



Board Report

File #: 2026-0218, File Type: Resolution

Agenda Number: 44.

REGULAR BOARD MEETING  
MAY 28, 2026

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

**ACTION: APPROVE RECOMMENDATION**

**RECOMMENDATION**

ADOPT the proposed Resolutions of Necessity authorizing the commencement of eminent domain actions to acquire either the Fee Simple Interest (“Fee Interest”) or certain Improvements Pertaining to Realty (“IPR”) for the properties identified in Attachment A and described as:

- A. 14529 Keswick Street, Van Nuys, CA 91405; APN: 2210-030-027; ESFV-B-002-1 (“B-002”). (IPR Interests Only);
- B. 13287-13289 Van Nuys Blvd., Pacoima, CA 91331; APN: 2619-017-008; ESFV-C-005-1 (“C-005”). (Fee Interest Only);
- C. 13291 Van Nuys Blvd., Pacoima, CA 91331; APN: 2619-017-009; ESFV-C-006-1 (“C-006”). (IPR Interests Only); and
- D. 6429 Van Nuys Blvd., Van Nuys, CA 91401; APN 2236-023-001; ESFV-A-002-1 (“A-002”). (IPR Interests Only).

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

(REQUIRES TWO-THIRDS VOTE OF THE FULL BOARD)

**ISSUE**

Acquisition of the Property Interests is required for the construction and operation of the East San Fernando Valley Light Rail Transit Project (“Project”), specifically for Traction Power Substations (“TPSS”) and track alignment for the Project. After testimony and evidence has been received from all interested parties at the hearings, Los Angeles County Metropolitan Transportation Authority (“LACMTA”), by a vote of two-thirds of its Board of Directors (“Board”), must make a determination as to whether to adopt the proposed Resolutions of Necessity (Attachments B-1, B-2, B-3, and B-4) to acquire the Property Interests by eminent domain. Attached is evidence submitted by staff that

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supports the adoption of the Resolutions, and which sets forth the required findings (Attachment A).

## **BACKGROUND**

The Project extends north from the Van Nuys Metro G-Line station to the Sylmar/San Fernando Metrolink Station, a total of 9.2 miles of a dual track light rail transit (“LRT”) system with 14 at-grade stations. The Board certified the Project’s Final Environmental Impact Report on December 3, 2020, and the Federal Transit Administration signed a Record of Decision on January 29, 2021. Included in the Final Environmental Impact Statement/ Environmental Impact Report is the initial operating segment (IOS) defined as the southern 6.7 miles of the Project alignment. The IOS is street-running in the middle of Van Nuys Boulevard and includes 11 at-grade center platform stations, 10 traction power substations, and a Maintenance and Storage Facility (MSF) for the LRT vehicles.

The Project will improve mobility in the area by:

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

TPSS units are required along the alignment to support vehicle operations. TPSS units are electrical substations that provide direct current to the LRT vehicles. There are 9 proposed TPSS units, placed at approximately 0.75-mile intervals, along the alignment and 1 proposed TPSS unit at the MSF. The TPSS units are placed in locations where maximum power draw is expected, and such that they will allow continued operation in the event one TPSS unit is offline.

All of these properties were included in the Project’s environmental document and extensive public outreach was done as part of the applicable environmental procedures. As per Federal and State requirements, public meetings were held and the environmental document was made available to the public. During the DEIS/DEIR and FEIS/FEIR phases, LACMTA conducted numerous community meetings and other various public outreach activities. These diverse outreach activities to targeted audiences included newspaper ads, direct mail notifications, and announcements through social media platforms.

Acquisition of the Property Interests is required for TPSS and track alignment.

## **DISCUSSION**

As required by California Government Code Section 7267.2, written offers of just compensation to purchase the Property Interests were delivered to the Owners of Record (“Owner”) and/ or named tenants, where applicable, as follows:

- For Parcel B-002 to the Owner on November 13, 2025; to the named tenants on October 9, 2025, and on January 27, 2026 (IPR Interests);
- For Parcel C-005 to the Owner on October 2, 2025 (Fee Interest);
- For Parcel C-006 to the Owner and named tenant on October 16, 2025 (IPR Interests); and

- For Parcel A-002 to the Owner and named tenant on September 18, 2025 (IPR Interests).

Because acquisition of all Property Interests is necessary for the construction and operation of the Project, staff recommends the acquisition of the Property Interests through eminent domain, which will allow LACMTA to obtain possession, and ultimately title, in order to maintain the Project's schedule and to construct and operate the TPSS and track alignment. LACMTA will continue in good faith to try to accomplish a voluntary purchase of the Property Interests even after commencement of the action if possible, in which case Owners and any named tenants will not need to participate in the litigation with regard to their resolved interests in the parcels.

In accordance with provisions of the California Eminent Domain Law and Sections 30503, 30600, 130051.13, 130220.5 and 132610 of the California Public Utilities Code, (which authorizes the public acquisition of private property by eminent domain), LACMTA has prepared and mailed notice of this hearing to the owners and, where applicable, tenants, informing them of their right to appear at this hearing and be heard on the following issues: (1) whether the public interest and necessity require the Project; (2) whether the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury; (3) whether the Property Interests are necessary for the Project; (4) whether either the offer required by Section 7267.2 of the Government Code has been made to the owner(s) of the Property Interests, or the offers has not been made because the owner(s) cannot be located with reasonable diligence; (5) whether any environmental review of the Project, as may be necessary, pursuant to the California Environmental Quality Act (CEQA), has occurred; and (6) whether LACMTA has given the notice(s) and followed the procedures that are a prerequisite to the exercise of the power of eminent domain. In order to adopt the Resolutions, LACMTA must, based on the evidence before it, and by a vote of two-thirds of its Board, find and determine that the conditions stated in items one - six above exist.

Acquisition of these Property Interests will require relocation of six business tenants: two marble and granite shops, a towing business, a billboard, night club and a restaurant. A dedicated relocation agent is working with the businesses to explain benefits, provide referrals for replacement properties, and process appropriate payments for relocation benefits. The named tenants have been provided with the appropriate General Information Notice, Notice of Eligibility, and a 90-day Informational Notice. Prior to being required to relocate, the named tenants have or will be provided 30-day notices.

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

### **DETERMINATION OF SAFETY IMPACT**

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

### **FINANCIAL IMPACT**

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

Light Rail Transit Corridor.

### Impact to Budget

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

### EQUITY PLATFORM

The Project will serve 11 new stations along Van Nuys Boulevard and will improve connections and access to key destinations to Metro's customer base and several Equity Focus Communities (EFCs) in the East San Fernando Valley. In addition, the Project will deliver several other benefits to the area including enhanced transit mobility and enhanced transportation to important community resources.

The Property Interests being required are necessary to construct the Project and deliver its benefits to the community. Offers of Just Compensation for the Property Interests were made to the Owners and tenants as follows:

- For Parcel B-002 to the Owner on November 13, 2025; to the named tenants on October 9, 2025 and on January 27, 2026;
- For Parcel C-005 to the Owner on October 2, 2025;
- For Parcel C-006 to the Owner and named tenant on October 16, 2025; and
- For Parcel A-002 to the Owner and named tenant on September 18, 2025.

The offers of just compensation that were made to the owners of the Property Interests were based on the Property Interests' fair market values. Fair market value is defined as "the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available." Metro staff has been negotiating with the owners of the Property Interests, but either agreements have not been reached or acquisition of the Property Interests cannot be achieved without eminent domain. Approving this action will allow staff to continue the acquisition negotiations for the remaining acquisitions while maintaining the project schedule.

Occupants displaced by the Project may receive relocation benefits in accordance with the Uniform Relocation Act. These benefits include both monetary funding and advisory services to mitigate any potential hardships. Agents are assigned to displacees from the beginning of the relocation cycle to guide displacees through their moving and reestablishment processes. Metro will also assist the displacees in finding replacement sites within the community. These relocation services demonstrate Metro's commitment to minimizing the impacts of displacement and relocation.

### VEHICLE MILES TRAVELED OUTCOME

VMT and VMT per capita in Los Angeles County are lower than national averages, the lowest in the

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

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

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

## **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

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

## **ALTERNATIVES CONSIDERED**

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

## **NEXT STEPS**

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

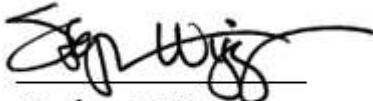
## **ATTACHMENTS**

Attachment A - Staff Report  
Attachment B-1 - Resolution of Necessity - Parcel B-002  
Attachment B-2 - Resolution of Necessity - Parcel C-005  
Attachment B-3 - Resolution of Necessity - Parcel C-006

Attachment B-4 - Resolution of Necessity - Parcel A-002

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Stephanie Wiggins  
Chief Executive Officer

**STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF THE PROPERTY INTERESTS REQUIRED FOR THE EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT PROJECT (“PROJECT”) PROJECT PARCELS B-002, C-005, C-006, and A-002.**

**BACKGROUND**

The Property Interests sought to be acquired are required by the Los Angeles County Metropolitan Transportation Authority (“LACMTA”) for the construction and operation of the Project. The assessor parcel number, project parcel number, address, record property owner and tenant, purpose of the acquisition, and nature of the property interests sought to be acquired for the Project are summarized as follows:

Summary Table 1

<b>Project Parcel Number</b>	<b>Assessor's Parcel Number</b>	<b>Parcel Address</b>	<b>Property Owner/Tenant</b>	<b>Property Interest(s) Sought</b>
ESFV-B-002-1 (B-002)	2210-030-027	14529 Keswick Street, Van Nuys, CA 91405	Ilan Bender: DBA Bender Leasing Company as to the building and improvements; and Bender Realty LTD., as to the ground/land. <i>(Former real property owner)</i>	IPR
			OutFront Outdoor Advertising <i>(Tenant)</i>	IPR
			Prousalis Marble and Granite aka Peter Prousalis DBA Pacific Coast Marble <i>(Tenant)</i>	IPR
			S&L Towing Service, Inc. <i>(Tenant)</i>	IPR
			Stone Shop Designs, Inc. <i>(Tenant)</i>	IPR
ESFV-C-005-1 (C-005)	2619-017-008	13287-13289 Van Nuys Blvd., Pacoima, CA 91331	Iuana Tello aka Juana Tello, an unmarried woman <i>(Owner)</i>	Fee
ESFV-C-006-1 (C-006)	2619-017-009	13291 Van Nuys Blvd., Pacoima, CA 91331	El Paseo Night Club <i>(Tenant)</i>	IPR
			Flora Castaneda Bravo, a single woman. <i>(Owner)</i>	IPR
ESFV-A-002-1 (A-002)	2236-023-001	6429 Van Nuys Blvd., Van Nuys, CA 91401	El Cafetal Restaurante Salvadoreno <i>(Tenant)</i>	IPR
			Michael Bacall, Trustee of the MBA Trust dated March 15, 2015, as to 2/3 interest Judith Wies, Trustee of the Stephen and Judith Wies Family Trust dated June 18, 1994, as to 1/3 interest. <i>(Owner)</i>	IPR

**Property Requirements:**

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

## **Property Interests Sought:**

With regard to Project parcel B-002, C-006, and A-002, LACMTA has already purchased a fee interest in the properties, and seeks to acquire the Improvements Pertaining to Realty (“IPR”) on those properties by way of eminent domain. With regard to Project parcel C-005, LACMTA seeks to acquire the fee interest (together the fee and IPR property interests sought to be acquired by eminent domain as set forth herein are referred to as the “Property Interests”). The Property Interests are required to construct Traction Power Substations (TPSS) and track alignment for the Project.

A written offer of Just Compensation to purchase the fee interest in C-005 was presented to the Owner of record on October 2, 2025, as required by California Government Code Section 7267.2. Similarly, and in compliance with California Government Code Section 7267.2, written offers of just compensation to purchase certain IPR’s on parcels A-002, B-002, and C-006 were presented to the Owner and the named Tenants<sup>1</sup> as follows:

- For Parcel B-002 to the Owner on November 13, 2025; to the named tenants on October 9, 2025 and on January 27, 2026;
- For Parcel C-006 to the Owner and named tenant on October 16, 2025; and
- For Parcel A-002 to the Owner and named tenant on September 18, 2025.

### **A. The public interest and necessity require the Project.**

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

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

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

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

- Improve mobility in the eastern San Fernando Valley by introducing an improved north-south transit connection between key transit hubs/routes;
- Enhance transit accessibility/connectivity for residents within the eastern San Fernando Valley to local and regional destinations;
- Provide more reliable transit service within the eastern San Fernando Valley;
- Provide additional transit options in an area with a large transit dependent population and high number of transit riders; and
- Encourage modal shift to transit in the eastern San Fernando Valley, thereby improving air quality.

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

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

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

- No-Build Alternative;
- TSM Alternative;

BRT Alternatives:

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

Rail Alternatives:

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

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

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

- Provide new service and/or infrastructure that improves passenger mobility and connectivity to regional activity centers;
- Increase transit service efficiency (speeds and passenger throughput) in the project study area; and
- Make transit service more environmentally beneficial by providing alternatives to auto-centric travel modes and other environmental benefits, such as reduced air pollutants, including reductions in greenhouse gas emissions in the project study Area.

