



Board Report

File #: 2020-0746, File Type: Policy

Agenda Number: 44.

REVISED
REGULAR BOARD MEETING
DECEMBER 3, 2020

SUBJECT: WESTSIDE PURPLE LINE EXTENSION SECTION 3 PROJECT

ACTION: ADOPT RESOLUTION OF NECESSITY TO ACQUIRE SUBSURFACE TUNNEL EASEMENTS W-4108, W-4109, W-4110, W-4111, W-4112, W-4114, W-4115, W-4116, W-4119, W-4201, W-4204, W-4209, W-4210, W-4301, W-4516, W-4517, W-4601, W-4602 and W-4603.

RECOMMENDATION

CONSIDER:

A. Holding a public hearing on the proposed Resolution of Necessity.

B. Adopt the Resolution of Necessity authorizing the commencement of an eminent domain action to acquire Subsurface Tunnel Easements in the parcels identified on Attachment "A". The parcels listed above are herein referred to as "the Property."

(REQUIRES 2/3 VOTE OF THE BOARD)

BACKGROUND

Acquisition of the above-referenced subsurface tunnel easements ("Easements") is required for the construction and operation of the Westside Purple Line Extension Section 3 Project ("Project"). The Easements are required for the tunnel alignment that will connect the Century City Constellation Station with the Westwood/UCLA Station.

Written offers to purchase the Easements were mailed to the Owners of Record ("Owners") of the Property as required by California Government Code Section 7267.2. The Owners have not accepted the offer of Just Compensation made by the Los Angeles County Metropolitan Transportation Authority ("LACMTA"), and the parties have not at this time reached a negotiated settlement on the contemplated acquisition. Because the Easements are necessary for construction of the Project, staff recommends the acquisition of the Easements through eminent domain to determine the value of the Easements, and to obtain possession thereof in order to maintain the Project's schedule.

In accordance with the 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 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 good and the least private injury; (3) whether each of the Easements is necessary for the Project; (4) whether either the offer required by Section 7267.2 of the California Government Code has been made to the Owners, or the offer has not been made because the Owners cannot be located with reasonable diligence; (5) whether environmental review of the Project has complied with the California Environmental Quality Act (CEQA) and (6) whether LACMTA has given the notice(s) and followed the procedures that are a prerequisite to the exercise of the power of eminent domain.

After all of the testimony and evidence has been received from all interested parties, LACMTA must make a determination as to whether to adopt the proposed Resolutions of Necessity to acquire the Easements by eminent domain. In order to adopt the resolutions, LACMTA must, based on the evidence before it, and by vote of two-thirds of all the members of its governing body, find and determine that the conditions stated in the items 1 - 6 above exist. Attached is evidence submitted by staff that supports adoption of the Resolutions that have been approved by counsel, and which set forth the required findings (Attachment B).

DETERMINATION OF SAFETY IMPACT

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

FINANCIAL IMPACT

The funding for the acquisition of the Easements is included in the fiscal year (FY) 2021 budget under Project 865523 Westside Purple Line Extension Section 3, in Cost Center 8510 (Construction Project Management), and Account Number 53103 (Acquisition of Land) and Fund 6012.

Impact to Budget

The approved FY21 budget is designated for the Westside Purple Line Extension Section 3 and does not have an impact to operations funding sources. The funds were assumed in the Long-Range Transportation Plan for the Project. This Project is not eligible for Proposition A and C funding due to the proposed tunneling element of the Project. No other funds were considered.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Equity Platform Framework Consistency

Implementation of the State's eminent domain laws assures that equity is afforded to property owners to engage and have a voice in the decision-making process with regards to the acquisition of their property.

Strategic Plan Consistency

The Board action is consistent with Metro Vision 2028 Goal #1: Provide high quality mobility options that enable people to spend less time traveling. Adoption of the Resolution of Necessity is a required step to acquire these properties for the Westside Purple Line Extension which will provide an additional mobility option.

NEXT STEPS

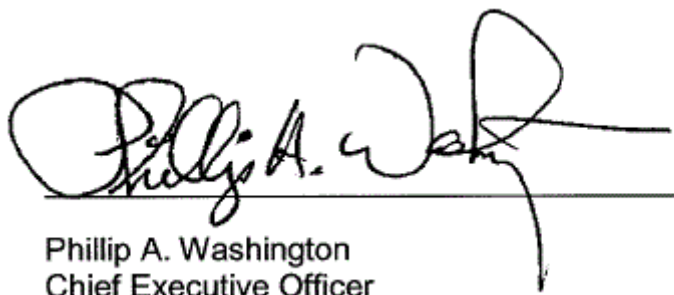
If this action is approved by the Board, the LACMTA's condemnation counsel will be instructed to take all steps necessary to commence legal proceedings in a court of competent jurisdiction to acquire the Easement property interest by eminent domain. Counsel will also be directed to seek and obtain an Order of Prejudgment Possession in accordance with the provisions of the eminent domain law.

ATTACHMENTS

Attachment A - List of Parcels included in Resolutions
Attachment B - Staff Report

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Phillip A. Washington
Chief Executive Officer

ATTACHMENT A

LIST OF PARCELS INCLUDED IN THE RESOLUTION OF NECESSITY

<u>Project Parcel:</u>	<u>Assessor Parcel Number (APN):</u>
1) W-4108	(APN 4319-011-002)
2) W-4109	(APN 4319-014-019)
3) W-4110	(APN 4319-009-172 through 4319-009-178)
4) W-4111	(APN 4319-009-117 through 4319-009-123)
5) W-4112	(APN 4319-009-072 through 4319-009-076)
6) W-4114	(APN 4319-009-032)
7) W-4115	(APN 4319-009-033)
8) W-4116	(APN 4319-009-034)
9) W-4119	(APN 4319-009-035)
10) W-4201	(APN 4327-007-016)
11) W-4204	(APN 4327-007-003)
12) W-4209	(APN 4327-008-014)
13) W-4210	(APN 4327-008-004)
14) W-4301	(APN 4327-005-069 through 4327-005-092)
15) W-4516	(APN 4326-002-161 through 4326-002-170)
16) W-4517	(APN 4326-002-195 through 4326-002-199)
17) W-4601	(APN 4326-001-211 through 4326-001-216)
18) W-4602	(APN 4326-001-217)
19) W-4603	(APN 4326-001-218)

ATTACHMENT B

STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF PROPERTY FOR THE WESTSIDE PURPLE LINE EXTENSION SECTION 3

BACKGROUND

The Easements are required for the construction and operation of the Westside Purple Line Extension Section 3 Project ("Project"). Possession of the Easements is necessary between March 2021 and June 2021, depending on specific location within the approved alignment. The address, record owner (as indicated by title report ("Owners")), physical description, and nature of the property interest sought to be acquired for the Project are listed on the attached Exhibit A.

Property Requirements:

The following property requirements apply to the affected properties listed in Exhibit A:

Purpose of Acquisition: Construction and operation of underground tunnel.

Property Interests Sought: Exclusive Subsurface Tunnel Easement with upper limits and lower limits, expressed in feet as depth below finish grade, as indicated for each property in column "D" (the ranges are due to topography of the subject property lots). Full descriptions are provided in the Exhibits to Attachment B.

Written offers to acquire the Subsurface Tunnel Easements were delivered to the owners by letters dated **October 1, 2020** (W-4110, W-4111, W-4112, W-4204, W-4301, W-4516, W-4517, W-4601) and **October 6, 2020** (W-4108, W-4109, W-4114, W-4115, W-4116, W-4119, W-4201, W-4209, W-4210, W-4603) and **November 3, 2020** (W-4602). The Owners have not accepted the offers of just compensation.

A. The public interest and necessity require the Project.

The need for the Project is based on population and employment growth, the high number of major activity centers served by the Project, high existing transit usage, and severe traffic congestion. The Project area bisects 12 large population and employment centers, all of which are served by extremely congested road networks that will deteriorate further with the projected increase in population and jobs. This anticipated growth will further affect transit travel speeds and reliability, even with a dedicated lane for express bus service on Wilshire Boulevard. The public interest and necessity require the Project for the following specific reasons:

1. The population and employment densities in the Project area are among the highest in the metropolitan region. Approximately five percent of the Los Angeles County

population and 10 percent of the jobs are concentrated in the Project area.

2. Implementation of the Project will result in a reduction of vehicle miles per day and reduction of auto air pollutants.
3. The Project will relieve congestion on the already over capacity 1-405 San Diego and the 1-10 Santa Monica Freeways and surrounding major thoroughfares. In addition, it will reduce the parking demands in the Westside area by providing an alternative means of transportation, competitive in rush-hour travel times with the automobile.
4. The Project will be a major link in the existing county-wide rail transit system, and will thereby provide alternative means of transportation during fuel crises and increased future traffic congestion.
5. The Project will improve transportation equity by meeting the need for improved transit service of the significant transit-dependent population within the Project area.
6. The Project will help meet Regional Transit Objectives through the Southern California Association of Governments' (SCAG's) Performance Indicators of mobility, accessibility, reliability, and safety.

It is recommended that based on the above evidence, the Board find and determine that the public interest and necessity require the Project.

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

An Alternatives Analysis (AA) Study was initiated in 2007 to identify all reasonable, fixed-guideway, alternative alignments and transit technologies within the proposed Project Area. The fixed-guideway alternative alignments studied and analyzed during the AA process were heavy rail transit (HRT), light rail transit (LRT), bus rapid transit (BRT), and monorail (MR). Due to its capacity to meet the anticipated ridership demand and limit the number of transfers, HRT was identified as the preferred technology for further study.

In January 2009, the Metro Board approved the AA Study and authorized preparation of a Draft Environmental Impact Statement/Draft Environmental Impact Report (DEIS/DEIR). A total of seven alternatives, including five heavy rail subway (HRT) Build Alternatives, a No Build Alternative, and a relatively low-cost Transportation System Management (TSM) Alternative, were presented in the DEIS/DEIR. The DEIS/DEIR was circulated and reviewed by interested and concerned parties, including private citizens, community groups, the business community, elected officials and public agencies. Public hearings were held to solicit citizen and agency comments.

In October 2010, the Board approved the DEIS/DEIR and the Wilshire Boulevard to Santa Monica HRT option was selected as the Locally Preferred Alternative (LPA) for further analysis in the FEIS/FEIR. The FEIS/FEIR was released in March 2012 for public review.

On April 26, 2012, the Board certified the FEIS/FEIR, and in May 24, 2012, it approved the route and station locations for the Project. A Record of Decision was received from the Federal Transit Administration in August of 2012.

In June 2017, the Federal Register published a notice indicating the release of the Draft Supplemental Environmental Impact Statement (SEIS) for a 45-day comment period for the Westside Purple Line Extension Section 2. On November 22, 2017, the Federal Transit Administration (FTA) issued the Final Supplemental Environmental Impact Statement and Section 4(f) Evaluation, and the Supplemental Record of Decision (ROD) supplementing the previously issued ROD on August 9, 2012. The FTA determined that the requirements of the National Environmental Policy Act of 1969 (NEPA) and related federal environmental statutes, regulations, and executive orders have been satisfied for the Westside Subway Extension (now called the Westside Purple Line Extension) Project located in Los Angeles County.

The approved LPA will extend HRT (as subway) approximately nine (9) miles from the existing Metro Purple Line terminus at the Wilshire/ Western Station to a new western terminus at the West Los Angeles Veterans Affairs Hospital (Westwood/ VA Hospital Station). The LPA will include seven new stations spaced in approximately one-mile intervals, as follows:

- Wilshire/La Brea
- Wilshire/Fairfax
- Wilshire/La Cienega
- Wilshire/Rodeo
- Century City
- Westwood/UCLA
- Westwood/VA Hospital

The Project will cause private injury, including the displacement or relocation of certain owners and users of private property. However, 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.

Due to its bulk, the FEIS/FEIR is not physically included in the Board's agenda packet for this public hearing. However, the FEIS/FEIR documents should be considered in connection with this matter. 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 is necessary for the Project.

The Property is required for construction and operation of the underground tunnel connecting Century City/Constellation and Westwood/VA Hospital Stations. The selected

alignment requires subsurface tunneling beneath the Property to connect the two stations. The subsurface easements required for the Project are listed in Exhibit 1. The legal description of the required subsurface easement is attached to each Resolution of Necessity as Exhibit A and is depicted on the Plat Map attached as Exhibit B. The Property requirements were chosen based on the approved FEIS/FEIR for the Project.

Staff recommends that the Board find that the acquisition of the Property 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, 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 be made to the Owner and 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. In addition, the agency is required to provide the Owner with a written statement 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:

1. Obtained independent appraisals to determine the fair market value of the Easements, which included consideration of existing use of the Property, highest and best use of the Property, and impact to the remainder;
2. Reviewed and approved the appraisals, and established the amount it believes to be just compensation;
3. Determined the Owner of the Property by examining the county assessor's record and a preliminary title report, and occupancy of the Property;
4. Made a written offer to the Owner for the full amount of just compensation - which was not less than the approved appraised value;
5. Provided the Owner with a written statement of, and summary of the basis for, the amount established as just compensation with respect to the foregoing offer.

It is recommended that the 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 the Owner.

E. Metro has fulfilled the necessary statutory prerequisites.

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

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

A draft EIR/EIS was circulated for public review and comment. The FEIS/FEIR was released in March 2012 for public review. On April 26, 2012, the Board certified the FEIS/FEIR, and in May 24, 2012, it approved the route and station locations for the Project. A Record of Decision was received from the Federal Transit Administration in August of 2012. The FEIS/FEIR documents therefore comply with the California Environmental Quality Act. Since that time, none of the circumstances identified in CEQA Guidelines Section 15162 have occurred which would require the preparation of a subsequent EIR. As set forth above, Metro has also fulfilled the statutory prerequisites under Code of Civil Procedure § 1240.030 and Government Code § 7267.2.

Accordingly, Metro has fulfilled the necessary statutory prerequisites to acquire the Property by eminent domain.

CONCLUSION

Staff recommends that the Board adopt the Resolution of Necessity.

