Los Angeles County
Metropolitan Transportation
Authority
One Gateway Plaza
3rd Floor Board Room
Los Angeles, CA

File #: 2026-0683, **File Type:** Resolution **Agenda Number:**

REGULAR BOARD MEETING
OCTOBER 22, 2026

SUBJECT: PUBLIC HEARING ON RESOLUTIONS OF NECESSITY FOR I-105 EXPRESS LANES PROJECT

ACTION: APPROVE RECOMMENDATION

RECOMMENDATION

ADOPT the Resolutions of Necessity authorizing the commencement of eminent domain actions to acquire the Property Interests for the properties identified in Attachment A and described as follows:

1. 2900 Fernwood Avenue, Lynwood, CA 90262; APN: 6169-002-013; CPN: 86909 (Permanent Aerial Easement, 618 square feet; Permanent Utility Easement, 783 square feet; and a 24-month Temporary Construction Easement, 4,505 square feet)

2. 2800 Fernwood Avenue, Lynwood, CA 90262; APN: 6169-002-012; CPN: 86910 (Permanent Aerial Easement, 524 square feet; Permanent Utility Easement, 607 square feet; and a 24-month Temporary Construction Easement, 4,715 square feet)

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 I-105 Express Lanes Project (“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 will ease traffic and enhance safety on the Interstate 105 (I-105) freeway through the conversion of the existing High Occupancy Vehicle (HOV) lane into two Metro Express Lanes in each

direction on the I-105 freeway. Metro Express Lanes are available for use by all motorists, as a toll-free option to carpools and buses and by paying a toll for single occupant drivers.

The I-105 Express Lanes Project will do the following:

- Enhance freeway operations and safety by improving traffic flow and reducing stop and go conditions
- Ease congestion by improving travel speeds on the Express Lanes to meet the federal standard
- Reduce freeway overflow traffic onto nearby city streets
- Reinvest the revenue from the use of toll lanes on mobility improvements and transit projects in communities along the corridor

This Project expands the network of Metro Express Lanes in LA County and provides direct access and connection to the I-110 Metro Express Lanes, helping to reduce congestion, improve travel efficiency and enhance highway safety. Construction on Segment 1 (from Sepulveda Blvd to Central Avenue) is underway and expected to open to traffic in 2028. Construction for Segment 2 (Central Avenue to I-710) and Segment 3 (I-710 to Studebaker Rd) is anticipated to begin in mid-2026 and be completed in 2029.

DISCUSSION

As required by California Government Code Section 7267.2, written offers of Just Compensation to purchase the Property Interests were delivered to the Owners of Record (“Owners”) on August 25, 2026 for CPN: 86909 and on August 27, 2026 for CPN: 86910.

The Owners of CPN: 86909 and CPN: 86910 have not accepted LACMTA’s offers to purchase the Property Interests. 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. LACMTA will continue in good faith to try to reach an agreement to purchase the Property Interests and resolve and settle the litigation, even after commencement of the eminent domain action.

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 authorize the public acquisition of private property by eminent domain), 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; (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; (7) whether, to the extent any of

the Property Interests are currently devoted to a public use, LACMTA's intended use is either compatible or a more necessary public use; and (8) whether, pursuant to CCP § 1240.330, LACMTA may acquire substitute property. 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 - 8 above exist.

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 and the recommended right-of-way action for the properties referenced in this report are included in the adopted Project's Life of Project Budget (LOP) approved by the Board in October, 2025 under Cost Center 8510, Project number 475004, I-105 Express Lanes.

Impact to Budget

The sources of funds for the recommended actions include Measure M, State Solution for Congestion Corridors Program, and toll-backed financing. These funds are not eligible for bus and rail operations.

Impact to Budget

[describe impact to the budget]

EQUITY PLATFORM

Along the I-105 corridor, 61.4% of census tracts within a three-mile radius are Equity Focus Communities (EFC). That includes 67.5% of census tracts within Segment 1 and 62% of census tracts within Segment 2 and 3.

Staff completed equity assessments for Segment 1, 2 and 3 that identified potential projects that could be funded with future net toll revenue to benefit communities within a three-mile radius of the corridor. When completed, the project will provide significant mobility improvements particularly the Express Lanes, safety enhancements, and noise mitigation through new/taller soundwalls.

While Flatiron-Myers, A Joint Venture (FMJV), the construction contractor made a 12.40% Disadvantaged Business Enterprise (DBE) commitment on Phase 1 - Pre-Construction and a 19% DBE commitment on the Phase 2 - Construction, the U.S. Department of Transportation has issued an Interim Final Rule (IFR) that makes changes, including suspension of goals and enforcement, to the DBE Program effective October 3, 2025. Metro is currently reviewing the IFR to identify

necessary program and procedural changes to ensure full compliance. As such, while the DBE commitment is not a factor in the staff recommendation, there are 27 Metro-certified small businesses participating in this contract. This is noteworthy since small businesses are vital for the economy as they drive job creation, foster innovation, and strengthen local communities.

The Project Labor Agreement/Construction Careers Policy (PLA/CCP) is also applicable on the Phase 2 - Construction portion of this contract.

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.

While the agency remains committed to reducing VMT through transit and multimodal investments, some projects may induce or increase personal vehicle travel. However, these individual projects aim to ensure the efficient and safe movement of people and goods.

This Board item is expected to increase VMT in LA County, as it includes an investment that may produce additional vehicle trips as a result of increasing the roadway capacity on currently congested portions of I-105. Although this item may not directly contribute to the achievement of the Board-adopted VMT Reduction Targets, the VMT Targets were developed to account for the cumulative effect of a suite of programs and projects within the Metro region, which individually may induce or increase VMT. Additionally, Metro has a voter-approved mandate to deliver multimodal projects that enhance mobility while ensuring the efficient and safe movement of people and goods.

This project is exempt from CEQA VMT mitigation requirements.

*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 following Metro Vision 2028 Goals and Objectives:

- Goal 1: Provide high-quality mobility options that enable people to travel less by increasing regional highway capacity and offering travelers on the corridor a new, faster, more reliable, and more convenient travel mode alternative.
- Goal 2: Deliver outstanding trip experiences for all transportation system users by improving trip times and travel speeds for Express Lanes and general-purpose lanes.
- Goal 4: Transforming LA County through regional collaboration and national leadership by strengthening Metro's relationships with Caltrans, the Federal Highway Administration, Los Angeles County, local cities/jurisdictions, and other agencies.

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

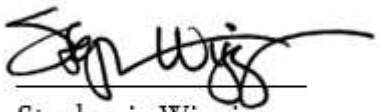
If this action is approved by the Board, LACMTA's condemnation counsel will be instructed to take all steps necessary to commence legal proceedings in a court of competent jurisdiction to acquire the Property Interests by eminent domain and to conclude those proceedings either by settlement or jury trial. 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 any displacees regarding relocation benefits.

ATTACHMENTS

Attachment A - Staff Report
Attachment B-1 - Resolution of Necessity - CPN 86909
Attachment B-2 - Resolution of Necessity - CPN 86910

Prepared by: Darryl Root, Senior Director, Real Estate, (213) 922-5281
Craig Justesen, Senior Executive Officer (Interim), Real Estate & Transit Oriented Communities, (213) 922-7051

Reviewed by: Ray Sosa, Chief Planning Officer, (213) 922-2920



Stephanie Wiggins
Chief Executive Officer

STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF THE PROPERTY INTERESTS REQUIRED FOR THE I-105 EXPRESS LANES PROJECT ("PROJECT") PARCELS CPN: 86909 and CPN: 86910.

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's parcel number, address, record property owner, 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 Permanent Aerial Easements (PAE), Permanent Utility Easements (PUE) and 24-monthTemporary Construction Easements (TCE) (collectively "Property Interests").

Summary Table 1

Project Parcel Number	Assessor's Parcel Number	Parcel Address	Property Owner	Property Interest(s) Sought
CPN:86909	6169-002-013	2900 Fernwood Ave. Lynwood, CA 90262	Nar Narayan, LLC (owner)	Permanent Aerial Easement Permanent Utility Easement Temporary Construction Easement
CPN:86910	6169-002-012	2800 Fernwood Ave. Lynwood, CA 90262	B&R Lynwood, LLC. (owner)	Permanent Aerial Easement Permanent Utility Easement Temporary Construction Easement

Property Requirements:

Purpose of Acquisitions: Construction and operation of the I-105 Express Lanes Project.

Property Interests Sought:

With regard to Project parcels CPN: 86909 and CPN: 86910, **LACMTA** seeks to acquire Permanent Aerial Easements (PAE), Permanent Utility Easements (PUE), and 24-month Temporary Construction Easements (TCE). These acquisitions are collectively referred to herein as the Property Interests and, for each parcel, are described in Exhibits A-1, Exhibit A-2, and Exhibit A-3 and depicted in Exhibits B-1, Exhibit B-2, and Exhibit B-3, with the utility easement language described in Exhibit C-1.

These property interests are required to construct the Project.

As required by California Government Code Section 7267.2, written offers of Just Compensation to purchase the Property Interests were delivered to the Owners of Record ("Owners") on August 25, 2026, for CPN: 86909 and August 27, 2026, for CPN- 86910.

A. The public interest and necessity require the Project.

The Project will ease traffic and enhance safety on the Interstate 105 (I-105) freeway through the conversion of the existing High Occupancy Vehicle (HOV) lane into two Metro Express Lanes in each direction on the I-105 freeway. Metro Express Lanes are available for use by all motorists, as a toll-free option to carpools and buses and by paying a toll for single occupant drivers.

The I-105 Express Lanes Project will do the following:

- Enhance freeway operations and safety by improving traffic flow and reducing stop and go conditions
- Ease congestion by improving travel speeds on the Express Lanes to meet the federal standard
- Reduce freeway overflow traffic onto nearby city streets
- Reinvest the revenue from the use of toll lanes on mobility improvements and transit projects in communities along the corridor

This Project expands the network of Metro Express Lanes in LA County and provides direct access and connection to the I-110 Metro Express Lanes, helping to reduce congestion, improve travel efficiency and enhance highway safety. Construction on Segment 1 (from Sepulveda Blvd to Central Avenue) is underway and expected to open to traffic in 2028. Construction for Segment 2 (Central Av to I-710) and Segment 3 (I-710 to Studebaker Rd) is anticipated to begin in mid-2026 and be completed in 2029.

B. The Project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.

The project seeks to convert the existing HOV lanes to ExpressLanes addressing existing degradation of the HOV lanes by deploying dynamic pricing as a means to optimize existing capacity thereby offering greater travel time reliability and enhanced mobility choice to travelers. Dynamic pricing allows for the adjustment of toll rates in real-time based on actual traffic conditions. Prices in the ExpressLanes will be higher with increased congestion, and lower when traffic is light. Based on the conceptual analysis and preliminary engineering studies, two Build Alternatives were proposed in addition to a "No-Build" Alternative.

• **Alternative 1 – No-Build Alternative**: Existing Conditions. The No-Build Alternative does not include any improvements to the existing configurations for I-105

• **Alternative 2 – Build Alternative:** Convert Existing HOV Lane to One ExpressLane (Standard Lane and Shoulder Widths)

• **Alternative 3 – Build Alternative:** Convert Existing HOV Lane to Two ExpressLanes (Nonstandard Lane and Shoulder Widths)

Considerations were given to the project purpose and need; complexity of the project; public comments and concerns; inputs from local, regional, state, and federal agencies, PDT, and stakeholders; project funding as well as environmental, social, and economic impacts. The PDT reached a conclusion to recommend Alternative 3 as the preferred alternative because it can achieve better travel times, total throughput, congestion reduction, and better satisfied the purpose and need of the Project.

While the Project requires the acquisition of the Property Interests, 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 required to construct and operate the I-105 Express Lanes.

The Project is converting one High Occupancy Vehicle (HOV) lane to two Express Lanes in each direction between approximately I-105/405 interchange on the west to the eastern terminus of the I-105 freeway at Studebaker Road. To provide one extra lane, the Project is widening the freeway throughout much of the corridor. The additional width will be achieved mostly by widening freeway structures or constructing retaining walls.

The Property Interests are directly adjacent to the existing State right-of-way and therefore are specifically needed for widening the right-of-way at this location, at the Alameda Viaduct structure within Segment 2 of the Project. PAEs are necessary for construction and operation of the widened viaduct structure. PUEs are necessary to relocate an existing Southern California Gas pipeline to avoid conflicts with the widened structure. The TCEs are necessary to construct the widened structure.

Staff recommends that the Board find that the acquisition of the Property Interests is 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 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;

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 owners of the Property Interests by examining the county assessor's record and a preliminary title report, and determined the tenant of the parcel;

4. Made written offers to the Owners 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;

5. Provided the Owners 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 Owners as required by the Eminent domain Law.

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

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 (CCP) §§ 1230.010-1273.050; and Article I, § 19 of the California Constitution.

Additionally, LACMTA has the authority, pursuant to CCP §§ 1240.510 and 1240.610, to condemn property appropriated to a public use, where LACMTA seeks to put that property to a compatible public use or a more necessary public use. Further, where necessary property is devoted to a public use and LACMTA exercises its authority to condemn such

necessary property, it has the authority, pursuant to CCP § 1240.330, to condemn substitute property in its own name, relocate on such substitute property the public use to which necessary property is devoted, and convey said substitute property to the owner of the aforementioned necessary property.

Here, the Southern California Gas Company owns a utility easement within the footprint of the in the area where LACMTA needs to acquire an easement for the Project. An active gas pipeline is currently located within the existing Southern California Gas Company utility easement, and will need to be partially relocated due to the Project. It will be relocated into the substitute PUEs that LACMTA seeks to acquire, and will continue to function similarly thereafter. LACMTA is empowered to condemn substitute property (PUEs) for this purpose under CCP § 1240.330 because: (1) the utility relocation and substitution of property is called for by the terms of that certain Cooperative Agreement dated December 16, 2021, entered into by LACMTA and the State of California acting through its Department of Transportation (Caltrans), and that certain Freeway Master Contract dated November 1, 2004, entered into by Caltrans and Southern California Gas Company, the owner of the utility/pipeline and of the easements on the necessary properties (PAEs); (2) the substitute property is necessary for compliance with the aforementioned agreements; and (3) the owner of the utility and existing utility easements on the necessary properties will devote the substitute property to the same public use, i.e. the utility, that is being displaced from the necessary property.

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

The environmental impacts of the Project were evaluated in the Final Environmental Impact Report/Environmental Assessment (FEIR/EA), which was certified by Caltrans on April 21, 2021 and revalidated on July 16, 2026. Project documentation has been prepared in compliance with both CEQA and NEPA. Caltrans is the lead agency under CEQA. In addition, FHWA's responsibility for environmental review, consultation, and any other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by Caltrans pursuant to 23 United States Code Section 327 (23 USC 327) and the MOU dated December 23, 2016 and executed by FHWA and Caltrans. Caltrans is the lead agency under NEPA.

CONCLUSION

Staff recommends that the Board approve the Resolutions of Necessity.

ATTACHMENTS

CPN: 86909

1. Exhibit “A-1” Legal Description of the Aerial Easement
2. Exhibit “B-1” Plat Map of Aerial Easement
3. Exhibit “A-2” Legal Description of the Temporary Construction Easement
4. Exhibit “B-2” Plat Map of Temporary Construction Easement
5. Exhibit “A-3” Legal Description of the Utility Easement
6. Exhibit “B-3” Plat Map of Utility Easement
7. Exhibit “C-1” Utility Easement language

CPN: 86910

1. Exhibit “A-1” Legal Description of the Aerial Easement
2. Exhibit “B-1” Plat Map of Aerial Easement
3. Exhibit “A-2” Legal Description of the Temporary Construction Easement
4. Exhibit “B-2” Plat Map of Temporary Construction Easement
5. Exhibit “A-3” Legal Description of the Utility Easement
6. Exhibit “B-3” Plat Map of Utility Easement
7. Exhibit “C-1” Utility Easement language

Exhibit "A-1"
Legal Description
APN 6169-002-013

In the City of Lynwood, County of Los Angeles, State of California, being a portion of Parcel 2, as shown in Parcel Map No. 82086, Book 412, Pages 64 and 65, filed on August 24, 2021, in the Office of the County Recorder of said County, more particularly described as follows:

BEGINNING at the most southerly corner of said Parcel, said corner being on a non-tangent curve concave southwesterly, said curve having a radius of 3594.00 feet, through which a radial line bears North 18°06'40" East; thence northwesterly along the southerly line of said Parcel, 239.87 feet along said curve through a central angle of 3°49'27" to the westerly line of said Parcel; thence, northerly along said westerly line North 14°58'13" East, 2.09 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3596.13 feet, through which a radial line bears North 14°18'22" East; thence departing said westerly line southeasterly 48.61 feet along said curve through a central angle of 0°46'28"; thence North 15°04'30" East, 4.76 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3604.52 feet, through which a radial line bears North 15°04'50" East; thence, southeasterly 13.29 feet along said curve through a central angle of 0°12'40"; thence South 15°17'51" West, 4.76 feet to the beginning of a non-tangent curve concave southerly having a radius of 3596.13 feet, through which a radial line bears North 15°17'31" East; thence, southeasterly 158.33 feet along said curve through a central angle of 2°31'21"; thence North 17°48'31" East, 4.73 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3604.52 feet, through which a radial line bears North 17°48'53" East; thence, southeasterly 13.27 feet along said curve through a central angle of 0°12'39"; thence South 18°01'53" West, 4.73 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3596.13 feet, through which a radial line bears North 18°01'32" East; thence, southeasterly 6.53 feet along said curve through a central angle of 0°06'15" to the easterly line of said Parcel; thence southeasterly along said easterly line South 18°06'40" West, 2.01 feet to the **POINT OF BEGINNING**.