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

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

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

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

The Project will cause private injury, 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.

It is recommended that, based upon the foregoing, the Board find and determine that the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

### **C. The Property Interests are necessary for the Project.**

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

The Southern Segment of the Project will operate in the center of Van Nuys Boulevard from the LACMTA G Line (Orange) Van Nuys Station to Van Nuys Boulevard and San

Fernando Road. Once constructed, the Project's light rail system will travel in a semi-exclusive right-of-way in the median of Van Nuys Boulevard, separated by a barrier except at signalized intersections. There will be 33 light rail vehicles. The light rail system will be powered by an electrified overhead contact system, a network of overhead wires that distributes electricity to the light rail vehicles. The TPSS sites will provide the electricity to power the light rail vehicles.

The Property Interests are required for construction and operation of the Project. Specifically, Parcel B-002 is required to construct the Maintenance Facility and track alignment, and Parcels C-005, C-006, and A-002 are required to construct TPSSs.

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

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

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

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

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

1. Obtained two independent appraisals, one of the real property and one of the IPR, to determine the fair market value of the Property Interests, including consideration of the existing use of the parcel, the highest and best use of the parcel, and, if applicable, impact to the remainder;
2. Reviewed and approved the appraisals, and established the amount it believes to be just compensation for the acquisition of the Property Interests;
3. Determined the owner of the Property Interests by examining the county assessor's record and a preliminary title report, and determined the tenant of the parcel;
4. Made written offers to the Owner and Tenant for the full amount of just compensation for the acquisition of the Property Interests, which was not less than the approved appraised value of the Property Interests (offer for fee acquisition was made to Owner; offer for IPR was made to Owner and Tenant);
5. Provided the Owner and Tenant with a written statement of, and summary of the basis for, the amount established as just compensation with respect to the foregoing offer; and

6. Provided an informational pamphlet concerning eminent domain in California to the Owner as required by the Eminent Domain Law.

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

**E. LACMTA has fulfilled the necessary statutory prerequisites.**

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

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

The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by Page 8 of 36 the Board on December 8, 2020. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA. Through the Preliminary Engineering (PE) phase of the Project, design refinements to the southern segment were identified. Environmental analysis and findings of the proposed design refinements were documented in an Addendum to the Final Environmental Impact Report, in compliance with California Environmental Quality Act and approved by the Board in October 2023.

**CONCLUSION**

Staff recommends that the Board approve the Resolutions of Necessity.

**ATTACHMENTS**

- Exhibit A-1 – Parcel B-002 – Legal Description
- Exhibit B-1 – Parcel B-002 – Plat Map
- Exhibit C-1 – Parcel B-002 – Improvements Pertaining to Realty (IPR)
- Exhibit A-2 – Parcel C-005 – Legal Description
- Exhibit B-2 – Parcel C-005 – Plat Map
- Exhibit A-3 – Parcel C-006 – Legal Description
- Exhibit B-3 – Parcel C-006 – Plat Map
- Exhibit C-3 – Parcel C-006 – Improvements Pertaining to Realty (IPR)
- Exhibit A-4 – Parcel A-002 – Legal Description
- Exhibit B-4 – Parcel A-002 – Plat Map
- Exhibit C-4 – Parcel A-002 – Improvements Pertaining to Realty (IPR)

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES (VAN NUYS AREA) IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 4 AND 5, TRACT NO. 7090, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 88, PAGES 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM, THE WESTERLY 38 FEET OF SAID LOTS 4 AND 5. ALSO EXCEPTING THEREFROM THE SOUTHERLY 2 FEET OF SAID LOT 5.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 5, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHERLY 2 FEET OF SAID LOT 5 WITH THE EASTERLY LINE OF THE WESTERLY 38 FEET OF SAID LOT 5; THENCE NORTHERLY

15 FEET ALONG SAID EASTERLY LINE; THENCE SOUTHEASTERLY IN A DIRECT LINE TO THE INTERSECTION OF SAID NORTHERLY LINE OF SAID LOT 5 WITH THE EASTERLY LINE OF THE WESTERLY 53 FEET OF SAID LOT 5; THENCE WESTERLY 15 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, THE EASTERLY 2 FEET OF SAID LOTS 4 AND 5.

ALSO EXCEPTING THEREFROM, THAT PORTION OF SAID LOT 5, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHERLY 2 FEET OF SAID LOT 5 WITH THE WESTERLY LINE OF THE EASTERLY 2 FEET OF SAID LOT 5; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25 FEET AND BEING TANGENT AT ITS POINT OF ENDING TO SAID NORTHERLY LINE OF THE SOUTHERLY 2 FEET OF SAID LOT 5; THENCE SOUTHWESTERLY ALONG SAID CURVE TO SAID POINT OF ENDING IN SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

ALSO EXCEPT ALL OIL, GAS, WATER AND MINERAL RIGHTS WHICH ARE NOW VESTED IN THE CITY, WITHOUT, HOWEVER THE RIGHT TO USE THE SURFACE OF SAID LAND FOR THE EXTRACTION OF SAID OIL, GAS, WATER AND MINERALS, AS RESERVED BY THE CITY OF LOS ANGELES, IN DEEDS RECORDED OCTOBER 18, 1976, AS INSTRUMENT NO. 225 AND MAY 8, 1980, AS INSTRUMENT NO. 80- 466806, OFFICIAL RECORDS, RECORDS.

APN: 2210-030-027



## IMPROVEMENTS PERTAINING TO REALTY (IPR)

Bender Realty, Ltd.

Qty.	Description
2	Overhead bridge cranes, 2 ton capacity, each with 2 electrified crane runways, 94'L, 15'h, steel girders, wall-mounted with steel support columns, local electrical, consisting of: <ul style="list-style-type: none"><li data-bbox="467 785 1333 869">1 38 LF span, steel frame, twin girder, motorized, with trolley, motorized</li><li data-bbox="467 882 1333 966">1 40 LF span, steel frame, twin girder, motorized, with trolley, motorized, 1 manual hoist, 1 ton</li></ul>

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

OutFront Outdoor Advertising

Qty.	Description
1	Urban "Rotate" outdoor advertising sign, Sign No.: 2035, 14'h x 48'w (estimated), single face with poster panel back up, 36" diameter pole, approximately 25'h at bottom of board, cantilevered, 2 catwalks, illuminated 1 - poster panel back-up, 12' x 25' (estimated), illuminated, Sign No.: 4641

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

Pacific Coast Marble & Granite

Qty.	Description
1	Group of hand painted signage, exterior walls-mounted, consisting of:
2	Addresses, 1- "14529", 1'h, single color
1	"Pacific Coast", 2'h, single color
1	"MARBLE & GRANITE", 4'h, single color
1	"818-785-3576", approximately 1.5'h, single color
2	"MARBLE & GRANITE", 2.75'h, "FABRICATION INSTALLATION MARBLE SALES", 1.5'h, including, 2 plastic channel letters signs, "PACIFIC COAST", 1.5'h, 1 "818-785-3576", 16"h, 2 colors total throughout
2	Work light fixtures, 1-12'L feet long, 6-4'L, fluorescent elements, 1-wall washer, wall-mounted in warehouse, local electrical
2	Work benches, in warehouse, 1-10'L x 2.5'D, painted softwood, 1-6.25'L x 2'd, plywood top, tubular metal frame, in warehouse
1	Wall cabinet, 8'w x 16"h x 1'd, diamond plate metal, 2 door, in warehouse
276	Linear feet (LF) of water drainage channel, surface-recessed on existing concrete floor, approx. 1'd, 54 LF of 6" to 8"w, 222 LF of 12" to 14"w, including, 1 floor recessed clarifier, 5' x 7' footprint, 3 compartment, concrete lined with metal grates throughout, 1 sump pump in clarifier, in warehouse
140	LF of water piping, PVC, including, 30 LF of 2" diameter, 110 LF of 1" diameter, in warehouse
170	LF of pneumatic compressed air piping, 2" diameter threaded metal, including, 7 quick connects, in warehouse
4	Specialty jib cranes, 12'L, with water discharge piping, 4 water nozzles each, 1 light fixture each, 8'L, 4 element
1	Group of supplemental electrical power distribution for specific business equipment, including, circuit breakers, consisting of:

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

Pacific Coast Marble & Granite (Cont.)

Qty.	Description
1	Start controller, Definite Purpose Controls by Square D Company, including, 1 safety switch, Eaton, 30 A, 240 V, approx. 25 LF of wire in .75" diameter flex conduit, for exterior air compressor
1	Safety Switch, Manufacturer: not available, assumed to be 60 A, 240 V, (if other than as assumed herein, our opinions of value may be different), for northeast saw, including, approx. 20 LF of wire in 1" diameter flex conduit
1	Safety switch, Square D Company, 200 A, 240 V, for saw by FOMA, including, approx. 10 LF of flex conduit, 1" diameter, 1 on/off switch, GE, 30 A, 600 V with approx. 20 LF of 1" diameter flex metal conduit
3	Control switches, Furnas, for saw by Ares, including, approx. 150 LF of wire in .75" diameter conduit
37	LF of painted concrete block dike, 8"h, concrete filled, floor-mounted at Forza saw
30	LF of concrete block wall, 15 LF of 4'h, 15 LF of 16"h, concrete filled, at Italtech saw
1	Group of reinforced concrete block improvements for older saw at northwest of warehouse, including, 5 footings for travel table, 3'L x 16"h x 8"d, 1 pedestal for saw, 28"w x 30"h x 28"d
8	LF of track lighting channel, with 3 spotlight fixtures, ceiling-mounted, local electrical, in office
20.5	LF of polished marble countertop, 14"d, with painted wood under shelving, 3 tier, vertical dividers, including, 53 wall-mounted polished stone samples, 12" x 12", with 100 LF of wood rail brackets

## IMPROVEMENTS PERTAINING TO REALTY (IPR)

### Pacific Coast Marble & Granite (cont.)

Qty.	Description
3	Area light fixtures, high bay, high intensity, 2 ceiling-mounted, 1-with plastic lens, bridge crane-mounted, local electrical
1	West office expansion build-out, electrical receptacles, area light fixtures, local electrical, consisting of: <ol style="list-style-type: none"><li>1 First floor addition, rectangular shape, 10.25' x 18' footprint (FP), 185 SF, 8.25'h, stone tile flooring, wood frame, plywood and drywall wall covering, flat wood roof covering, painted drywall ceiling, 1 painted wood pedestrian door, 2 vinyl slide windows, 46" x 36", stone tile flooring, 12" x 12"</li><li>1 Mezzanine addition, slightly irregular shape, approx. 15' x 16', approx. 240 SF, 6.75'h, wood frame wall and roof, wood roof covering, painted wood and drywall wall covering, 1 painted wood pedestrian door, 1 fixed window, 6'w x 2.5'h, carpet floor covering, 1 built-in drafting table, 7.5'L x 3'd, stained wood, 1 walk-in closet, 4.5' x 5.5' FP, 1 painted wood pedestrian door, 36 LF of painted wood shelving, wood framed over stairwell, 1 wall-recessed shelving unit, 3.5'w x 3.5'h x 3.5'd, 2- 3.5'w shelves, painted wood shelving, wood framed over stairwell, 1 staircase, wood frame, 12 carpet covered stairs, 4.5'w, with landing, 2 wall-mounted hand rails, 12'L each, painted wood</li></ol>
1	East office construction, irregular shape, approx. 540 SF, 8'h, electrical receptacles, area light fixtures, local electrical and plumbing, roof-mounted HVAC package with ducting, wood framed walls and roof, wood roof covering, painted drywall interior walls and ceiling covering, 2 pedestrian doors, 1 painted wood, 1-painted wood with inset glass panes, 2 windows, 1 aluminum slider, 4'w x 2'h, 1 fixed, 3'w x 3.5'h, 26 LF of 8'h interior partition walls, stone tile flooring, 12" x 12", 13 LF of built-in recessed shelving, 2-4 tier, painted wood, 1 restroom, 7' x 7' FP, mixed ceramic tile wainscotting, sink counter, 4'w x 2'd, 1 toilet, 1 wall mirror, 6'w x 44"h, wall-mounted, 1 wall cabinet, 5'w x 2'h, painted wood, 4 door

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

S&L Towing Service, Inc.

Qty.	Description
1	Banner sign, 8' x 2', "SL TOWING", "24 Hr. Service", including, 2 telephone numbers and logo, vinyl, exterior-wall mounted

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

Stone Shop Designs, Inc.

