



MICHAEL N. FEUER
CITY ATTORNEY

REPORT NO. R 21 - 0260
AUG 26 2021

REPORT RE:

**DRAFT ORDINANCE FINDING THAT THE PUBLIC INTEREST AND NECESSITY
REQUIRE THE ACQUISITION OF BIKE PATH EASEMENTS OVER SEVEN
PARCELS AND ONE PARCEL IN FEE TO ALLOW THE CITY OF LOS ANGELES TO
CONSTRUCT A CONTINUOUS BIKEWAY FROM EXPOSITION PARK TO THE CITY
OF SANTA MONICA (NORTHVALE SEGMENT)**

**WEST LOS ANGELES
(COUNCIL DISTRICT 5)**

(NOTICE AND OPPORTUNITY FOR HEARING REQUIRED)

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 09-1295-S5

Honorable Members:

Pursuant to a request by the Public Works, Bureau of Engineering (BOE), this Office transmits, approved as to form and legality, the enclosed draft ordinance, attached as Exhibit A, authorizing the condemnation of seven easements and one parcel in fee to construct a 0.28 mile bike path from Motor Avenue to Overland Avenue in West Los Angeles. This proposed 0.28 mile bikeway is what is known as the

“Northvale Segment” of the overall project to construct a continuous bikeway from Exposition Park to the City of Santa Monica, a part of the Exposition Light Rail Line Phase II Project.

The eight parcels to be condemned in the Northvale Segment range in size from 1,239 to 8,586 square feet. The first seven parcels are already burdened with Restricted Use Easements (RUE), which severely restrict their use. The addresses, Assessor Parcel Numbers, take areas, and appraised values of the parcels are set forth below:

Exposition Bike Path - Northvale Segment Project

Address	APN	Take Area (SF)	Entire RUE Area (SF)	Current City Offer (Based on Appraisal)	
				Date	Amount
3165 Motor Avenue	4318-033-013	2,026	7,060	03/01/2021	\$ 27,600
10335 Walavista Rd.	4318-034-047	2,829	6,470	02/15/2021	\$ 30,800
10356 Northvale Rd.	4318-034-046	1,239	3,680	03/07/2021	\$ 11,800
10366 Northvale Rd.	4318-034-045	3,339	9,350	02/23/2021	\$ 38,300
10378 Northvale Rd.	4318-034-043	2,330	3,450	02/19/2021	\$ 22,200
10384 Northvale Rd.	4318-034-042	2,548	3,450	03/03/2021	\$ 24,300
10420 Northvale Rd.	4318-034-038	8,586	13,910	06/21/2021	\$ 88,200
S/S Northvale Rd; E/O Overland Ave	4255-006-001	2,740	2,740	04/16/2021	\$ 22,000

Background

The Exposition-West Bikeway-Northvale Segment Project (Project) included an adjacent bikeway from Downtown Los Angeles to Santa Monica. Much of the western portion of the Exposition Light Rail Line Phase II Project has already been completed. However, a significant gap in the Exposition Light Rail Line Phase II Project, between Overland Avenue and Motor Avenue, remains to be constructed. Temporary sharrows were installed on the streets through this segment, but a bike path is necessary to fulfill the promise of a continuous bikeway. The BOE began the Predesign Phase in November 2012 with the full support of Council District No. 5. The acquisition of bike path easements across the seven parcels and one parcel in fee is now necessary to complete this Project.

This 0.28-mile bike path segment will be just north of the I-10 freeway from Motor Avenue to 500 feet east of Dunleer Drive, and is one segment of the overall Exposition Light Rail Line Phase II Project to construct a continuous bikeway from Exposition Park to Santa Monica. The Project includes lighting, signage, striping, landscaping, grading, a retaining wall, fencing, traffic signs, and traffic lights at Motor Avenue.

Project Site Plan

Attached as Exhibit B is a project site plan with a rendering of the proposed bikeway improvements.