ATTACHMENTS

Exhibit A –Summary of Property Owners, Requirements and Affected Properties

Exhibit B (B-1 through B-19) – Resolutions of Necessity Including Legal Descriptions and Parcel Plats

Exhibit C – Subsurface Tunnel Easement Deed

EXHIBIT A

SUMMARY OF PROPERTY OWNERS, REQUIREMENTS AND AFFECTED PROPERTIES

SUMMARY OF REQUIREMENTS AND AFFECTED PROPERTIES

A	B	C	D
Project Parcel No.	Affected Existing Property Address and Assessor's Parcel No. (APN)	Affected Property Owner	Property Requirement: Subsurface Easement Depth Limits (feet below grade) and Area (square feet)
W-4108	1830 Fox Hills Drive, Los Angeles, CA 90025 APN: 4319-011-002	JOHN D. CHAMBERS and LUCILLE H. CHAMBERS, husband and wife as joint tenants	Upper Limit: 84 - 85 Lower Limit: 129 - 130 Area: 663 SF
W-4109	1833 Fox Hill Drive, Los Angeles, CA 90025 APN: 4319-014-019	PATRICIA COOPER HELLER, Trustee of THE PATRICIA COOPER HELLER REVOCABLE LIVING TRUST dated Feb 21, 2014, as her sole and separate property	Upper Limit: 84 - 85 Lower Limit: 129 - 130 Area: 2,251 SF
W-4110	1825 Fox Hills Drive, Los Angeles, CA 90025 APN: 4319-009-172 through 4319-009-178	CENTURY VIEW CONDOMINIUMS OWNERS ASSOCIATION (see breakdown below)	Upper Limit: 80 - 85 Lower Limit: 125 - 130 Area: 1,839 SF
W-4111	10307 Missouri Ave, Los Angeles, CA 90025 APN: 4319-009-117 through 4319-009-123	MISSOURI PLAZA CONDOMINIUM ASSOCIATION, a California nonprofit mutual benefit corporation (see breakdown below)	Upper Limit: 75 - 84 Lower Limit: 119 - 128 Area: 5,448 SF
W-4112	10315 Missouri Ave, Los Angeles, CA 90025 APN: 4319-009-072 through 4319-009-076	MISSOURI AVENUE CONDOMINIUM ASSOCIATION, INC. (see breakdown below)	Upper Limit: 74 - 80 Lower Limit: 118 - 124 Area: 2,974 SF

W-4114	10316 Santa Monica Blvd, Los Angeles CA 90025 APN: 4319-009-032	JOSE A. NESSIM and FRED A NESSIM, Trustees of the JOSE AND FRED A NESSIM FAMILY TRUST dated June 30, 1971, as amended	Upper Limit: 72 - 75 Lower Limit: 115 - 118 Area: 832 SF
W-4115	10318 Santa Monica Blvd, Los Angeles CA 90025 APN: 4319-009-033	JOSE A. NESSIM and FRED A NESSIM, Trustees of the JOSE AND FRED A NESSIM FAMILY TRUST dated June 30, 1971, as amended	Upper Limit: 66 - 74 Lower Limit: 110 - 118 Area: 3,735 SF
W-4116	10324 Santa Monica Blvd, Los Angeles CA 90025 APN: 4319-009-034	NESBRO SANTA MONICA LLC, a California Limited Liability Company	Upper Limit: 64 - 71 Lower Limit: 108 - 115 Area: 3,725 SF
W-4119	10330 Santa Monica Blvd, Los Angeles CA 90025 APN: 4319-009-035	NESBRO SANTA MONICA LLC, a California Limited Liability Company	Upper Limit: 67 - 67 Lower Limit: 108 - 110 Area: 788 SF
W-4201	10351 Santa Monica Blvd. Los Angeles CA 90025 APN: 4327-007-016	SUN LIFE ASSURANCE COMPANY OF CANADA, a Canadian Corporation	Upper Limit: 68 - 74 Lower Limit: 112 - 118 Area: 6,864 SF
W-4204	10364 Eastborne Ave., Los Angeles CA 90024 APN: 4327-007-003	MOEER HAKIMI and MITRA HAKIMI, Husband and Wife, as Community Property, an undivided 50% interest, and MOEER HAKIMI and MITRA HAKIMI, as Trustees of the HAKIMI TRUST dated January 2, 2001, an undivided 50% interest	Upper Limit: 73 - 84 Lower Limit: 124 - 135 Area: 5,020 SF
W-4209	1636 S Beverly Glen Blvd, Los Angeles CA 90024 APN: 4327-008-014	OCEAN HARBOR, LLC, a California limited liability company	Upper Limit: 70 - 94 Lower Limit: 115 - 139 Area: 5,546 SF

W-4210	1622 S Beverly Glen Blvd, Los Angeles CA 90024 APN: 4327-008-004	AMAR, LLC, a California limited liability company (see breakdown below)	Upper Limit: 73 - 76 Lower Limit: 117 - 120 Area: 372 SF
W-4301	1617 S. Beverly Glen Bl, Los Angeles CA 90024 APN: 4327-005-069 through 4327-005-092	Glen Terrace Homeowners Association, Inc. (see breakdown below)	Upper Limit: 71 - 94 Lower Limit: 115 - 138 Area: 9,650 SF
W-4516	10595 Ashton Ave., Los Angeles CA 90024 APN: 4326-002-161 through 4326-002-170	ASHTON HOUSE HOMEOWNERS ASSOCIATION, California Nonprofit Mutual Benefit Corporation (see breakdown below)	Upper Limit: 58 - 60 Lower Limit: 104 - 106 Area: 4,130 SF
W-4517	1230 Westholme Ave, Los Angeles CA 90024 APN: 4326-002-195 through 4326-002-199	1230 WESTHOLME, INC., a California nonprofit mutual benefits corporation (see breakdown below)	Upper Limit: 57 - 59 Lower Limit: 103 - 105 Area: 4,468 SF
W-4601	10601 Ashton Ave, Los Angeles CA 90024 APN: 4326-001-211 through 4326-001-216	VENUS CONDOMINIUMS HOMEOWNERS ASSOCIATION, a California Non-Profit Mutual Benefit Corporation (see breakdown below)	Upper Limit: 57 - 58 Lower Limit: 101 - 102 Area: 524 SF
W-4602	10600 Wilshire Blvd., Los Angeles, CA 90024 APN: 4326-001-217	WILSHIRE WESTHOLME, LLC, a California limited liability company	Upper Limit: 50 - 66 Lower Limit: 101 - 117 Area: 21,480 SF
W-4603	10636 Wilshire Blvd, Los Angeles CA 90024 APN: 4326-001-218	MIRA CAPITAL, L.P.	Upper Limit: 64 - 66 Lower Limit: 110 - 112 Area: 1,091 SF

Exhibit A (Continued)**Parcel W-4110 1825 Fox Hills Drive, Los Angeles, CA 90025****HOA:** CENTURY VIEW CONDOMINIUMS OWNERS ASSOCIATION

APN	OWNER
4319-009-172	AZIZ INVESTMENTS, INC., a Nevada Corporation
4319-009-173	SOLLY YAMIN, a married man as his sole and separate property
4319-009-174	SOLLY YAMIN, a married man as his sole and separate property
4319-009-175	DEBORAH LEVY, a married woman as her sole and separate property
4319-009-176	CHRISTOPHER DANNAKER and CYNTHIA DANNAKER, Trustees of THE CHRISTOPHER DANNAKER AND CYNTHIA DANNAKER REVOCABLE TRUST
4319-009-177	MEHDI AKBARI, a single man
4319-009-178	AZIZ INVESTMENTS, INC., a Nevada Corporation

Parcel W-4111 10307 Missouri Avenue, Los Angeles, CA 90025**HOA:** MISSOURI PLAZA CONDOMINIUM ASSOCIATION, a California nonprofit mutual benefit corporation

APN	OWNER
4319-009-117	EMILY F. LIU, Trustee of the EMILY F. LIU TRUST dated July 29, 1998 as to an undivided 90% interest and ROBERT W. LIU and MIMI W. LIU TRUSTEES of the LIU LIVING TRUST dated December 9, 1989 as to an undivided 10% interest, as tenants in common
4319-009-118	MIKE BOZIN and ANNA YUFA, husband and wife as joint tenants
4319-009-119	FARIDEH ZARIFPOUR, a widow
4319-009-120	YUSKA, LLC, a California limited liability company
4319-009-121	JAY LEONG and CHRISTY WONG WING YI, husband and wife as community property with right of survivorship
4319-009-122	NAN JIA a single man
4319-009-123	THOMAS JOSEPH KEVILLE and TERRI DONNA KEVILLE, husband and wife as joint tenants

Parcel W-4112 10315 Missouri Avenue, Los Angeles, CA 90025**HOA:** MISSOURI AVENUE CONDOMINIUM ASSOCIATION, INC.

APN	OWNER
4319-009-072	JUSTIN JOSEPH HESKETH and THOMAS MICHAEL PETER MUNDEN, Co-Trustees of the JUSTIN HESKETH AND THOMAS MUNDEN REVOCABLE TRUST, under agreement dated September 24, 2016, by JUSTIN JOSEPH HESKETH and THOMAS MICHAEL PETER MUNDEN, as settlors
4319-009-073	MOUSSA SOLEIMANI and DIANA SOLEIMANI as trustees of THE MOUSSA AND DIANA SOLEIMANI FAMILY TRUST and any subsequent amendments or restatements, dated January 21, 2009
4319-009-074	NOWSHIR M.A. KHAN and SABIHA A. KHAN, Trustees of the KHAN REVOCABLE FAMILY TRUST dated October 27, 1987
4319-009-075	MARK B. RAINERI and CAROL RAINERI, as Trustees of the RAINERI FAMILY TRUST dated January 28, 2004
4319-009-076	GUANZHONG WANG and ZHI LI, husband and wife as Community Property with Right of Survivorship

Parcel W-4301 1617 South Beverly Glen Boulevard, Los Angeles CA 90024
HOA: GLEN TERRACE HOMEOWNERS ASSOCIATION, INC

APN	OWNER
4327-005-069	MARK SIAN HUAT GOH, a single man
4327-005-070	NANCY GORDON, Trustee, NANCY GORDON 1991 TRUST, dated April 23, 1991
4327-005-071	PEDRAM ZAMANI, Trustee, PEDRAM ZAMANI REVOCABLE 2010 TRUST
4327-005-072	JONATHAN HYUK LEE, a single man
4327-005-073	JOEY TU, a married man as his sole and separate property and NATHAN TU, a single man, as joint tenants
4327-005-074	JOHANNA C. ASTAIRE and CHRISTOPHER W. KAPLAN, WIFE and Husband as Community Property with Right of Survivorship
4327-005-075	ZHEYI WU, a Single Woman
4327-005-076	LARAINNE NEWMAN, and her successors in trust, as Trustee of the LARAINNE NEWMAN LIVING TRUST dated January 24, 1992
4327-005-077	MARGARET ANN PHELPS, an Unmarried Woman

4327-005-078	DAVID WALDECK and KAREN M. WALDECK, Co-Trustees of the DAVID E. WALDECK and KAREN M. WALDECK FAMILY TRUST dated January 29, 2003
4327-005-079	YICHUAN WANG and LIANG GUAN, husband and wife as joint tenants
4327-005-080	JESSICA MCINTYRE, Trustee, or her successors in interest, under the JESSICA MCINTYRE TRUST, dated April 25, 2018, and any amendments thereto
4327-005-081	PARVIN PIROUZKHAH, a single woman
4327-005-082	AZAM GILLIN, an Unmarried Woman
4327-005-083	PARHAM J. ZAMANI and MANOOSH SHAKIB, as trustees of the ZAMANI-SHAKIB FAMILY TRUST established April 16, 2009
4327-005-084	YVETTE GOMEZ, as Trustee of the YVETTE GOMEZ LIVING TRUST dated 10-26-16
4327-005-085	KURT MARGANAU, a Single Man
4327-005-086	SABRINA BIENSTOCK, a Single Woman
4327-005-087	BRIAN K. BERG, a single man
4327-005-088	EDMUND JEY WOO and JANE ATMODOJO, husband and wife as joint tenants
4327-005-089	GREGORY SCHUMAN, as Trustee of The GREGORY SCHUMAN LIVING TRUST dated February 8, 2018
4327-005-090	Brandon Milostan and Alyssa Milostan, Husband and Wife as Community Property
4327-005-091	LORA G. SCHLESINGER, Trustee of the LORA G. SCHLESINGER TRUST dated June 12, 2017
4327-005-092	LANCE BOHALL, Trustee of the E. L. DONOVAN TRUST

Parcel W-4516 10595 Ashton Avenue, Los Angeles CA 90024
HOA: ASHTON HOUSE HOMEOWNERS ASSOCIATION, California
Nonprofit Mutual Benefit Corporation

APN	OWNER
4326-002-161	RONA SEBASTIAN and MORTON J. GLEBERMAN, Trustee of THE SEBASTIAN-GLEBERMAN TRUST, dated March 1, 1999
4326-002-162	JEFFERY CHUNG and JENNIFER CHANG, husband and wife as join tenants
4326-002-163	JESSICA J. CLIFTON, Trustee or her successors in interest, of THE J. CLIFTON TRUST dated May 14, 2018

4326-002-164	NADER MORADIAN and ROSALINE MORADIAN, Trustees of THE CAYMAN #2 REVOCABLE TRUST dated December 10, 1996 and amended and restated on October 8, 2007
4326-002-165	SOELISTIJO H. WANGSAWIDJAJA and JENNY TANUJAYA, husband and wife as community property with right of survivorship,
4326-002-166	RICHARD M. LANGENDORF and BONNY M. LANGENDORF, Trustees of THE LANGENDORF TRUST dated January 9, 2007
4326-002-167	LAWRENCE BEDIL and SUSAN BEDIL, Co-Trustees of THE BEDIL FAMILY TRUST established November 14, 2006
4326-002-168	YASSAMAN AKHAVAN, Trustee of THE YASSAMAN AKHAVAN TRUST, dated July 21, 2005
4326-002-169	GAIL M. SIMS, Trustee under THE GAIL M. SIMS LIVING TRUST, dated March 5, 1992
4326-002-170	NINA HOLLY and ROBERT CHIN, wife and husband as joint tenants

Parcel W-4517 1230 Westholme Avenue, Los Angeles CA 90024
HOA: 1230 WESTHOLME, INC., a California nonprofit mutual benefits corporation

APN	OWNER
4326-002-195	JEANNIE NEWSTADT, a widow
4326-002-196	KEVIN A. KIM, a single man, and JENNIFER M. KIM, a single woman, as joint tenants
4326-002-197	MERCEDES S. CORONEL, trustee of THE MERCEDES S. CORONEL LIVING TRUST
4326-002-198	ROBERT L. HANDLER, as Successor Trustee of THE JACK SILBERKLEIT TRUST dated February 26, 1988
4326-002-199	DRAGOS ALEX POPA, Trustee of THE POPA LIVING TRUST, as to an undivided 1/3 interest; MARIANA POPA, Trustee of the REVOCABLE LIVING TRUST OF MARIANA POPA dated 8-14-2006, as to an undivided 1/3 interest; and ALEXANDER M. POPA, an unmarried man, as to an undivided 1/3 interest as Tenants in Common