CONTAINING: 618 square feet, more or less.

Subject to conditions, covenants, rights, restrictions, easements, licenses, permits, leases, and rights-of-way, if any.

Exhibit "B" attached herewith and made a part hereof.

This legal description and exhibit have been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Christopher J. Cervantes, PLS
Licensed Land Surveyor
California No. 10079



07/31/2026
Date

Page 1 of 1

Exhibit “B-1”

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S14°58'13"W	2.09'
L2	S15°04'30"W	4.76'
L3	N15°17'51"E	4.76'
L4	S17°48'31"W	4.73'
L5	N18°01'53"E	4.73'
L6	N18°06'40"E	2.01'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	3594.00'	239.87'	3°49'27"
C2	3596.13'	48.61'	0°46'28"
C3	3604.52'	13.29'	0°12'40"
C4	3596.13'	158.33'	2°31'21"
C5	3604.52'	13.27'	0°12'39"
C6	3596.13'	6.53'	0°06'15"

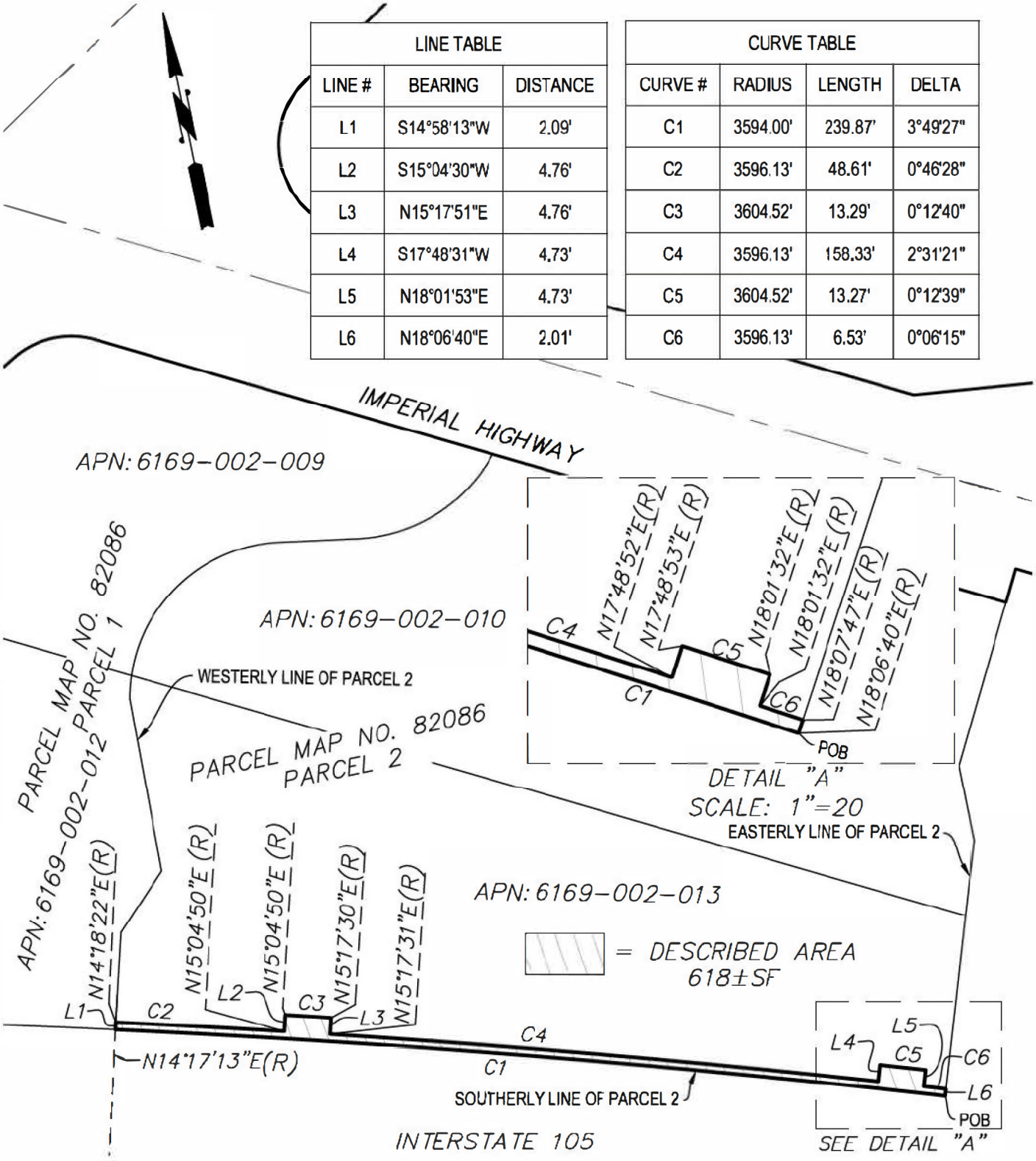


Exhibit "A-2"

Legal Description
APN 6169-002-013
TEMPORARY CONSTRUCTION EASEMENT

In the City of Lynwood, County of Los Angeles, State of California, being a portion of Parcel 2, as shown in Parcel Map No. 82086, Book 412, Pages 64 and 65, filed on August 24, 2021, in the Office of the County Recorder of said County, more particularly described as follows:

COMMENCING at the most southerly corner of said Parcel; thence northeasterly along the easterly line of said Parcel North 18°06'40" East, 2.01 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3596.13 feet, through which a radial line bears North 18°07'47" East, and the **POINT OF BEGINING**; thence departing said easterly line northwesterly 6.53 feet along said curve through a central angle of 0°06'15"; thence North 18°01'53" East, 4.73 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3604.52 feet, through which a radial line bears North 18°01'32" East; thence northwesterly 13.27 feet along said curve through a central angle of 0°12'39"; thence South 17°48'31" West, 4.73 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3596.13 feet, through which a radial line bears North 17°48'52" East; thence northwesterly 158.33 feet along said curve through a central angle of 2°31'21"; thence North 15°17'51" East, 4.76 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3604.52 feet, through which a radial line bears North 15°17'31" East; thence northwesterly13.29 feet along said curve through a central angle of 0°12'40"; thence South 15°04'30" West, 4.76 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3596.13 feet, through which a radial line bears North 15°04'50" East; thence northwesterly 48.61 feet along said curve through a central angle of 0°46'28" to the westerly line of said Parcel; thence northeasterly along said Parcel North 14°58'13" East, 24.50 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3620.63 feet, through which a radial line bears North 14°18'38" East; thence southeasterly 46.48 feet along said curve through a central angle of 0°44'08"; thence South 15°02'46" West, 6.50 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3614.13 feet, through which a radial line bears North 15°02'46" East; thence southeasterly 194.50 feet along said curve through a central angle of 3°05'00" to the easterly line of said Parcel; thence southwesterly along said easterly line South 18°06'40" West, 18.00 feet to the **POINT OF BEGINNING**.

CONTAINING: 4,505 square feet, more or less.

Subject to conditions, covenants, rights, restrictions, easements, licenses, permits, leases, and rights-of-way, if any.

Exhibit "B" attached herewith and made a part hereof.

This legal description and exhibit has been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

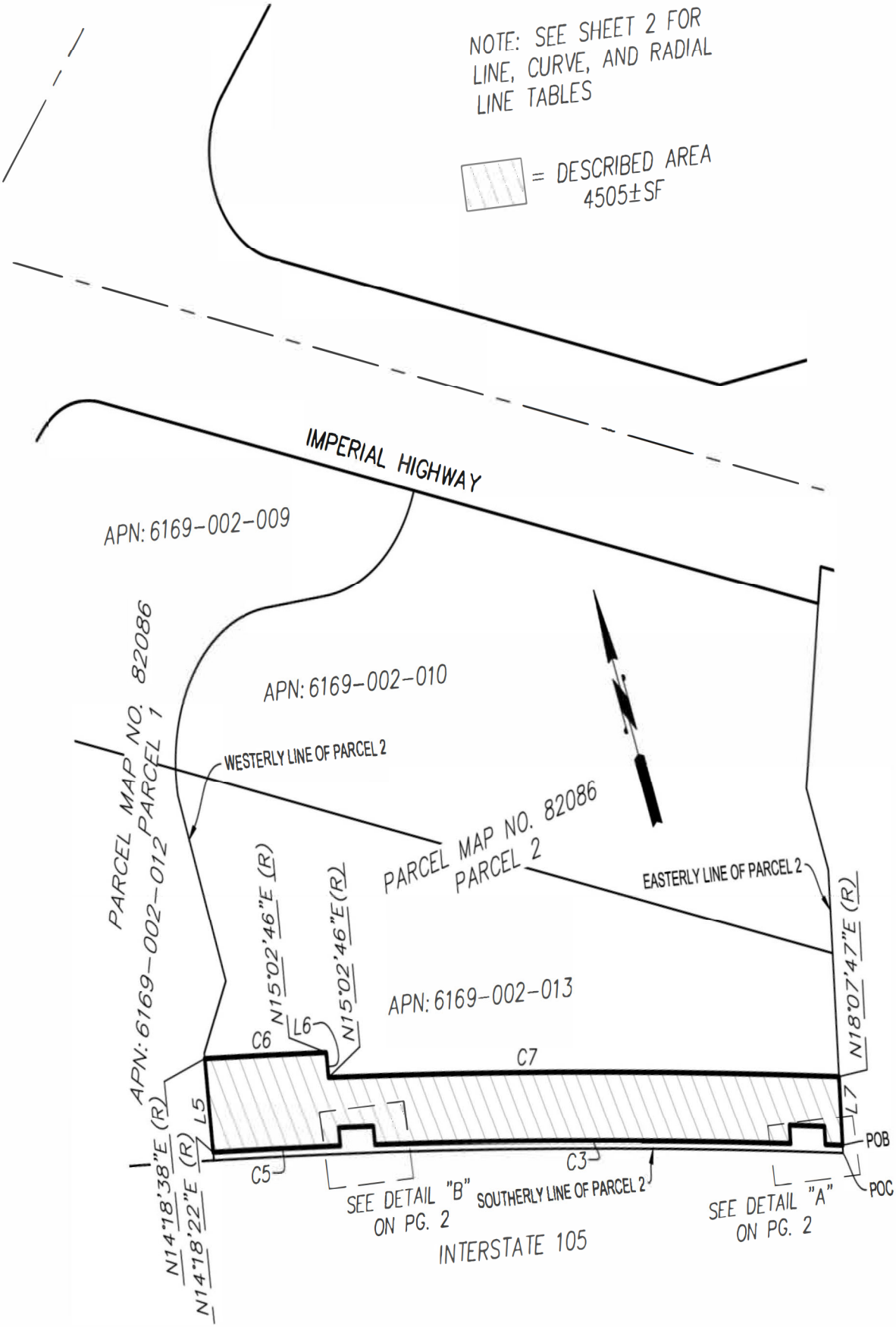


Gregory C. Sebourn
Licensed Land Surveyor
California No. 8395

December 16, 2025
Date

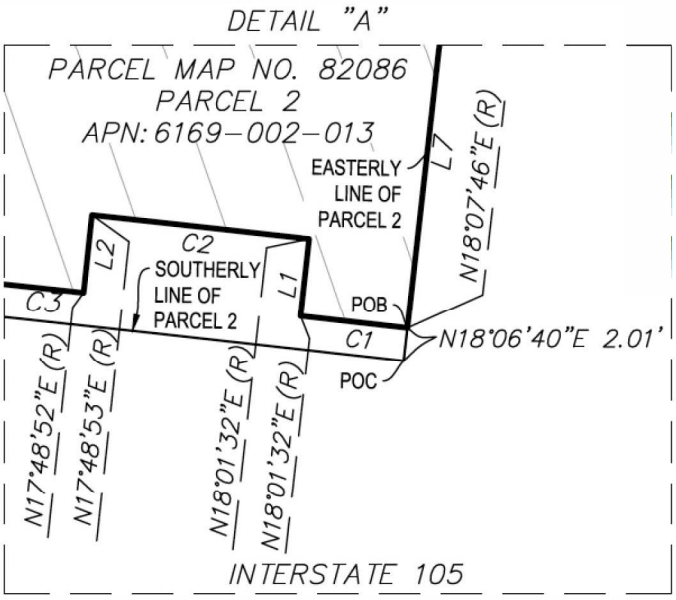
Exhibit "B-2"

TEMPORARY CONSTRUCTION EASEMENT



Continued Exhibit "B-2"

TEMPORARY CONSTRUCTION EASEMENT



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N18°01'53"E	4.73'
L2	S17°48'31"W	4.73'
L3	N15°17'51"E	4.76'
L4	S15°04'30"W	4.76'
L5	N14°58'13"E	24.50'
L6	N15°02'46"E	6.50'
L7	S18°06'40"W	18.00'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	3596.13'	6.53'	0°06'15"
C2	3604.52'	13.27'	0°12'39"
C3	3596.13'	158.33'	2°31'21"
C4	3604.52'	13.29'	0°12'40"
C5	3596.13'	48.61'	0°46'28"
C6	3620.63'	46.48'	0°44'08"
C7	3614.13'	194.50'	3°05'00"

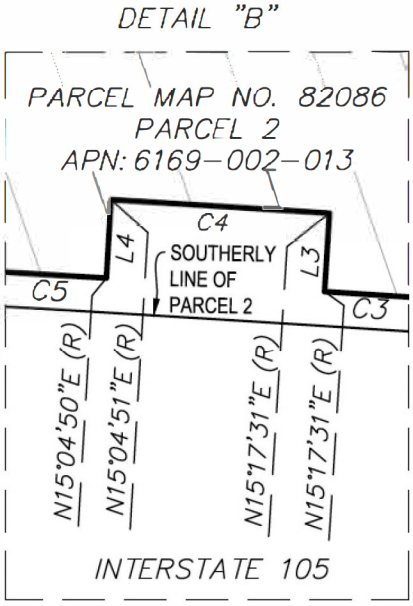


Exhibit "A-3"

Legal Description
APN 6169-002-013
Utility Easement

In the City of Lynwood, County of Los Angeles, State of California, being a portion of Parcel 2, as shown in Parcel Map No. 82086, Book 412, Pages 64 and 65, filed on August 24, 2021, in the Office of the County Recorder of said County, more particularly described as follows:

COMMENCING at the most southerly corner of said Parcel; thence along the easterly line of said Parcel North 18°06'40" East, 16.75 feet, thence departing said easterly line North 72°04'26" West, 25.00 feet to the **POINT OF BEGINNING**; thence South 18°06'40" West, 6.76 feet to the northerly line of Parcel C, as described in the Amendment to Grant of Easement to Southern California Gas Company, recorded as Document Number 20220159996, Official Records in said Recorder's Office, and the beginning of a non-tangent curve concave southwesterly having a radius of 3604.00 feet, through which a radial line bears North 17°42'50" East; thence northwesterly 215.42 feet along said curve through a central angle of 3°25'29" to the westerly line of said Parcel 2; thence departing said southerly line along said westerly line North 14°58'13" East, 2.09 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3606.13 feet, through which a radial line bears North 14°18'29" East; thence departing said westerly line southwesterly 35.10 feet along said curve through a central angle of 0°33'28"; thence North 14°50'50" East, 7.92 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3614.00 feet, through which a radial line bears North 14°50'50" East; thence southeasterly 40.00 feet along said curve through a central angle of 0°38'03"; thence South 15°28'53" West, 7.93 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3606.13 feet, through which a radial line bears North 15°29'59" East; thence southeasterly 135.69 feet along said curve through a central angle of 2°09'21"; thence North 17°48'31" East, 4.74 feet; thence South 72°11'07" East, 4.86 feet to the **POINT OF BEGINNING.**

CONTAINING: 783 square feet, more or less.