Parcel Descriptions and Negotiations with the Property Owners

All of the property owners affected by the Project have received offers to purchase the necessary right-of-way to complete the Project. The City has reached negotiated settlements with five of the 13 parcels needed for the Project. However, the eight remaining property owners and the City have reached an impasse in negotiations, and the City needs to acquire these parcels by eminent domain. Assuming the City obtains a court order for early possession before trial, the City anticipates commencing construction in June 2022.

California Environmental Quality Act (CEQA)

City Council previously approved the Project under Council File 09-0099-S1. Staff subsequently filed a Notice of Exemption for the project, which is attached to this report as Exhibit C. Adoption of the proposed ordinance constitutes implementation of a previously approved project. Thus, no further environmental analysis is required.

Consistency with the General Plan

The Department of City Planning (DCP) has reviewed the Project. On February 19, 2020, DCP concluded that the Project is consistent with the objectives of the West Los Angeles Community Plan, which sets forth the policy to develop an intermodal mass transportation plan to implement linkages to future mass transit service. DCP likewise concluded that the Project is consistent with the Mobility Plan of the City's General Plan. A copy of DCP's written determination dated February 19, 2020, approving the Project is attached hereto as Exhibit D.

Funding Source

The Project will be funded through the Proposition C Anti-Gridlock Transit Improvement Fund, Fund No. 540, Department No. 94, Appropriation Unit No. 94N801, titled "Exposition Blvd. Bikepath Phase 2."

Compliance with Council Rule 38

A copy of the draft ordinance was sent, pursuant to Council Rule 38, to the BOE staff, and their comments have been incorporated or satisfactorily resolved.

Notice and Opportunity to Be Heard

The draft ordinance provides that each person whose property is to be acquired has received notice of the intention of the City Council to adopt the draft ordinance and that each person was given an opportunity to appear and be heard. Pursuant to Code of Civil Procedure Section 1245.235, it is necessary that the Council set a date for the hearing; that the Clerk give at least 15 days' notice of the date for the hearing to each person whose property is to be acquired; and that City Council grant each of those persons the opportunity to appear and be heard. A list of addresses for notice is attached hereto as Exhibit E.

This Office further recommends that it be given the authority to make deposits of probable just compensation in the amounts of the appraised value of each parcel to be acquired. The deposit amount will be obtained from the Proposition C Anti-Gridlock Transit Improvement Fund, Fund No. 540, Department No. 94, Appropriation Unit No. 94N801, titled "Exposition Blvd. Bikepath Phase 2" and will be used to acquire prejudgment possession of the parcels.

Recommended Actions

In accordance with the above, this Office recommends that the Council take the following actions after conducting a public hearing:

1. Find that the information contained in this report and the related Council file has been reviewed and considered by the Council;
2. Adopt the ordinance authorizing the condemnation of the parcels described above and therein;
3. Direct staff to take all action necessary to authorize payments for these acquisitions from the Proposition C Anti-Gridlock Transit Improvement Fund, Fund No. 540, Department No. 94, Appropriation Unit No. 94N801, titled "Exposition Blvd. Bikepath Phase 2";
4. Authorize the City Attorney's Office to make the necessary deposits of probable just compensation and seek orders from the Court to obtain pre-judgment possession of the properties; and
5. Authorize the BOE to continue attempting to secure the parcels through a negotiated purchase and, if successful, to execute all documents necessary to accomplish the transfer of the interest(s) to the City.

If you have any questions regarding this matter, please contact Deputy City Attorney Zakia Kator. She or another member of this Office will be available when you consider this matter to answer any questions you may have.