Parcel W-4601 10601 Ashton Avenue, Los Angeles CA 90024
VENUS CONDOMINIUMS HOMEOWNERS ASSOCIATION, a California Non-Profit Mutual Benefit Corporation

APN	OWNER
4326-001-211	FARIBORZ SAIDARA and KAMRAN SAIDARA, Successor Trustee of THE NAYEREH ROKHSAR SAIDARA REVOCABLE TRUST
4326-001-212	MARYAM RIAZI, a married woman as her sole and separate property, as to an undivided 50.00 interest and LILY RIAZI, a married woman as her sole and separate property, as to an undivided 50.00 interest as Tenants in Common
4326-001-213	NEDJATOLLAH LAVAEE and JILLA LAVAEE, Trustees of THE NEDJATOLLAH AND JILLA LAVAEE LIVING TRUST
4326-001-214	HOUSHANG RAHIMIAN and FOROUSAN SOUFERIAN RAHIMIAN, husband and wife, as joint tenants
4326-001-215	YOUSSEF ROKHSAR and PARIVASH HAIM ROKHSAR, Trustees of the RYPH TRUST dated May 24, 1991
4326-001-216	BEHROUZ NASRIN-MONFARED, a single man

EXHIBIT B

Resolutions of Necessity including Legal Descriptions and Parcel Plats

<u>Parcel</u>	<u>Exhibit</u>
W-4108	B-1
W-4109	B-2
W-4110	B-3
W-4111	B-4
W-4112	B-5
W-4114	B-6
W-4115	B-7
W-4116	B-8
W-4119	B-9
W-4201	B-10
W-4204	B-11
W-4209	B-12
W-4210	B-13
W-4301	B-14
W-4516	B-15
W-4517	B-16
W-4601	B-17
W-4602	B-18
W-4603	B-19

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4108**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December, 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-1 – Legal Description.
Attachment B-1 – Plat Map

Parcel W-4108 – Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 2 IN BLOCK 32 OF TRACT NO. 7260, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 79, PAGES 98 TO 99 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 2; THENCE NORTH 35°28'31" WEST, 46.19 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2; THENCE SOUTH 67°18'54" EAST, 54.41 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 2; THENCE SOUTH 54°35'40" WEST, 28.70 FEET ALONG SAID SOUTHEASTERLY LINE TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +197.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +152.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 84 TO 85 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT IS APPROXIMATELY 129 TO 130 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

NOTE:

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:


JAMES L. ELLIOTT, P.L.S. 6334



6-25-20
DATE

AFFECTS APN: 4319-011-002

Parcel W-4108 – Plat Map

GRANTOR : JOHN D. CHAMBERS AND LUCILLE H. CHAMBERS		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION : POR LOT 2, BLK 32, TRACT 7260, MB 79/98-99			
BENCH MARK:			
TITLE REPORT : ORANGE COAST TITLE NO. 145-1862161-32	ADDRESS : 1830 FOX HILLS DR LOS ANGELES CA		
ASSESSOR'S REF : 4319-011-022	R.O.W. REFERENCE : R-4041, W-4108	NO.	DATE
		REVISION DESCRIPTION	

EXHIBIT "B"

TRACT NO. 7260
M.B. 79 / 98 - 99

LINE SEGMENT	BEARING	DISTANCE
L1	N 35° 28' 31" W	46.19'
L2	N 67° 18' 54" W	54.41'
L3	N 54° 35' 40" E	28.70'

PARCEL	TOTAL	W-4108
AREA - SQUARE FEET	7,170	663

LOS ANGELES COUNTY
METROPOLITAN
TRANSPORTATION AUTHORITY

APPROVED BY
Matthew Pera 12/1/18
MTA PROJECT MANAGER

PARCEL PLAT

W-4108

SHEET 1 OF 1

CONTRACT NO./DESIGN UNIT

SCALE 1" = 50'

DATE 11/05/2018

DRAWN BY C. DAVIS

CHECKED BY J. HAYNES

REV. DATE REV. NO.

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4109**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-2 – Legal Description.
Attachment B-2 – Plat Map

Parcel W-4109– Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 1 IN BLOCK 30 OF TRACT NO. 7260, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 79, PAGES 98 TO 99 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTH 35°28'31" EAST, 86.90 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 67°18'51" WEST, 98.23 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE NORTH 50°43'02" EAST, 51.93 FEET ALONG SAID NORTHWESTERLY LINE TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +196.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +151.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 84 TO 85 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 129 TO 130 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

NOTE:

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:


JAMES L. ELLIOTT, P.L.S. 6334




6-25-20
DATE

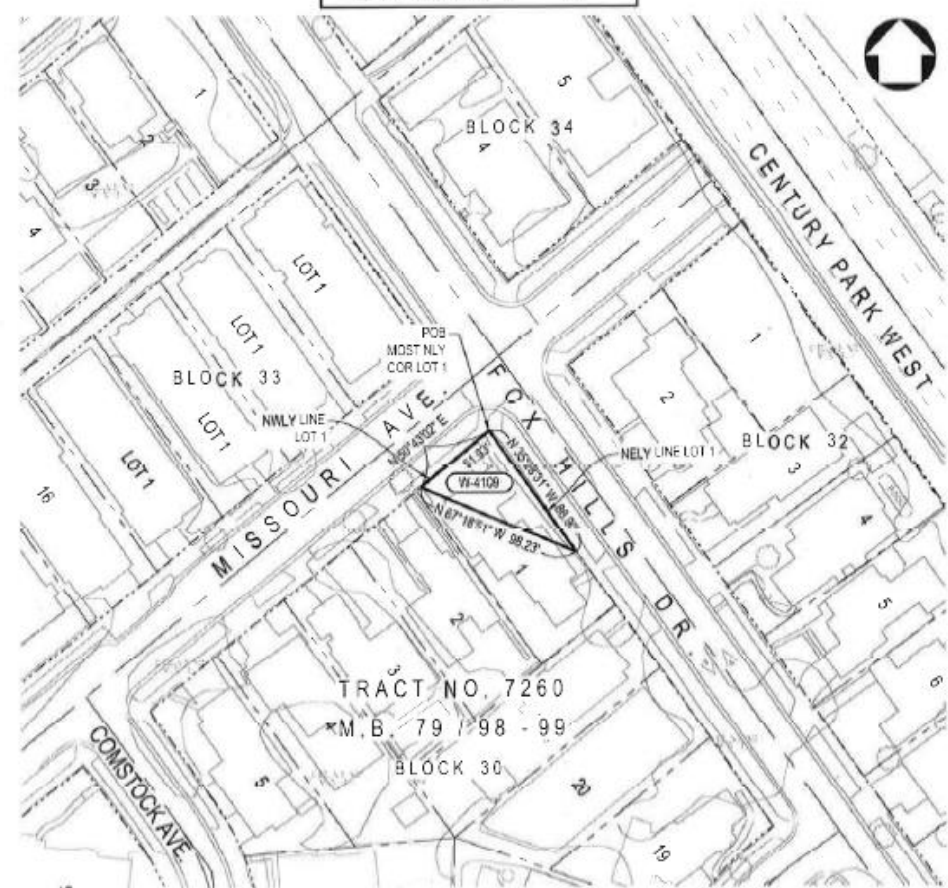
AFFECTS APN: 4319-014-019

Parcel W-4109- Plat Map


GRANTOR : PATRICIA COOPER HELLER TRUST		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION : POR, LOT 1 BLK 30, TRACT 7260, MB 79/98-99			
BENCH MARK :			
TITLE REPORT : ORANGE COAST TITLE NO. 140-1852184-32	ADDRESS : 1833 FOX HILLS DR LOS ANGELES CA		
ASSESSOR'S REF. : 4319-014-019	R.O.W. REFERENCE : R 4041, W-4109	NO.	DATE
		REVISION DESCRIPTION	

EXHIBIT "B"





PARCEL	TOTAL	W-4109	
AREA - SQUARE FEET	6,856	2,251	



LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

APPROVED BY: *Matthew Lee* 12/1/18

MTA PROJECT MANAGER DATE

PARCEL PLAT

W-4109

SHEET 1 OF 1

CONTRACT NO. DESIGN UNIT

SCALE: 1" = 80'

DATE: 11/05/2018

DRAWN BY: C. DAVIS

CHECKED BY: J. HAYNES

REV. DATE: REV. NO.

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4110**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May

24, 2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-3 – Legal Description.
Attachment B-3 – Plat Map

Parcel W-4110– Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 5, OF BLOCK 47 OF TRACT NO. 4677, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 92, PAGES 24 THROUGH 31, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 5; THENCE NORTH 56°48'00" EAST, 76.22 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 5 TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 11984.75 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 16°31'38" WEST; THENCE LEAVING SAID NORTHWESTERLY LINE, SOUTHEASTERLY 45.73 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°13'07" TO THE EASTERLY LINE OF SAID LOT 5; THENCE SOUTH 09°02'25" EAST, 27.57 FEET ALONG SAID EASTERLY LINE TO THE SOUTHEASTERLY LINE OF SAID LOT 5; THENCE SOUTH 56°47'58" WEST, 58.37 FEET ALONG SAID SOUTHEASTERLY LINE TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 12054.25 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 16°25'58" WEST; THENCE LEAVING SAID SOUTHEASTERLY LINE, NORTHWESTERLY 23.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°06'37" TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 12436.38 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 16°32'34" WEST; THENCE NORTHWESTERLY 15.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°04'16" TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 14420.66 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 16°36'50" WEST; THENCE NORTHWESTERLY 16.61 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'58" TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 15649.96 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 16°40'48" WEST; THENCE NORTHWESTERLY 0.80 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°00'11" TO THE SOUTHWESTERLY LINE OF SAID LOT 5; THENCE NORTH 33°11'48" WEST, 17.21 FEET ALONG SAID SOUTHWESTERLY LINE TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +217.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +171.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 75 TO 89 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 121 TO 135 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

THIS DESCRIPTION PREPARED BY ME OR UNDER MY DIRECTION:


JAMES L. ELLIOTT, P.L.S. 6334

6-25-20
DATE



AFFECTS APN: 4326-017-028

Parcel W-4110- Plat Map

GRANTOR : HOA TR. NO. 54354 CONDOMINIUM		This data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION : POR. LOT 1, TRACT 54354, MB 131181-62			
BENCH MARK :			
TITLE REPORT : ORANGE COAST TITLE NO. 140-1862156-32	ADDRESS : 1525 FOX HILLS DR LOS ANGELES CA		
ASSESSOR'S REF. : 4319-009-172 - 178	R.O.W. REFERENCE : R-4041-W-4110	NO.	DATE
		REVISION DESCRIPTION	

EXHIBIT "B"

LINE SEGMENT	BEARING	DISTANCE
L1	N 38°24'42\"	75.52
L2	N 67°18'54\"	87.59
L3	N 57°43'02\"	41.01

CURVE	RADIUS	Δ	LENGTH
C1	15.00	21°19'23\"	5.58

PARCEL	TOTAL	W-4110	
AREA - SQUARE FEET	7,100	1,839	

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

APPROVED BY: *Matthew Elliott* 12/1/18

MTA PROJECT MANAGER DATE

PARCEL PLAT

W-4110

SHEET 1 OF 1

CONTRACT NO. 6353 OR UNIT

SCALE: 1" = 80'

DATE: 11/05/2018

DRAWN BY: C. DAVIS

CHECKED BY: J. HAYNES

REV. DATE: REV. NO:

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4111**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-4 – Legal Description.
Attachment B-4 – Plat Map

Parcel W-4111– Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 1 OF TRACT NO. 47257, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1169, PAGES 6 TO 7 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 35°24'40" EAST, 101.37 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1; THENCE SOUTH 67°18'51" EAST, 32.39 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 50°43'02" EAST, 32.87 FEET ALONG SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 35°24'42" WEST, 78.52 FEET ALONG SAID NORTHEASTERLY LINE; THENCE NORTH 67°18'54" WEST, 22.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1516.25 FEET; THENCE NORTHWESTERLY 15.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°34'22"; THENCE NORTH 67°53'16" WEST, 21.08 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE SOUTH 50°41'33" WEST, 18.86 FEET ALONG SAID NORTHWESTERLY LINE TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +195.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +150.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 75 TO 84 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 119 TO 128 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

NOTE:

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:

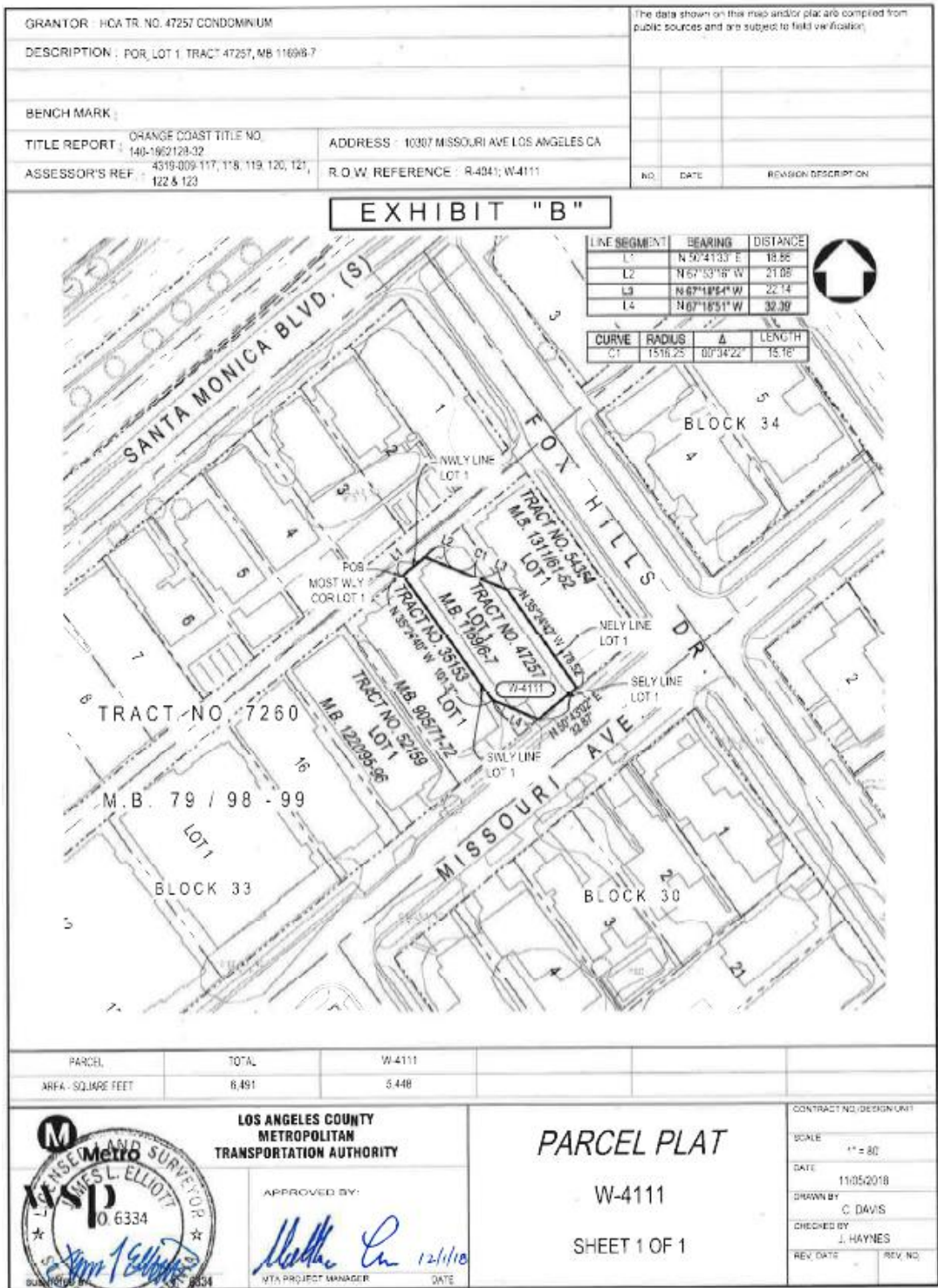

JAMES L. ELLIOTT, P.L.S. 6334



6-25-20
DATE

AFFECTS APN: 4319-009-117,-118,-119,-120,-121,-122, AND -123

Parcel W-4111- Plat Map



**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4112**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-5 – Legal Description.
Attachment B-5 – Plat Map