Exhibit "B" attached herewith and made a part hereof.

This legal description and exhibit have been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.



Craig D. Wilson
Licensed Land Surveyor
California No. 7142

05/15/2026
Date

EXHIBIT "B-3"

UTILITY EASEMENT

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	3604.00'	215.42'	3°25'29"
C2	3606.13'	35.10'	0°33'28"
C3	3614.00'	40.00'	0°38'03"
C4	3606.13'	135.69'	2°09'21"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N18°06'40"E	16.75'
L2	N72°04'26"W	25.00'
L3	S18°06'40"W	6.76'
L4	N14°58'13"E	2.09'
L5	N14°50'50"E	7.92'
L6	S15°28'53"W	7.93'
L7	N17°48'31"E	4.74'
L8	S72°11'07"E	4.86'

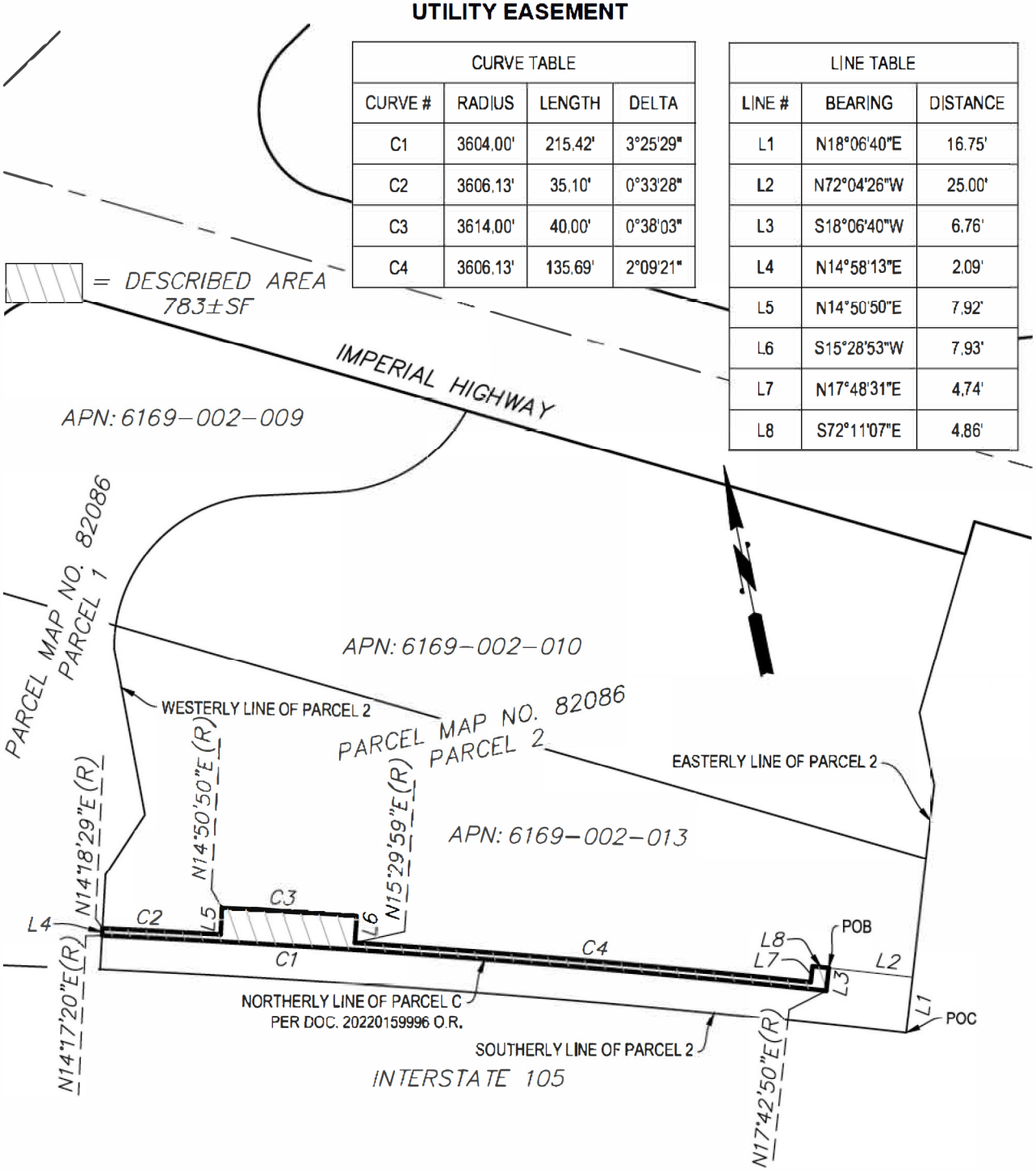


Exhibit "C-1"

Utility Easement Deed Language

FOR VALUABLE CONSIDERATION, Grantor hereby grants to Grantee, its successors and assigns ("Grantee"): a permanent, non-exclusive easement ("Easement") to excavate for, lay, construct, reconstruct, relocate, reconfigure, use, inspect, maintain, operate, repair, replace, patrol, change the size of, add to, abandon in place, or remove from time to time, as Grantee deems necessary, pipelines and conduits, together with metering, measuring, monitoring, regulating, cathodic protection, and other appurtenances (all hereinafter referred to as the "Facilities") for the transportation and distribution of gas, as Grantee deems necessary, convenient, or beneficial, in, on, over, under, through, and along, and for all other purposes connected therewith, and together with the reasonable right of ingress and egress to and from the Easement to access Facilities, including the right to use Grantor's abutting property during construction and maintenance of the Facilities, that strip of land located in the City of Lynwood, County of Los Angeles, California, described in Exhibit A and depicted in Exhibit B attached hereto and made a part hereof.

Grantor agrees that no change of grade of the Easement shall be made, that it shall not be inundated with water, that it shall be kept free of trees, deep-rooted shrubs, buildings, and structures of all kinds (except for Grantee's Facilities), and that nothing shall be done that interferes with or impairs Grantee's use of or access to or along the Easement. Grantee shall have the right, but not the duty, to trim or remove trees, brush, roots, or material from the Easement whenever Grantee deems it necessary. Said right shall not relieve Grantor of the duty as owner to trim or remove trees, brush, or material to prevent danger or hazard to property or persons.

Grantor reserves the right to (1) use any surface or subsurface areas, provided such use does not interfere with Grantee's use of the Easement; (2) improve the Easement area surface with landscaping (except trees and deep-rooted shrubs), paved driveways, parking surfaces, sidewalks, curbs, and gutters; provided, however, that before making any such improvements involving a change of grade, Grantor and its successors, heirs, and assigns, shall notify the Grantee in advance and comply with DigAlert notification requirements pursuant to Government Code Sections 4216 to 4216.9.

Grantor has full legal right, power, and authority to grant and convey and be bound by the easement interest herein.

This Easement shall be binding upon and inure to the benefit of the successors, heirs, and assigns of Grantor and Grantee.

Exhibit "A"
Legal Description
APN 6169-002-012

In the City of Lynwood, County of Los Angeles, State of California, being a portion of Parcel 1, as shown in Parcel Map No. 82086, Book 412, Pages 64 and 65, filed on August 24, 2021, in the Office of the County Recorder of said County, more particularly described as follows:

BEGINNING at the most southerly corner of said Parcel, said corner being on a non-tangent curve concave southwesterly having a radius of 3594.00 feet, through which a radial line bears North 14°17'14" East; thence, northwesterly along the southerly line of said Parcel, 216.04 feet along said curve through a central angle of 3°26'39" to the southwesterly corner of said Parcel; thence, northerly along the westerly line of said Parcel, North 10°28'17" West, 2.32 feet to the beginning of a non-tangent curve concave southwesterly, having a radius of 3596.13 feet, through which a radial line bears North 10°50'53" East; thence departing said westerly line, southeasterly 88.92 feet along said curve through a central angle of 1°25'00"; thence North 12°15'33" East, 4.77 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3604.50 feet, through which a radial line bears North 12°15'54" East; thence, southeasterly 13.29 feet along said curve through a central angle of 0°12'41"; thence, South 12°28'55" West, 4.77 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3596.13 feet, through which a radial line bears North 12°28'35" East; thence southeasterly 114.84 feet along said curve through a central angle of 1°49'47" to the easterly line of said Parcel; thence, southerly along said easterly line South 14°58'13" West, 2.09 feet to the **POINT OF BEGINNING**.

CONTAINING: 524 square feet, more or less.

Subject to conditions, covenants, rights, restrictions, easements, licenses, permits, leases, and rights-of-way, if any.

Exhibit "B" attached herewith and made a part hereof.

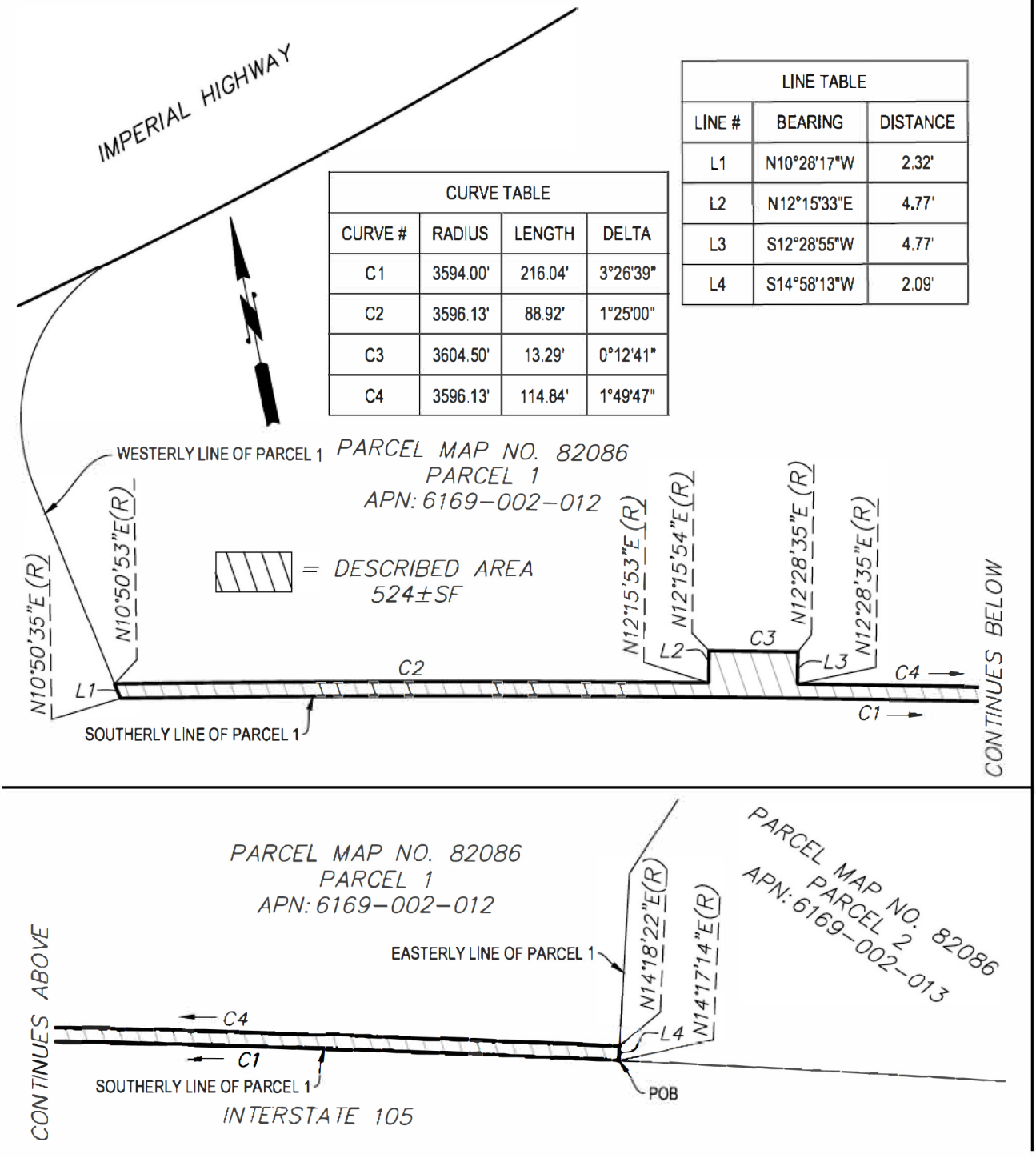
This legal description and exhibit have been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.



Christopher J. Cervantes, PLS
Licensed Land Surveyor
California No. 10079

07/31/2026
Date

EXHIBIT "B-1"
AERIAL EASEMENT



CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	3594.00'	216.04'	3°26'39"
C2	3596.13'	88.92'	1°25'00"
C3	3604.50'	13.29'	0°12'41"
C4	3596.13'	114.84'	1°49'47"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N10°28'17"W	2.32'
L2	N12°15'33"E	4.77'
L3	S12°28'55"W	4.77'
L4	S14°58'13"W	2.09'

EXHIBIT "A-2"

Legal Description
APN 6169-002-012
TEMPORARY CONSTRUCTION EASEMENT

In the City of Lynwood, County of Los Angeles, State of California, being a portion of Parcel 1 of Parcel Map No. 82086, Book 412, Pages 64 and 65, filed August 24, 2021 in the Office of the County Recorder of said County, more particularly described as follows:

COMMENCING at the most southerly corner of said Parcel; thence along the easterly line of said Parcel, North 14°58'13" East, 2.09 feet to the beginning of a non-tangent curve concave southerly having a radius of 3596.13 feet, through which a radial line bears North 14°18'22" East and the **POINT OF BEGINNING;** thence departing said easterly line northwesterly along said curve 114.84 feet through a central angle of 1°49'47"; thence North 12°28'55" East, 4.77 feet to the beginning of a non-tangent curve concave southerly having a radius of 3604.50 feet, through which a radial line bears North 12°28'34" East; thence northwesterly along said curve 13.29 feet through a central angle of 0°12'41"; thence South 12°15'33" West, 4.77 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3596.13 feet, through which a radial line bears North 12°15'53" East; thence northwesterly along said curve 88.92 feet through a central angle of 1°25'00" to the westerly line of said Parcel; thence along said westerly line North 10°28'17" West, 26.29 feet along said westerly line to the beginning of a non-tangent curve concave southwesterly having a radius of 3620.63 feet, through which a radial line bears North 10°41'49" East; thence departing said westerly line southeasterly along said curve 47.75 feet through a central angle of 0°45'20"; thence South 0°05'49" West, 16.87 feet; thence South 89°55'32" East, 43.88 feet; thence North 00°28'24" East, 7.75 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3620.63 feet, through which a radial line bears North 12°09'45" East; thence 122.26 feet along said curve through a central angle of 1°56'05"; thence South 0°05'16" West, 12.95 feet; thence South 89°54'44" East, 10.51 feet to the easterly line of said Parcel; thence along said easterly line South 14°58'13" West, 14.50 feet to the **POINT OF BEGINNING**.

CONTAINING: 4,715 square feet, more or less.

Subject to conditions, covenants, rights, restrictions, easements, licenses, permits, leases, and rights-of-way, if any.

Exhibit "B" attached herewith and made a part hereof.

This legal description and exhibit have been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.