Sincerely,

MICHAEL N. FEUER, City Attorney

By 

DAVID MICHAELSON
Chief Assistant City Attorney

DM:ZK:mh

Attachments:

- Exhibit A - Draft Ordinance
- Exhibit B - Project Site Plan
- Exhibit C - CEQA Notice of Determination
- Exhibit D - Planning Department's Determination
- Exhibit E - List of Addresses for Notice

Exhibit A

ORDINANCE NO. _____

An ordinance of the City of Los Angeles to condemn certain real property interests for a public project.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The property interests described herein are to be acquired for a public use under the authority of the California Constitution, Article 1, § 19; Government Code Section 37350.5; and Code of Civil Procedure Sections 1240.010 through 1240.050.

Sec. 2. The property interests described herein are necessary to allow the development, construction, operation, and maintenance of a continuous bikeway from Exposition Park to the City of Santa Monica, known as the Exposition – West Bikeway – Northvale Segment Project (“Project”).

Sec. 3. The property interests sought to be acquired are set forth in the table below and described and depicted in the maps attached to this ordinance as Exhibits A-1 through A-8 and Exhibits B-1 through B-8.

	Address	APN	Type of Interest	ROW #
1	3165 Motor Avenue, Los Angeles, California 90064	4318-033-013	Easement	33922-1A
2	10335 Walavista Road, Los Angeles, California 90064	4318-034-047	Easement	33922-3A
3	10356 Northvale Road, Los Angeles, California 90064	4318-034-046	Easement	33922-4A
4	10366 Northvale Road, Los Angeles, California 90064	4318-034-045	Easement	33922-5A
5	10378 Northvale Road, Los Angeles, California 90064	4318-034-043	Easement	33922-7A
6	10384 Northvale Road, Los Angeles, California 90064	4318-034-042	Easement	33922-8A
7	10420 Northvale Road, Los Angeles, California 90064	4318-034-038	Easement	33922-12A
8	South side of Northvale Road and east of Overland Avenue, Los Angeles, California 90064	4255-006-001	Fee Simple	33922-15A

Sec. 4. Notice of the intention to adopt this ordinance was duly given as required by law under Code of Civil Procedure Section 1245.235, and on the date and at the time and place fixed for hearing, the City Council did hear and consider all of the evidence presented.

Sec. 5. By at least a two-thirds vote of the City Council under Code of Civil Procedure Sections 1240.030 and 1245.210 through 1245.240, the City Council resolves, finds and determines each of the following:

- A. The public interest and necessity require the proposed project.
- B. The proposed project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
- C. The property sought to be acquired is necessary for the project.
- D. The offer required by Government Code §7267.2 has been made to the property owner or owners of record.

Sec. 6. The City Attorney is authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire, by eminent domain, the property interests described herein. The City Attorney is also authorized to make an application for a court order granting the City possession prior to judgment, and is authorized to deposit the amount of probable just compensation with the State Treasurer or the Clerk of the Superior Court. The City Attorney may enter into stipulated Orders for Prejudgment Possession and/or Possession and Use Agreements. The City Attorney 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.

EXHIBIT "A-1"

APN: 4318-033-013

ADDRESS: 3165 S. Motor Ave.

LEGAL DESCRIPTION

That portion of the land described in Director's Deed recorded on October 10, 1967 in Book D3793, Pages 406 through 408, of official records, in the office of the county recorder of the County of Los Angeles, State of California, more particularly described as follows:

COMMENCING at the intersection of the centerline of Motor Avenue, 20.00 feet wide, as shown on Tract No. 11556, as per map recorded in Book 212, Pages 47 through 49, inclusive of maps, in the office of the county recorder of said county with the southeasterly prolongation of the southerly line of Lot 121 of said map; thence South $21^{\circ} 23' 21''$ West, a distance of 12.04 feet along the southerly prolongation of said centerline to the **TRUE POINT OF BEGINNING**; thence continuing along said southerly projection South $21^{\circ} 23' 21''$ West, a distance of 21.05 feet to the southerly line of said Director's Deed; thence North $60^{\circ} 44' 17''$ West, a distance of 106.54 feet along last mentioned southerly line; thence continuing along said southerly line North $69^{\circ} 05' 34''$ West, a distance of 7.40 feet to the intersection of said southerly line with the southwesterly prolongation of the northwesterly line of Lot 120 of said map; thence leaving said southerly line, North $34^{\circ} 46' 21''$ East, a distance of 16.52 feet, along said southwesterly prolongation; thence leaving said southwesterly prolongation South $63^{\circ} 36' 29''$ East, a distance of 109.53 feet to aforementioned southerly prolongation of the centerline of Motor Avenue, said point also being the **TRUE POINT OF BEGINNING**.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.