Qty.	Description
16	Surveillance cameras, VOIP, 6 exterior, 10 interior, including brackets, cabling
1	<p>Group of supplemental electrical power distribution for specific business equipment, including circuit breakers, consisting of:</p> <ul style="list-style-type: none"> <li data-bbox="574 646 1224 810">1 Start controller, Definite Purpose Controls by Square D Company, including 1 safety switch, assumed to be 30 A, 240 V, (if other than as assumed herein, our opinions of value may be different), 25 LF of wire in 1" diameter flex conduit, for interior air compressor</li> <li data-bbox="574 823 1208 915">1 Safety switch, for southern most polishing machine by GLA Stone, Siemens, 60 A, 240 V, approx. 125 LF of wire in 1" metal flex conduit</li> <li data-bbox="574 928 1175 982">1 Safety switch for polishing machine by GLA Stone, Eaton, 60 A, 240 V, approx. 20 LF of flex conduit</li> <li data-bbox="574 995 1224 1087">1 Safety switch for radial arm polishing machine by FOMA, Eaton, 30 A, 240 V, including, approx. 25 LF of wire in .5" diameter metal conduit</li> <li data-bbox="574 1100 1224 1192">2 Safety Switches, Square D Company, 60 A, 240 V, for saw by Forza saw, including approx. 20 LF of wire in 1" diameter flex conduit</li> <li data-bbox="574 1205 1175 1293">1 Safety Switch, 60 A, 240 V, for saw by Italtech, including approx. 55 LF of wire in 1" diameter flex conduit</li> </ul>
40	LF of painted concrete block pony wall, 4'h, concrete filled, for southern most machine by GLA Stone
40	LF of water drainage channel, surface-recessed on existing concrete floor, 14"w x 1'd, including 1 floor recessed water basin, 4'w x 4'h x 4'd, concrete lined with metal grates, throughout
45	LF of water supply and recirculating piping, PVC, 1" to 1.5" diameter, including 1 shallow water pump, Drummond, M: 63407, S: 37179-2432
19	LF of concrete block pony wall, 40"h, concrete filled, for machine by GLA Stone, including 2 concrete footings for machine frame, 8.5'L x 8"h x 1.5'w

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

Stone Shop Designs, Inc. (cont.)

Qty.	Description
1	Through wall air conditioner, Frigidaire, in east office
1	Shelving unit, 5'L x 2.5'h x 16"d, laminated plastic, 2 tier, wall-mounted, in east office

**LEGAL DESCRIPTION**

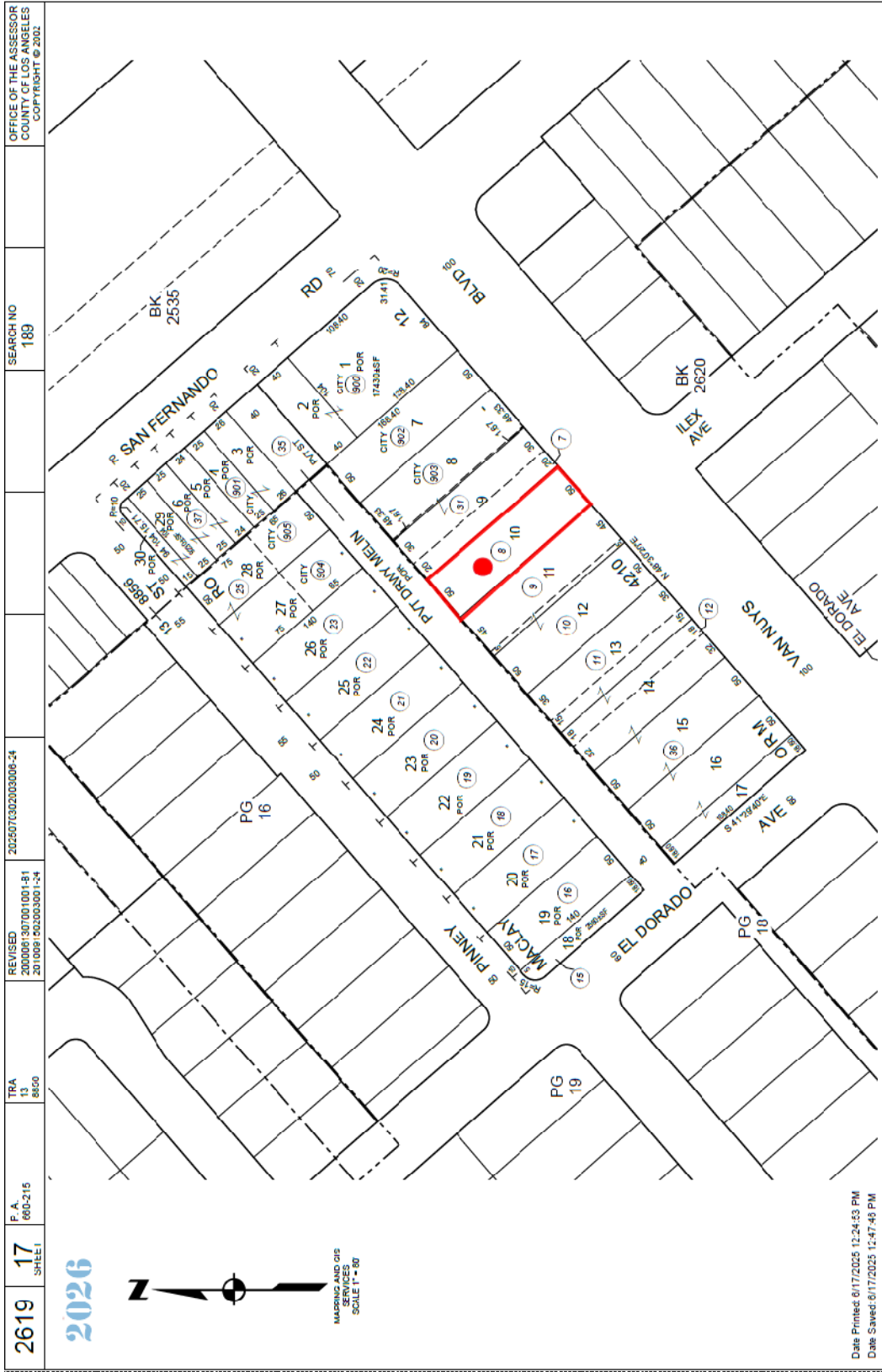
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY HALF OF THAT PORTION OF BLOCK 252 OF MACLAY RANCHO EX-MISSION OF SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP IN BOOK 37 PAGE 5 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT SOUTHWESTERLY 224 FEET MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF SAID BLOCK, SAID POINT BEING ALSO DISTANT NORTHWESTERLY 50 FEET MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF NORTH SHERMAN WAY; THENCE SOUTHWESTERLY PARALLEL WITH SAID CENTER LINE OF NORTH SHERMAN WAY, 100 FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY 168.40 FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY 100 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY 168.40 FEET TO THE POINT OF BEGINNING.

**APN: 2619-017-008**

PLAT MAP



**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK 257 OF THE MACLAY RANCHO EX-MISSION OF SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGE 5 ET SEQ., OF MISCELLANEOUS RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID BLOCK 252, DISTANT 324 FEET SOUTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID BLOCK, SAID POINT OF BEGINNING BEING DISTANT 50 FEET NORTHWESTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF SHERMAN WAY, ALSO BEING THE MOST SOUTHERLY CORNER OF THE LAND CONVEYED TO WILLIAM M. SCHOCK AND WIFE, BY DEED RECORDED IN BOOK 2490, PAGE 266, OFFICIAL RECORDS, OF SAID COUNTY; THENCE AT RIGHT ANGLES NORTHWESTERLY AND ALONG THE LAND DESCRIBED IN THE ABOVE MENTIONED DEED, 168.4 FEET TO POINT, THENCE AT RIGHT ANGLES SOUTHWESTERLY 50 FEET TO A POINT, THENCE AT RIGHT ANGLES SOUTHEASTERLY 168.4 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID BLOCK 252, THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK, 50 FEET TO A POINT OF BEGINNING.

EXCEPT THEREFROM THE SOUTHWESTERLY 5 FEET THEREOF.

ALSO EXCEPT THEREFROM ALL REMAINING OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BUT WITHOUT RIGHT OF SURFACE ENTRY TO DEPTH OF 500 FEET, AS PER DEED RECORDED FEBRUARY 19, 1992 AS INSTRUMENT NO. 92-271732 OFFICIAL RECORDS.  
APN: 2619-017-009

**EXHIBIT B-3  
PARCEL C-006**

**PLAT MAP**



**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Paseo Night Club

Qty.	Description
<b><u>EXTERIOR AND THROUGHOUT</u></b>	
1	Sign, approximately 2'h metal channel letters, "El Paseo", plastic fascias, interior illumination, wall-mounted
1	Marquee sign, 12'L x 2.5'h, painted metal cabinet, plastic fascia, interior illumination, wall-mounted, with changeable letters set
10	Surveillance cameras, 3 exterior wall-mounted, 7 interior wall-mounted, brackets, cabling
1	Group of exterior decorative and security lighting fixtures, including local electrical, consisting of: <ul style="list-style-type: none"><li>2 Dual incandescent decorative fixtures, at front entrance</li><li>3 High intensity discharge (HID) security fixtures, roof-mounted</li><li>2 "Wall washers" security fixtures, wall-mounted</li><li>2 Dual incandescent decorative fixtures each with 1 duplex electrical receptacle, wall-mounted at rear entrance doors</li></ul>
1	Lot of electrical power distribution, including, 1 main service panel, exterior wall-mounted, 1-200 Amp subpanel with 30 circuit breakers, 15-20 Amps, interior wall-mounted, wire, conduit and receptacles for specific business equipment, 6-4'L fluorescent dual strip fixtures, ceiling-mounted
2	Door awnings, 6'd, 1-11'w, "El Paseo", 1-9'w, "Night Club", canvass on metal frames, exterior wall-mounted
1	Sign, 10'w x 4'h, painted metal cabinet, plastic fascia, "El Paseo Night Club", raised plastic letters, interior illumination, roof-mounted
1	Group of minor miscellaneous improvements, throughout, consisting of: <ul style="list-style-type: none"><li>1 "Dummy" surveillance camera, roof-mounted, with metal security cage, approximately 1' square</li><li>1 Lot of minor wood and laminate wall shelving</li></ul>

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Paseo Night Club (cont.)

Qty.	Description
1	Ticket podium, 3'w x 3'h x 2'd, softwood frame, stained wood fascias, with shelf
1	Traffic mirror, 1.5' diameter, interior wall-mounted
80	SF of fabric drape wall covering, at seating area on stage
1	Lot of minor signage
1	Set of floor bolts for 2 compartment safe in office
300	LF (estimate) of light rope, wall and ceiling mounted
<b><u>INTERIOR</u></b>	
1	Alarm system, including, control panel, code pad, 4 door contact sensors, 3 motion sensors, wiring
1	Bar construction, stained wood, scored wood panel fascias, consisting of:
40	Linear feet (LF) of front counter, 2'd x 3'h, with brick foot rail, 1 dual action swing door
26	LF of back bar counter, 3'h, 4 doors, 2-8'L liquor shadow boxes, including, 13 LF of upper liquor shelving, 3 tier, stained plywood, 1 upper liquor cabinet, 7'L, 6 doors, with glass hanger rack, wall-mounted
8	LF of pony wall, 3.5'h, with drink countertop, brick foot rail
1	Bar soffit construction, 39'L x 7'h x 8'd, softwood framed, painted wood panel covering, lower decorative 3 sided mansard with wood shingles, stained wood panel underside fascia
1	Bar sink, 6'w, stainless steel, 3 compartment, 2 end boards, single mixing faucet, local plumbing
1	Group of interior lighting fixtures, including local electrical, consisting of:
11	Sconce fixtures, single element, wall-mounted
16	Down shot single element Halogen fixtures, bar soffit recessed
512	Square feet (SF) of wainscotting, stained scored plywood
416	SF of dance floor, 4' x 6" stained wood planks

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Paseo Night Club (cont.)

Qty.	Description
494	SF of wall mirrors, throughout
1	Stage, 24'w x 2.5'h x 10'd, softwood frame, carpeted top, stained wood front fascia with access panel, 2 sets of stairs, 20 LF of painted metal hand rail, 2 booth benches, 4'L, vinyl, carpet covered, wood box bases, 1 table, 2'w x 1.5'h x 1.5'd, wood frame, carpet covering, plastic top, 9 LF of DJ booth partition, 6'h, painted wood, 1 swing door, 5 LF of upper viewing window
100	SF of painted wall mural, multi-colored, behind stage, including, 1 painted wall sign, 2 color, "El Paseo", 2'h letters, above stage
1	Group of decorative surface paint, consisting of: 256 SF of "speckled" black wall paint 900 SF of upper wall "blackout" paint 3,300 SF of ceiling "blackout" paint
1	Water heater, A.O. Smith, Signature 100 series, M: G6N-UT4040NVR 500, Item ID: 100354835, gas-fired, 40 gallon capacity, like new
1	Mop sink, plastic, metal legs, faucet, local plumbing
1	Floor safe, Horizon, digital lock, 12" x 14" top

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Paseo Night Club (cont.)