Gregory C. Sebourn
Professional Land Surveyor
California No. 8395

December 15, 2025
Date

EXHIBIT "B-2"

TEMPORARY CONSTRUCTION EASEMENT

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	3596.13'	114.84'	1°49'47"
C2	3604.50'	13.29'	0°12'41"
C3	3596.13'	88.92'	1°25'00"
C4	3620.63'	47.75'	0°45'20"
C5	3620.63'	122.26'	1°56'05"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N12°28'55"E	4.77'
L2	S12°15'33"W	4.77'
L3	N10°28'17"W	26.29'
L4	S00°05'49"W	16.87'
L5	N00°28'24"E	7.75'
L6	S00°05'16"W	12.95'
L7	S89°54'44"E	10.51'
L8	S14°58'13"W	14.50'

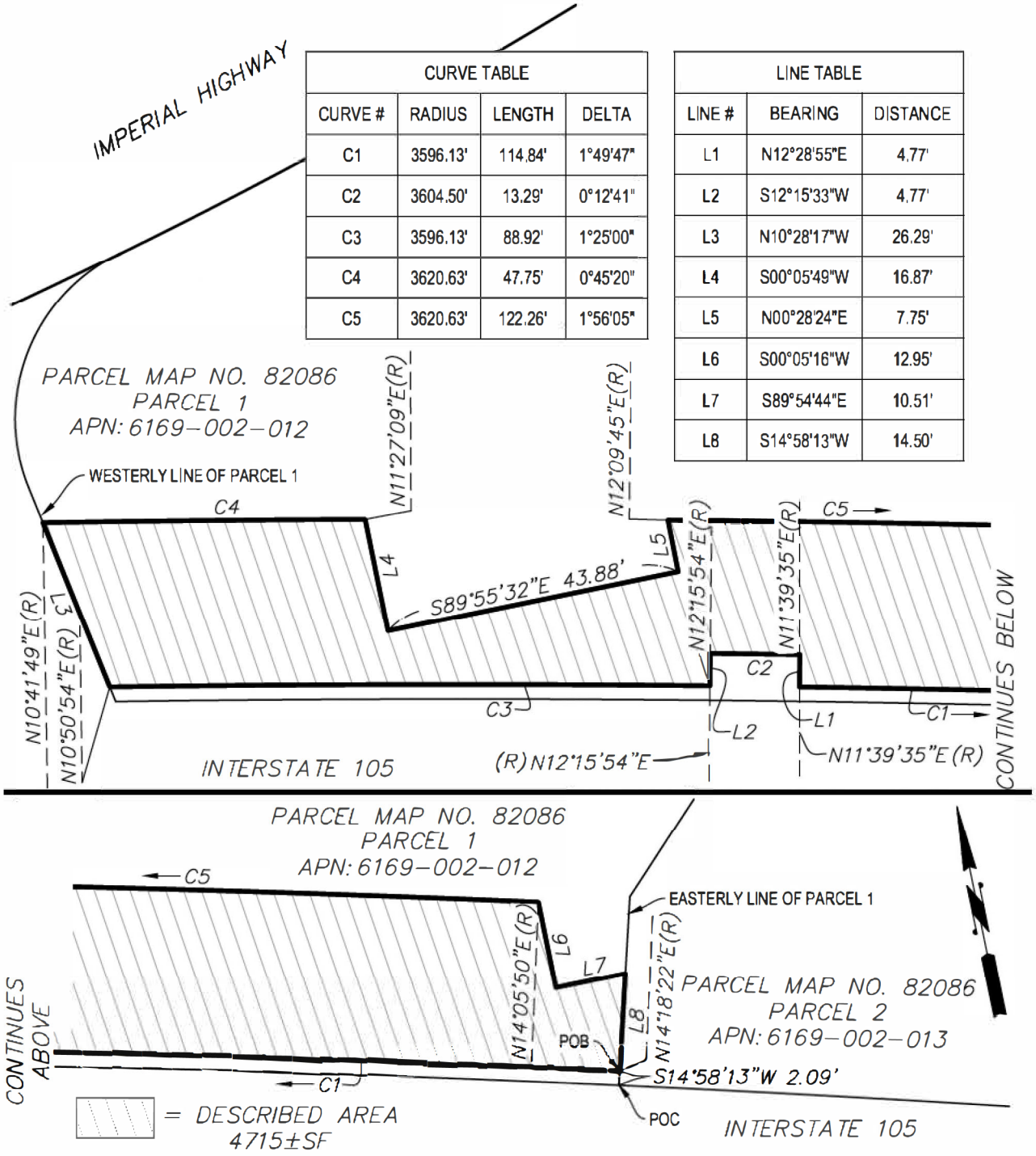


EXHIBIT "A-3"

Legal Description
APN 6169-002-012
Utility Easement

In the City of Lynwood, County of Los Angeles, State of California, being a portion of Parcel 1, as shown in Parcel Map No. 82086, Book 412, Pages 64 and 65, filed on August 24, 2021, in the Office of the County Recorder of said County, more particularly described as follows:

COMMENCING at the most southerly corner of said Parcel; thence along the easterly line of said Parcel, North 14°58'13" East, 10.00 feet to the northerly line of Parcel C, as described in the Amendment to Grant of Easement to Southern California Gas Company, recorded as Document Number 20220159996, Official Records, in said Recorder's Office, to the beginning of a non-tangent curve concave southwesterly having a radius of 3604.00 feet, through which a radial line bears North 14°17'21" East and the **POINT OF BEGINNING;** thence northwesterly along said southerly line, 206.72 feet along said curve through a central angle of 3°17'11"; thence departing said southerly line North 12°32'57" East, 2.16 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3606.13 feet, through which a radial line bears North 11°01'19" East; thence southwesterly 30.01 feet along said curve through a central angle of 0°28'36"; thence South 0°05'49" West, 2.08 feet; thence South 89°40'29" East, 10.43 feet to the beginning of a non-tangent curve concave southwesterly, having a radius of 3130.97 feet, through which a radial line bears North 11°38'21" East; thence southeasterly 23.91 feet along said curve through a central angle of 0°26'15"; thence North 12°01'46" East, 2.86 feet to the beginning of a non-tangent curve concave southwesterly, having a radius of 3609.00 feet, through which a radial line bears North 12°01'46" East; thence southeasterly 3.67 feet along said curve through a central angle of 0°03'30"; thence North 12°15'33" East, 1.91 feet to the beginning of a non-tangent curve concave southwesterly, having a radius of 3614.50 feet, through which a radial line bears North 12°06'23" East; thence southeasterly 33.33 feet along said curve through a central angle of 0°31'42"; thence South 12°28'55" West, 1.89 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3609.00 feet, through which a radial line bears North 12°37'00" East; thence southeasterly 3.01 feet along said curve through a central angle of 0°02'52", thence South 12°39'52" West, 2.88 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3606.13 feet, through which a radial line bears North 12°40'58" East; thence southeasterly 102.28 feet along said curve through a central angle of 1°37'30" to said easterly line of Parcel 1; thence along said easterly line South 14°58'13" West, 2.09 feet to the **POINT OF BEGINNING**.

CONTAINING: 607 square feet, more or less.

Exhibit "B" attached herewith and made a part hereof.

This legal description and exhibit have been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Craig D. Wilson
Licensed Land Surveyor
California No. 7142



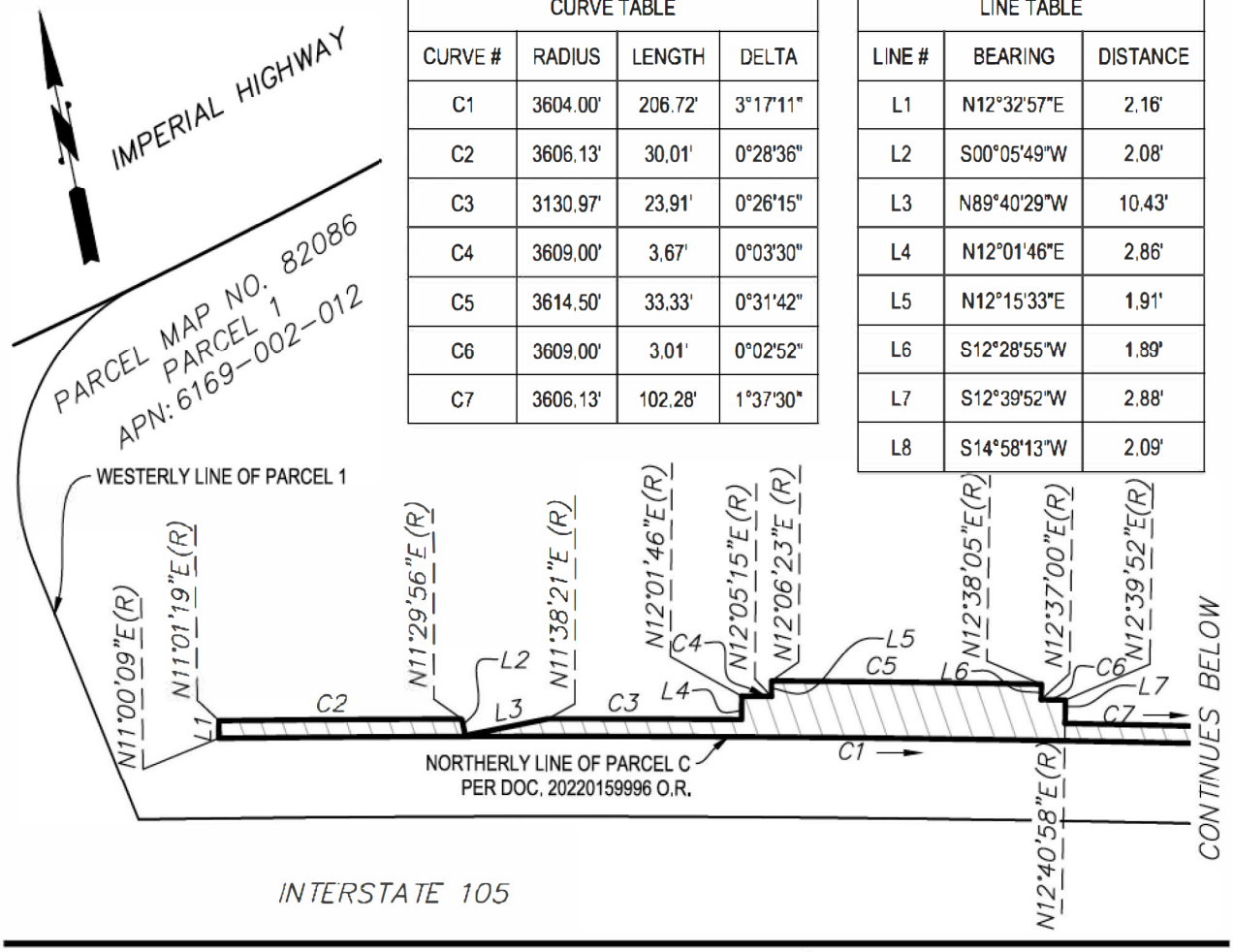
05/15/2026
Date

EXHIBIT "B-3"

UTILITY EASEMENT

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	3604.00'	206.72'	3°17'11"
C2	3606.13'	30.01'	0°28'36"
C3	3130.97'	23.91'	0°26'15"
C4	3609.00'	3.67'	0°03'30"
C5	3614.50'	33.33'	0°31'42"
C6	3609.00'	3.01'	0°02'52"
C7	3606.13'	102.28'	1°37'30"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N12°32'57"E	2.16'
L2	S00°05'49"W	2.08'
L3	N89°40'29"W	10.43'
L4	N12°01'46"E	2.86'
L5	N12°15'33"E	1.91'
L6	S12°28'55"W	1.89'
L7	S12°39'52"W	2.88'
L8	S14°58'13"W	2.09'



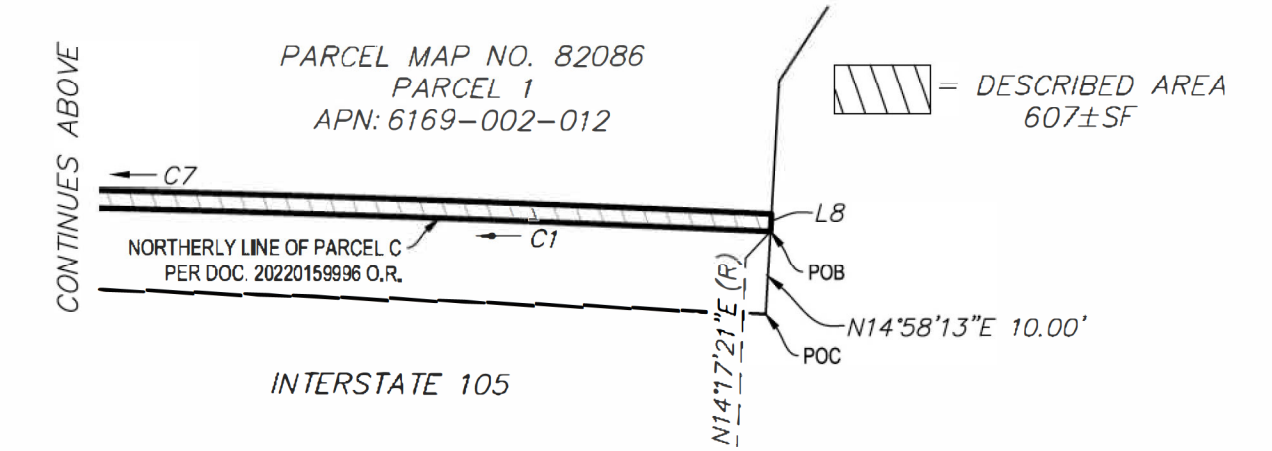


Exhibit "C-1"

Utility Easement Deed Language

FOR VALUABLE CONSIDERATION, Grantor hereby grants to Grantee, its successors and assigns ("Grantee"): a permanent, non-exclusive easement ("Easement") to excavate for, lay, construct, reconstruct, relocate, reconfigure, use, inspect, maintain, operate, repair, replace, patrol, change the size of, add to, abandon in place, or remove from time to time, as Grantee deems necessary, pipelines and conduits, together with metering, measuring, monitoring, regulating, cathodic protection, and other appurtenances (all hereinafter referred to as the "Facilities") for the transportation and distribution of gas, as Grantee deems necessary, convenient, or beneficial, in, on, over, under, through, and along, and for all other purposes connected therewith, and together with the reasonable right of ingress and egress to and from the Easement to access Facilities, including the right to use Grantor's abutting property during construction and maintenance of the Facilities, that strip of land located in the City of Lynwood, County of Los Angeles, California, described in Exhibit A and depicted in Exhibit B attached hereto and made a part hereof.

Grantor agrees that no change of grade of the Easement shall be made, that it shall not be inundated with water, that it shall be kept free of trees, deep-rooted shrubs, buildings, and structures of all kinds (except for Grantee's Facilities), and that nothing shall be done that interferes with or impairs Grantee's use of or access to or along the Easement. Grantee shall have the right, but not the duty, to trim or remove trees, brush, roots, or material from the Easement whenever Grantee deems it necessary. Said right shall not relieve Grantor of the duty as owner to trim or remove trees, brush, or material to prevent danger or hazard to property or persons.

Grantor reserves the right to (1) use any surface or subsurface areas, provided such use does not interfere with Grantee's use of the Easement; (2) improve the Easement area surface with landscaping (except trees and deep-rooted shrubs), paved driveways, parking surfaces, sidewalks, curbs, and gutters; provided, however, that before making any such improvements involving a change of grade, Grantor and its successors, heirs, and assigns, shall notify the Grantee in advance and comply with DigAlert notification requirements pursuant to Government Code Sections 4216 to 4216.9.

Grantor has full legal right, power, and authority to grant and convey and be bound by the easement interest herein.

This Easement shall be binding upon and inure to the benefit of the successors, heirs, and assigns of Grantor and Grantee.

ATTACHMENT B-1

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

I-105 EXPRESS LANES PROJECT; APN: 6169-002-013, CPN: 86909

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY BOARD OF DIRECTORS ("BOARD") HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY ("LACMTA") is a public entity organized and existing pursuant to Chapter 2 of Division 12 of the California Public Utilities Code (commencing with Section 130050).

Section 2.

The property interests described hereinafter are to be taken for public use, namely, for public transportation purposes and all uses necessary, incidental or convenient thereto, and for all public purposes pursuant to the authority conferred upon the Board to acquire property by eminent domain by California Public Utilities Code Sections 30000-33027, inclusive, and particularly Section 30503 and 30600, Sections 130000-132650, inclusive, and particularly Sections 130051.13 and 130220.5, Code of Civil Procedure Sections 1230.010-1273.050, inclusive, and particularly Sections 1240.510 and 1240.610, and Article I, Section 19 of the California Constitution.

Section 3.

The property interests to be acquired consist of: (i) a permanent aerial easement, a temporary construction easement, and a utility easement, all located in, on, over, under, and/or across the real property described in the legal descriptions attached hereto as Exhibit "A-1," Exhibit "A-2," and Exhibit "A-3" and depicted in the plat maps attached hereto as Exhibit "B-1," Exhibit "B-2," and Exhibit "B-3", and as to the utility easement, subject to deed terms substantially in the form of Exhibit "C-1" (collectively hereinafter referred to as the "Property Interests"). Exhibits "A-1" through "A-3", "B-1" through "B-3", and "C-1" are incorporated herein by reference. Duration of the temporary construction easement is 24 months.