Containing 2,026 square feet, more or less.

As shown on Exhibit "B", attached hereto and made a part thereof.



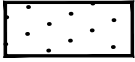
A handwritten signature in blue ink, appearing to read "Magdi Soliman", written below the professional seal.

SCALE: 1" = 40'

EXHIBIT "B-1"

A PORTION OF THE LAND DESCRIBED IN DIRECTOR'S DEED RECORDED ON
OCTOBER 10, 1967 IN BOOK D3793, PAGES 406 THROUGH 408, OF OFFICIAL
RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA

NOTES:



AREA DEDICATED HEREON

AREA = 2,026± SQ. FT.

Magdi Soliman

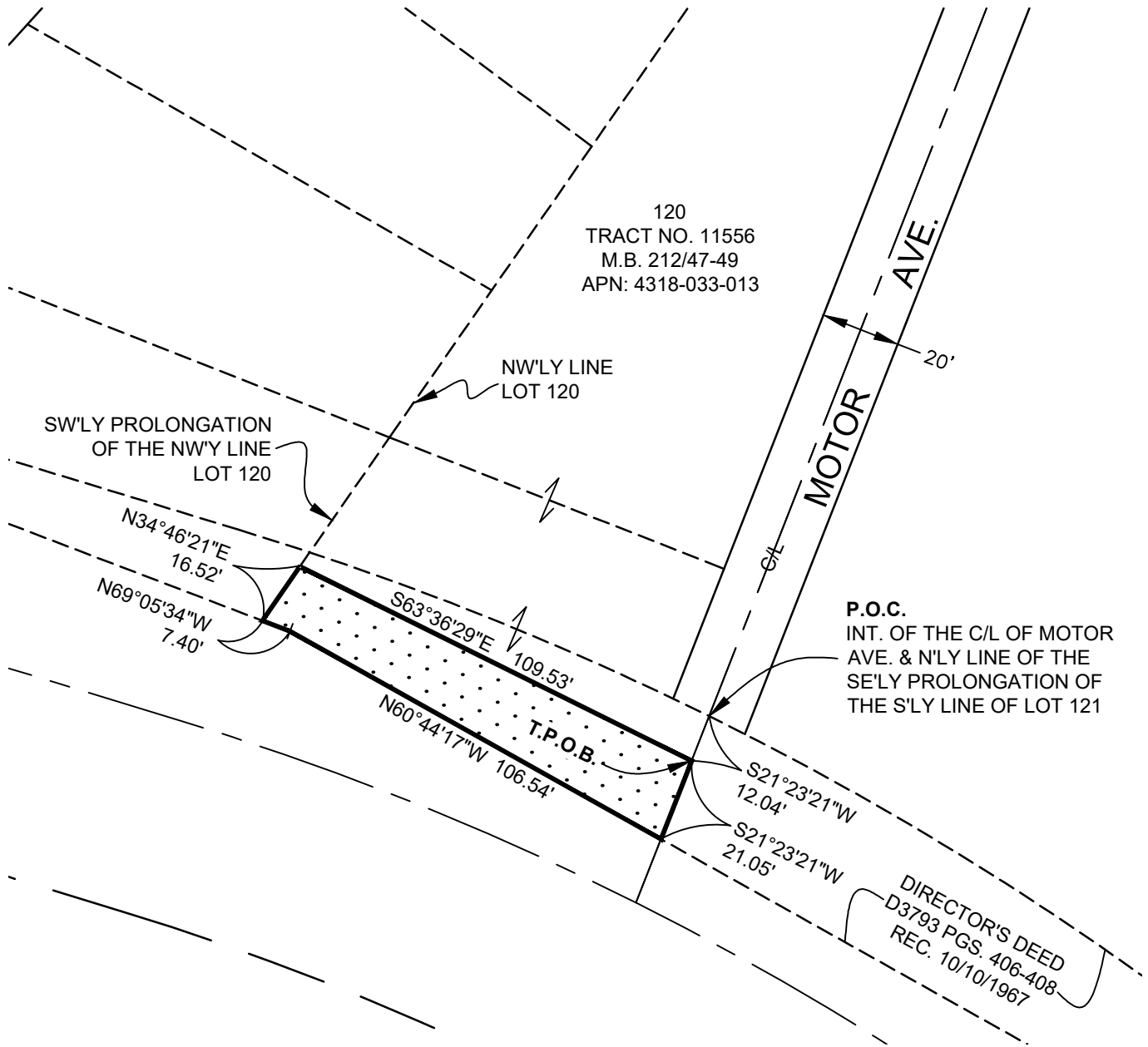
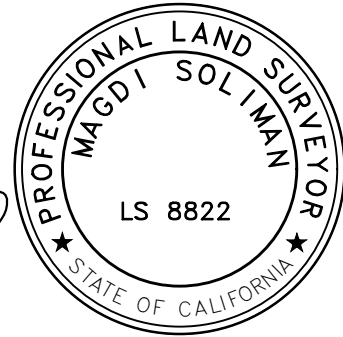