Qty.	Description
3,540	SF of parking lot asphalt resurfacing, including striping for 13 regular spaces and 1 ADA space
3	Exterior doors, 3' x 7', fire rated, painted metal with closers and panic bars
2	Evaporative coolers, roof-mounted with 2 painted metal interior down shot registers
3	Exit signs, illuminated, 2 with 2 element lighting fixtures, back-up batteries
1	Group of restroom improvements, consisting of:
585	SF of ceramic wall tile, 12" x 8" tiles, 295 SF in women's, 290 SF in men's
9	LF of counter, 26"d, ceramic tile trim, granite tops, 1-5' section with 2 drop-in sinks, porcelain on cast iron, 2 faucets, finish plumbing, 1-4' section with under storage, 2 stained wood doors, women's
3	Wall mirrors, 1-51" x 40", 1-20" x 20", women's, 1-20" x 20", men's
5.5	LF of sink counter, 26"d, ceramic tile trim, granite top, 2 drop-in sinks, porcelain on cast iron, 2 faucets, finish plumbing, men's
128	SF of ceramic tile flooring, 12" x 12", men's
1	Privacy panel, 4'w, painted metal, single door, men's

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

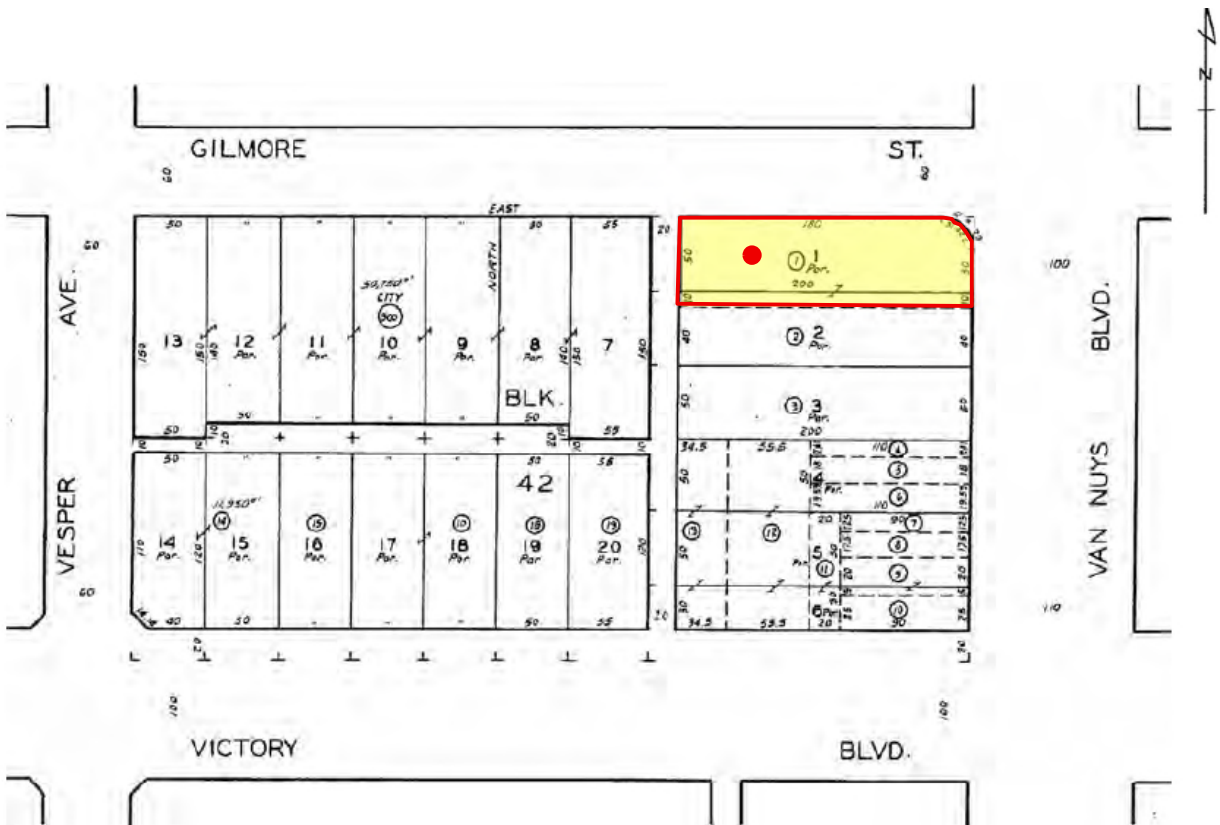
LOT 1 AND THE NORTH 10 FEET OF LOT 2, IN BLOCK 42 OF [TRACT NO. 1200](#), IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 19, PAGE 35](#), OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL MINERALS, COAL, OILS, PETROLEUM AND KINDRED SUBSTANCES AND NATURAL GAS UNDER AND IN SAID LAND.

[APN: 2236-023-001](#)

EXHIBIT B-4  
PARCEL A-002

PLAT MAP



**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Cafetal Restaurante Salvadoreño

<u>Qty.</u>	<u>Description</u>
1	Channel letter sign, 2' to 3' high (estimate), plastic facia, metal frame, single-sided, illuminated, "Restaurante Salvadoreño"
1	Sign cabinet, 10' x 3', plastic facia, metal cabinet, illuminated
1	Security door, 38" x 80", tubular metal, metal mesh backing
3	Awnings, 6' wide x 4' high x 3' deep, tubular metal, fabric covering
1	Pole sign, 10" x 10" support, 25' high (estimate), metal, including 1 sign cabinet, 9' wide x 8' high (estimate), dual-sided, plastic facia, metal cabinet, illuminated, "Restaurante Salvadoreño El Cafetal/ 818-901-0385" and 1 sign cabinet, 4' x 2.5' (estimate), dual-sided, plastic facia, metal cabinet, illuminated, "Karaoke Y Musica Envivo", and light fixture, pole-mounted
3	Signs, 30" diameter, plywood, single-sided, depicting food, including bird wire, 5 linear feet (estimate), wall-mounted
11	Linear feet of beverage countertop, 3' high x 31" deep, including 2 doors, 2 food tray shelves, 22" wide, 4-tier, 4 linear feet of shelving, 2-tier, laminate, 1 sink, 16" x 18", stainless steel, 15" deep, no faucet, including plumbing, 1 water dispenser, 12" x 10", single dispensing faucet, with hook-up and plumbing, 1 tabletop drain, 53" x 6", metal grate top
7	Linear feet of wall shelving, laminate, 16" deep
1	DJ platform, 8' x 7" x 4', laminate, including 8 linear feet of aluminum corner trim and 2 wall partitions, 51" x 57" x 6", assumed to be wood construction, laminate facia, including glass privacy screen, 43" x 19"

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Cafetal Restaurante Salvadoreno (cont.)

Qty.	Description
80	Linear feet of window curtains, 45" high, fabric
2	Exterior LED light fixtures, Beacon, 12" x 16", roof-mounted
20	Linear feet of window blinds, 45" high, fabric
2	Public address bullhorns, wall-mounted, including
1	Exhaust hood, 20' wide x 4' deep, stainless steel, illuminated, through-roof ventilation, with fire suppression system, Pyro-Chem, Model no.: NMCH3, 8-nozzle, roof-mounted package
1	Lot of natural gas connections for 5 appliances
258	Square feet of stainless steel washable surface wall covering, with trim, stainless steel
2	Cooking appliance platforms, 2" high, concrete, consisting of: <ul style="list-style-type: none"> <li>1 15' x 35"</li> <li>1 18' x 3'</li> </ul>
2	Floor sinks, 12" x 12", metal grate top, plumbing
1	Floor drain, 9" diameter, metal grate top
2	Menu sign cabinets, 9' x 3', metal cabinet, interior illumination, printed graphic décor facias
2	Sign cabinets, 42" x 3', metal cabinet, interior illumination, printed graphic décor facia, "El Nuevo Rinconcito"
26	Linear feet of back bar/ counter, 36" high x 18" deep, stainless steel, 3-tier, pedestal base, 6" high, with 1 drop-in sink, 12" x 8' x 12", single mixing faucet, plumbing

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Cafetal Restaurante Salvadoreno (cont.)

<u>Qty.</u>	<u>Description</u>
13	Linear feet of kitchen food counter, 16" deep, stainless steel, pony wall mounted
4	Strip lights, 4' long, single fluorescent, ceiling mounted
1	Food buffet service counter, 171" x 30" x 35", stainless steel, 2 under tiers, 9 drop-in heating wells, Wells controls, 1 sneeze guard, 11.5' x 20", stainless steel frame, glass panels, with Hatco warming lights, electrical, including front service counter, 11" deep, laminate top and base, 12" deep
10	Dining tables/ booths, 45" x 28", laminate, wall-mounted, including built-in booths, wood/ laminate base, padded vinyl seats and backs, consisting of: 2 9' long, single-sided 6 45" wide, dual-sided 2 45" wide, single-sided
20	Surveillance/ security cameras, manufacturer and model nos. vary, including wall mounts and cabling to office
1	Swamp cooler to exhaust hood make-up air, manufacturer and model no. not available, roof-mounted package
1	Front door accordion security gate, 97" x 82" high, metal track and gate, wall-mounted
1	Service counter, 16' x 34" x 54" deep, laminate on wood, 2 stainless steel under tiers, electrical
1	Hand sink, 15" x 7" x 17", stainless steel, including single mixing faucet and plumbing
1	Safety switch, manufacturer and model no. not available
1	Scullery sink, 104" x 36" x 30", stainless steel, 3-compartment, 18" x 15" x 24", including pre-rinse assembly and plumbing

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Cafetal Restaurante Salvadoreno (cont.)

<u>Qty.</u>	<u>Description</u>
1	Exhaust hood, 66" x 28" x 50", stainless steel, illuminated, including 34 square feet of stainless steel wall cover
11	Linear feet of built-in desk, 31" high x 24" deep, wood construction, 4-door, 2-drawer
15.5	Linear feet of wall cabinet, 42" high x 12" deep, 4-door
4	Linear feet of wall shelf, 18" deep, laminate
2	Linear feet of wall shelf, 2' deep, stainless steel
1	Water heater, Bradford, Model no.: V2XR75S6RN, 75 gallon capacity, 76,000 BTU/hr., natural gas, including natural gas connection
1	Alarm system, consisting of 2 door contacts, 5 motion sensors, 1 glass break sensor, 1 control panel, 1 keypad
166	Linear feet of decorative mirror wall panel, 8.5" high
1	Lot of plumbing installation for ice machine with water filtration system, Hoshizaki, Model no.: 4HC-H, and installation for dishwasher
1	Air curtain, Berner International Corp., model no. not available, 36" wide
6	Linear feet of lockers, 70" high, metal, 12 lockers total
24	Linear feet of wall shelf, 18" deep, laminate
1	Walk-in freezer, 11' x 90" x 8', galvanized metal construction, and floor, illuminated, dual coil
1	Walk-in freezer, 5' x 88" x 7', galvanized metal construction, illuminated, dual coil, quarry tile flooring

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Cafetal Restaurante Salvadoreno (cont.)

<u>Qty.</u>	<u>Description</u>
1	Walk-in refrigerator, 122" x 91" x 90", assumed to be metal construction, stainless steel roof, FRP wall cover, 32" x 78" door opening, illuminated, dual coil, concrete flooring
4	Floor drains, 8" diameter, metal grate top
2	Floor sinks, 12" x 6" x 12", ceramic, metal grate
1	Work table, 10' x 36" x 30", stainless steel construction, 1 under tier, 1 sink, 16" x 10" x 19", including single mixing faucet and plumbing
1	Janitorial sink, 22" x 13" x 22", stainless steel, including single mixing faucet, 1 splash guard, 21" x 18", stainless steel, and plumbing
830	Square feet of FRP wall cover

**RESOLUTION OF THE LOS ANGELES COUNTY METROPOLITAN  
TRANSPORTATION AUTHORITY DECLARING CERTAIN IMPROVEMENTS  
PERTAINING TO THE REALTY NECESSARY FOR PUBLIC PURPOSES AND  
AUTHORIZING THE ACQUISITION THEREOF THROUGH THE EXERCISE OF  
EMINENT DOMAIN EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT  
PROJECT APN: 2210-030-027  
ESFV-B-002-1**

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

Section 1.

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

Section 2.

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

Section 3.

The property interests to be acquired consist of: (i) the IPR interest in the real property described in the legal description attached hereto as Exhibit A and depicted in the plat map attached hereto as Exhibit B and (ii) the improvements pertaining to realty that are more particularly described in Exhibit C attached hereto ("Improvements") (hereinafter the Improvements are collectively referred to as the "Property Interests"). Exhibits A, B, and C are incorporated herein by reference.

Section 4.

(a.) The acquisition of the Property Interests is necessary for the development, construction, operation, and maintenance of the East San Fernando Valley Light Rail Transit Project ("Project");

(b.) The environmental impacts of the Project were evaluated in the Final

Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on December 8, 2020. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA. Through the Preliminary Engineering (PE) phase of the Project, design refinements to the southern segment were identified. Environmental analysis and findings of the proposed design refinements were documented in an Addendum to the Final Environmental Impact Report, in compliance with California Environmental Quality Act and approved by the Board in October 2023.

(c.) Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property by eminent domain.

#### Section 5.

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

- (a.) The public interest and necessity require the Project;
- (b.) The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property Interests sought to be acquired, which have been described herein, are necessary for the Project;
- (d.) The offers required by Section 7267.2 of the Government Code have been made to the owners of the Property Interests. Said offers were accompanied by a written statement of, and summary of the basis for, the amount established and offered as just compensation. The statements/summaries complied with Government Code Section 7267.2, in form and in substance, including by containing the required factual disclosures.

