C"
PARCEL ESFV-E-015-1

IMPROVEMENTS PERTAINING TO REALTY

Page 2 of 3

No.	Qty.	Description
78	60	Surveillance cameras, manufacturer and model not available, with related wiring, including wall mounts
<u>Building A</u>		
79	11	Linear feet of built-in counter, 42" high x 32" deep, laminate, 2-tier, including electrical connections, 3- 4 outlet plugs, 3- 4-port ethernet plates, 2- 2-port ethernet plates, including lower counter, 44" x 34" x 32", laminate, 2 lower shelves
80	1	Built-in counter, 80" x 42" x 25", laminate, 2-door, 2-drawer, including sink, 15" x 15", stainless steel, single mixing faucet, plumbing
81	505	Square feet of slat wall panels, laminate
82	10	Linear feet of chain link fence, 7' high, with roll gate, 77" x 7'
83	8	Linear feet of wall shelving, 8' high x 2' deep, wood construction, 3-tier
84	17	Linear feet of wall shelving, 70" high x 2' deep, wood
85	26	Linear feet of wall shelving, 7' high x 2' deep (estimate), wood construction, 3-tier
86	17	Linear feet of wall partition, 8' high x 7" deep, wood construction, dual-sided
87	1	Sign cabinet, 18' x 10' (estimate), single-sided, vinyl fascia, metal trim, "TipTopRestoration.com"
<u>Building B</u>		
88	1	Canopy, 13' x 5' x 3', metal frame, canvas top
89	14	Linear feet of countertop and base cabinet, 36" high x 33" deep, laminate, 8-door

EXHIBIT "C"
PARCEL ESFV-E-015-1

IMPROVEMENTS PERTAINING TO REALTY

Page 3 of 3

Item No.	Qty.	Description
90	48	Square feet of pegboard
91	1	Alarm system, manufacturer and model no. not available, consisting of: 3 Roll-up door contacts 3 Motion sensors 2 Door contacts 1 Keypad 1 Control panel
92	1	Convex mirror, 36" diameter, wall-mounted
93	1	Janitorial sink, 23" x 11" x 20", plastic, including 1 single mixing faucet and plumbing
94	1	Lot of electrical power wiring, including conduit run and control box
95	1,800	Square feet of commercial carpeting in office area

Building C

95	23	Linear feet of built-in storage rack, 14' high x 4' deep, wood construction, plywood deck, 4-tier
96	1	Canopy, 186" x 15' x 13', metal frame, corrugated metal roof, 2 uprights, tubular metal, including 233 square feet of wall cover, plywood, 1 swing gate, 186" x 10', metal frame, corrugated metal fascia
97	1	Open shelf, 18' x 18' x 4', wood construction, plywood deck, 4- tier
98	1	Canopy, 13' x 5' x 3', metal frame, canvas top



Public Hearing on Resolutions Of Necessity for East San Fernando Valley Light Rail Transit Project Agenda Item # 2025-0415

Public Hearing to Adopt Resolutions of Necessity East San Fernando Valley Light Rail Transit Project

Project: The East San Fernando Valley Light Rail Transit Project extends north from the Van Nuys Metro G-Line station to the Sylmar/San Fernando Metrolink Station, a total of 9.2 miles of a dual track light rail transit (LRT) system with 14 at-grade stations.

The initial operating segment (IOS) is defined as the southern 6.7 miles of the project alignment. The IOS, identified as the southern segment, is street running in the middle of Van Nuys Boulevard and includes 11 at-grade center platform stations, 10 traction power substations, and a maintenance and storage facility for the LRT vehicles.