EXHIBIT "A-2"

APN: 4318-034-047

ADDRESS: 10335 W. Walavista Rd.

LEGAL DESCRIPTION

That portion of Lot 121, of Tract No. 11556, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 212, pages 47 through 49 inclusive of maps, in the office of the county recorder of said county, together with that portion of the land described in Director's Deed recorded on October 10, 1967 in Book D3793, Pages 406 through 408, of official records, in the office of the county recorder of said county, more particularly described as follows:

BEGINNING at the intersection of the southerly line of said Lot 121 and the southwesterly prolongation of the northwesterly line of Lot 113, of said Tract; thence northerly along said southwesterly prolongation to a point distant southwesterly, 35.24 feet, measured along said southwesterly prolongation, from the westerly most corner of said Lot 113, thence South $68^{\circ} 31' 59''$ East, 141.57 feet to a point in a line extending southwesterly, at right angles, from the northeasterly line of said lot 121 and passing through the intersection of said northeasterly line with the southwesterly prolongation of the center line of Walavista Road, 54.00 feet wide, as shown on said Tract Map, said point distant southwesterly, 15.33 feet, from the southerly most line of said Walavista Road; thence southerly along previously mentioned line, to a point in the southerly line of the Parcel of land described in aforementioned Director's Deed; thence northwesterly along last said southerly line to a point in the southerly line of said Lot 121; thence along said southerly line of Lot 121 to the **POINT OF BEGINNING**.

EXCEPTING therefrom any portion of the above described parcel of land lying within Parcel 1 and Parcel 2 of the Quitclaim Deed recorded on July 27, 1966 in Book D3378, Page 415, of official records, in the office of the county recorder of said county.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.

Containing 2,829 square feet, more or less.

As shown on Exhibit "B", attached hereto and made a part thereof.



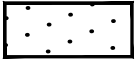
A handwritten signature in blue ink, appearing to read "Magdi Soliman", written over the bottom right of the seal.

SCALE: 1" = 40'

EXHIBIT "B-2"

A PORTION OF LOT 121, TRACT NO. 11556, IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED
IN BOOK 212, PAGES 47 THROUGH 49, INCLUSIVE OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY AND STATE.