#### Section 6.

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

#### Section 7.

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

## Section 8.

It is the intention of the Board in adopting this Resolution to acquire all of Improvements Pertaining to Realty at the Subject Property to fulfill the purposes of the Project. A due and diligent effort has been made to identify all of the Improvements Pertaining to Realty on the Subject Property and to describe the same in the attached Exhibit C. If after the adoption of this Resolution Exhibit C is found to not accurately contain all of the Improvements Pertaining to Realty on the Subject Property, the Chief Executive Officer, or their designee, are hereby authorized to make such necessary adjustments to Exhibit C to as to include and identify all Improvements Pertaining to Realty on the Subject Property and to acquire the same as part of the authorization of this Resolution, and such adjusted or amended Exhibit C shall be the Property Interests authorized to be acquired herein.

## Section 9

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

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

## Section 10

If, after adoption of this Resolution, LACMTA acquires all of the Property Interests by negotiated acquisition without the commencement of an eminent domain proceeding authorized by this Resolution, then, upon the execution and

delivery of the instrument(s) transferring interest in all of the Property Interests to LACMTA, this Resolution as to those Property Interests so acquired shall be automatically rescinded and extinguished, without further notice or additional action by this Board.

I, COLLETTE LANGSTON, Board Clerk of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Los Angeles County Metropolitan Transportation Authority at a meeting held on the 28<sup>th</sup> of May 2026.

\_\_\_\_\_  
COLLETTE LANGSTON  
LACMTA Board Clerk

Date: \_\_\_\_\_

**ATTACHMENTS**

- Exhibit A – Parcel B-002 Legal Description
- Exhibit B – Parcel B-002 Plat Map
- Exhibit C – Parcel B-002 Improvements Pertaining to Realty

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES (VAN NUYS AREA) IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 4 AND 5, [TRACT NO. 7090](#), IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 88, PAGES 94](#) AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM, THE WESTERLY 38 FEET OF SAID LOTS 4 AND 5.

ALSO EXCEPTING THEREFROM THE SOUTHERLY 2 FEET OF SAID LOT 5.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 5, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHERLY 2 FEET OF SAID LOT 5 WITH THE EASTERLY LINE OF THE WESTERLY 38 FEET OF SAID LOT 5; THENCE NORTHERLY 15 FEET ALONG SAID EASTERLY LINE; THENCE SOUTHEASTERLY IN A DIRECT LINE TO THE INTERSECTION OF SAID NORTHERLY LINE OF SAID LOT 5 WITH THE EASTERLY LINE OF THE WESTERLY 53 FEET OF SAID LOT 5; THENCE WESTERLY 15 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, THE EASTERLY 2 FEET OF SAID LOTS 4 AND 5.

ALSO EXCEPTING THEREFROM, THAT PORTION OF SAID LOT 5, BOUNDED AND DESCRIBED AS FOLLOWS:

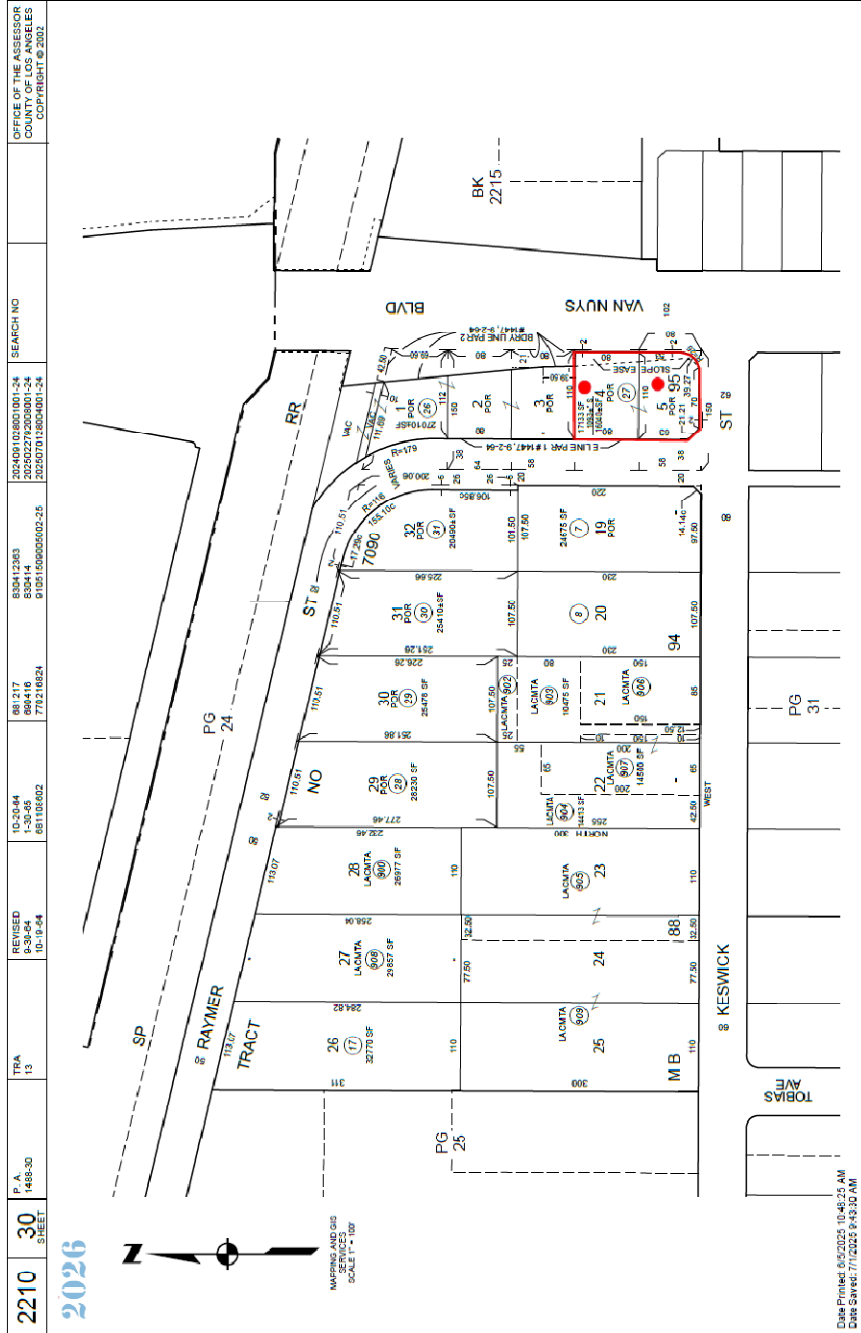
BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHERLY 2 FEET OF SAID LOT 5 WITH THE WESTERLY LINE OF THE EASTERLY 2 FEET OF SAID LOT 5; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25 FEET AND BEING TANGENT AT ITS POINT OF ENDING TO SAID NORTHERLY LINE OF THE SOUTHERLY 2 FEET OF SAID LOT 5; THENCE SOUTHWESTERLY ALONG SAID CURVE TO SAID POINT OF ENDING IN SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

ALSO EXCEPT ALL OIL, GAS, WATER AND MINERAL RIGHTS WHICH ARE NOW VESTED IN THE CITY, WITHOUT, HOWEVER THE RIGHT TO USE THE SURFACE OF SAID LAND FOR THE EXTRACTION OF SAID OIL, GAS, WATER AND MINERALS, AS RESERVED BY THE CITY OF LOS ANGELES, IN DEEDS RECORDED OCTOBER 18, 1976, AS [INSTRUMENT NO. 225 AND](#) MAY 8, 1980, AS [INSTRUMENT NO. 80-466806, OFFICIAL RECORDS](#).

[APN: 2210-030-027](#)

EXHIBIT "B"  
 PARCEL ESFV-B-002-1

PLAT MAP



**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

Bender Realty, Ltd.

Qty.	Description
2	Overhead bridge cranes, 2 ton capacity, each with 2 electrified crane runways, 94'L, 15'h, steel girders, wall-mounted with steel support columns, local electrical, consisting of:
1	38 LF span, steel frame, twin girder, motorized, with trolley, motorized
1	40 LF span, steel frame, twin girder, motorized, with trolley, motorized, 1 manual hoist, 1 ton

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

OutFront Outdoor Advertising

Qty.	Description
1	Urban "Rotate" outdoor advertising sign, Sign No.: 2035, 14'h x 48'w (estimated), single face with poster panel back up, 36" diameter pole, approximately 25'h at bottom of board, cantilevered, 2 catwalks, illuminated 1 - poster panel back-up, 12' x 25' (estimated), illuminated, Sign No.: 4641

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

Pacific Coast Marble & Granite

Qty.	Description
1	Group of hand painted signage, exterior walls-mounted, consisting of:
2	Addresses, 1- "14529", 1'h, single color
1	"Pacific Coast", 2'h, single color
1	"MARBLE & GRANITE", 4'h, single color
1	"818-785-3576", approximately 1.5'h, single color
2	"MARBLE & GRANITE", 2.75'h, "FABRICATION INSTALLATION MARBLE SALES", 1.5'h, including, 2 plastic channel letters signs, "PACIFIC COAST", 1.5'h, 1 "818-785-3576", 16"h, 2 colors total throughout
2	Work light fixtures, 1-12'L feet long, 6-4'L, fluorescent elements, 1-wall washer, wall-mounted in warehouse, local electrical
2	Work benches, in warehouse, 1-10'L x 2.5'D, painted softwood, 1-6.25'L x 2'd, plywood top, tubular metal frame, in warehouse
1	Wall cabinet, 8'w x 16"h x 1'd, diamond plate metal, 2 door, in warehouse
276	Linear feet (LF) of water drainage channel, surface-recessed on existing concrete floor, approx. 1'd, 54 LF of 6" to 8"w, 222 LF of 12" to 14"w, including, 1 floor recessed clarifier, 5' x 7' footprint, 3 compartment, concrete lined with metal grates throughout, 1 sump pump in clarifier, in warehouse
140	LF of water piping, PVC, including, 30 LF of 2" diameter, 110 LF of 1" diameter, in warehouse
170	LF of pneumatic compressed air piping, 2" diameter threaded metal, including, 7 quick connects, in warehouse
4	Specialty jib cranes, 12'L, with water discharge piping, 4 water nozzles each, 1 light fixture each, 8'L, 4 element
1	Group of supplemental electrical power distribution for specific business equipment, including, circuit breakers, consisting of:

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

Pacific Coast Marble & Granite (Cont.)

Qty.	Description
1	Start controller, Definite Purpose Controls by Square D Company, including, 1 safety switch, Eaton, 30 A, 240 V, approx. 25 LF of wire in .75" diameter flex conduit, for exterior air compressor
1	Safety Switch, Manufacturer: not available, assumed to be 60 A, 240 V, (if other than as assumed herein, our opinions of value may be different), for northeast saw, including, approx. 20 LF of wire in 1" diameter flex conduit
1	Safety switch, Square D Company, 200 A, 240 V, for saw by FOMA, including, approx. 10 LF of flex conduit, 1" diameter, 1 on/off switch, GE, 30 A, 600 V with approx. 20 LF of 1" diameter flex metal conduit
3	Control switches, Furnas, for saw by Ares, including, approx. 150 LF of wire in .75" diameter conduit
37	LF of painted concrete block dike, 8"h, concrete filled, floor-mounted at Forza saw
30	LF of concrete block wall, 15 LF of 4'h, 15 LF of 16"h, concrete filled, at Italtech saw
1	Group of reinforced concrete block improvements for older saw at northwest of warehouse, including, 5 footings for travel table, 3'L x 16"h x 8"d, 1 pedestal for saw, 28"w x 30"h x 28"d
8	LF of track lighting channel, with 3 spotlight fixtures, ceiling-mounted, local electrical, in office
20.5	LF of polished marble countertop, 14"d, with painted wood under shelving, 3 tier, vertical dividers, including, 53 wall-mounted polished stone samples, 12" x 12", with 100 LF of wood rail brackets

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

Pacific Coast Marble & Granite (cont.)

Qty.	Description
3	Area light fixtures, high bay, high intensity, 2 ceiling-mounted, 1-with plastic lens, bridge crane-mounted, local electrical
1	<p>West office expansion build-out, electrical receptacles, area light fixtures, local electrical, consisting of:</p> <ul style="list-style-type: none"> <li data-bbox="516 646 1247 863">1 First floor addition, rectangular shape, 10.25' x 18' footprint (FP), 185 SF, 8.25'h, stone tile flooring, wood frame, plywood and drywall wall covering, flat wood roof covering, painted drywall ceiling, 1 painted wood pedestrian door, 2 vinyl slide windows, 46" x 36", stone tile flooring, 12" x 12"</li> <li data-bbox="516 877 1247 1360">1 Mezzanine addition, slightly irregular shape, approx. 15' x 16', approx. 240 SF, 6.75'h, wood frame wall and roof, wood roof covering, painted wood and drywall wall covering, 1 painted wood pedestrian door, 1 fixed window, 6'w x 2.5'h, carpet floor covering, 1 built-in drafting table, 7.5'L x 3'd, stained wood, 1 walk-in closet, 4.5' x 5.5' FP, 1 painted wood pedestrian door, 36 LF of painted wood shelving, wood framed over stairwell, 1 wall-recessed shelving unit, 3.5'w x 3.5'h x 3.5'd, 2- 3.5'w shelves, painted wood shelving, wood framed over stairwell, 1 staircase, wood frame, 12 carpet covered stairs, 4.5'w, with landing, 2 wall-mounted hand rails, 12'L each, painted wood</li> </ul>
1	<p>East office construction, irregular shape, approx. 540 SF, 8'h, electrical receptacles, area light fixtures, local electrical and plumbing, roof-mounted HVAC package with ducting, wood framed walls and roof, wood roof covering, painted drywall interior walls and ceiling covering, 2 pedestrian doors, 1 painted wood, 1-painted wood with inset glass panes, 2 windows, 1 aluminum slider, 4'w x 2'h, 1 fixed, 3'w x 3.5'h, 26 LF of 8'h interior partition walls, stone tile flooring, 12" x 12", 13 LF of built-in recessed shelving, 2-4 tier, painted wood, 1 restroom, 7' x 7' FP, mixed ceramic tile wainscotting, sink counter, 4'w x 2'd, 1 toilet, 1 wall mirror, 6'w x 44"h, wall-mounted, 1 wall cabinet, 5'w x 2'h, painted wood, 4 door</p>

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

S&L Towing Service, Inc.