Section 4.

(a.) The acquisition of the Property Interests is necessary for the development, construction, operation, and maintenance of the I-105 Express Lanes Project ("Project");

(b.) Caltrans is the lead agency under the California Environmental Quality Act ("CEQA"). The environmental impacts of the Project were evaluated in the Final Environmental Impact Report/Environmental Assessment ("FEIR/EA"), which was certified by Caltrans on April 21, 2021, and revalidated on July 16, 2026. Project documentation has been

prepared in accordance with the National Environmental Policy Act ("NEPA") pursuant to 23 United States Code Section 327.

(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.

(e.) In accordance with CCP § 1240.330, LACMTA may acquire the permanent aerial easement over property currently being used by a utility ("necessary property") and may condemn the utility easement as substitute property ("substitute property") in its own name, relocate on such substitute property the utility currently located on the necessary property, and thereafter convey the substitute property to the utility owner because: (1) the utility relocation and substitution of property is called for by the terms of that certain Cooperative Agreement dated December 16, 2021, entered into by LACMTA and the State of California acting through its Department of Transportation (Caltrans), and that certain Freeway Master Contract dated November 1, 2004, entered into by Caltrans and Southern California Gas Company, the owner of the utility and of an easement on the necessary property (PAEs); (2) the substitute property is necessary for compliance with the aforementioned agreements; and (3) the owner of the utility and existing utility easement on the necessary property will devote the substitute property to the same public use, i.e., the utility, that is being displaced from the necessary property.

Section 6.

Pursuant to Sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Property Interests are already devoted to a public use, the use to which the Property Interests are to be put is a more necessary public use than the use to which the Property Interests are already devoted, or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the Property Interests are already devoted.

Section 7.

That notice of intention to adopt this resolution was given by first class mail to the owners of the Property Interests to be acquired by eminent domain in accordance with Section 1245.235 of the Code of Civil Procedure and a hearing was conducted by the Board on the matters contained herein and each person whose Property Interests are to be acquired by eminent domain was given an opportunity to be heard.

Section 8.

Legal Counsel is hereby authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the Property Interests described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of said Property Interests in accordance with the provisions of the eminent domain law and is directed that the total sum of probable just compensation be deposited with the State Treasurer or the Clerk of the Superior Court. Counsel may enter into stipulated Orders for Prejudgment Possession and/or Possession and Use Agreements, where such agreements constitute the functional equivalent of an Order for Prejudgment Possession. Counsel is further authorized to correct any errors or to make or agree to any non-material changes to the legal description of the real property that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Property Interests, and, with the concurrence and approval of LACMTA Staff, to make minor adjustments to the scopes and descriptions of the Property Interests to be acquired in order to ameliorate any claims for severance damages.

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary actions to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. If settlement cannot be reached, Counsel is authorized to proceed to resolve the proceedings by means of jury trial. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

Section 9.

If, after adoption of this Resolution, LACMTA acquires all of the Property Interests by negotiated acquisition without the commencement of an eminent domain proceeding authorized by this Resolution, then, upon the execution and delivery of the instrument(s) transferring interest in all of the Property Interests to LACMTA, this Resolution as to those Property Interests so acquired shall be automatically rescinded and extinguished, without further notice or additional action by this Board.

I, COLLETTE LANGSTON, Board Clerk of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Los Angeles County Metropolitan Transportation Authority at a meeting held on the 22nd day of October 2026.

COLLETTE LANGSTON
LACMTA Board Clerk

Date:

ATTACHMENTS

Exhibit	Description
Exhibit "A-1"	Legal Description of the Aerial Easement
Exhibit "B-1"	Plat Map of Aerial Easement
Exhibit "A-2"	Legal Description of the Temporary Construction Easement
Exhibit "B-2"	Plat Map of Temporary Construction Easement
Exhibit "A-3"	Legal Description of the Utility Easement
Exhibit "B-3"	Plat Map of Utility Easement
Exhibit "C-1"	Utility Easement language

Exhibit "A-1"
Legal Description
APN 6169-002-013

In the City of Lynwood, County of Los Angeles, State of California, being a portion of Parcel 2, as shown in Parcel Map No. 82086, Book 412, Pages 64 and 65, filed on August 24, 2021, in the Office of the County Recorder of said County, more particularly described as follows:

BEGINNING at the most southerly corner of said Parcel, said corner being on a non-tangent curve concave southwesterly, said curve having a radius of 3594.00 feet, through which a radial line bears North 18°06'40" East; thence northwesterly along the southerly line of said Parcel, 239.87 feet along said curve through a central angle of 3°49'27" to the westerly line of said Parcel; thence, northerly along said westerly line North 14°58'13" East, 2.09 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3596.13 feet, through which a radial line bears North 14°18'22" East; thence departing said westerly line southeasterly 48.61 feet along said curve through a central angle of 0°46'28"; thence North 15°04'30" East, 4.76 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3604.52 feet, through which a radial line bears North 15°04'50" East; thence, southeasterly 13.29 feet along said curve through a central angle of 0°12'40"; thence South 15°17'51" West, 4.76 feet to the beginning of a non-tangent curve concave southerly having a radius of 3596.13 feet, through which a radial line bears North 15°17'31" East; thence, southeasterly 158.33 feet along said curve through a central angle of 2°31'21"; thence North 17°48'31" East, 4.73 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3604.52 feet, through which a radial line bears North 17°48'53" East; thence, southeasterly 13.27 feet along said curve through a central angle of 0°12'39"; thence South 18°01'53" West, 4.73 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3596.13 feet, through which a radial line bears North 18°01'32" East; thence, southeasterly 6.53 feet along said curve through a central angle of 0°06'15" to the easterly line of said Parcel; thence southeasterly along said easterly line South 18°06'40" West, 2.01 feet to the **POINT OF BEGINNING**.

CONTAINING: 618 square feet, more or less.

Subject to conditions, covenants, rights, restrictions, easements, licenses, permits, leases, and rights-of-way, if any.

Exhibit "B" attached herewith and made a part hereof.

This legal description and exhibit have been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Christopher J. Cervantes LS
Licensed Land Surveyor
California No. 10079



07/31/2026
Date

EXHIBIT "B-1"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S14°58'13"W	2.09'
L2	S15°04'30"W	4.76'
L3	N15°17'51"E	4.76'
L4	S17°48'31"W	4.73'
L5	N18°01'53"E	4.73'
L6	N18°06'40"E	2.01'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	3594.00'	239.87'	3°49'27"
C2	3596.13'	48.61'	0°46'28"
C3	3604.52'	13.29'	0°12'40"
C4	3596.13'	158.33'	2°31'21"
C5	3604.52'	13.27'	0°12'39"
C6	3596.13'	6.53'	0°06'15"

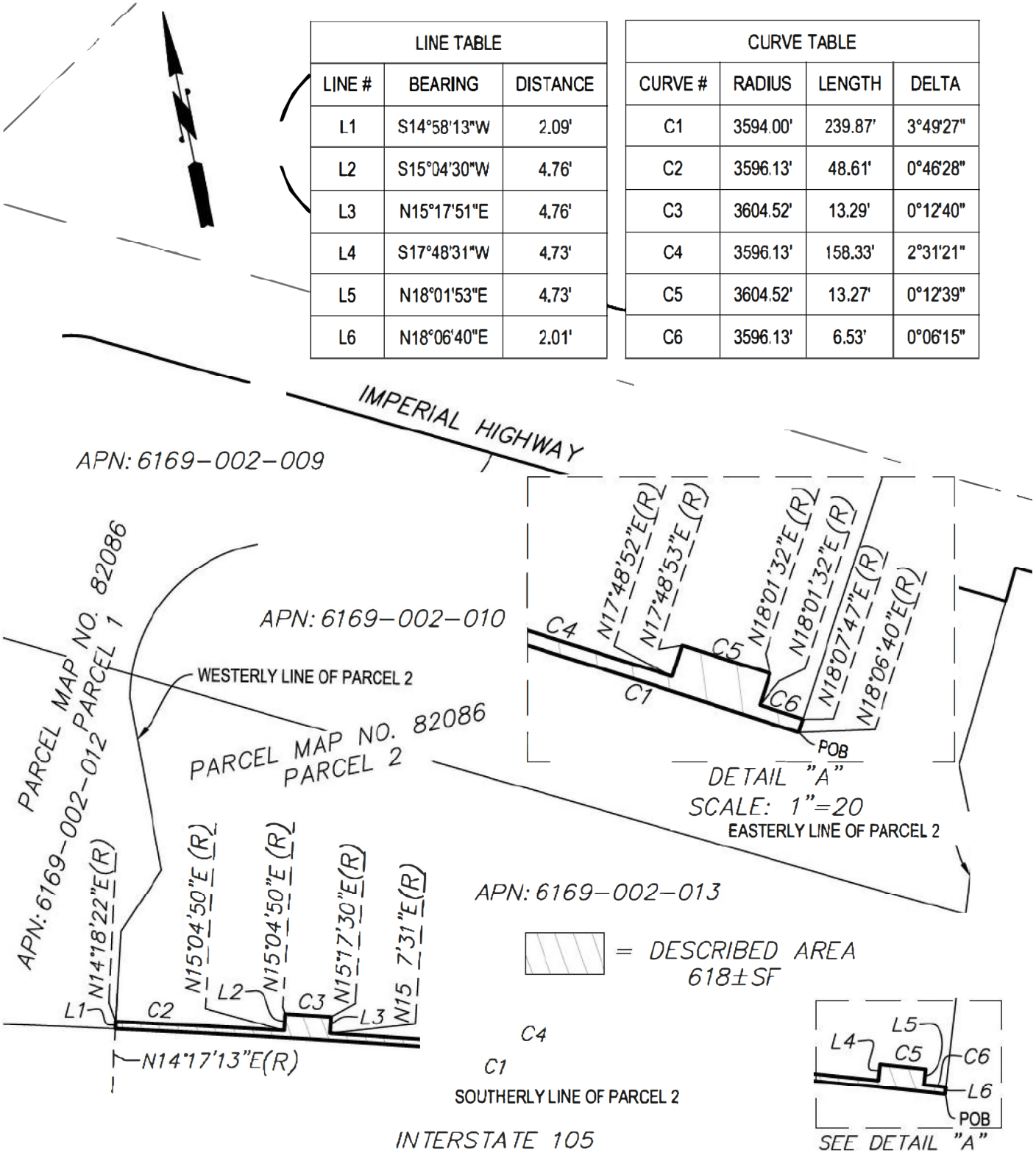


EXHIBIT "A-2"

Legal Description
APN 6169-002-013
TEMPORARY CONSTRUCTION EASEMENT

In the City of Lynwood, County of Los Angeles, State of California, being a portion of Parcel 2, as shown in Parcel Map No. 82086, Book 412, Pages 64 and 65, filed on August 24, 2021, in the Office of the County Recorder of said County, more particularly described as follows:

COMMENCING at the most southerly corner of said Parcel; thence northeasterly along the easterly line of said Parcel North 18°06'40" East, 2.01 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3596.13 feet, through which a radial line bears North 18°07'17" East, and the **POINT OF BEGINING**; thence departing said easterly line northwesterly 6.53 feet along said curve through a central angle of 0°06'15"; thence North 18°01'53" East, 4.73 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3604.52 feet, through which a radial line bears North 18°01'32" East; thence northwesterly 13.27 feet along said curve through a central angle of 0°12'39"; thence South 17°48'31" West, 4.73 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3596.13 feet, through which a radial line bears North 17°48'52" East; thence northwesterly 158.33 feet along said curve through a central angle of 2°31'21"; thence North 15°17'51" East, 4.76 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3604.52 feet, through which a radial line bears North 15°17'31" East; thence northwesterly13.29 feet along said curve through a central angle of 0°12'40"; thence South 15°04'30" West, 4.76 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3596.13 feet, through which a radial line bears North 15°04'50" East; thence northwesterly 48.61 feet along said curve through a central angle of 0°46'28" to the westerly line of said Parcel; thence northeasterly along said Parcel North 14°58'13" East, 24.50 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3620.63 feet, through which a radial line bears North 14°18'38" East; thence southeasterly 46.48 feet along said curve through a central angle of 0°44'08"; thence South 15°02'46" West, 6.50 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3614.13 feet, through which a radial line bears North 15°02'46" East; thence southeasterly 194.50 feet along said curve through a central angle of 3°05'00" to the easterly line of said Parcel; thence southwesterly along said easterly line South 18°06'40" West, 18.00 feet to the **POINT OF BEGINNING**.

CONTAINING: 4,505 square feet, more or less.

Subject to conditions, covenants, rights, restrictions, easements, licenses, permits, leases, and rights-of-way, if any.

Exhibit "B" attached herewith and made a part hereof.

This legal description and exhibit has been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

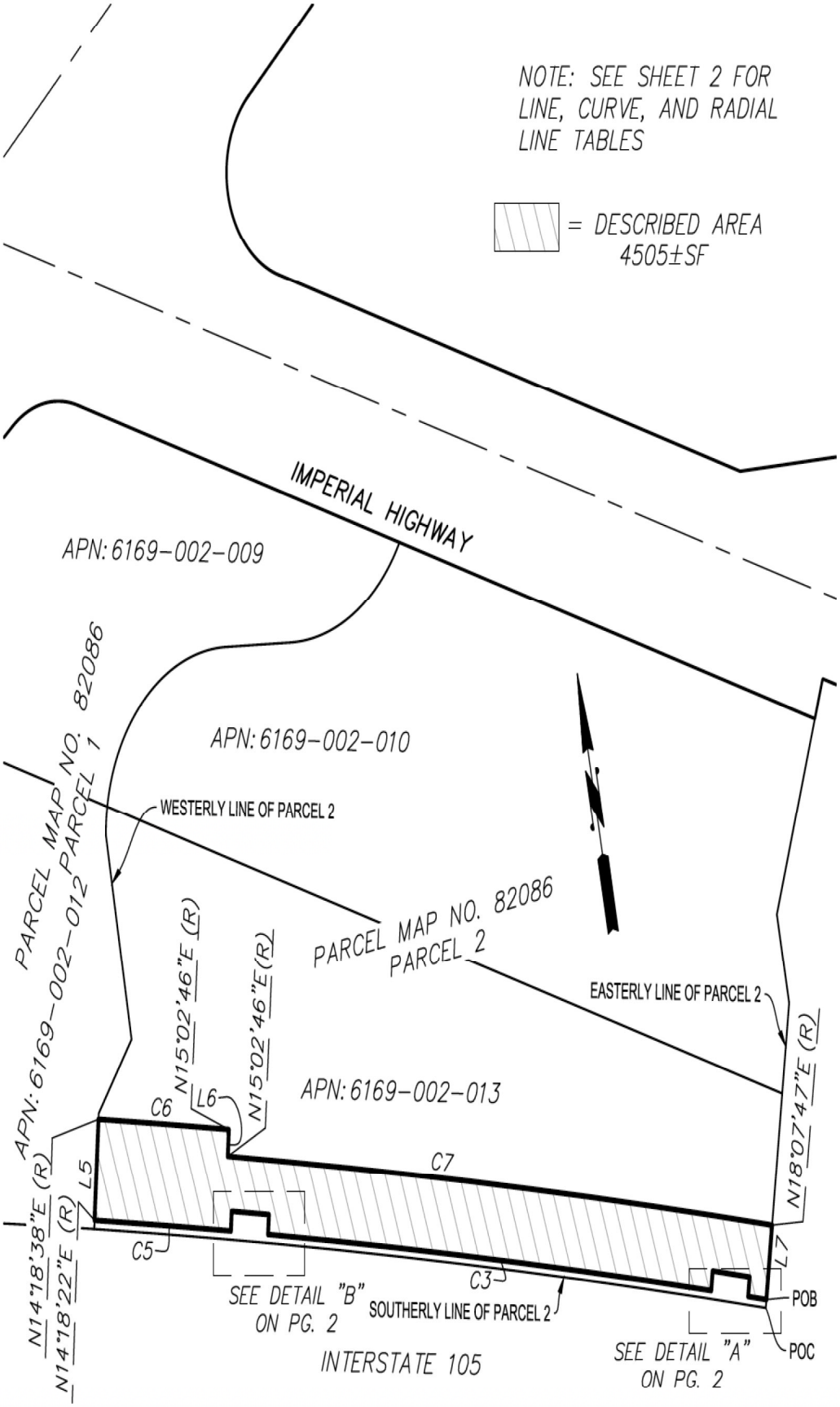
PROFESSIONAL LAND SURVEYOR
GREGORY C. SEBOURN
PLS 8395
STATE OF CALIFORNIA

Gregory C. Sebourn
Licensed Land Surveyor
California No. 8395

December 16, 2025
Date

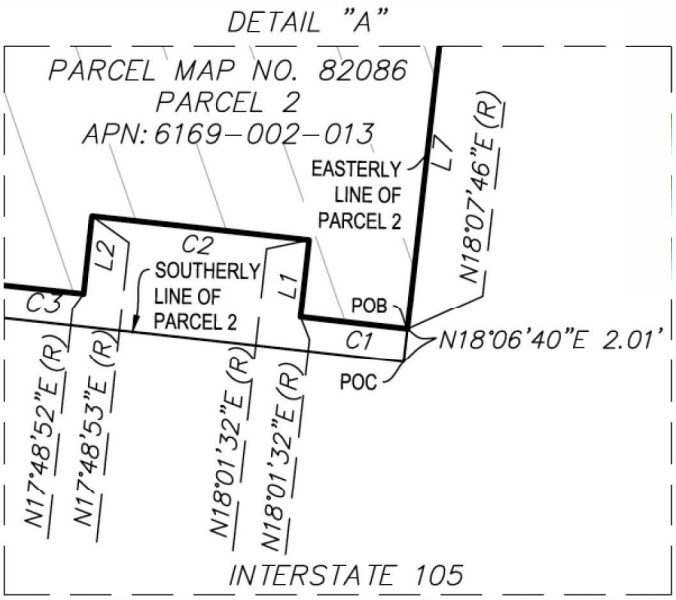
EXHIBIT "B-2"