NOTES:



AREA DEDICATED HEREON

AREA = 2,829± SQ. FT.



Magdi Soliman

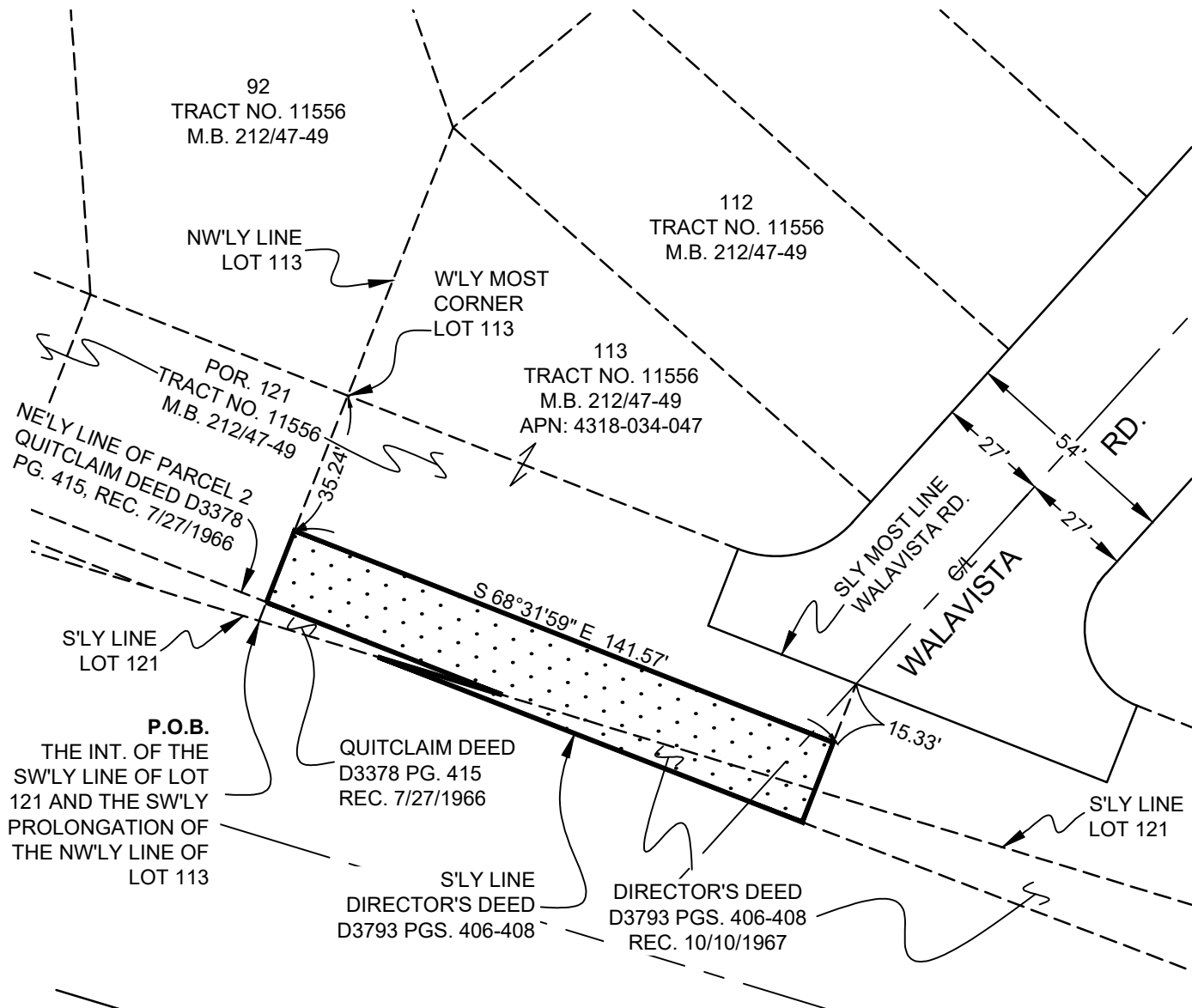
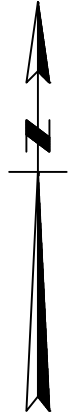


EXHIBIT "A-3"

APN: 4318-034-046

ADDRESS: 10356 W Northvale Rd.