Qty.	Description
1	Banner sign, 8' x 2', "SL TOWING", "24 Hr. Service", including 2 telephone numbers and logo, vinyl, exterior-wall mounted

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

Stone Shop Designs, Inc.

Qty.	Description
16	Surveillance cameras, VOIP, 6 exterior, 10 interior, including brackets, cabling
1	Group of supplemental electrical power distribution for specific business equipment, including circuit breakers, consisting of: <ul style="list-style-type: none"> <li>1 Start controller, Definite Purpose Controls by Square D Company, including 1 safety switch, assumed to be 30 A, 240 V, (if other than as assumed herein, our opinions of value may be different), 25 LF of wire in 1" diameter flex conduit, for interior air compressor</li> <li>1 Safety switch, for southern most polishing machine by GLA Stone, Siemens, 60 A, 240 V, approx. 125 LF of wire in 1" metal flex conduit</li> <li>1 Safety switch for polishing machine by GLA Stone, Eaton, 60 A, 240 V, approx. 20 LF of flex conduit</li> <li>1 Safety switch for radial arm polishing machine by FOMA, Eaton, 30 A, 240 V, including, approx. 25 LF of wire in .5" diameter metal conduit</li> <li>2 Safety Switches, Square D Company, 60 A, 240 V, for saw by Forza saw, including approx. 20 LF of wire in 1" diameter flex conduit</li> <li>1 Safety Switch, 60 A, 240 V, for saw by Italtech, including approx. 55 LF of wire in 1" diameter flex conduit</li> </ul>
40	LF of painted concrete block pony wall, 4'h, concrete filled, for southern most machine by GLA Stone
40	LF of water drainage channel, surface-recessed on existing concrete floor, 14"w x 1'd, including 1 floor recessed water basin, 4'w x 4'h x 4'd, concrete lined with metal grates, throughout
45	LF of water supply and recirculating piping, PVC, 1" to 1.5" diameter, including 1 shallow water pump, Drummond, M: 63407, S: 37179-2432
19	LF of concrete block pony wall, 40"h, concrete filled, for machine by GLA Stone, including 2 concrete footings for machine frame, 8.5'L x 8"h x 1.5'w

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

Stone Shop Designs, Inc. (cont.)

Qty.	Description
1	Through wall air conditioner, Frigidaire, in east office
1	Shelving unit, 5'L x 2.5'h x 16"d, laminated plastic, 2 tier, wall-mounted, in east office

**RESOLUTION OF THE LOS ANGELES COUNTY METROPOLITAN  
TRANSPORTATION AUTHORITY DECLARING CERTAIN REAL PROPERTY  
INTERESTS NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE  
ACQUISITION THEREOF THROUGH THE EXERCISE OF EMINENT DOMAIN EAST  
SAN FERNANDO VALLEY LIGHT RAIL TRANSIT PROJECT  
APN: 2619-017-008  
ESFV-C-005-1**

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

Section 1.

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

Section 2.

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

Section 3.

The property interests to be acquired consist of: (i) the fee interest in the real property described in the legal description attached hereto as Exhibit "A" and depicted in the plat map attached hereto as Exhibit "B" ("Fee Interest"); (hereinafter the Fee Interests referred to as the ("Property Interest"). Exhibits "A", and "B" are incorporated herein by reference.

Section 4.

(a.) The acquisition of the Property Interests is necessary for the development, construction, operation, and maintenance of the East San Fernando Valley Light Rail Transit Project ("Project");

(b.) The environmental impacts of the Project were evaluated in the Final

Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on December 8, 2020. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA. Through the Preliminary Engineering (PE) phase of the Project, design refinements to the southern segment were identified. Environmental analysis and findings of the proposed design refinements were documented in an Addendum to the Final Environmental Impact Report, in compliance with California Environmental Quality Act and approved by the Board in October 2023.

(c.) Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property by eminent domain.

#### Section 5.

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

- (a.) The public interest and necessity require the Project;
- (b.) The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property Interests sought to be acquired, which have been described herein, are necessary for the Project;
- (d.) The offers required by Section 7267.2 of the Government Code have been made to the owners of the Property Interests. Said offers were accompanied by a written statement of, and summary of the basis for, the amount established and offered as just compensation. The statements/summaries complied with Government Code Section 7267.2, in form and in substance, including by containing the required factual disclosures.

#### Section 6.

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

#### Section 7.

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

## Section 8.

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

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

## Section 9

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

I, COLLETTE LANGSTON, Board Clerk of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Los Angeles County Metropolitan Transportation Authority at a meeting held on the 28<sup>th</sup> day of May, 2026.

\_\_\_\_\_  
COLLETTE LANGSTON  
LACMTA Board Clerk

Date: \_\_\_\_\_

**ATTACHMENTS**

Exhibit A – Parcel C-005 Legal Description

Exhibit B – Parcel C-005 Plat Map

**LEGAL DESCRIPTION**

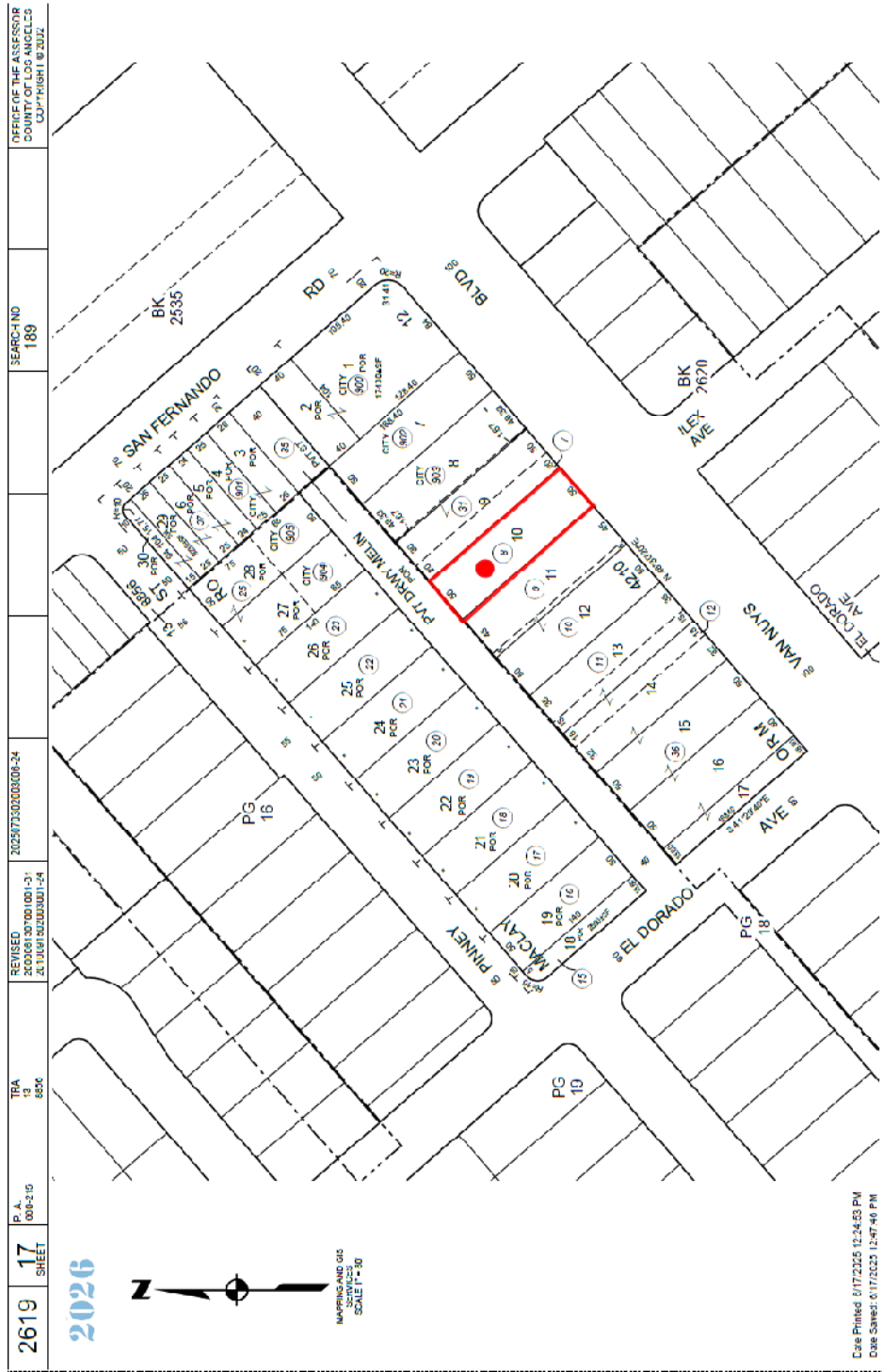
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY HALF OF THAT PORTION OF BLOCK 252 OF MACLAY RANCHO EX-MISSION OF SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP IN BOOK 37 PAGE 5 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT SOUTHWESTERLY 224 FEET MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF SAID BLOCK, SAID POINT BEING ALSO DISTANT NORTHWESTERLY 50 FEET MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF NORTH SHERMAN WAY; THENCE SOUTHWESTERLY PARALLEL WITH SAID CENTER LINE OF NORTH SHERMAN WAY, 100 FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY 168.40 FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY 100 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY 168.40 FEET TO THE POINT OF BEGINNING.

APN: **2619-017-008**

**PLAT MAP**



**RESOLUTION OF THE LOS ANGELES COUNTY METROPOLITAN  
TRANSPORTATION AUTHORITY DECLARING CERTAIN IMPROVEMENTS  
PERTAINING TO THE REALTY NECESSARY FOR PUBLIC PURPOSES AND  
AUTHORIZING THE ACQUISITION THEREOF THROUGH THE EXERCISE OF  
EMINENT DOMAIN EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT  
PROJECT APN: 2619-017-009  
ESFV-C-006-1**

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Section 3.

The property interests to be acquired consist of: (i) the IPR interest in the real property described in the legal description attached hereto as Exhibit A and depicted in the plat map attached hereto as Exhibit B and (ii) the improvements pertaining to realty that are more particularly described in Exhibit C attached hereto ("Improvements") (hereinafter the Improvements are collectively referred to as the "Property Interests"). Exhibits A, B, and C are incorporated herein by reference.

Section 4.

(a.) The acquisition of the Property Interests is necessary for the development, construction, operation, and maintenance of the East San Fernando Valley Light Rail Transit Project ("Project");

(b.) The environmental impacts of the Project were evaluated in the Final

Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on December 8, 2020. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA. Through the Preliminary Engineering (PE) phase of the Project, design refinements to the southern segment were identified. Environmental analysis and findings of the proposed design refinements were documented in an Addendum to the Final Environmental Impact Report, in compliance with California Environmental Quality Act and approved by the Board in October 2023.

(c.) Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property by eminent domain.

#### Section 5.

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

- (a.) The public interest and necessity require the Project;
- (b.) The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property Interests sought to be acquired, which have been described herein, are necessary for the Project;
- (d.) The offers required by Section 7267.2 of the Government Code have been made to the owners of the Property Interests. Said offers were accompanied by a written statement of, and summary of the basis for, the amount established and offered as just compensation. The statements/summaries complied with Government Code Section 7267.2, in form and in substance, including by containing the required factual disclosures.

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

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### Section 8.

It is the intention of the Board in adopting this Resolution to acquire all of Improvements Pertaining to Realty at the Subject Property to fulfill the purposes of the Project. A due and diligent effort has been made to identify all of the Improvements Pertaining to Realty on the Subject Property and to describe the same in the attached Exhibit C. If after the adoption of this Resolution Exhibit C is found to not accurately contain all of the Improvements Pertaining to Realty on the Subject Property, the Chief Executive Officer, or their designee, are hereby authorized to make such necessary adjustments to Exhibit C to as to include and identify all Improvements Pertaining to Realty on the Subject Property and to acquire the same as part of the authorization of this Resolution, and such adjusted or amended Exhibit C shall be the Property Interests authorized to be acquired herein.