Parcel W-4112– Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 1 OF TRACT NO. 35153, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 905, PAGES 71 TO 72 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 35°24'39" EAST, 17.79 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1; THENCE SOUTH 67°18'51" EAST, 94.45 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 35°24'40" WEST, 101.37 FEET ALONG SAID NORTHEASTERLY LINE TO THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE SOUTH 50°41'33" WEST, 50.03 FEET ALONG SAID NORTHWESTERLY LINE TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +194.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +150.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 74 TO 80 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 118 TO 124 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

NOTE:

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:


JAMES L. ELLIOTT, P.L.S. 6334



6-25-20
DATE


AFFECTS APN: 4319-009-072, -073, -074, -075 AND -076

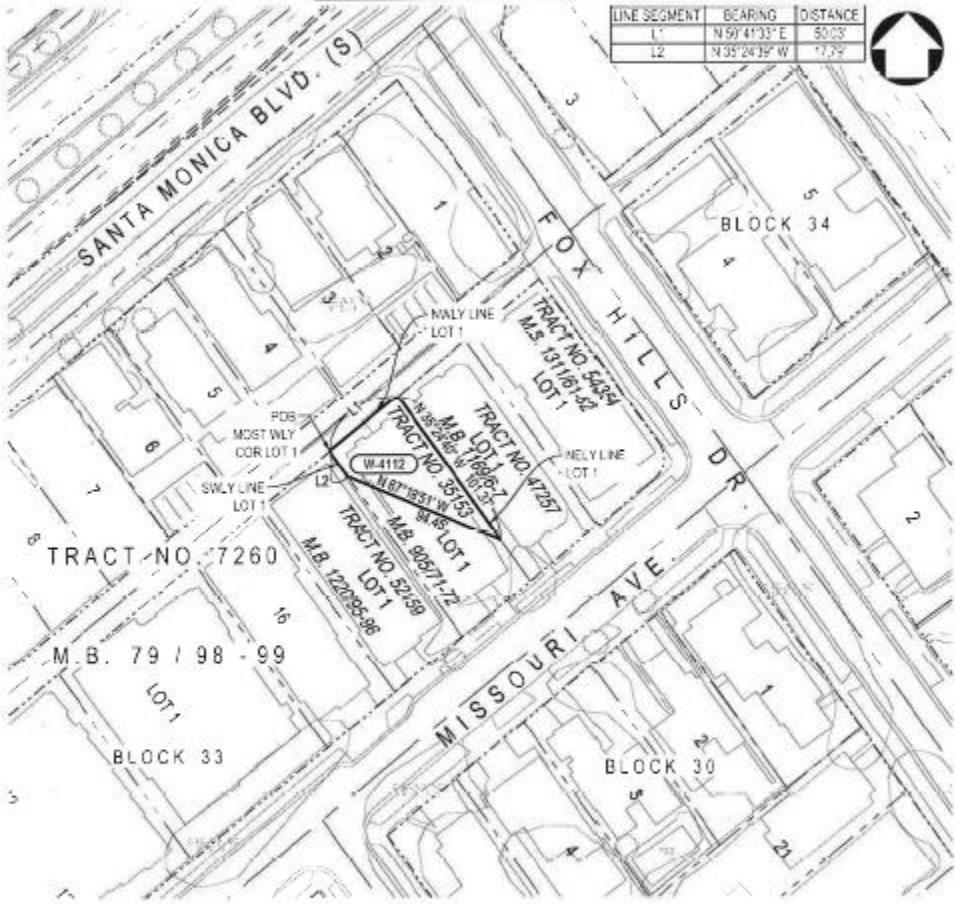
Parcel W-4112- Plat Map

GRANTOR : HOA TR. NO. 35153 CONDOMINIUM		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION : PCR LOT 1, TRACT 35153, MB 92671-72			
BENCH MARK :			
TITLE REPORT : ORANGE COAST TITLE NO. 140-1862105-32	ADDRESS : 10315 MISSOURI AVE LOS ANGELES CA		
ASSESSOR'S REF. : 4319-009-012-75	R.O.W. REFERENCE : R4041: W-4112	NO.	DATE
		REVISION DESCRIPTION	


EXHIBIT "B"

LINE SEGMENT	BEARING	DISTANCE
L1	N 59°41'33" E	50.03
L2	N 35°24'39" W	17.29






PARCEL	TOTAL	W-4112
AREA - SQUARE FEET	5,480	2,974



**LOS ANGELES COUNTY
METROPOLITAN
TRANSPORTATION AUTHORITY**

APPROVED BY:

M/TA PROJECT MANAGER

PARCEL PLAT

W-4112

SHEET 1 OF 1

CONTRACT NO. DESIGN UNIT

SCALE: 1" = 60'

DATE: 11/05/2018

DRAWN BY: C. DAVIS

CHECKED BY: J. HAYNES

REV. DATE: REV. NO.:

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4114**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-6 – Legal Description.
Attachment B-6 – Plat Map

Parcel W-4114– Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 3 OF BLOCK 33 OF TRACT NO. 7260, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 79, PAGES 98 TO 99 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3; THENCE NORTH 35°24'38" WEST, 52.40 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3; THENCE SOUTH 67°18'54" EAST, 3.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVE A RADIUS OF 1483.75 FEET; THENCE SOUTHEASTERLY 14.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°34'22"; THENCE SOUTH 67°53'16" EAST, 41.15 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 3; THENCE SOUTH 50°41'33" WEST, 31.92 FEET ALONG SAID SOUTHEASTERLY LINE TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +193.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +150.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 72 TO 75 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 115 TO 118 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

NOTE:

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:


JAMES L. ELLIOTT, P.L.S. 6334



6-25-20
DATE

AFFECTS APN: 4319-009-032

Parcel W-4114- Plat Map

GRANTOR JOSE A NESSIM AND FREDA NESSIM		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION POR LOT 3 OF BLK 33, TRACT 7260, MB 79/98-99			
BENCH MARK:			
TITLE REPORT: DRANGE COAST TITLE NO. 140-1862035-32	ADDRESS: 10315 SANTA MONICA BLVD LOS ANGELES CA		
ASSESSOR'S REF.: 4319-009-032	R.O.W. REFERENCE: R-4041, W-4114	NO.	DATE
		REVISION DESCRIPTION	

EXHIBIT "B"

LINE SEGMENT	BEARING	DISTANCE
L1	N 36° 24' 38" W	52.40
L2	N 67° 18' 54" W	3.49
L3	N 67° 50' 16" W	41.15
L4	N 50° 41' 33" E	31.52

CURVE	RADIUS	Δ	LENGTH
C1	1483.75'	00° 34' 22"	14.84'

PARCEL	TOTAL	W 4114	
AREA - SQUARE FEET	5,009	832	

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

APPROVED BY: *Matthew Enen* 12/1/18

SUBMITTED BY: *James L. Elliott* 12/1/18

PARCEL PLAT

W-4114

SHEET 1 OF 1

CONTRACT NO./DESIGN UNIT

SCALE: 1" = 80'

DATE: 11/06/2018

DRAWN BY: C. DAVIS

CHECKED BY: J. HAYNES

REV. DATE: REV. NO.:

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4115**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December, 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-7 – Legal Description.
Attachment B-7 – Plat Map

Parcel W-4115– Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 4 OF BLOCK 33 OF TRACT NO. 7260, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 79, PAGES 98 TO 99 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 4; THENCE SOUTH 35°24'30" EAST, 116.18 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT TO THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTH 50°41'33" EAST, 42.70 FEET ALONG SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE OF SAID LOT; THENCE NORTH 35°24'38" WEST, 52.40 FEET ALONG SAID NORTHEASTERLY LINE; THENCE NORTH 67°18'54" WEST, 72.19 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 4; THENCE SOUTH 49°28'10" WEST, 4.47 FEET ALONG SAID NORTHWESTERLY LINE TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +193.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +149.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 66 TO 74 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 110 TO 118 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:


JAMES L. ELLIOTT, P.L.S., 6334



6-25-20
DATE


AFFECTS APN: 4319-009-033

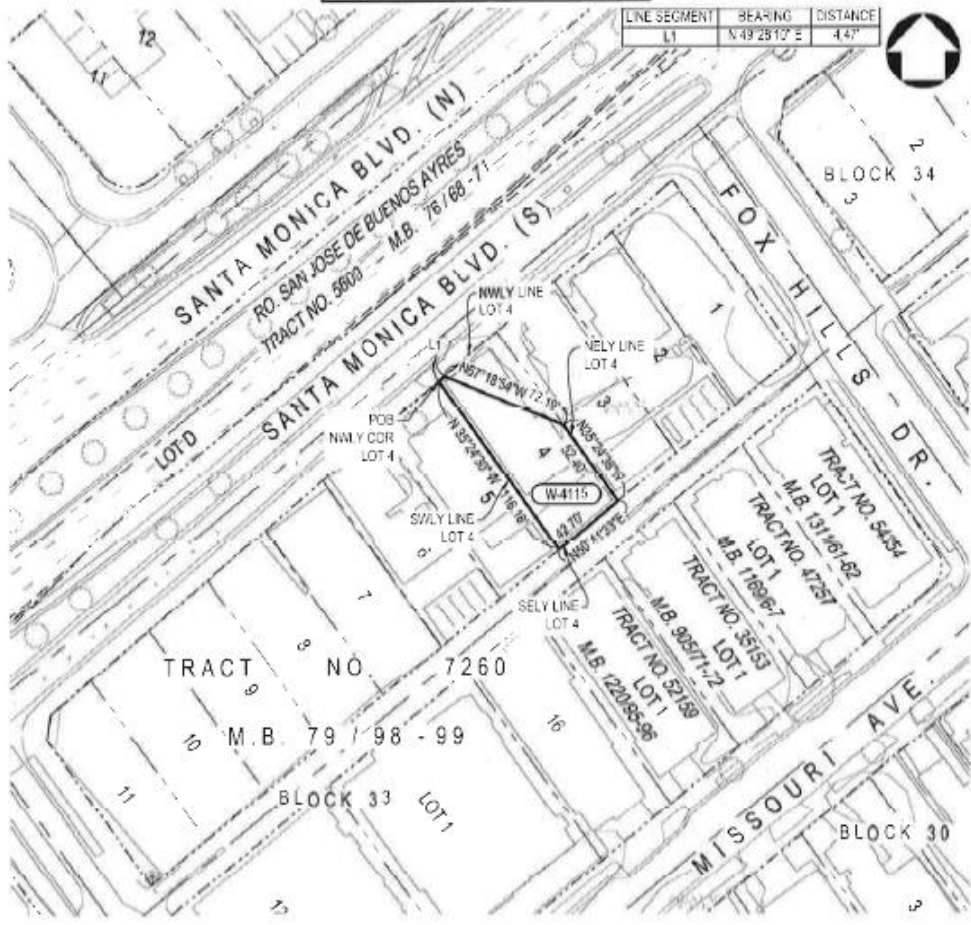
Parcel W-4115- Plat Map

GRANTOR : JOSE A. NESSIM AND FRED A. NESSIM		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION : FOR LOT 4, BLK 33, TRACT 7260, MB 78/98-99			
BENCH MARK :			
TITLE REPORT : ORANGE COAST TITLE NO. 140-1062035-32	ADDRESS : 10318 SANTA MONICA BLVD LOS ANGELES CA		
ASSESSOR'S REF. : 4319-009-033	R.O.W. REFERENCE : R-4041, W-4115	NO.	DATE
		REVISION DESCRIPTION	


EXHIBIT "B"

LINE SEGMENT	BEARING	DISTANCE
L1	N 49° 25' 12" E	4.47'





PARCEL	TOTAL	W-4115
AREA - SQUARE FEET	4,969	3,736



LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

APPROVED BY: *Matthew Cron* 12/1/10
MTA PROJECT MANAGER

PARCEL PLAT

W-4115

SHEET 1 OF 1

CONTRACT NO./DESIGN UNIT

SCALE 1" = 80'

DATE 11/05/2010

DRAWN BY C. DAVIS

CHECKED BY J. HAYNES

REV. DATE REV. NO.