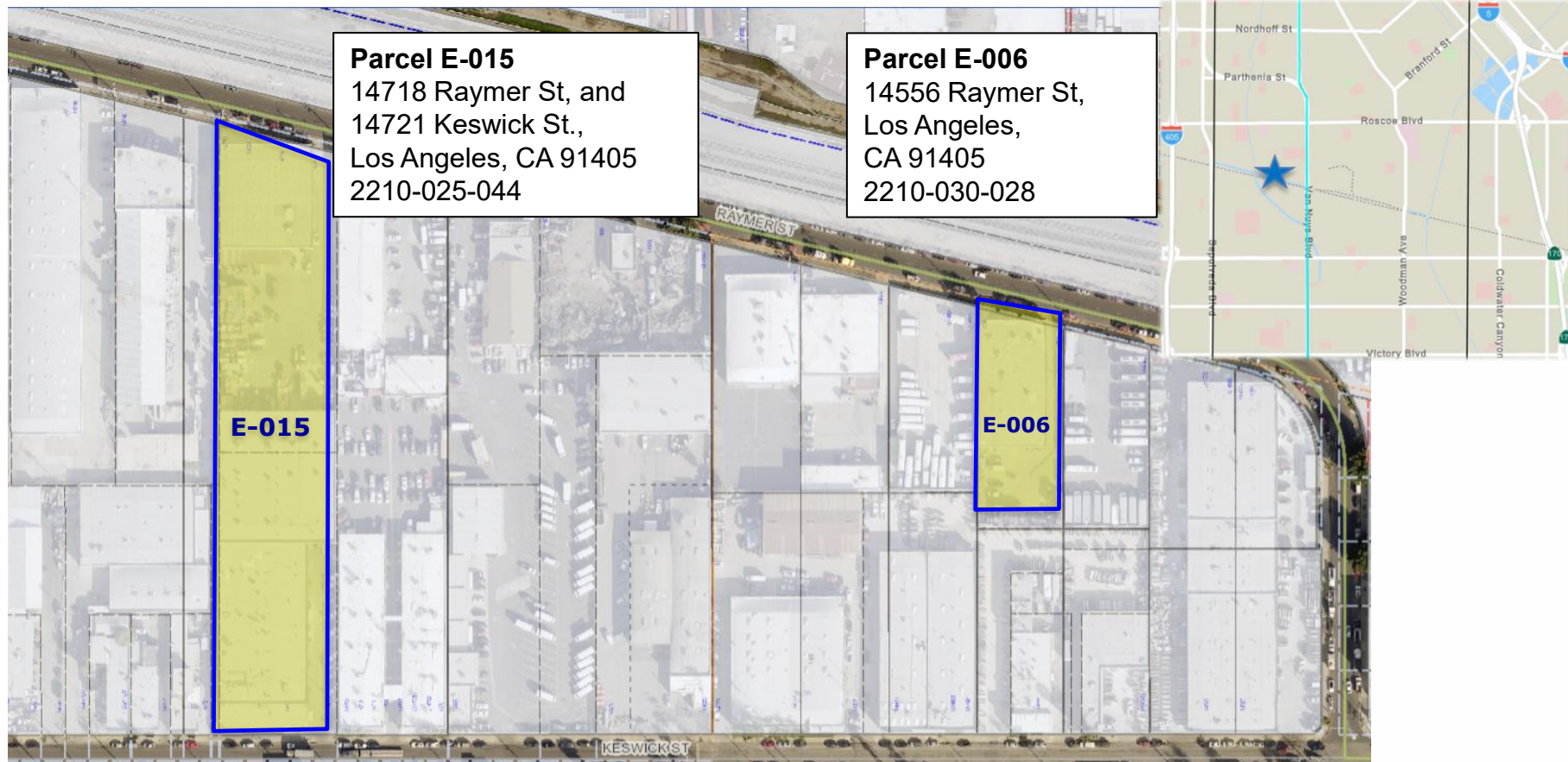
Property Impacts: Full Fee Simple Interest and Improvements Pertaining to Realty for two (2) parcels

Property Locations: Van Nuys, CA

Relocation Impacts: Acquisitions requires the relocation of three (3) businesses

Public Hearing to Adopt Resolutions of Necessity East San Fernando Valley Light Rail Transit Project

PARCELS OVERVIEW



Public Hearing to Adopt Resolutions of Necessity East San Fernando Valley Light Rail Transit Project

PARCELS OVERVIEW

Project Parcel Number	Assessor's Parcel Number	Parcel Address	Purpose of Acquisition	Property Interest(s) Sought
E-006	2210-030-028	14556 Raymer St., Los Angeles, CA 91405	Construction and Operation of the Maintenance and Storage Facility	Owner's Interest: Fee, IPR Tenants' Interests: IPR
E-015	2210-025-044	14718 Raymer St, and 14721 Keswick St., Los Angeles, CA 91405	Construction and Operation of the Maintenance and Storage Facility	Owner's Interest: Fee, IPR Tenants' Interests: IPR

Public Hearing to Adopt Resolutions of Necessity East San Fernando Valley Light Rail Transit Project

Relocation Benefits Provided to Displaced Businesses:

- Movement of Personal Property and Disconnect and Reconnect Costs
- Reestablishment Benefits
- Payment for Searching and Related Expenses for a Replacement Site
- Professional services performed before purchase or lease of a replacement site; (feasibility reports, soil testing, etc.)
- Loss of Tangible Personal Property and Substitute Personal Property
- Advisory services
- Move Planning Services

Public Hearing to Adopt Resolutions of Necessity East San Fernando Valley Light Rail Transit Project

Staff recommends the Board make the below findings and adopt the Resolutions of Necessity:

- The public interest and necessity require the proposed Project;
- 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;
- The Properties sought to be acquired, which have been described herein, are necessary for the proposed Project;
- The offers required by Section 7267.2 of the Government Code have been made to the Owners; and
- Whether the statutory requirements necessary to acquire the properties or property interests by eminent domain have been complied with by LACMTA.



Thank you



Metro