TEMPORARY CONSTRUCTION EASEMENT



Continued EXHIBIT "B-2"

TEMPORARY CONSTRUCTION EASEMENT



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N18°01'53"E	4.73'
L2	S17°48'31"W	4.73'
L3	N15°17'51"E	4.76'
L4	S15°04'30"W	4.76'
L5	N14°58'13"E	24.50'
L6	N15°02'46"E	6.50'
L7	S18°06'40"W	18.00'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	3596.13'	6.53'	0°06'15"
C2	3604.52'	13.27'	0°12'39"
C3	3596.13'	158.33'	2°31'21"
C4	3604.52'	13.29'	0°12'40"
C5	3596.13'	48.61'	0°46'28"
C6	3620.63'	46.48'	0°44'08"
C7	3614.13'	194.50'	3°05'00"

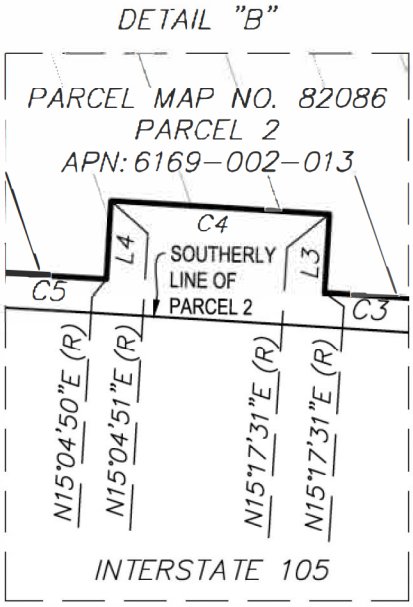


EXHIBIT "A-3"

Legal Description
APN 6169-002-013
Utility Easement

In the City of Lynwood, County of Los Angeles, State of California, being a portion of Parcel 2, as shown in Parcel Map No. 82086, Book 412, Pages 64 and 65, filed on August 24, 2021, in the Office of the County Recorder of said County, more particularly described as follows:

COMMENCING at the most southerly corner of said Parcel; thence along the easterly line of said Parcel North 18°06'40" East, 16.75 feet, thence departing said easterly line North 72°04'26" West, 25.00 feet to the **POINT OF BEGINNING**; thence South 18°06'40" West, 6.76 feet to the northerly line of Parcel C, as described in the Amendment to Grant of Easement to Southern California Gas Company, recorded as Document Number 20220159996, Official Records in said Recorder's Office, and the beginning of a non-tangent curve concave southwesterly having a radius of 3604.00 feet, through which a radial line bears North 17°42'50" East; thence northwesterly 215.42 feet along said curve through a central angle of 3°25'29" to the westerly line of said Parcel 2; thence departing said southerly line along said westerly line North 14°58'13" East, 2.09 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3606.13 feet, through which a radial line bears North 14°18'29" East; thence departing said westerly line southwesterly 35.10 feet along said curve through a central angle of 0°33'28"; thence North 14°50'50" East, 7.92 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3614.00 feet, through which a radial line bears North 14°50'50" East; thence southeasterly 40.00 feet along said curve through a central angle of 0°38'03"; thence South 15°28'53" West, 7.93 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3606.13 feet, through which a radial line bears North 15°29'59" East; thence southeasterly 135.69 feet along said curve through a central angle of 2°09'21"; thence North 17°48'31" East, 4.74 feet; thence South 72°11'07" East, 4.86 feet to the **POINT OF BEGINNING.**

CONTAINING: 783 square feet, more or less.

Exhibit "B" attached herewith and made a part hereof.

This legal description and exhibit have been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.



Craig D. Wilson
Licensed Land Surveyor
California No. 7142

05/15/2026
Date

EXHIBIT "B-3"

UTILITY EASEMENT

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	3604.00'	215.42'	3°25'29"
C2	3606.13'	35.10'	0°33'28"
C3	3614.00'	40.00'	0°38'03"
C4	3606.13'	135.69'	2°09'21"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N18°06'40"E	16.75'
L2	N72°04'26"W	25.00'
L3	S18°06'40"W	6.76'
L4	N14°58'13"E	2.09'
L5	N14°50'50"E	7.92'
L6	S15°28'53"W	7.93'
L7	N17°48'31"E	4.74'
L8	S72°11'07"E	4.86'

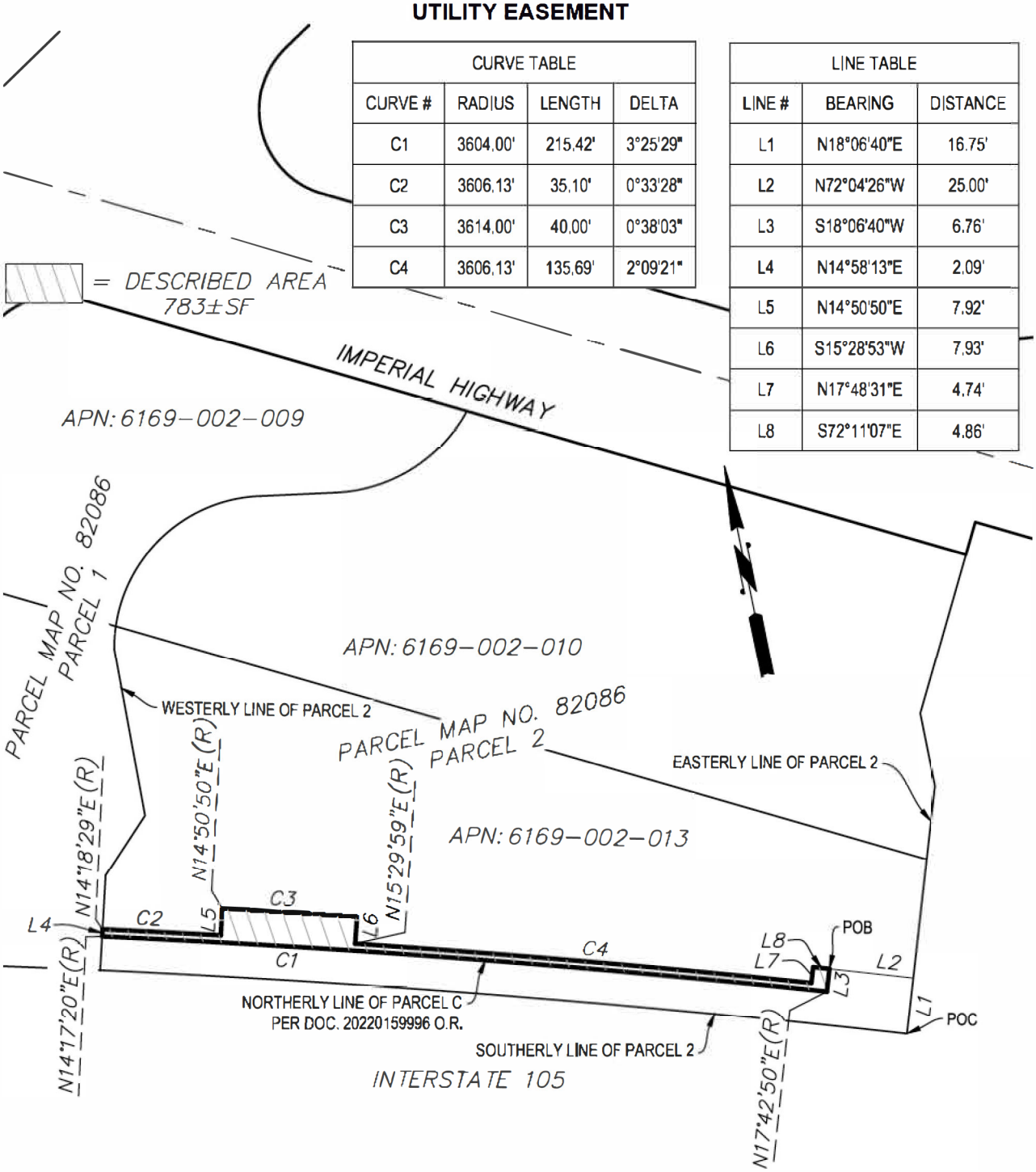


Exhibit "C-1"

Utility Easement Deed Language

FOR VALUABLE CONSIDERATION, Grantor hereby grants to Grantee, its successors and assigns ("Grantee"): a permanent, non-exclusive easement ("Easement") to excavate for, lay, construct, reconstruct, relocate, reconfigure, use, inspect, maintain, operate, repair, replace, patrol, change the size of, add to, abandon in place, or remove from time to time, as Grantee deems necessary, pipelines and conduits, together with metering, measuring, monitoring, regulating, cathodic protection, and other appurtenances (all hereinafter referred to as the "Facilities") for the transportation and distribution of gas, as Grantee deems necessary, convenient, or beneficial, in, on, over, under, through, and along, and for all other purposes connected therewith, and together with the reasonable right of ingress and egress to and from the Easement to access Facilities, including the right to use Grantor's abutting property during construction and maintenance of the Facilities, that strip of land located in the City of Lynwood, County of Los Angeles, California, described in Exhibit A and depicted in Exhibit B attached hereto and made a part hereof.

Grantor agrees that no change of grade of the Easement shall be made, that it shall not be inundated with water, that it shall be kept free of trees, deep-rooted shrubs, buildings, and structures of all kinds (except for Grantee's Facilities), and that nothing shall be done that interferes with or impairs Grantee's use of or access to or along the Easement. Grantee shall have the right, but not the duty, to trim or remove trees, brush, roots, or material from the Easement whenever Grantee deems it necessary. Said right shall not relieve Grantor of the duty as owner to trim or remove trees, brush, or material to prevent danger or hazard to property or persons.

Grantor reserves the right to (1) use any surface or subsurface areas, provided such use does not interfere with Grantee's use of the Easement; (2) improve the Easement area surface with landscaping (except trees and deep-rooted shrubs), paved driveways, parking surfaces, sidewalks, curbs, and gutters; provided, however, that before making any such improvements involving a change of grade, Grantor and its successors, heirs, and assigns, shall notify the Grantee in advance and comply with DigAlert notification requirements pursuant to Government Code Sections 4216 to 4216.9.

Grantor has full legal right, power, and authority to grant and convey and be bound by the easement interest herein.

This Easement shall be binding upon and inure to the benefit of the successors, heirs, and assigns of Grantor and Grantee

ATTACHMENT B-2

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

I-105 EXPRESS LANES PROJECT; APN: 6169-002-012, CPN: 86910

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY BOARD OF DIRECTORS ("BOARD") HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY ("LACMTA") is a public entity organized and existing pursuant to Chapter 2 of Division 12 of the California Public Utilities Code (commencing with Section 130050).

Section 2.

The property interests described hereinafter are to be taken for public use, namely, for public transportation purposes and all uses necessary, incidental or convenient thereto, and for all public purposes pursuant to the authority conferred upon the Board to acquire property by eminent domain by California Public Utilities Code Sections 30000-33027, inclusive, and particularly Section 30503 and 30600, Sections 130000-132650, inclusive, and particularly Sections 130051.13 and 130220.5, Code of Civil Procedure Sections 1230.010-1273.050, inclusive, and particularly Sections 1240.510 and 1240.610, and Article I, Section 19 of the California Constitution.

Section 3.

The property interests to be acquired consist of: (i) a permanent aerial easement, a temporary construction easement, and a utility easement, all located in, on, over, under, and/or across the real property described in the legal descriptions attached hereto as Exhibit "A-1," Exhibit "A-2," and Exhibit "A-3" and depicted in the plat maps attached hereto as Exhibit "B-1," Exhibit "B-2," and Exhibit "B-3", and as to the utility easement, subject to deed terms substantially in the form of Exhibit "C-1" (collectively hereinafter referred to as the "Property Interests"). Exhibits "A-1" through "A-3", "B-1" through "B-3", and "C-1" are incorporated herein by reference. Duration of the temporary construction easement (TCE) is 24 months.

Section 4.

(a.) The acquisition of the Property Interests is necessary for the development, construction, operation, and maintenance of the I-105 Express Lanes Project ("Project");

(b.) Caltrans is the lead agency under the California Environmental Quality Act ("CEQA"). The environmental impacts of the Project were evaluated in the Final Environmental Impact Report/Environmental Assessment ("FEIR/EA"), which was certified by Caltrans on April 21, 2021, and revalidated on July 16, 2026. Project documentation has been

prepared in accordance with the National Environmental Policy Act ("NEPA") pursuant to 23 United States Code Section 327.

(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.

(e.) In accordance with CCP § 1240.330, LACMTA may acquire the permanent aerial easement over property currently being used by a utility ("necessary property") and may condemn the utility easement as substitute property ("substitute property") in its own name, relocate on such substitute property the utility currently located on the necessary property, and thereafter convey the substitute property to the utility owner because: (1) the utility relocation and substitution of property is called for by the terms of that certain Cooperative Agreement dated December 16, 2021, entered into by LACMTA and the State of California acting through its Department of Transportation (Caltrans), and that certain Freeway Master Contract dated November 1, 2004, entered into by Caltrans and Southern California Gas Company, the owner of the utility and of an easement on the necessary property (PAEs); (2) the substitute property is necessary for compliance with the aforementioned agreements; and (3) the owner of the utility and existing utility easement on the necessary property will devote the substitute property to the same public us, i.e. the utility, that is being displaced from the necessary property.

Section 6.

Pursuant to Sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Property Interests are already devoted to a public use, the use to which the Property Interests are to be put is a more necessary public use than the use to which the Property Interests are already devoted, or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the Property Interests are already devoted.

Section 7.

That notice of intention to adopt this resolution was given by first class mail to the owners of the Property Interests to be acquired by eminent domain in accordance with Section 1245.235 of the Code of Civil Procedure and a hearing was conducted by the Board on the matters contained herein and each person whose Property Interests are to be acquired by eminent domain was given an opportunity to be heard.

Section 8.

Legal Counsel is hereby authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the Property Interests described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of said Property Interests in accordance with the provisions of the eminent domain law and is directed that the total sum of probable just compensation be deposited with the State Treasurer or the Clerk of the Superior Court. Counsel may enter into stipulated Orders for Prejudgment Possession and/or Possession and Use Agreements, where such agreements constitute the functional equivalent of an Order for Prejudgment Possession. Counsel is further authorized to correct any errors or to make or agree to any non-material changes to the legal description of the real property that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Property Interests, and, with the concurrence and approval of LACMTA Staff, to make minor adjustments to the scopes and descriptions of the Property Interests to be acquired in order to ameliorate any claims for severance damages.

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary actions to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. If settlement cannot be reached, Counsel is authorized to proceed to resolve the proceedings by means of jury trial. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

Section 9.

If, after adoption of this Resolution, LACMTA acquires all of the Property Interests by negotiated acquisition without the commencement of an eminent domain proceeding authorized by this Resolution, then, upon the execution and delivery of the instrument(s) transferring interest in all of the Property Interests to LACMTA, this Resolution as to those Property Interests so acquired shall be automatically rescinded and extinguished, without further notice or additional action by this Board.