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4116**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December, 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-8 – Legal Description.
Attachment B-8 – Plat Map

Parcel W-4116– Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 5 OF BLOCK 33 OF TRACT NO. 7260, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 79, PAGES 98 TO 99 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 5; THENCE SOUTH 35°24'38" EAST, 51.71 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTH 67°18'51" EAST, 71.82 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 5; THENCE NORTH 50°41'33" EAST, 4.66 FEET ALONG SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE OF SAID LOT; THENCE NORTH 35°24'30" WEST, 116.18 FEET ALONG SAID NORTHEASTERLY LINE TO THE NORTHWESTERLY LINE OF SAID LOT; THENCE SOUTH 49°28'10" WEST, 42.78 FEET ALONG SAID NORTHWESTERLY LINE TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +193.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +149.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 64 TO 71 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 108 TO 115 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:

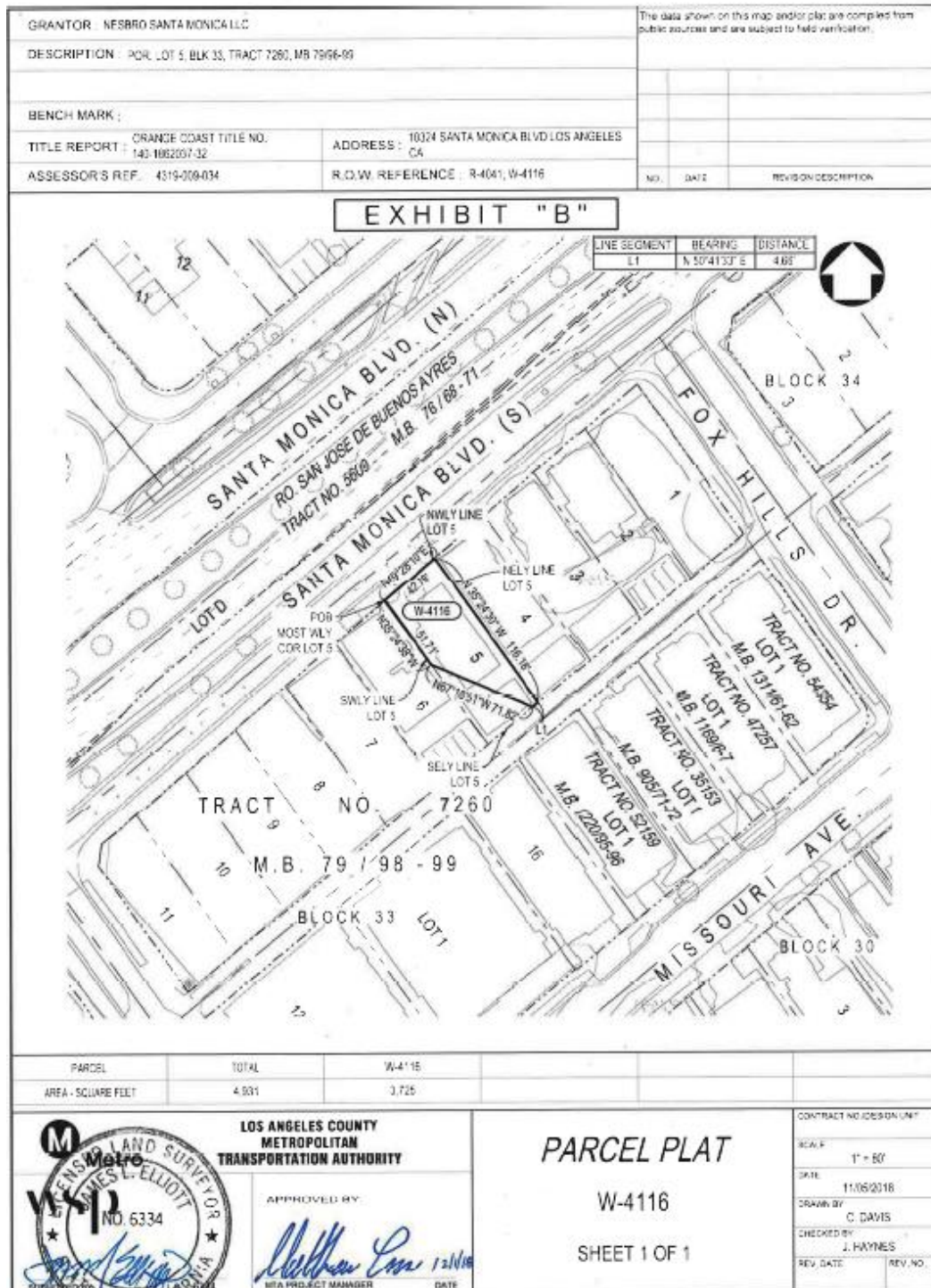

 JAMES L. ELLIOTT, P.L.S. 6334



6-25-20
 DATE

AFFECTS APN: 4319-009-034

Parcel W-4116- Plat Map



**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4119**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as
described more specifically in the legal description (Exhibit A), depicted on the Plat Map
(Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this
reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached
hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the
development, construction, operation, and maintenance of the Westside
Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final
Environmental Impact Statement/Final Environmental Impact Report
(FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December, 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-9 – Legal Description.
Attachment B-9 – Plat Map

Parcel W-4119– Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 6 OF BLOCK 33 OF TRACT NO. 7260, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 79, PAGES 98 TO 99 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 6; THENCE SOUTH 35°24'38" EAST, 51.71 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT; THENCE NORTH 67°18'51" WEST, 40.62 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS 119,228.87 FEET; THENCE NORTHWESTERLY 17.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°00'30" TO THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE NORTH 49°28'10" EAST, 30.61 FEET ALONG SAID NORTHWESTERLY LINE TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +191.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +147.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 65 TO 67 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 108 TO 110 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:

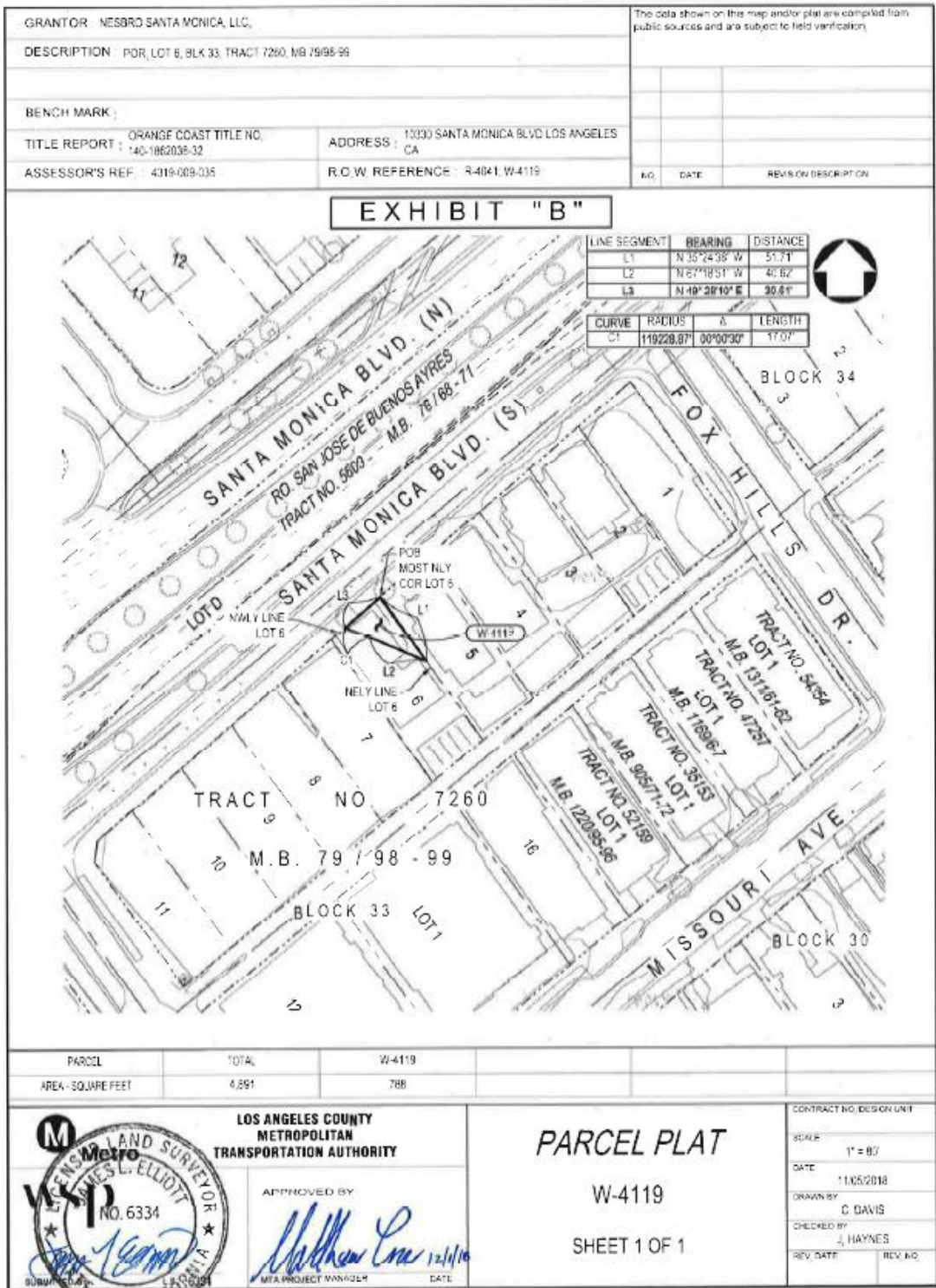

JAMES L. ELLIOTT, P.L.S. 6334



6-25-20
DATE

AFFECTS APN: 4319-009-035

Parcel W-4119- Plat Map



**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4201**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December, 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-10 – Legal Description.
Attachment B-10 – Plat Map

Parcel W-4201– Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOTS 15, 16, AND 17 OF BLOCK 1 OF TRACT NO. 6193, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 96, PAGES 71 THROUGH 73, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 17; THENCE SOUTH 39°17'36" EAST, 29.34 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 17 TO THE **POINT OF BEGINNING**; THENCE SOUTH 39°17'36" EAST, 60.69 FEET CONTINUING ALONG SAID NORTHEASTERLY LINE TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY, 31.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'15" TO THE SOUTHEASTERLY LINE OF SAID LOT 17; THENCE SOUTH 50°40'39" WEST, 14.70 FEET ALONG SAID SOUTHEASTERLY LINE TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 7726.65 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 21°53'06" EAST; THENCE NORTHWESTERLY, 28.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'50" TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 7117.80 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 21°40'16" EAST; THENCE NORTHWESTERLY, 34.15 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°16'29" TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 6135.05 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 21°23'46" EAST; THENCE NORTHWESTERLY, 31.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'46" TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS 5945.75 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 21°06'01" EAST; THENCE NORTHWESTERLY, 31.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°18'13" TO THE NORTHWESTERLY LINE OF SAID LOT 15; THENCE NORTH 50°41'35" EAST, 79.99 FEET ALONG SAID NORTHWESTERLY LINE AND THE NORTHWESTERLY LINES OF SAID LOT 16, AND SAID LOT 17 TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 6205.67 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 21°09'44" EAST; THENCE SOUTHEASTERLY, 26.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°14'28" TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 7194.51 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 21°24'13" EAST; THENCE SOUTHEASTERLY, 7.55 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'36" TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +190.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +146.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 68 TO 74 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 112 TO 118 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

NOTE:

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:

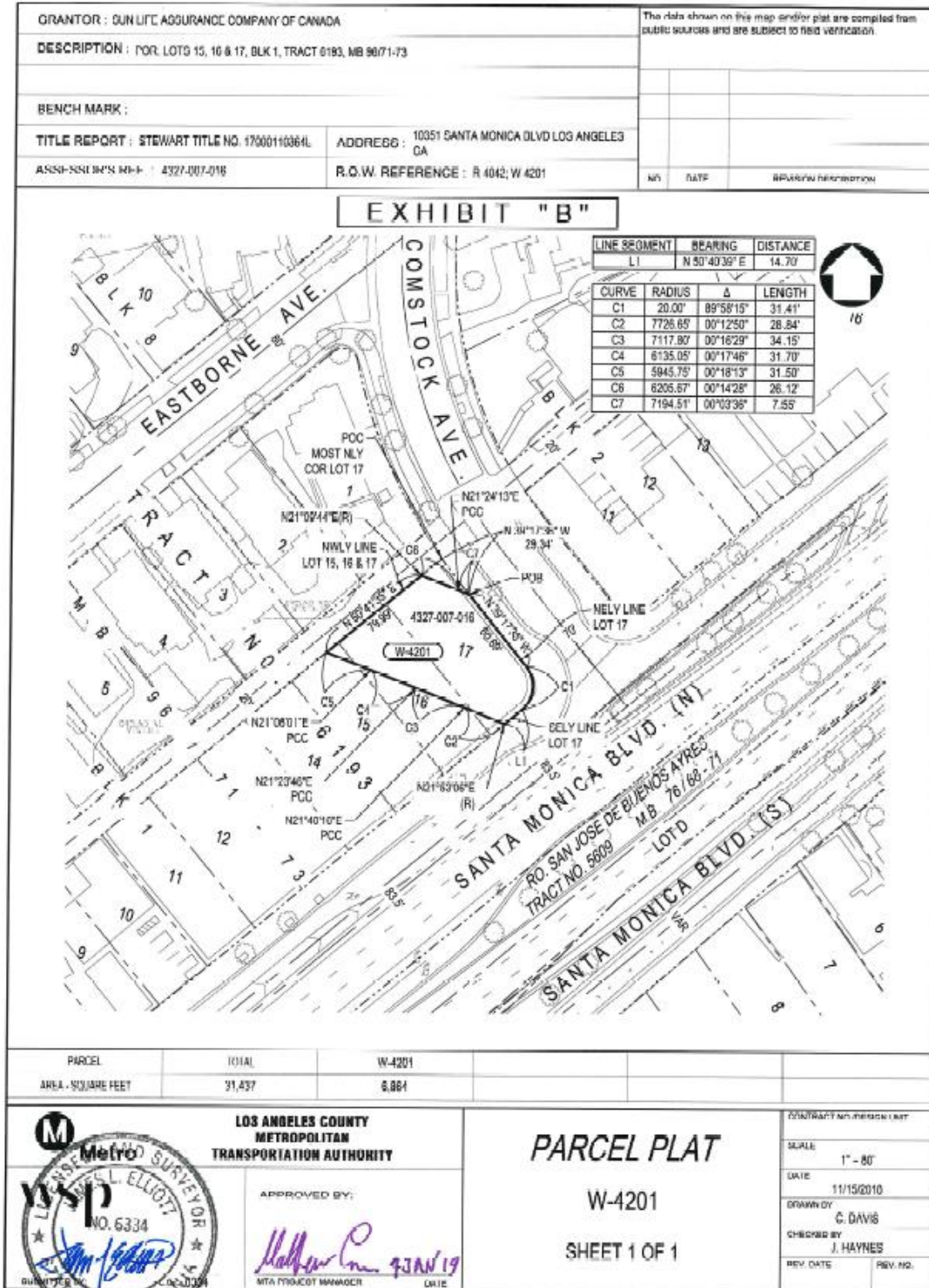
JAMES L. ELLIOTT, P.L.S. 6334

6-25-20
DATE

AFFECTS APN: 4327-007-016



Parcel W-4201- Plat Map



**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4204**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December, 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-11 – Legal Description.
Attachment B-11 – Plat Map
Attachment C-11 – Sump Pump Connection Plan
Attachment C-11.1 – Sump Pump Connection Plan