LEGAL DESCRIPTION

That portion of Lot 121, of Tract No. 11556, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 212, pages 47 through 49 inclusive of maps, in the office of the county recorder of said county, more particularly described as follows:

BEGINNING at the intersection of the southwesterly line of said Lot 121 and the southwesterly prolongation of the southeasterly line of Lot 92, of said Tract; thence northerly along said southwesterly prolongation to a point distant southwesterly, 35.24 feet, measured along said southwesterly prolongation, from the southeasterly corner of said Lot 92; thence North 68° 31' 59" West, 66.63 feet to a point in a line extending southwesterly, perpendicular to the northeasterly line of said Lot 121 and passes through the southwesterly corner of Lot 92 of said Tract, last said point distant southwesterly, 35.22 feet from the southwesterly corner of said Lot 92, thence along said perpendicular line to said southwesterly line of Lot 121, thence southeasterly along said southwesterly line of Lot 121 to the **POINT OF BEGINNING**.

EXCEPTING therefrom any portion of the above described parcel of land lying within Parcel 1 and Parcel 2 of the Quitclaim Deed recorded on July 27, 1966 in Book D3378, Page 415, of official records, in the office of the county recorder of said county.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.

Containing 1,239 square feet, more or less.

As shown on Exhibit "B", attached hereto and made a part thereof.



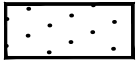
A handwritten signature in blue ink, appearing to read "Magdi Soliman", written below the professional seal.

SCALE: 1" = 40'

EXHIBIT "B-3"

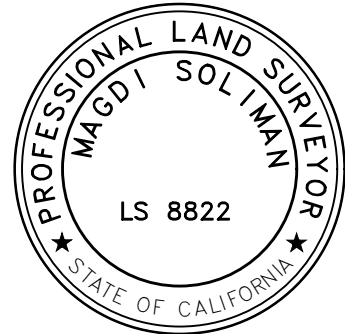
A PORTION OF LOT 121, TRACT NO. 11556, IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED
IN BOOK 212, PAGES 47 THROUGH 49, INCLUSIVE OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY AND STATE.

NOTES:



AREA DEDICATED HEREON

AREA = 1,239± SQ. FT.



Magdi Soliman



NORTHVALE RD.

91
TRACT NO. 11556
M.B. 212/47-49

92
TRACT NO. 11556
M.B. 212/47-49
APN: 4318-034-046

E'LY LINE
LOT 91

SE'LY LINE
LOT 92

SW'LY
CORNER
OF LOT 92

S'LY MOST
CORNER
LOT 92

113
TRACT NO. 11556
M.B. 212/47-49

SW'LY PROLONGATION OF
THE SE'LY LINE OF LOT 91

POR. 121
TRACT NO. 11556
M.B. 212/47-49

S'LY LINE
LOT 121

P.O.B.

THE INT. OF THE SW'LY
LINE OF LOT 121 AND THE
SW'LY PROLONGATION OF
THE SE'LY LINE OF LOT 92

POR. 121
TRACT NO. 11556
M.B. 212/47-49
NE'LY LINE OF PARCEL 2
OF QUITCLAIM DEED D3378
PG. 415, REC. 7/27/1966
QUITCLAIM DEED
D3378 PG. 415 REC. 7/27/1966

N68°31'59"W 66.63'

35.22'

35.24'

EXHIBIT "A-4"

APN: 4318-034-045

ADDRESS: 10366 W Northvale Rd.