### Section 9.

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

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

### Section 10

If, after adoption of this Resolution, LACMTA acquires all of the Property Interests by negotiated acquisition without the commencement of an eminent domain proceeding authorized by this Resolution, then, upon the execution and delivery of

the instrument(s) transferring interest in all of the Property Interests to LACMTA, this Resolution as to those Property Interests so acquired shall be automatically rescinded and extinguished, without further notice or additional action by this Board.

I, COLLETTE LANGSTON, Board Clerk of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Los Angeles County Metropolitan Transportation Authority at a meeting held on the 28<sup>th</sup> day of May 2026.

\_\_\_\_\_  
COLLETTE LANGSTON  
LACMTA Board Clerk

Date: \_\_\_\_\_

**ATTACHMENTS**

- Exhibit A – Parcel C-006 Legal Description
- Exhibit B – Parcel C-006 Plat Map
- Exhibit C – Parcel C-006 Improvements Pertaining to Realty

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK 257 OF THE MACLAY RANCHO EX-MISSION OF SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGE 5 ET SEQ., OF MISCELLANEOUS RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID BLOCK 252, DISTANT 324 FEET SOUTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID BLOCK, SAID POINT OF BEGINNING BEING DISTANT 50 FEET NORTHWESTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF SHERMAN WAY, ALSO BEING THE MOST SOUTHERLY CORNER OF THE LAND CONVEYED TO WILLIAM M. SCHOCK AND WIFE, BY DEED RECORDED IN BOOK 2490, PAGE 266, OFFICIAL RECORDS, OF SAID COUNTY; THENCE AT RIGHT ANGLES NORTHWESTERLY AND ALONG THE LAND DESCRIBED IN THE ABOVE MENTIONED DEED, 168.4 FEET TO POINT, THENCE AT RIGHT ANGLES SOUTHWESTERLY 50 FEET TO A POINT, THENCE AT RIGHT ANGLES SOUTHEASTERLY 168.4 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID BLOCK 252, THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK, 50 FEET TO A POINT OF BEGINNING.

EXCEPT THEREFROM THE SOUTHWESTERLY 5 FEET THEREOF.

ALSO EXCEPT THEREFROM ALL REMAINING OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BUT WITHOUT RIGHT OF SURFACE ENTRY TO DEPTH OF 500 FEET, AS PER DEED RECORDED FEBRUARY 19, 1992 AS INSTRUMENT NO. 92-271732 OFFICIAL RECORDS.  
APN: 2619-017-009

PLAT MAP



**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Paseo Night Club

Qty.	Description
<b><u>EXTERIOR AND THROUGHOUT</u></b>	
1	Sign, approximately 2'h metal channel letters, "El Paseo", plastic fascias, interior illumination, wall-mounted
1	Marquee sign, 12'L x 2.5'h, painted metal cabinet, plastic fascia, interior illumination, wall-mounted, with changeable letters set
10	Surveillance cameras, 3 exterior wall-mounted, 7 interior wall-mounted, brackets, cabling
1	Group of exterior decorative and security lighting fixtures, including local electrical, consisting of: <ul style="list-style-type: none"><li>2 Dual incandescent decorative fixtures, at front entrance</li><li>3 High intensity discharge (HID) security fixtures, roof-mounted</li><li>2 "Wall washers" security fixtures, wall-mounted</li><li>2 Dual incandescent decorative fixtures each with 1 duplex electrical receptacle, wall-mounted at rear entrance doors</li></ul>
1	Lot of electrical power distribution, including, 1 main service panel, exterior wall-mounted, 1-200 Amp subpanel with 30 circuit breakers, 15-20 Amps, interior wall-mounted, wire, conduit and receptacles for specific business equipment, 6-4'L fluorescent dual strip fixtures, ceiling-mounted
2	Door awnings, 6'd, 1-11'w, "El Paseo", 1-9'w, "Night Club", canvass on metal frames, exterior wall-mounted
1	Sign, 10'w x 4'h, painted metal cabinet, plastic fascia, "El Paseo Night Club", raised plastic letters, interior illumination, roof-mounted
1	Group of minor miscellaneous improvements, throughout, consisting of: <ul style="list-style-type: none"><li>1 "Dummy" surveillance camera, roof-mounted, with metal security cage, approximately 1' square</li><li>1 Lot of minor wood and laminate wall shelving</li></ul>

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Paseo Night Club (cont.)

Qty.	Description
1	Ticket podium, 3'w x 3'h x 2'd, softwood frame, stained wood fascias, with shelf
1	Traffic mirror, 1.5' diameter, interior wall-mounted
80	SF of fabric drape wall covering, at seating area on stage
1	Lot of minor signage
1	Set of floor bolts for 2 compartment safe in office
300	LF (estimate) of light rope, wall and ceiling mounted

**INTERIOR**

1	Alarm system, including, control panel, code pad, 4 door contact sensors, 3 motion sensors, wiring
1	Bar construction, stained wood, scored wood panel fascias, consisting of: <ul style="list-style-type: none"> <li>40 Linear feet (LF) of front counter, 2'd x 3'h, with brick foot rail, 1 dual action swing door</li> <li>26 LF of back bar counter, 3'h, 4 doors, 2-8'L liquor shadow boxes, including, 13 LF of upper liquor shelving, 3 tier, stained plywood, 1 upper liquor cabinet, 7'L, 6 doors, with glass hanger rack, wall-mounted</li> <li>8 LF of pony wall, 3.5'h, with drink countertop, brick foot rail</li> </ul>
1	Bar soffit construction, 39'L x 7'h x 8'd, softwood framed, painted wood panel covering, lower decorative 3 sided mansard with wood shingles, stained wood panel underside fascia
1	Bar sink, 6'w, stainless steel, 3 compartment, 2 end boards, single mixing faucet, local plumbing
1	Group of interior lighting fixtures, including local electrical, consisting of: <ul style="list-style-type: none"> <li>11 Sconce fixtures, single element, wall-mounted</li> <li>16 Down shot single element Halogen fixtures, bar soffit recessed</li> </ul>
512	Square feet (SF) of wainscotting, stained scored plywood
416	SF of dance floor, 4' x 6" stained wood planks

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Paseo Night Club (cont.)

Qty.	Description
494	SF of wall mirrors, throughout
1	Stage, 24'w x 2.5'h x 10'd, softwood frame, carpeted top, stained wood front fascia with access panel, 2 sets of stairs, 20 LF of painted metal hand rail, 2 booth benches, 4'L, vinyl, carpet covered, wood box bases, 1 table, 2'w x 1.5'h x 1.5'd, wood frame, carpet covering, plastic top, 9 LF of DJ booth partition, 6'h, painted wood, 1 swing door, 5 LF of upper viewing window
100	SF of painted wall mural, multi-colored, behind stage, including, 1 painted wall sign, 2 color, "El Paseo", 2'h letters, above stage
1	Group of decorative surface paint, consisting of: 256 SF of "speckled" black wall paint 900 SF of upper wall "blackout" paint 3,300 SF of ceiling "blackout" paint
1	Water heater, A.O. Smith, Signature 100 series, M: G6N-UT4040NVR 500, Item ID: 100354835, gas-fired, 40 gallon capacity, like new
1	Mop sink, plastic, metal legs, faucet, local plumbing
1	Floor safe, Horizon, digital lock, 12" x 14" top

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Paseo Night Club (cont.)

Qty.	Description
3,540	SF of parking lot asphalt resurfacing, including striping for 13 regular spaces and 1 ADA space
3	Exterior doors, 3' x 7', fire rated, painted metal with closers and panic bars
2	Evaporative coolers, roof-mounted with 2 painted metal interior down shot registers
3	Exit signs, illuminated, 2 with 2 element lighting fixtures, back-up batteries
1	Group of restroom improvements, consisting of: <ul style="list-style-type: none"> <li>585 SF of ceramic wall tile, 12" x 8" tiles, 295 SF in women's, 290 SF in men's</li> <li>9 LF of counter, 26"d, ceramic tile trim, granite tops, 1-5' section with 2 drop-in sinks, porcelain on cast iron, 2 faucets, finish plumbing, 1-4' section with under storage, 2 stained wood doors, women's</li> <li>3 Wall mirrors, 1-51" x 40", 1-20" x 20", women's, 1-20" x 20", men's</li> <li>5.5 LF of sink counter, 26"d, ceramic tile trim, granite top, 2 drop-in sinks, porcelain on cast iron, 2 faucets, finish plumbing, men's</li> <li>128 SF of ceramic tile flooring, 12" x 12", men's</li> <li>1 Privacy panel, 4'w, painted metal, single door, men's</li> </ul>

**RESOLUTION OF THE LOS ANGELES COUNTY METROPOLITAN  
TRANSPORTATION AUTHORITY DECLARING CERTAIN IMPROVEMENTS  
PERTAINING TO THE REALTY NECESSARY FOR PUBLIC PURPOSES AND  
AUTHORIZING THE ACQUISITION THEREOF THROUGH THE EXERCISE OF  
EMINENT DOMAIN EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT  
PROJECT  
APN: 2236-023-001  
ESFV-A-002-1**

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

Section 1.

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

Section 2.

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

Section 3.

The property interests to be acquired consist of: (i) the IPR interest in the real property described in the legal description attached hereto as Exhibit A and depicted in the plat map attached hereto as Exhibit B and (ii) the improvements pertaining to realty that are more particularly described in Exhibit C attached hereto ("Improvements") (hereinafter the Improvements are collectively referred to as the "Property Interests"). Exhibits A, B, and C are incorporated herein by reference.

Section 4.

(a.) The acquisition of the Property Interests is necessary for the development, construction, operation, and maintenance of the East San Fernando Valley Light Rail Transit Project ("Project");

(b.) The environmental impacts of the Project were evaluated in the Final

Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on December 8, 2020. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA. Through the Preliminary Engineering (PE) phase of the Project, design refinements to the southern segment were identified. Environmental analysis and findings of the proposed design refinements were documented in an Addendum to the Final Environmental Impact Report, in compliance with California Environmental Quality Act and approved by the Board in October 2023.

(c.) Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property by eminent domain.

#### Section 5.

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

- (a.) The public interest and necessity require the Project;
- (b.) The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c.) The Property Interests sought to be acquired, which have been described herein, are necessary for the Project;
- (d.) The offers required by Section 7267.2 of the Government Code have been made to the owners of the Property Interests. Said offers were accompanied by a written statement of, and summary of the basis for, the amount established and offered as just compensation. The statements/summaries complied with Government Code Section 7267.2, in form and in substance, including by containing the required factual disclosures.

#### Section 6.

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

#### Section 7.

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

### Section 8.

It is the intention of the Board in adopting this Resolution to acquire all of Improvements Pertaining to Realty at the Subject Property to fulfill the purposes of the Project. A due and diligent effort has been made to identify all of the Improvements Pertaining to Realty on the Subject Property and to describe the same in the attached Exhibit C. If after the adoption of this Resolution Exhibit C is found to not accurately contain all of the Improvements Pertaining to Realty on the Subject Property, the Chief Executive Officer, or their designee, are hereby authorized to make such necessary adjustments to Exhibit C as to include and identify all Improvements Pertaining to Realty on the Subject Property and to acquire the same as part of the authorization of this Resolution, and such adjusted or amended Exhibit C shall be the Property Interests authorized to be acquired herein.

### Section 9.

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

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

### Section 10

If, after adoption of this Resolution, LACMTA acquires all of the Property Interests by negotiated acquisition without the commencement of an eminent domain proceeding authorized by this Resolution, then, upon the execution and delivery of the instrument(s) transferring interest in all of the Property Interests to LACMTA, this Resolution as to those Property Interests so acquired

shall be automatically rescinded and extinguished, without further notice or additional action by this Board.

I, COLLETTE LANGSTON, Board Clerk of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Los Angeles County Metropolitan Transportation Authority at a meeting held on the 28<sup>th</sup> day of May 2026.