Parcel W-4204— Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 3 OF BLOCK 1 OF TRACT NO. 6193, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 96, PAGES 71 THROUGH 73, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 3; THENCE SOUTH 50°41'35" WEST, 8.61 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5945.75 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 20°34'26" EAST; THENCE NORTHWESTERLY, 81.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°47'11" TO THE SOUTHWESTERLY LINE OF SAID LOT 3; THENCE NORTH 39°19'13" WEST, 59.71 FEET ALONG SAID SOUTHWESTERLY LINE TO THE NORTHWESTERLY LINE OF SAID LOT 3; THENCE NORTH 50°41'40" EAST, 45.12 FEET ALONG SAID NORTHWESTERLY LINE TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 6015.25 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 19°30'29" EAST; THENCE SOUTHEASTERLY, 9.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°05'25" TO THE NORTHEASTERLY LINE OF SAID LOT 3; THENCE SOUTH 39°19'18" EAST, 121.89 FEET ALONG SAID NORTHEASTERLY LINE TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +190.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +139.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 73 TO 84 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 124 TO 135 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

NOTE:

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:


JAMES L. ELLIOTT, P.L.S. 6334



6-25-20
DATE

AFFECTS APN: 4327-007-003

Parcel W-4204- Plat Map

GRANTOR : MOEER HAKIMI & MITRA HAKIMI TRUST		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION : POR. LOT 3, BLK 1, TRACT 6193, MR 96/71-73			
BENCH MARK :			
TITLE REPORT : STEWART TITLE NO. 170001103040	ADDRESS : 10384 EASTBORNE AVE LOS ANGELES CA		
ASSESSOR'S REF. : 4327-007-003	R.O.W. REFERENCE : R-4042, W-4204	NO.	DATE
		REVISION DESCRIPTION	

EXHIBIT "B"

LINE SEGMENT	BEARING	DISTANCE
11	N 59°41'32" E	8.51'

CURVE	RADIUS	Δ	LENGTH
C1	5945.75	00°47'11"	81.59'
C2	6015.25	00°05'25"	9.48'

PARCEL	TOTAL	W 4204	
AREA - SQUARE FEET	6,503	5,020	

PARCEL PLAT

W-4204

SHEET 1 OF 1

CONTRACT NO./DESIGN UNIT

SCALE 1" = 80'

DATE 11/15/2018

DRAWN BY G. DAVIS

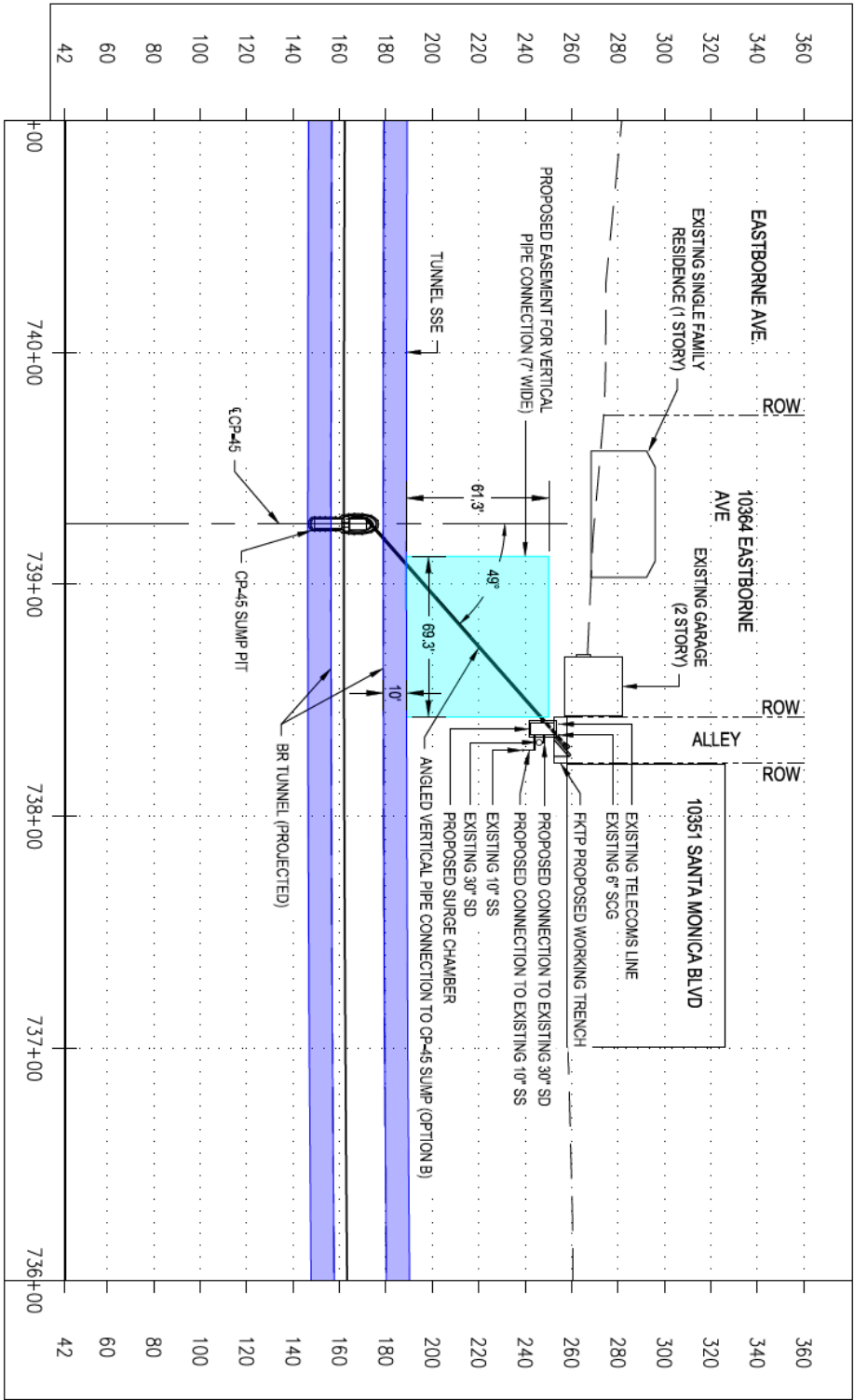
CHECKED BY J. HAYNES

REV. DATE REV. NO.

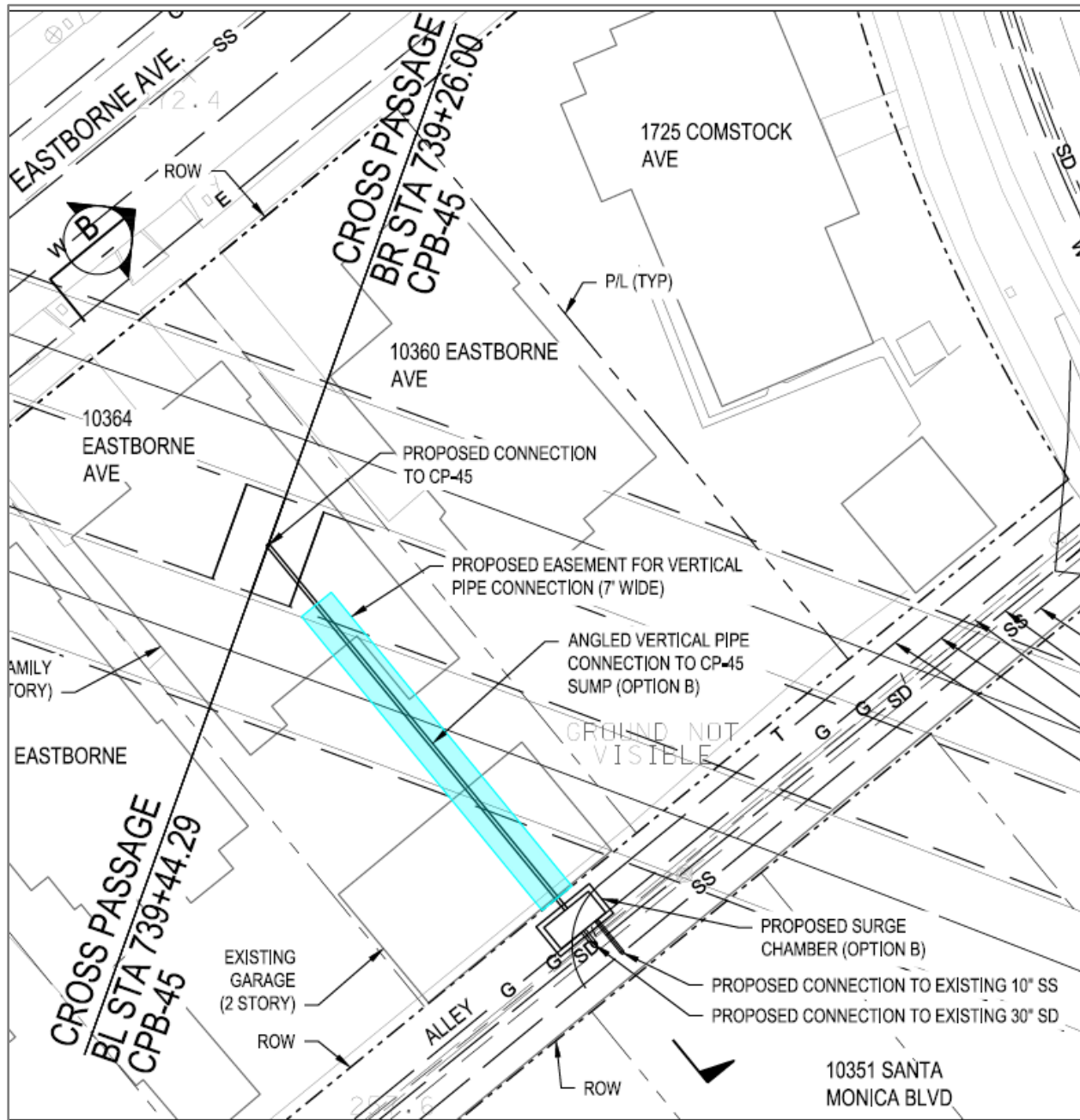
APPROVED BY: *[Signature]* DATE 4-Jan-19

BY: PROJECT REPRESENTATIVE

Parcel W-4204 – Sump Pump Connection Plan



Parcel W-4204 – Sump Pump Connection Plan



**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4209**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December, 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-12 – Legal Description.
Attachment B-12 – Plat Map

Parcel W-4209– Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 1 OF TRACT NO. 69371, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1371, PAGES 63 THROUGH 65, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 84°36'19" EAST, 42.42 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 6015.25 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 17°12'41" EAST; THENCE SOUTHEASTERLY, 54.46 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°31'07" TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 18°28'50" WEST, 65.95 FEET ALONG SAID EASTERLY LINE TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTH 39°20'59" EAST, 6.37 FEET ALONG SAID EASTERLY LINE TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5945.75 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 17°47'09" EAST; THENCE NORTHWESTERLY, 75.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°43'34" TO THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 05°24'17" WEST, 57.53 FEET ALONG SAID WESTERLY LINE TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +191.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +146.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 70 TO 94 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 115 TO 139 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

NOTE:

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:


JAMES L. ELLIOTT, P.L.S. 6334



6-25-20
DATE

AFFECTS APN: 4327-008-014

Parcel W-4209- Plat Map

GRANTOR : OCEAN HARBOR, LLC		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION : POR. LOT 1, TRACT 69371, MB 1371/03-05			
DEITCH MARK :			
TITLE REPORT : STEWART TITLE NO. 17000110304T	ADDRESS : 1030 3 BEVERLY GLEN BLVD LOS ANGELES CA		
ASSESSOR'S REF. : 4327-008-014	R.O.W. REFERENCE : R-4042; W-4209	NO.	DATE
		SECTION DESCRIPTION	

EXHIBIT "B"

LINE SEGMENT	BEARING	DISTANCE
L1	N 84°36'19" E	42.42
L2	N 39°20'59" W	6.37

CURVE	RADIUS	Δ	LENGTH
C1	8015.25'	00°31'07"	54.46'
C2	5945.75'	00°43'34"	75.34'

PARCEL	TOTAL	W 4209
AREA - SQUARE FEET	13,871	5,546

PARCEL PLAT

W-4209

SHEET 1 OF 1

CONTRACT NO. 10304T

SCALE: 1" = 80'

DATE: 11/15/2018

DRAWN BY: C. DAVIS

CHECKED BY: J. HAYNES

REV. DATE: REV. NO.:

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4210**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December, 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-13 – Legal Description.
Attachment B-13 – Plat Map

Parcel W-4210- Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 4 OF BLOCK 8 OF TRACT NO. 6193, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 96, PAGES 71 THROUGH 73, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 05°24'17" WEST, 17.47 FEET ALONG THE WEST LINE OF SAID LOT 4 TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 6015.25 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 16°46'28" EAST; THENCE SOUTHEASTERLY, 45.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'13" TO THE SOUTH LINE OF SAID LOT 4; THENCE SOUTH 84°36'19" WEST, 42.42 FEET ALONG SAID SOUTH LINE TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +191.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +147.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 73 TO 76 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 117 TO 120 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

NOTE:

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:

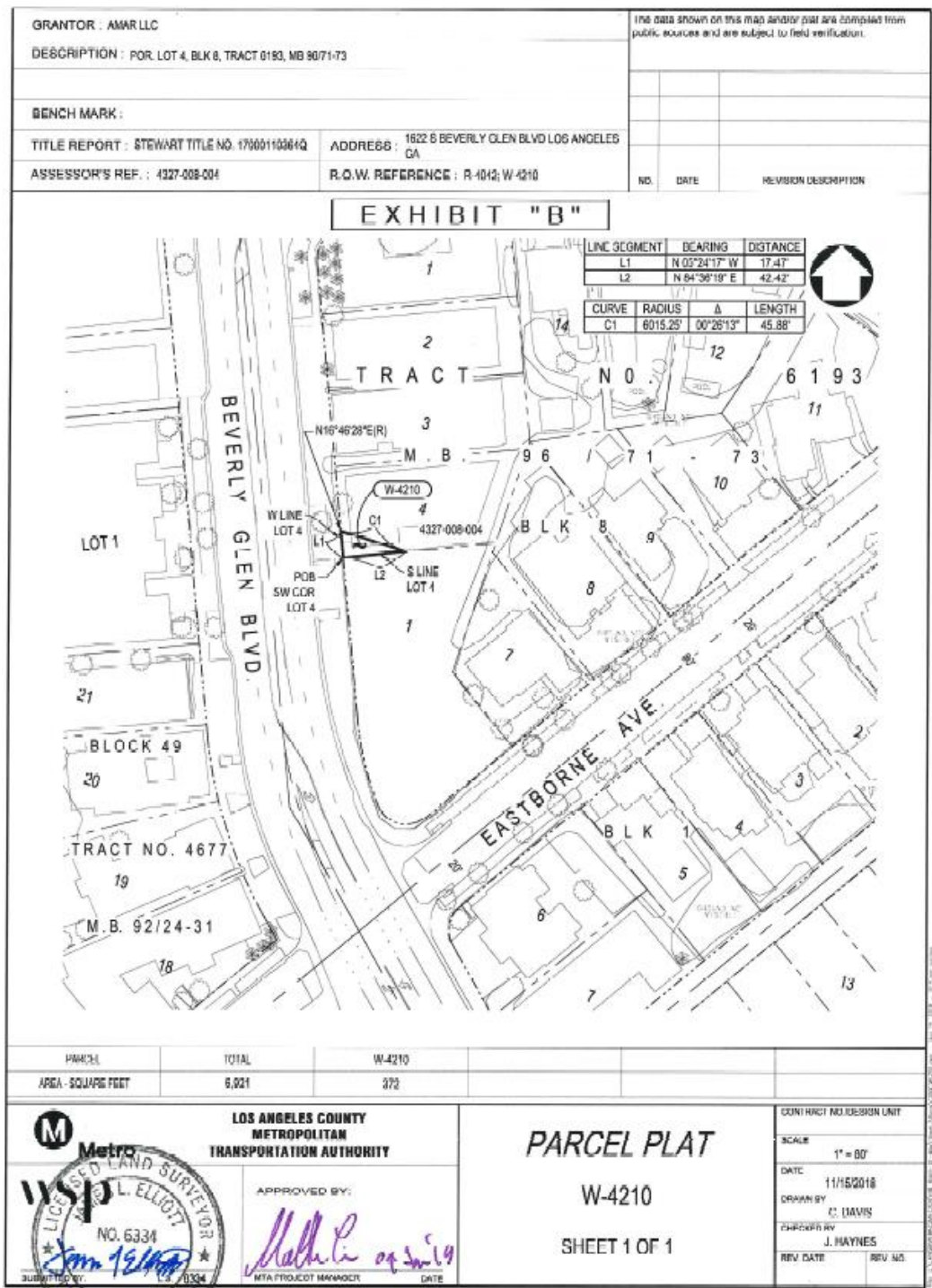

JAMES L. ELLIOTT, P.L.S. 6334



6-25-20
DATE

AFFECTS APN: 4327-008-004

Parcel W-4210– Plat Map



**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4301**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December, 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-14 – Legal Description.
Attachment B-14 – Plat Map

Parcel W-4301- Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 1 OF TRACT NO. 45187, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1105, PAGES 73 AND 74, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 05°24'17" EAST, 51.38 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE **POINT OF BEGINNING**; THENCE SOUTH 05°24'17" EAST, 74.47 FEET CONTINUING ALONG SAID EAST LINE TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 7117.80 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 16°03'30" EAST; THENCE NORTHWESTERLY, 16.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°07'56" TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 7726.65 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 15°55'34" EAST; THENCE NORTHWESTERLY, 31.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°13'57" TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 9352.66 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 15°41'37" EAST; THENCE NORTHWESTERLY, 34.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'41" TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 10417.34 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 15°28'56" EAST; THENCE NORTHWESTERLY, 30.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°10'09" TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 13611.29 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 15°18'47" EAST; THENCE NORTHWESTERLY, 26.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°06'37" TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 05°24'31" WEST, 74.05 FEET ALONG SAID WEST LINE TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 16013.36, A RADIAL LINE TO SAID POINT BEARS NORTH 15°05'54" EAST; THENCE SOUTHEASTERLY, 18.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'54" TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 13728.13 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 15°09'48" EAST; THENCE SOUTHEASTERLY, 35.24 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°06'49" TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 10514.41 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 15°18'38" EAST; THENCE SOUTHEASTERLY, 30.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°10'05" TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 9443.19 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 15°28'43" EAST; THENCE SOUTHEASTERLY, 34.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'36" TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 7807.11 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 15°41'19" EAST; THENCE SOUTHEASTERLY, 20.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°08'54" TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +176.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +131.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 88 TO 111 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 132 TO 155 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT - SECTION 3 PROJECT DEFINITION DRAWINGS.

THIS DESCRIPTION PREPARED BY ME OR UNDER MY DIRECTION:


JAMES L. ELLIOTT, P.L.S. 6334

4-3-19
DATE



Parcel W-4301- Plat Map

GRANTOR : HOA: TRACT NO. 45187 CONDOMINIUM		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION : POR. OF LOT 1, TRACT 45187, MB 1105/73-74			
BENCH MARK :			
TITLE REPORT : STEWART TITLE NO. 17000110363	ADDRESS : 1617 SOUTH BEVERLY GLEN BLVD LOS ANGELES CA		
ASSESSOR'S REF. : 4327-005-089 through 4327-005-092	R.O.W. REFERENCE : R-4043, W-4301	NO.	DATE
		REVISION DESCRIPTION	

EXHIBIT "B"

CURVE	RADIUS	Δ	LENGTH
C1	7117.80'	00°07'56"	16.42'
C2	7726.85'	00°13'57"	31.37'
C3	9352.86'	00°12'41"	34.51'
C4	10417.34'	00°10'09"	30.76'
C5	13611.29'	00°06'37"	28.18'
C6	18013.36'	00°03'54"	18.16'
C7	13728.13'	00°08'49"	35.24'
C8	10514.41'	00°10'05"	30.84'
C9	9443.19'	00°12'36"	34.63'
C10	7807.11'	00°08'54"	20.21'

PARCEL	TOTAL	W-4301		
AREA - SQUARE FEET	20,291	9,850		

**LOS ANGELES COUNTY
METROPOLITAN
TRANSPORTATION AUTHORITY**

APPROVED BY:

[Signature] 10 APR 19

MTA PROJECT MANAGER DATE

PARCEL PLAT

W-4301

SHEET 1 OF 1

CONTRACT NO./DESIGN UNIT

SCALE
1" = 80'

DATE
04/05/2019

DRAWN BY
C. DAVIS

CHECKED BY
J. ELLIOTT

REV. DATE REV. NO.

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4516**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December, 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-15 – Legal Description.
Attachment B-15 – Plat Map

Parcel W-4516– Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 1, OF TRACT NO. 46331, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1158, PAGES 21 AND 22, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 32°50'40" WEST, 88.64 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2755.25 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 09°50'34" EAST; THENCE SOUTHEASTERLY 109.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°16'14" TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 2842.17 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 12°06'48" EAST; THENCE SOUTHEASTERLY 18.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°22'18" TO THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE SOUTH 57°09'59" WEST, 91.77 FEET ALONG SAID SOUTHEASTERLY LINE TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +241.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +195.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 58 TO 60 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 104 TO 106 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

THIS DESCRIPTION PREPARED BY ME OR UNDER MY DIRECTION:


JAMES L. ELLIOTT, P.L.S. 6334

6-25-20
DATE



AFFECTS APN: 4326-002-161, -162, -163, -164, -165, -166, -167, -168, -169, -170

Parcel W-4516- Plat Map

GRANTOR : HDA TR. 45331 CONDOMINIUM		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION : POR, LOT 1, TRACT 45331, MB 115821-22			
BENCH MARK :			
TITLE REPORT : CHICAGO TITLE NO. 60069744-994-LT2 JC	ADDRESS : 10595 ASHTON AVE LOS ANGELES CA		
ASSESSOR'S REF. : 4326-002-161 THRU 170	R.O.W. REFERENCE : R-4045, W-4516	NO.	DATE
		REVISION DESCRIPTION	

EXHIBIT "B"

CURVE	RADIUS	Δ	LENGTH
C1	2755.25'	02°16'14"	109.18'
C2	2642.17'	00°22'15"	15.43'

PARCEL	TOTAL	W-4516
AREA - SQUARE FEET	PARCEL TOTAL	4,130

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

APPROVED BY: *[Signature]* DATE: 03/25/2019

BY: PROJECT MANAGER

PARCEL PLAT

W-4516

SHEET 1 OF 1

CONTRACT NO./DESIGN UNIT

SCALE: 1" = 80'

DATE: 03/25/2019

DRAWN BY: C. DAVIS

CHECKED BY: J. ELLIOTT

REV. DATE: REV. NO:

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4517**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December, 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-16 – Legal Description.
Attachment B-16 – Plat Map

Parcel W-4517– Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 1, OF TRACT NO. 53980, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1302, PAGES 93 AND 94, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 57°09'59" WEST, 5.14 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2639.09 FEET, A RADIAL TO SAID POINT BEARS NORTH 11°15'25" EAST; THENCE NORTHWESTERLY, 71.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°32'44" TO THE SOUTHWESTERLY LINE OF SAID LOT 1; THENCE NORTH 20°06'28" WEST, 56.40 FEET ALONG SAID SOUTHWESTERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 162.00 FEET; THENCE NORTHWESTERLY, 21.48 FEET ALONG SAID SOUTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 07°35'55" TO THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE NORTH 57°09'59" EAST, 0.87 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2755.25 FEET, A RADIAL TO SAID POINT BEARS NORTH 08°42'48" EAST; THENCE SOUTHEASTERLY, 54.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°07'46" TO THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE SOUTH 32°50'40" EAST, 88.64 FEET ALONG SAID NORTHEASTERLY LINE TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +242.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +196.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 57 TO 59 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 103 TO 105 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

THIS DESCRIPTION PREPARED BY ME OR UNDER MY DIRECTION:


JAMES L. ELLIOTT, P.L.S. 6334

6-25-20
DATE



AFFECTS APN: 4326-002-195, -196, -197, -198, -199

Parcel W-4517- Plat Map

GRANTOR : HOA TR. 53950 CONDOMINIUM		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION : POR LOT 1, TRACT 53980, MB 130283-54			
BENCH MARK :			
TITLE REPORT : CHICAGO TITLE NO. 00095745-994-LT2-JC	ADDRESS : 1230 WESTHOLME AVE LOS ANGELES CA		
ASSESSOR'S REF. : 4326-002 195 THRU 199	R.O.W. REFERENCE : R-4045; W-4517		
		NO.	DATE
		REASON DESCRIPTION	

EXHIBIT "B"

LINE SEGMENT	BEARING	DISTANCE
L1	N 57° 09' 59" E	0.87'
L2	N 57° 09' 59" E	5.14'

CURVE	RADIUS	Δ	LENGTH
C1	2755.25'	0° 07' 46"	54.32'
C2	26.35 0.9'	0° 32' 44"	71.19'
C3	162.00'	0° 35' 55"	21.48'

PARCEL	TOTAL	W-4517
AREA - SQUARE FEET	4,780	4,468

PARCEL PLAT

W-4517

SHEET 1 OF 1

CONTRACT NO./DESIGN UNIT	
SCALE	1" = 80'
DATE	08/23/2019
DRAWN BY	C. DAVIS
CHECKED BY	J. ELLIOTT
REV. DATE	REV. NO.

APPROVED BY: *[Signature]* DATE: 23 Aug 2019

DATE: 23 Aug 2019

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4601**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December, 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-17 – Legal Description.
Attachment B-17 – Plat Map

Parcel W-4601– Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 1, OF TRACT NO. 45438, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1112, PAGES 5 AND 6, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 1, SAID CORNER BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 98.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 65°39'57" EAST; THENCE SOUTHEASTERLY, 7.23 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 04°13'35"; THENCE SOUTH 20°06'28" EAST, 20.89 FEET CONTINUING ALONG SAID NORTHEASTERLY LINE TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2639.09 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 08°07'20" EAST; THENCE LEAVING SAID NORTHEASTERLY LINE, WESTERLY 42.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°55'07" TO THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE NORTH 57°09'59" EAST, 38.11 FEET ALONG SAID NORTHWESTERLY LINE TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +243.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +199.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 57 TO 58 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 101 TO 102 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

THIS DESCRIPTION PREPARED BY ME OR UNDER MY DIRECTION:


JAMES L. ELLIOTT, P.L.S. 6334

6-25-20
DATE



AFFECTS APN: 4326-001-211, -212, -213, -214, -215, -216

Parcel W-4601- Plat Map

GRANTOR : HGA TR NO. 45438 CONDOMINIUM		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION : POR, LOT 1 TRACT 45438, MB 11125-6			
BENCH MARK :			
TITLE REPORT : CHICAGO TITLE NO. 00069748-994-LT2-JC	ADDRESS : 10601 ASHTON AVE LOS ANGELES CA		
ASSESSOR'S REF. : 4326-001-211 THRU 216	R.O.W. REFERENCE : R-4048; W-4601	NO.	DATE
		REVISION DESCRIPTION	

EXHIBIT "B"

LINE SEGMENT	BEARING	DISTANCE
L1	N 20° 06' 28" W	23.89
L2	N 57° 09' 50" E	38.11

CURVE	RADIUS	Δ	LENGTH
C1	98.00'	04° 13' 35"	7.23
C2	2639.00'	00° 55' 01"	42.32

PARCEL	TOTAL	W-4601
AREA - SQUARE FEET	6,900	524

**LOS ANGELES COUNTY
METROPOLITAN
TRANSPORTATION AUTHORITY**

 APPROVED BY

 WTA PROJECT MANAGER

PARCEL PLAT

 W-4601

 SHEET 1 OF 1

CONTRACT NO./DESIGN UNIT

 SCALE: 1" = 80'
 DATE: 08/23/2019
 DRAWN BY: C. DAVIS
 CHECKED BY: J. ELLIOTT
 REV. DATE: REV. NO.:

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4602**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (d.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (e.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (f.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (f.) The public interest and necessity require the proposed Project;
- (g.) 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;
- (h.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (i.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (j.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December, 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-18 – Legal Description.
Attachment B-18 – Plat Map