I, COLLETTE LANGSTON, Board Clerk of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Los Angeles County Metropolitan Transportation Authority at a meeting held on the 22nd day of October 2026.

COLLETTE LANGSTON
LACMTA Board Clerk

Date:

ATTACHMENTS

Exhibit	Description
Exhibit “A-1”	Legal Description of the Aerial Easement
Exhibit “B-1”	Plat Map of Aerial Easement
Exhibit “A-2”	Legal Description of the Temporary Construction Easement
Exhibit “B-2”	Plat Map of Temporary Construction Easement
Exhibit “A-3”	Legal Description of the Utility Easement
Exhibit “B-3”	Plat Map of Utility Easement
Exhibit “C-1”	Utility Easement language

Exhibit "A"
Legal Description
APN 6169-002-012

In the City of Lynwood, County of Los Angeles, State of California, being a portion of Parcel 1, as shown in Parcel Map No. 82086, Book 412, Pages 64 and 65, filed on August 24, 2021, in the Office of the County Recorder of said County, more particularly described as follows:

BEGINNING at the most southerly corner of said Parcel, said corner being on a non-tangent curve concave southwesterly having a radius of 3594.00 feet, through which a radial line bears North 14°17'14" East; thence, northwesterly along the southerly line of said Parcel, 216.04 feet along said curve through a central angle of 3°26'39" to the southwesterly corner of said Parcel; thence, northerly along the westerly line of said Parcel, North 10°28'17" West, 2.32 feet to the beginning of a non-tangent curve concave southwesterly, having a radius of 3596.13 feet, through which a radial line bears North 10°50'53" East; thence departing said westerly line, southeasterly 88.92 feet along said curve through a central angle of 1°25'00"; thence North 12°15'33" East, 4.77 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3604.50 feet, through which a radial line bears North 12°15'54" East; thence, southeasterly 13.29 feet along said curve through a central angle of 0°12'41"; thence, South 12°28'55" West, 4.77 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3596.13 feet, through which a radial line bears North 12°28'35" East; thence southeasterly 114.84 feet along said curve through a central angle of 1°49'47" to the easterly line of said Parcel; thence, southerly along said easterly line South 14°58'13" West, 2.09 feet to the **POINT OF BEGINNING**.

CONTAINING: 524 square feet, more or less.

Subject to conditions, covenants, rights, restrictions, easements, licenses, permits, leases, and rights-of-way, if any.

Exhibit "B" attached herewith and made a part hereof.

This legal description and exhibit have been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

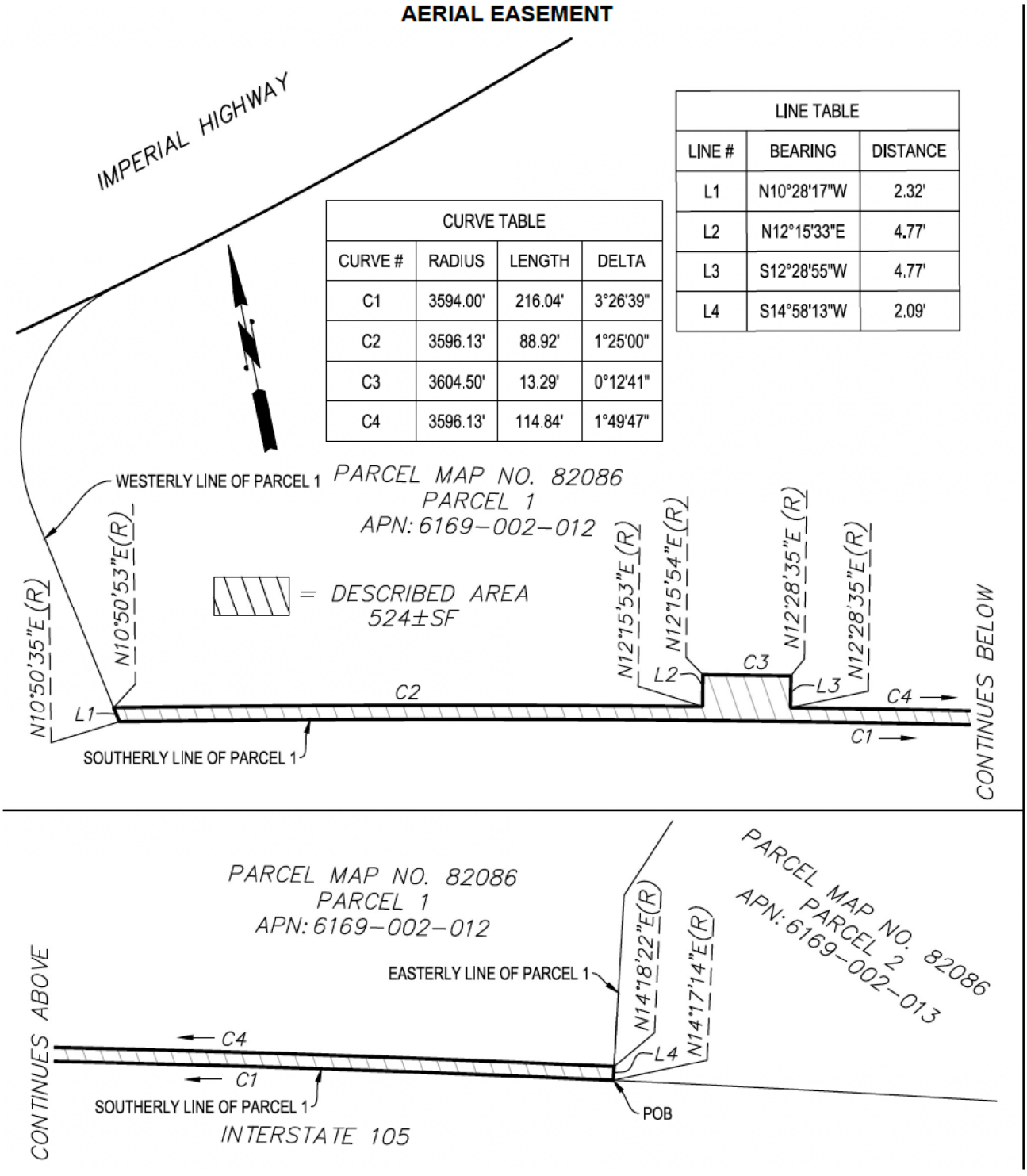


Christopher J. Cervantes, PLS
Licensed Land Surveyor
California No. 10079

07/31/2026
Date

Exhibit "B-1"

AERIAL EASEMENT



CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	3594.00'	216.04'	3°26'39"
C2	3596.13'	88.92'	1°25'00"
C3	3604.50'	13.29'	0°12'41"
C4	3596.13'	114.84'	1°49'47"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N10°28'17"W	2.32'
L2	N12°15'33"E	4.77'
L3	S12°28'55"W	4.77'
L4	S14°58'13"W	2.09'

Exhibit "A-2"

Legal Description
APN 6169-002-012
TEMPORARY CONSTRUCTION EASEMENT

In the City of Lynwood, County of Los Angeles, State of California, being a portion of Parcel 1 of Parcel Map No. 82086, Book 412, Pages 64 and 65, filed August 24, 2021 in the Office of the County Recorder of said County, more particularly described as follows:

COMMENCING at the most southerly corner of said Parcel; thence along the easterly line of said Parcel, North 14°58'13" East, 2.09 feet to the beginning of a non-tangent curve concave southerly having a radius of 3596.13 feet, through which a radial line bears North 14°18'22" East and the **POINT OF BEGINNING;** thence departing said easterly line northwesterly along said curve 114.84 feet through a central angle of 1°49'47"; thence North 12°28'55" East, 4.77 feet to the beginning of a non-tangent curve concave southerly having a radius of 3604.50 feet, through which a radial line bears North 12°28'34" East; thence northwesterly along said curve 13.29 feet through a central angle of 0°12'41"; thence South 12°15'33" West, 4.77 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3596.13 feet, through which a radial line bears North 12°15'53" East; thence northwesterly along said curve 88.92 feet through a central angle of 1°25'00" to the westerly line of said Parcel; thence along said westerly line North 10°28'17" West, 26.29 feet along said westerly line to the beginning of a non-tangent curve concave southwesterly having a radius of 3620.63 feet, through which a radial line bears North 10°41'49" East; thence departing said westerly line southeasterly along said curve 47.75 feet through a central angle of 0°45'20"; thence South 0°05'49" West, 16.87 feet; thence South 89°55'32" East, 43.88 feet; thence North 00°28'24" East, 7.75 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3620.63 feet, through which a radial line bears North 12°09'45" East; thence 122.26 feet along said curve through a central angle of 1°56'05"; thence South 0°05'16" West, 12.95 feet; thence South 89°54'44" East, 10.51 feet to the easterly line of said Parcel; thence along said easterly line South 14°58'13" West, 14.50 feet to the **POINT OF BEGINNING**.

CONTAINING: 4,715 square feet, more or less.

Subject to conditions, covenants, rights, restrictions, easements, licenses, permits, leases, and rights-of-way, if any.

Exhibit "B" attached herewith and made a part hereof.

This legal description and exhibit have been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

PROFESSIONAL LAND SURVEYOR
GREGORY C. SEBOURN
PLS 8395
STATE OF CALIFORNIA

Gregory C. Sebourn
Professional Land Surveyor
California No. 8395

December 15, 2025
Date

Exhibit "B-2"

TEMPORARY CONSTRUCTION EASEMENT

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	3596.13'	114.84'	1°49'47"
C2	3604.50'	13.29'	0°12'41"
C3	3596.13'	88.92'	1°25'00"
C4	3620.63'	47.75'	0°45'20"
C5	3620.63'	122.26'	1°56'05"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N12°28'55"E	4.77'
L2	S12°15'33"W	4.77'
L3	N10°28'17"W	26.29'
L4	S00°05'49"W	16.87'
L5	N00°28'24"E	7.75'
L6	S00°05'16"W	12.95'
L7	S89°54'44"E	10.51'
L8	S14°58'13"W	14.50'

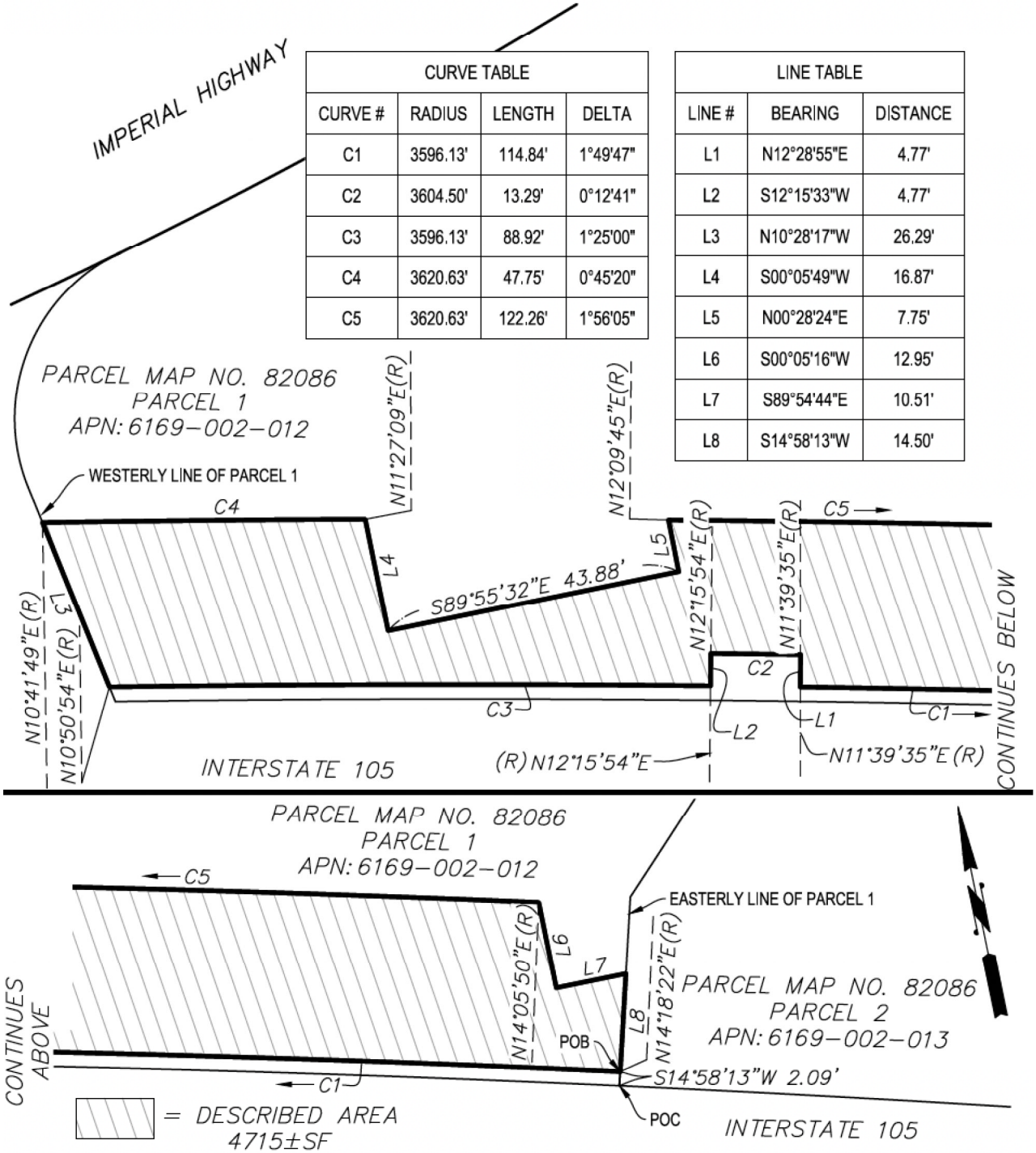


Exhibit "A-3"

Legal Description
APN 6169-002-012
Utility Easement

In the City of Lynwood, County of Los Angeles, State of California, being a portion of Parcel 1, as shown in Parcel Map No. 82086, Book 412, Pages 64 and 65, filed on August 24, 2021, in the Office of the County Recorder of said County, more particularly described as follows:

COMMENCING at the most southerly corner of said Parcel; thence along the easterly line of said Parcel, North 14°58'13" East, 10.00 feet to the northerly line of Parcel C, as described in the Amendment to Grant of Easement to Southern California Gas Company, recorded as Document Number 20220159996, Official Records, in said Recorder's Office, to the beginning of a non-tangent curve concave southwesterly having a radius of 3604.00 feet, through which a radial line bears North 14°17'21" East and the **POINT OF BEGINNING;** thence northwesterly along said southerly line, 206.72 feet along said curve through a central angle of 3°17'11"; thence departing said southerly line North 12°32'57" East, 2.16 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3606.13 feet, through which a radial line bears North 11°01'19" East; thence southwesterly 30.01 feet along said curve through a central angle of 0°28'36"; thence South 0°05'49" West, 2.08 feet; thence South 89°40'29" East, 10.43 feet to the beginning of a non-tangent curve concave southwesterly, having a radius of 3130.97 feet, through which a radial line bears North 11°38'21" East; thence southeasterly 23.91 feet along said curve through a central angle of 0°26'15"; thence North 12°01'46" East, 2.86 feet to the beginning of a non-tangent curve concave southwesterly, having a radius of 3609.00 feet, through which a radial line bears North 12°01'46" East; thence southeasterly 3.67 feet along said curve through a central angle of 0°03'30"; thence North 12°15'33" East, 1.91 feet to the beginning of a non-tangent curve concave southwesterly, having a radius of 3614.50 feet, through which a radial line bears North 12°06'23" East; thence southeasterly 33.33 feet along said curve through a central angle of 0°31'42"; thence South 12°28'55" West, 1.89 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3609.00 feet, through which a radial line bears North 12°37'00" East; thence southeasterly 3.01 feet along said curve through a central angle of 0°02'52", thence South 12°39'52" West, 2.88 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 3606.13 feet, through which a radial line bears North 12°40'58" East; thence southeasterly 102.28 feet along said curve through a central angle of 1°37'30" to said easterly line of Parcel 1; thence along said easterly line South 14°58'13" West, 2.09 feet to the **POINT OF BEGINNING**.

CONTAINING: 607 square feet, more or less.

Exhibit "B" attached herewith and made a part hereof.