\_\_\_\_\_  
COLLETTE LANGSTON  
LACMTA Board Clerk

Date: \_\_\_\_\_

**ATTACHMENTS**

- Exhibit A – Parcel A-002 Legal Description
- Exhibit B – Parcel A-002 Plat Map
- Exhibit C – Parcel A-002 Improvements Pertaining to Realty

**LEGAL DESCRIPTION**

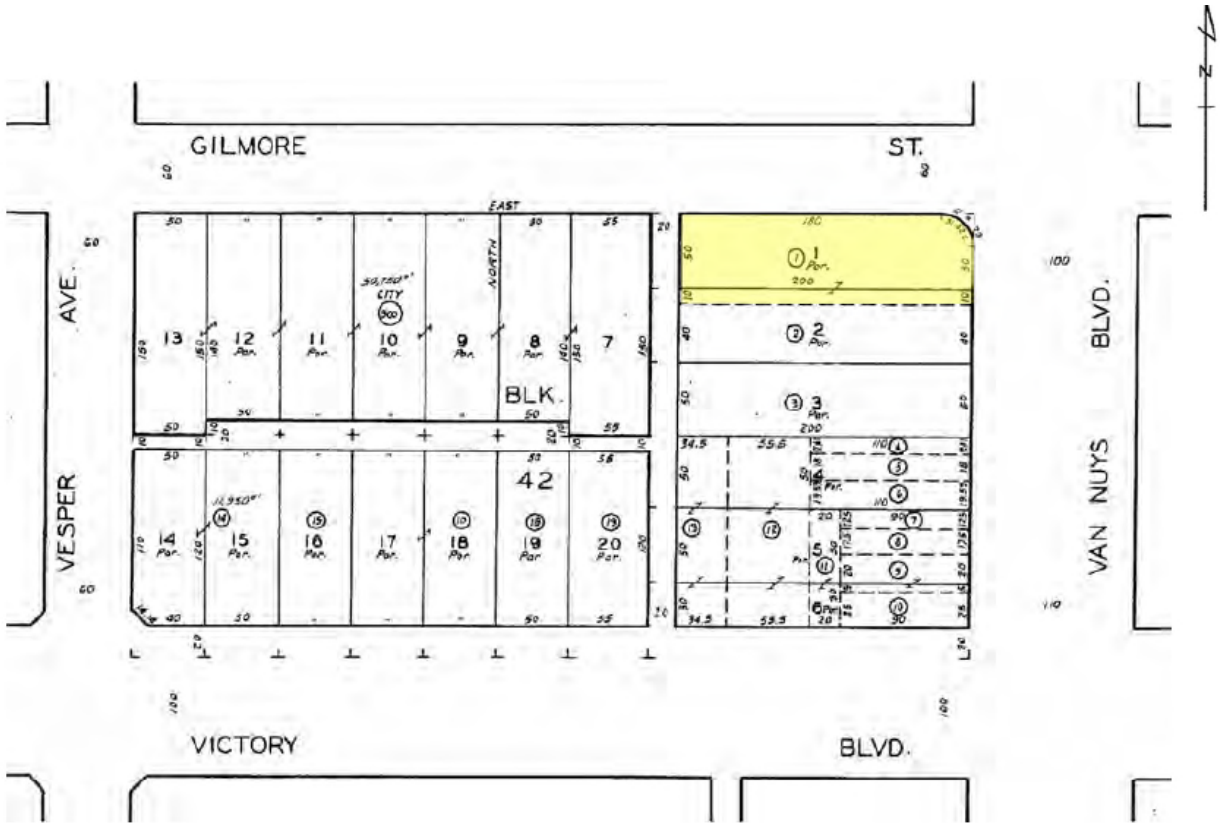
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 1 AND THE NORTH 10 FEET OF LOT 2, IN BLOCK 42 OF TRACT NO. 1200, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE 35, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL MINERALS, COAL, OILS, PETROLEUM AND KINDRED SUBSTANCES AND NATURAL GAS UNDER AND IN SAID LAND.

APN: 2236-023-001

PLAT MAP



**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Cafetal Restaurante Salvadoreño

Qty.	Description
1	Channel letter sign, 2' to 3' high (estimate), plastic facia, metal frame, single-sided, illuminated, "Restaurante Salvadoreño"
1	Sign cabinet, 10' x 3', plastic facia, metal cabinet, illuminated
1	Security door, 38" x 80", tubular metal, metal mesh backing
3	Awnings, 6' wide x 4' high x 3' deep, tubular metal, fabric covering
1	Pole sign, 10" x 10" support, 25' high (estimate), metal, including 1 sign cabinet, 9' wide x 8' high (estimate), dual-sided, plastic facia, metal cabinet, illuminated, "Restaurante Salvadoreño El Cafetal/ 818-901-0385" and 1 sign cabinet, 4' x 2.5' (estimate), dual-sided, plastic facia, metal cabinet, illuminated, "Karaoke Y Musica Envivo", and light fixture, pole-mounted
3	Signs, 30" diameter, plywood, single-sided, depicting food, including bird wire, 5 linear feet (estimate), wall-mounted
11	Linear feet of beverage countertop, 3' high x 31" deep, including 2 doors, 2 food tray shelves, 22" wide, 4-tier, 4 linear feet of shelving, 2-tier, laminate, 1 sink, 16" x 18", stainless steel, 15" deep, no faucet, including plumbing, 1 water dispenser, 12" x 10", single dispensing faucet, with hook-up and plumbing, 1 tabletop drain, 53" x 6", metal grate top
7	Linear feet of wall shelving, laminate, 16" deep
1	DJ platform, 8' x 7" x 4', laminate, including 8 linear feet of aluminum corner trim and 2 wall partitions, 51" x 57" x 6", assumed to be wood construction, laminate facia, including glass privacy screen, 43" x 19"

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Cafetal Restaurante Salvadoreno (cont.)

Qty.	Description
80	Linear feet of window curtains, 45" high, fabric
2	Exterior LED light fixtures, Beacon, 12" x 16", roof-mounted
20	Linear feet of window blinds, 45" high, fabric
2	Public address bullhorns, wall-mounted, including
1	Exhaust hood, 20' wide x 4' deep, stainless steel, illuminated, through-roof ventilation, with fire suppression system, Pyro-Chem, Model no.: NMCH3, 8-nozzle, roof-mounted package
1	Lot of natural gas connections for 5 appliances
258	Square feet of stainless steel washable surface wall covering, with trim, stainless steel
2	Cooking appliance platforms, 2" high, concrete, consisting of: <ul style="list-style-type: none"> <li>1 15' x 35"</li> <li>1 18' x 3'</li> </ul>
2	Floor sinks, 12" x 12", metal grate top, plumbing
1	Floor drain, 9" diameter, metal grate top
2	Menu sign cabinets, 9' x 3', metal cabinet, interior illumination, printed graphic décor facias
2	Sign cabinets, 42" x 3', metal cabinet, interior illumination, printed graphic décor facia, "El Nuevo Rinconcito"
26	Linear feet of back bar/ counter, 36" high x 18" deep, stainless steel, 3-tier, pedestal base, 6" high, with 1 drop-in sink, 12" x 8' x 12", single mixing faucet, plumbing

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Cafetal Restaurante Salvadoreno (cont.)

Qty.	Description
13	Linear feet of kitchen food counter, 16" deep, stainless steel, pony wall mounted
4	Strip lights, 4' long, single fluorescent, ceiling mounted
1	Food buffet service counter, 171" x 30" x 35", stainless steel, 2 under tiers, 9 drop-in heating wells, Wells controls, 1 sneeze guard, 11.5' x 20", stainless steel frame, glass panels, with Hatco warming lights, electrical, including front service counter, 11" deep, laminate top and base, 12" deep
10	Dining tables/ booths, 45" x 28", laminate, wall-mounted, including built-in booths, wood/ laminate base, padded vinyl seats and backs, consisting of: <ul style="list-style-type: none"> <li>2 9' long, single-sided</li> <li>6 45" wide, dual-sided</li> <li>2 45" wide, single-sided</li> </ul>
20	Surveillance/ security cameras, manufacturer and model nos. vary, including wall mounts and cabling to office
1	Swamp cooler to exhaust hood make-up air, manufacturer and model no. not available, roof-mounted package
1	Front door accordion security gate, 97" x 82" high, metal track and gate, wall-mounted
1	Service counter, 16' x 34" x 54" deep, laminate on wood, 2 stainless steel under tiers, electrical
1	Hand sink, 15" x 7" x 17", stainless steel, including single mixing faucet and plumbing
1	Safety switch, manufacturer and model no. not available
1	Scullery sink, 104" x 36" x 30", stainless steel, 3-compartment, 18" x 15" x 24", including pre-rinse assembly and plumbing

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Cafetal Restaurante Salvadoreno (cont.)

Qty.	Description
1	Exhaust hood, 66" x 28" x 50", stainless steel, illuminated, including 34 square feet of stainless steel wall cover
11	Linear feet of built-in desk, 31" high x 24" deep, wood construction, 4-door, 2-drawer
15.5	Linear feet of wall cabinet, 42" high x 12" deep, 4-door
4	Linear feet of wall shelf, 18" deep, laminate
2	Linear feet of wall shelf, 2' deep, stainless steel
1	Water heater, Bradford, Model no.: V2XR75S6RN, 75 gallon capacity, 76,000 BTU/hr., natural gas, including natural gas connection
1	Alarm system, consisting of 2 door contacts, 5 motion sensors, 1 glass break sensor, 1 control panel, 1 keypad
166	Linear feet of decorative mirror wall panel, 8.5" high
1	Lot of plumbing installation for ice machine with water filtration system, Hoshizaki, Model no.: 4HC-H, and installation for dishwasher
1	Air curtain, Berner International Corp., model no. not available, 36" wide
6	Linear feet of lockers, 70" high, metal, 12 lockers total
24	Linear feet of wall shelf, 18" deep, laminate
1	Walk-in freezer, 11' x 90" x 8', galvanized metal construction, and floor, illuminated, dual coil
1	Walk-in freezer, 5' x 88" x 7', galvanized metal construction, illuminated, dual coil, quarry tile flooring

**IMPROVEMENTS PERTAINING TO REALTY (IPR)**

El Cafetal Restaurante Salvadoreno (cont.)

<u>Qty.</u>	<u>Description</u>
1	Walk-in refrigerator, 122" x 91" x 90", assumed to be metal construction, stainless steel roof, FRP wall cover, 32" x 78" door opening, illuminated, dual coil, concrete flooring
4	Floor drains, 8" diameter, metal grate top
2	Floor sinks, 12" x 6" x 12", ceramic, metal grate
1	Work table, 10' x 36" x 30", stainless steel construction, 1 under tier, 1 sink, 16" x 10" x 19", including single mixing faucet and plumbing
1	Janitorial sink, 22" x 13" x 22", stainless steel, including single mixing faucet, 1 splash guard, 21" x 18", stainless steel, and plumbing
830	Square feet of FRP wall cover

The background features a large, stylized letter 'M' composed of several white, 3D rectangular blocks. The 'M' is set against a dark green circular backdrop. This green circle is partially overlaid by a large, curved orange shape that sweeps across the middle of the page. The bottom portion of the page is a solid black area.

# Public Hearing on Resolutions of Necessity for East San Fernando Valley Light Rail Transit Project

**Agenda Item # 2026-0218**

# Public Hearing on Resolutions of Necessity for East San Fernando Valley Light Rail Transit Project

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

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

**Property Impacts:** Full Fee Simple Interest (Fee) for one parcel and Improvements Pertaining to Realty (IPR) for three other parcels.

**Property Locations:** Van Nuys, CA (Parcels A-002 and B-002) and Pacoima, CA (C-005 and C-006)

**Relocation Impacts:** Project impacts require the relocation of five businesses.



# Public Hearing on Resolutions of Necessity for East San Fernando Valley Light Rail Transit Project

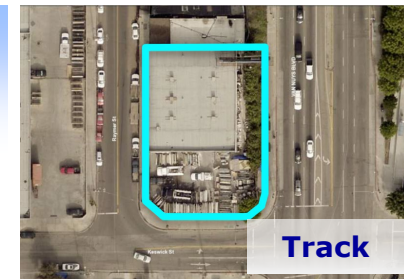
## PARCELS OVERVIEW



**Parcel C-005**  
13287-89 Van Nuys Blvd.,  
Pacoima, CA 91331



**Parcel C-006**  
13291 Van Nuys Blvd.,  
Pacoima, CA 91331



**Parcel B-002**  
14529 Keswik St.,  
Van Nuys, CA 91405

**Parcel A-002**  
6429 Van Nuys Blvd.,  
Van Nuys, CA 91401



# Public Hearing on Resolutions of Necessity for East San Fernando Valley Light Rail Transit Project

## PARCELS OVERVIEW

Project Parcel Number	Assessor's Parcel Number	Parcel Address	Property Owner/ Tenant	Property Interest(s) Sought
B-002	2210-030-027	14529 Keswik St., Van Nuys, CA 91405	Ilan Bender ( <i>former Property Owner</i> )	IPR
			OutFront Outdoor Advertising ( <i>Tenant</i> )	IPR
			Prousalis Marble & Granite, aka Peter Prousalis ( <i>Tenant</i> )	IPR
			S&L Towing Service, Inc ( <i>Tenant</i> )	IPR
			Stone Shop Designs ( <i>Tenant</i> )	IPR
C-005	2619-017-008	13287 – 13289 Van Nuys Blvd., Pacoima, CA 91331	Iuana Tello, aka Juana Tello ( <i>Owner</i> )	Fee
C-006	2619-017-009	13291 Van Nuys Blvd., Pacoima, CA 91331	Flora Castanedo Bravo ( <i>Owner</i> )	IPR
			El Paseo Night Club ( <i>Tenant</i> )	IPR
A-002	2236-023-001	6429 Van Nuys Blvd., Van Nuys, CA 91401	Michael Bacall, Trustee, et al. ( <i>Owner</i> )	IPR
			El Cafetal Restaurante Salvadoreno ( <i>Tenant</i> )	IPR

# Public Hearing on Resolutions of Necessity for East San Fernando Valley Light Rail Transit Project

## Relocation Benefits Provided to Displaced Businesses:

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

# Public Hearing on Resolutions of Necessity for East San Fernando Valley Light Rail Transit Project

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

- The public interest and necessity require the proposed Project;
- The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- The Properties sought to be acquired, which have been described herein, are necessary for the proposed Project;
- The offers required by Section 7267.2 of the Government Code have been made to the Owners; and
- Whether the statutory requirements necessary to acquire the properties or property interests by eminent domain have been complied with by LACMTA.



Thank you



Metro