Parcel W-4602– Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 1 AND LOT 2 OF TRACT NO. 37764, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1074, PAGES 87 AND 88, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 57°09'59" WEST, 38.11 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2639.09 FEET, A RADIAL TO SAID POINT BEARS NORTH 07°12'13" EAST; THENCE LEAVING SAID SOUTHEASTERLY LINE, WESTERLY 341.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°24'54" TO THE SOUTHWESTERLY LINE OF SAID LOT 2; THENCE NORTH 14°04'42" WEST, 22.73 FEET ALONG SAID SOUTHWESTERLY LINE TO THE NORTHWESTERLY LINE OF SAID LOT 2; THENCE NORTH 75°43'51" EAST, 65.62 FEET ALONG SAID NORTHWESTERLY LINE; THENCE NORTH 57°28'01" EAST, 50.84 FEET CONTINUING ALONG SAID NORTHWESTERLY LINE TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2755.25 FEET, A RADIAL TO SAID POINT BEARS NORTH 01°53'17" EAST; THENCE LEAVING SAID NORTHWESTERLY LINE, EASTERLY, 243.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°03'52" TO THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE SOUTH 32°51'04" EAST, 40.67 FEET ALONG SAID NORTHEASTERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 98.00 FEET; THENCE 14.57 FEET ALONG SAID CURVE AND SAID NORTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF 08°31'01" TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +250.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +199.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 50 TO 66 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 101 TO 117 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

THIS DESCRIPTION PREPARED BY ME OR UNDER MY DIRECTION:

James L. Elliott

JAMES L. ELLIOTT, P.L.S. 6334

6-25-20
DATE



AFFECTS APN: 4326-001-217

Parcel W-4602- Legal Description

GRANTOR : WILSHIRE WESTHOLME LLC		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.													
DESCRIPTION : POR. LOT 1 & LOT 2, TRACT 37764, MB 107487-58															
BENCH MARK :															
TITLE REPORT : CHICAGO TITLE NO. 00059749-094-LT2-JC	ADDRESS : 10600 WILSHIRE BLVD LOS ANGELES CA	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	REVISION DESCRIPTION									
NO.	DATE			REVISION DESCRIPTION											
ASSESSOR'S REF. : 4326-001-217	R.O.W. REFERENCE : R-4048, W-4602														

EXHIBIT "B"

LINE SEGMENT	BEARING	DISTANCE
L1	N 57° 08' 59" E	38.11'
L2	N 14° 04' 42" W	22.13'
L3	N 32° 51' 04" W	40.67'

CURVE	RADIUS	Δ	LENGTH
C1	3039.06'	07° 24' 34"	341.54'
C2	2755.25'	05° 03' 52"	241.54'
C3	98.00'	08° 51' 07"	14.57'

PARCEL	TOTAL	W-4602
AREA - SQUARE FEET	68,380	21,480

APPROVED BY: *[Signature]* 23 July 2019

MTA PROJECT MANAGER

PARCEL PLAT

W-4602

SHEET 1 OF 1

CONTRACT NO. (PERSON UNIT)	
SCALE	1" = 80'
DATE	08/23/2019
DRAWN BY	C. DAVIS
CHECKED BY	J. ELLIOTT
REV. DATE	REV. NO.

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 3 - PARCEL NO. W-4603**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest consists of the acquisition of a subsurface tunnel easement, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), incorporated herein by this reference. The scope of the subsurface tunnel easement is set forth in Exhibit C attached hereto and incorporated herein by this reference.

Section 4.

- (a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("Project");
- (b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24,

2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

- (c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

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

- (a.) The public interest and necessity require the proposed Project;
- (b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

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

Section 7.

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

Section 8.

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

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 3rd day of December, 2020.

MICHELE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

Attachment A-19 – Legal Description.
Attachment B-19 – Plat Map

Parcel W-4603– Legal Description

LEGAL DESCRIPTION

EXHIBIT "A"

THAT PORTION OF LOT 7 IN BLOCK 1, OF TRACT NO. 4677, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 92, PAGES 24 THROUGH 31 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF LOT 1 IN BLOCK 20 OF TRACT NO. 7803, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 88, PAGES 73 THROUGH 75 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 14°04'42" EAST, 22.73 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 7 TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2639.09 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 00°12'41" WEST; THENCE WESTERLY 101.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°12'05" TO THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE NORTH 75°43'51" EAST, 98.89 FEET ALONG SAID NORTHWESTERLY LINE AND ALONG THE NORTHWESTERLY LINE OF SAID LOT 7 TO THE **POINT OF BEGINNING**.

THE UPPER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED, IS A HORIZONTAL PLANE WITH AN ELEVATION OF +251.00 FEET AND THE LOWER ELEVATION LIMIT OF THE SUBSURFACE EASEMENT HEREIN DESCRIBED IS A HORIZONTAL PLANE WITH AN ELEVATION OF +205.00 FEET, BASED ON THE NAVD-88 DATUM ELEVATION OF 285.39 FEET FOR CITY OF LOS ANGELES BENCHMARK NO. 13-13450. THE UPPER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 64 TO 66 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011), AND THE LOWER LIMIT OF THIS EASEMENT VARIES APPROXIMATELY 110 TO 112 FEET BELOW FINISH GRADE (EXISTING SURFACE ELEVATION IN JANUARY OF 2011). THESE ELEVATIONS WERE DETERMINED FROM THE LOS ANGELES COUNTY METRO WESTSIDE PURPLE LINE EXTENSION PROJECT – SECTION 3 PROJECT DEFINITION DRAWINGS.

THIS DESCRIPTION PREPARED BY ME OR UNDER MY DIRECTION:


JAMES L. ELLIOTT, P.L.S. 6334

6-25-20
DATE



AFFECTS APN: 4326-001-218

Parcel W-4603- Plat Map

GRANTOR : MIRA CAPITAL LP		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION : POR, LOT 7, BLK 1, TRACT 4677, MB 92/24-31 & POR, LOT 1, BLK 20, TRACT 7803, MB 88/73-75			
BENCH MARK :			
TITLE REPORT : CHICAGO TITLE NO. 00069730-994-LT2-JC	ADDRESS : 10636 WILSHIRE BLVD LOS ANGELES CA	NO. DATE REVISION DESCRIPTION	
ASSESSOR'S REF. : 4326-001-218	R.O.W. REFERENCE : R 4048, W 4603		

EXHIBIT "B"

LINE SEGMENT	BEARING	DISTANCE
L1	N 14°04'42" W	22.73

CURVE	RADIUS	Δ	LENGTH
C1	2639.09'	02°12'05"	101.40'

PARCEL	TOTAL	W-4603
AREA - SQUARE FEET	19,290	1,021

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

APPROVED BY: *[Signature]* 23.19.2019

SUBMITTED BY: *[Signature]* DATE

PARCEL PLAT

W-4603

SHEET 1 OF 1

CONTRACT NO./DESIGN UNIT

SCALE 1" = 80'

DATE 08/23/2019

DRAWN BY C. DAVIS

CHECKED BY J. ELLIOTT

REV. DATE REV. NO.

EXHIBIT C

SUBSURFACE TUNNEL EASEMENT

SUBSURFACE TUNNEL EASEMENT

A perpetual, assignable and exclusive subsurface easement ("Easement") to the LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY ("LACMTA"), its successors, and assigns.

This Easement shall be for use by LACMTA and its "Permitees" (which term refers to the officers, directors, employees, agents, contractors, licensees, customers, visitors, invitees, tenants and concessionaires of LACMTA) to construct, maintain, repair, operate, replace, relocate, remove, use and occupy LACMTA's improvements for mass transit purposes, including, but not limited to, a portion of an underground rail tunnel, and all incidental uses related thereto ("LACMTA's Facilities"). LACMTA intends to use the Easement to operate and provide rail train service as part of LACMTA's rail transit operations.

There shall be no building or use of any property upon, above, or contiguous to the Easement that would interfere with, damage or endanger LACMTA's Facilities, or the excavation, construction, maintenance, replacement, enjoyment or use thereof. In order to ensure the structural integrity of LACMTA's Facilities, there shall be no excavation or construction above or adjacent to the Easement without LACMTA's express written consent, and after LACMTA's review of the plans and specifications for excavation or construction. LACMTA's right to consent to such excavation or construction is limited to this purpose, and LACMTA may not unreasonably withhold its consent.

The Easement and all the provisions hereof shall inure to the benefit of, and be binding upon, all parties who claim an interest in the property and LACMTA, and their respective successors and assigns.

HEARING TO ADOPT RESOLUTION OF NECESSITY

WESTSIDE PURPLE LINE EXTENSION SECTION 3

BOARD MEETING DECEMBER 3, 2020

ITEM # 2020-0746

HEARING TO ADOPT RESOLUTION OF NECESSITY WESTSIDE PURPLE LINE EXTENSION PROJECT SECTION 3

Project:

- The Westside Purple Line Extension Section 3 Project (WPLE3) is a 2.56 underground heavy rail transit line (subway) rail line that extends from the terminus of WPLE2 in Century City to Veteran's Administration WLA Campus west of the 405 Freeway with twin 20-ft diameter bored tunnels and cross passages.

Property Impacts:

- Acquisition of subsurface tunnel easements ranging in depths from 50 to 84 feet below finished grade
- No impact to the surface improvements or displacements

Property Location:

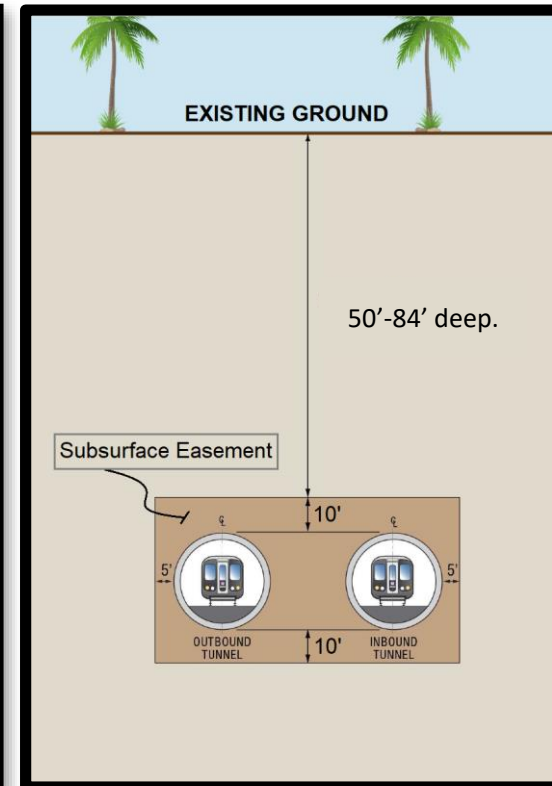
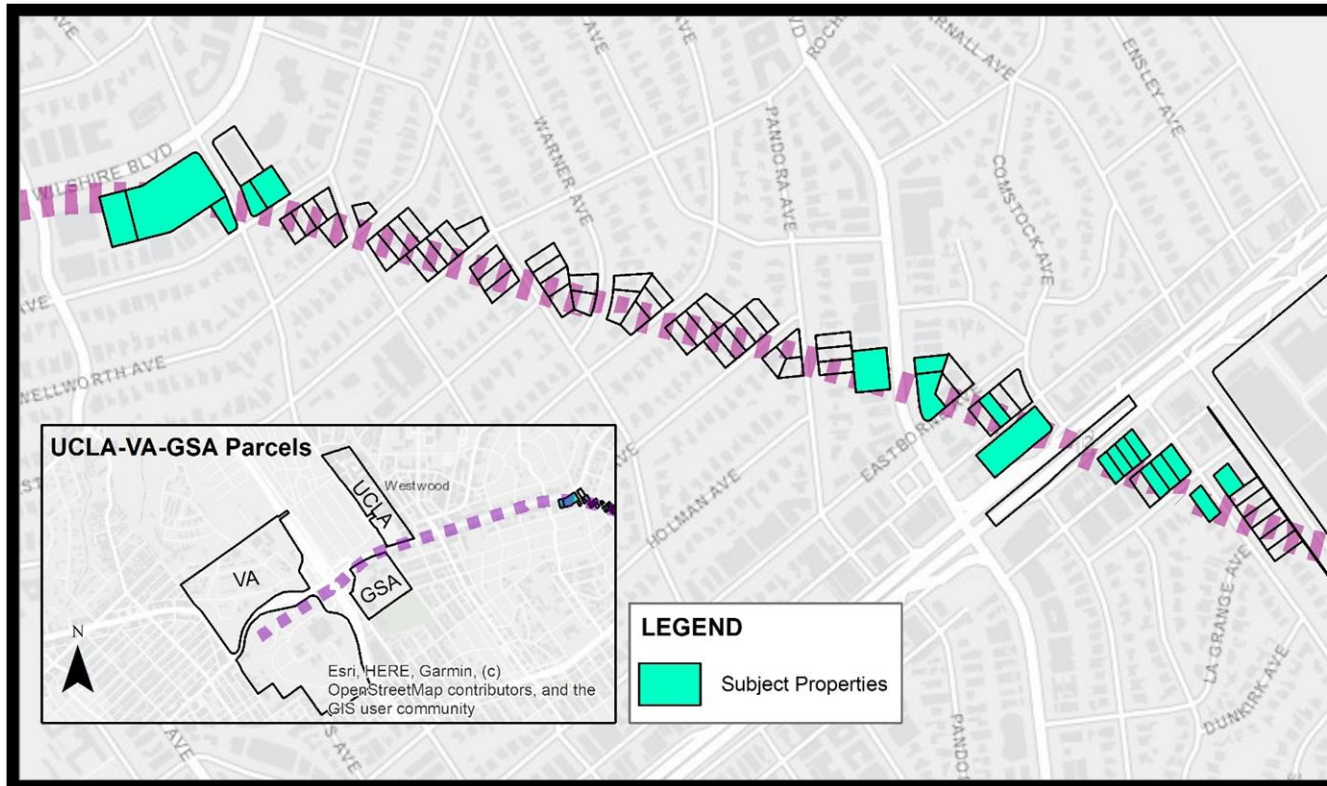
- Between Century Park West in Century City and Wilshire Boulevard in Westwood Village Area

Timing:

- During non-COVID times, an Order of Possession takes approximately six months;
- Scheduled delivery to contractor is March-May 2021
- Court cases can be dropped at any time a voluntary settlement is reached

HEARING TO ADOPT RESOLUTION OF NECESSITY

WESTSIDE PURPLE LINE EXTENSION PROJECT SECTION 3



HEARING TO ADOPT RESOLUTION OF NECESSITY WESTSIDE PURPLE LINE EXTENSION PROJECT SECTION 3

Staff recommends the Board make the below findings and adopt the Resolution 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 Owner; and
- The statutory requirements necessary to acquire the property or property interest by eminent domain have been complied with by LACMTA.