This legal description and exhibit have been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Craig D. Wilson
Licensed Land Surveyor
California No. 7142



05/15/2026
Date

Exhibit "B-3"
Plat Map of Utility Easement

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	3604.00'	206.72'	3°17'11"
C2	3606.13'	30.01'	0°28'36"
C3	3130.97'	23.91'	0°26'15"
C4	3609.00'	3.67'	0°03'30"
C5	3614.50'	33.33'	0°31'42"
C6	3609.00'	3.01'	0°02'52"
C7	3606.13'	102.28'	1°37'30"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N12°32'57"E	2.16'
L2	S00°05'49"W	2.08'
L3	N89°40'29"W	10.43'
L4	N12°01'46"E	2.86'
L5	N12°15'33"E	1.91'
L6	S12°28'55"W	1.89'
L7	S12°39'52"W	2.88'
L8	S14°58'13"W	2.09'

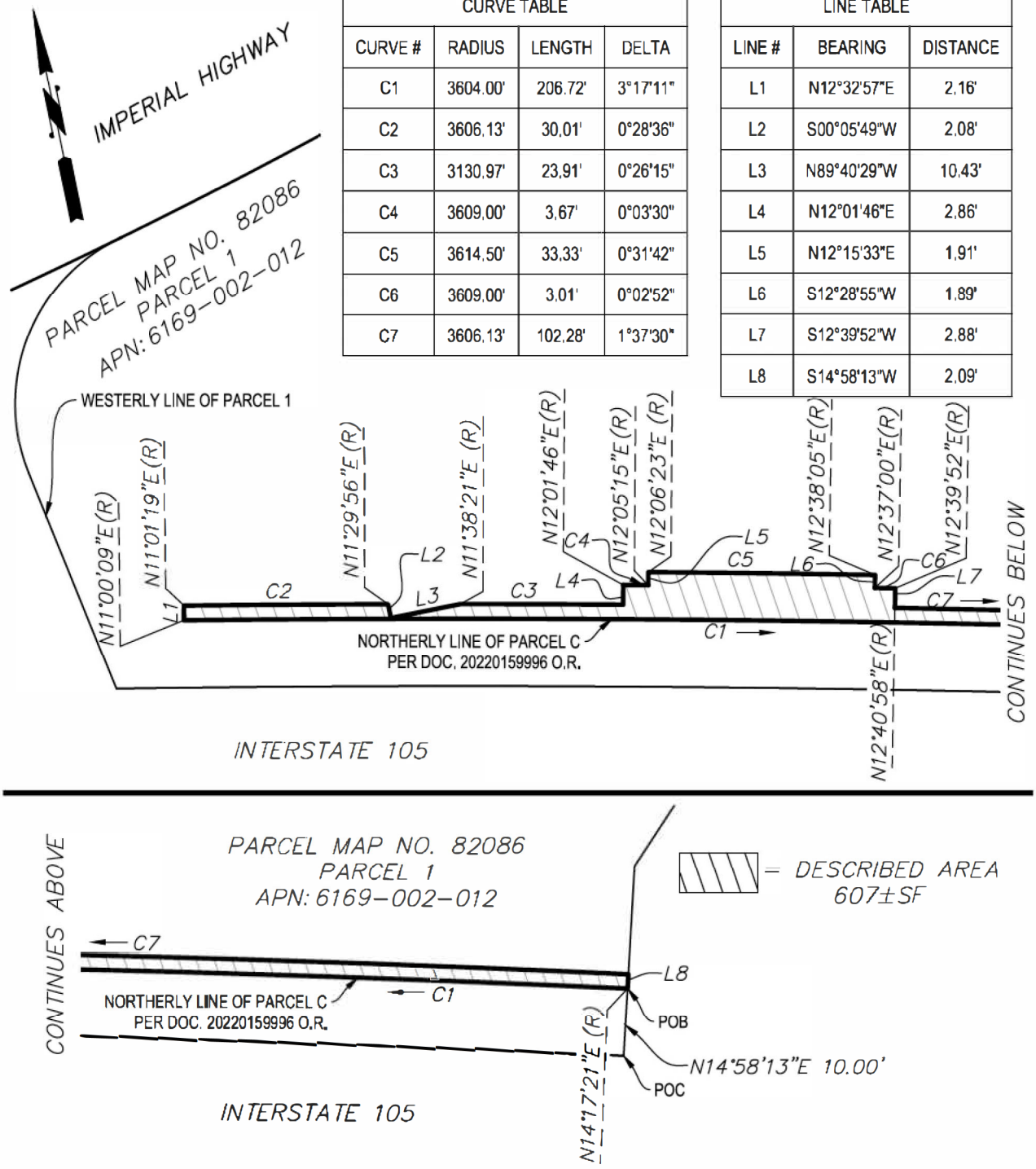


Exhibit "C-1"
Utility Easement Deed Language

FOR VALUABLE CONSIDERATION, Grantor hereby grants to Grantee, its successors and assigns ("Grantee"): a permanent, non-exclusive easement ("Easement") to excavate for, lay, construct, reconstruct, relocate, reconfigure, use, inspect, maintain, operate, repair, replace, patrol, change the size of, add to, abandon in place, or remove from time to time, as Grantee deems necessary, pipelines and conduits, together with metering, measuring, monitoring, regulating, cathodic protection, and other appurtenances (all hereinafter referred to as the "Facilities") for the transportation and distribution of gas, as Grantee deems necessary, convenient, or beneficial, in, on, over, under, through, and along, and for all other purposes connected therewith, and together with the reasonable right of ingress and egress to and from the Easement to access Facilities, including the right to use Grantor's abutting property during construction and maintenance of the Facilities, that strip of land located in the City of Lynwood, County of Los Angeles, California, described in Exhibit A and depicted in Exhibit B attached hereto and made a part hereof.

Grantor agrees that no change of grade of the Easement shall be made, that it shall not be inundated with water, that it shall be kept free of trees, deep-rooted shrubs, buildings, and structures of all kinds (except for Grantee's Facilities), and that nothing shall be done that interferes with or impairs Grantee's use of or access to or along the Easement. Grantee shall have the right, but not the duty, to trim or remove trees, brush, roots, or material from the Easement whenever Grantee deems it necessary. Said right shall not relieve Grantor of the duty as owner to trim or remove trees, brush, or material to prevent danger or hazard to property or persons.

Grantor reserves the right to (1) use any surface or subsurface areas, provided such use does not interfere with Grantee's use of the Easement; (2) improve the Easement area surface with landscaping (except trees and deep-rooted shrubs), paved driveways, parking surfaces, sidewalks, curbs, and gutters; provided, however, that before making any such improvements involving a change of grade, Grantor and its successors, heirs, and assigns, shall notify the Grantee in advance and comply with DigAlert notification requirements pursuant to Government Code Sections 4216 to 4216.9.

Grantor has full legal right, power, and authority to grant and convey and be bound by the easement interest herein.

This Easement shall be binding upon and inure to the benefit of the successors, heirs, and assigns of Grantor and Grantee.

Public Hearing on Resolutions of Necessity for I-105 Express Lanes Project

Agenda Item #2026-0683

Metro

Regular Board Meeting
October 22, 2026

Public Hearing on Resolutions of Necessity for I-105 Express Lanes Project

Project:
The Project will ease traffic and enhance safety on the Interstate 105 (I-105) freeway through the conversion of the existing High Occupancy Vehicle (HOV) lane into two Metro Express Lanes in each direction on the I-105 freeway. Metro Express Lanes are available for use by all motorists, as a toll-free option to carpools and buses and by paying a toll for single occupant drivers.

Property Impacts:
Two parcels, each with a Permanent Aerial Easement (PAE); Permanent Utility Easement (PUE); and a 24-month Temporary Construction Easement (TCE).

Property Locations:
See next slide for Property Interest location and description.

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

Metro

Public Hearing on Resolutions of Necessity for I-105 Express Lanes Project

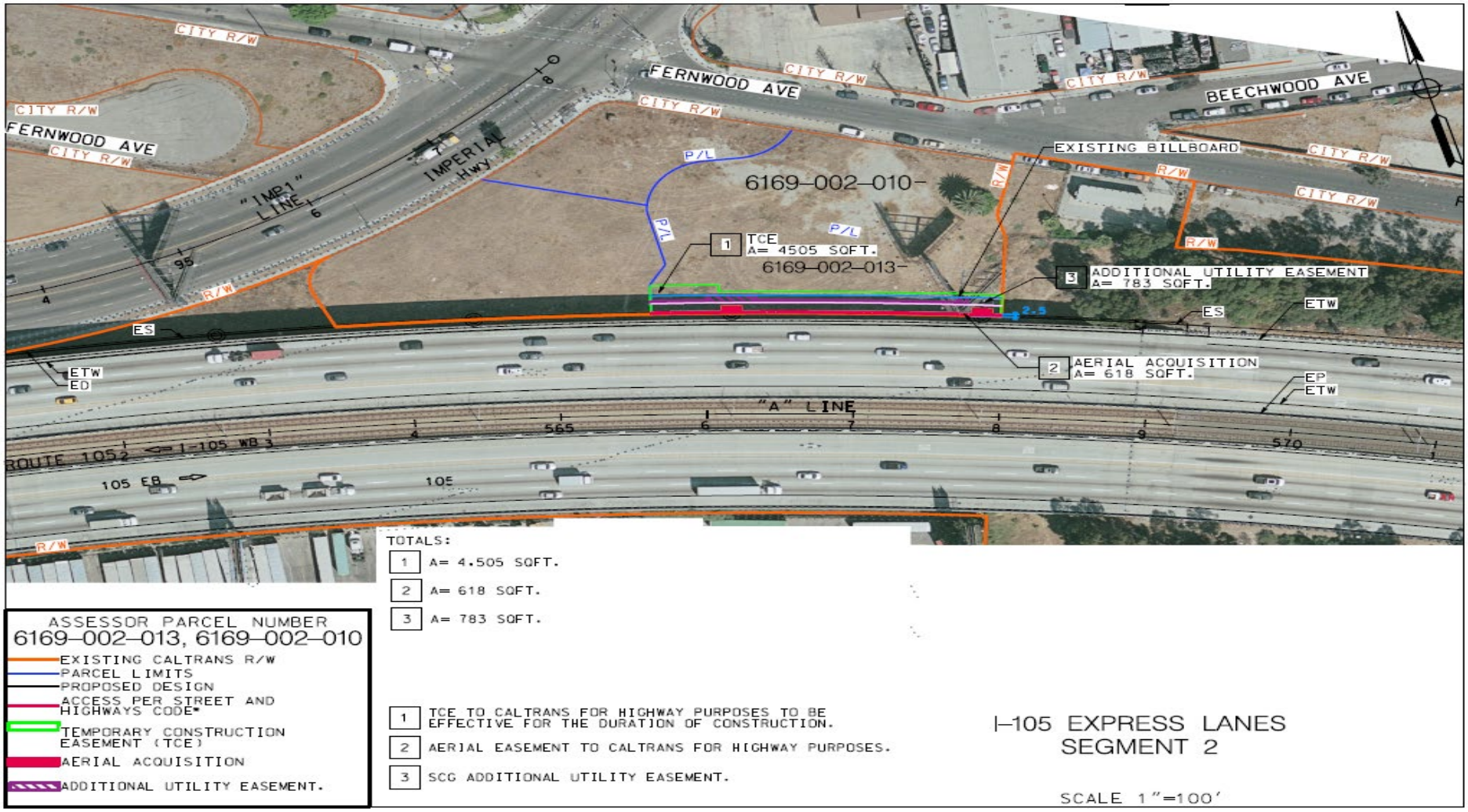
PARCELS OVERVIEW

Project Parcel Number	Assessor's Parcel Number	Parcel Address	Property Owner	Property Interest(s) Sought
CPN:86909	6169-00-013	2900 Fernwood Ave., Lynwood, CA 90262	Nar Narayan, LLC (owner)	PAE PUE TCE TCE duration is 24 months.
CPN:86910	6169-002-012	2800 Fernwood Ave., Lynwood, CA 90262	B&R Lynwood, LLC. (owner)	PAE PUE TCE TCE duration is 24 months.

Metro

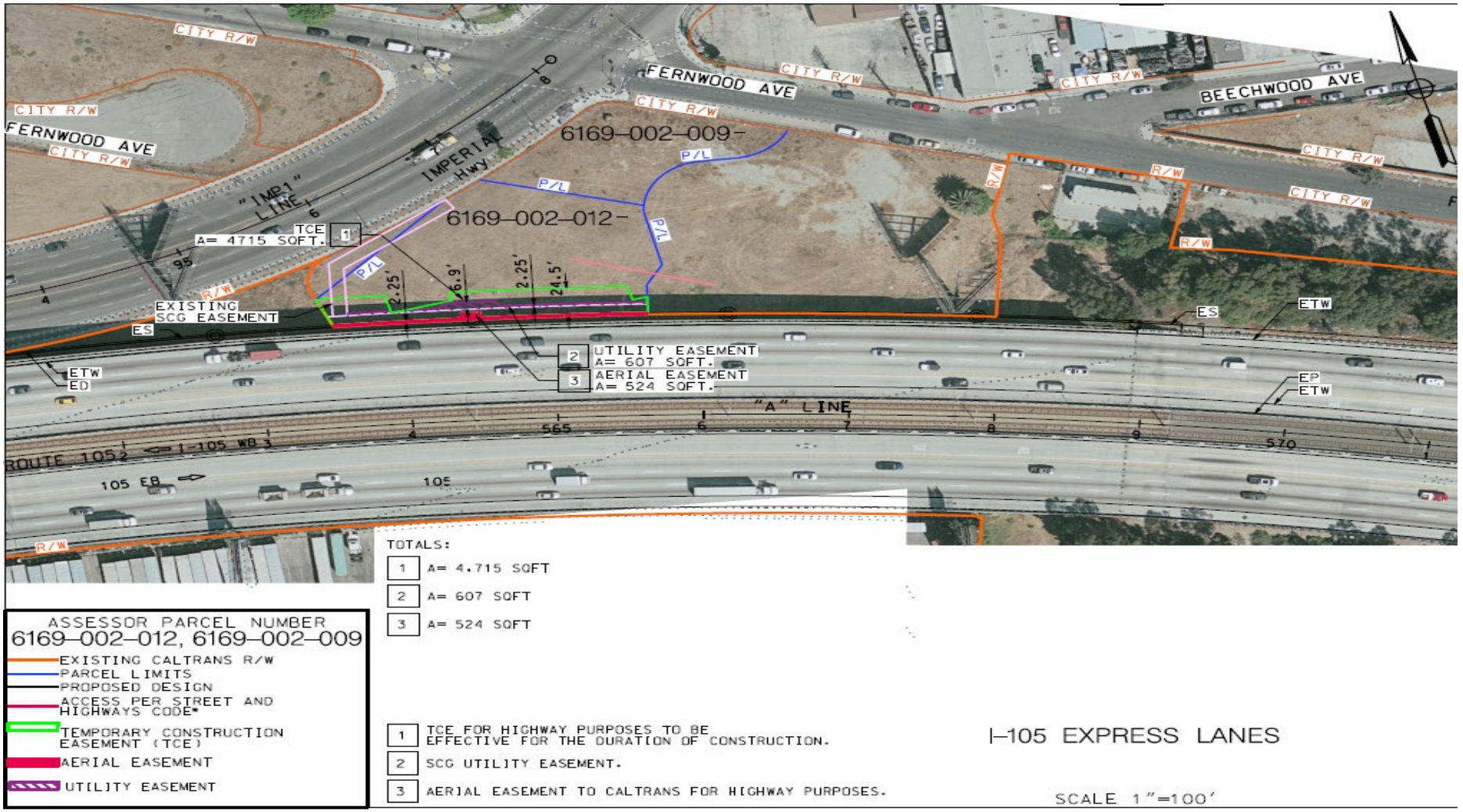
Public Hearing on Resolutions of Necessity for I-105 Express Lanes Project

PARCELS OVERVIEW: CPN 86909



Public Hearing on Resolutions of Necessity for I-105 Express Lanes Project

PARCELS OVERVIEW: CPN 86910



Public Hearing on Resolutions of Necessity for I-105 Express Lanes Project

Staff recommends the Board make the following 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 Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- The offer required by Section 7267.2 of the Government Code has been made to the Owners; and
- Whether the statutory requirements necessary to acquire the property or property interest by eminent domain have been complied with by LACMTA.
- LACMTA has the authority, pursuant to CCP §§ 1240.510 and 1240.610, to condemn property appropriated to a public use, where LACMTA seeks to put that property to a compatible public use or a more necessary public use.
- LACMTA is empowered to condemn substitute property (PUEs) under CCP § 1240.330.

Metro

Thank you

Metro