LEGAL DESCRIPTION

That portion of Lot 121, of Tract No. 11556, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 212, pages 47 through 49 inclusive of maps, in the office of the county recorder of said county, more particularly described as follows:

BEGINNING at the intersection of the southwesterly line of said Lot 121 and the southwesterly prolongation of the northwesterly line of Lot 90, of said Tract; thence northerly along said southwesterly prolongation to a point distant southwesterly, 31.31 feet, measured along said southwesterly prolongation, from the southwesterly corner of said Lot 90; thence South $66^{\circ} 22' 02''$ East, 84.87 feet to the beginning of a non-tangent curve, concave northeasterly, having a radius of 984.00 feet to which a radial line bears South $23^{\circ} 37' 56''$ West; thence southeasterly along said curve, through a central angle of $2^{\circ} 09' 55''$ an arc length of 37.19 feet; thence South $68^{\circ} 31' 59''$ East a distance of 46.85 feet to a point in a line extending southwesterly, perpendicular to the northeasterly line of said Lot 121 and passes through the most southerly corner of Lot 91 of said Tract, said point being distant southerly, 35.22 feet, from said most southerly corner of Lot 91; thence along said perpendicular line to the southwesterly line of said Lot 121, thence northwesterly along last said southwesterly line to the **POINT OF BEGINNING**.

EXCEPTING therefrom any portion of the above described parcel of land lying within Parcel 1 and Parcel 2 of the Quitclaim Deed recorded on July 27, 1966 in Book D3378, Page 415, of official records, in the office of the county recorder of said county.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.

Containing 3,339 square feet, more or less.

As shown on Exhibit "B", attached hereto and made a part thereof.



A handwritten signature in blue ink, appearing to read "Magdi Soliman", written below the professional seal.

SCALE: 1" = 40'

EXHIBIT "B-4"

A PORTION OF LOT 121, TRACT NO. 11556, IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED
IN BOOK 212, PAGES 47 THROUGH 49, INCLUSIVE OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY AND STATE.

NOTES:



AREA DEDICATED HEREON

AREA = 3,339± SQ. FT.



Magdi Soliman

NORTHVALE RD.

APN: 4318-034-010

89
TRACT NO. 11556
M.B. 212/47-49

90
TRACT NO. 11556
M.B. 212/47-49
APN: 4318-034-045

91
TRACT NO. 11556
M.B. 212/47-49

92
TRACT NO. 11556
M.B. 212/47-49

122
TRACT NO. 11556
M.B. 212/47-49

NW'LY LINE
LOT 90

SW'LY CORNER
OF LOT 90

E'LY LINE
LOT 91

N'LY LINE
OF LOT 121

S'LY MOST
CORNER
OF LOT 91

SE'LY LINE
LOT 122

SW'LY PROLONGATION
OF THE NW'LY LINE LOT 90

TRACT NO. POR. 121
11556 M.B. 212/47-49
 $\Delta=2^{\circ}09'55''$
 $R=984.00'$
 $L=37.19'$

S68°31'59"E
46.85'

POR. 121
TRACT NO. 11556
M.B. 212/47-49

P.O.B.

THE INT. OF THE SW'LY
LINE OF LOT 121 AND THE
SW'LY PROLONGATION OF
THE NW'LY LINE OF LOT 90

SW'LY LINE
LOT 121

NE'LY LINE OF PARCEL 2
OF QUITCLAIM DEED D3378
PG. 415, REC. 7/27/1966

QUITCLAIM DEED
D3378 PG. 415 REC. 7/27/1966

EXHIBIT "A-5"

APN: 4318-034-043

ADDRESS: 10378 W Northvale Rd.

LEGAL DESCRIPTION

That portion of Lot 122, of Tract No. 11556, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 212, pages 47 through 49 inclusive of maps, in the office of the county recorder of said county, more particularly described as follows:

BEGINNING at the intersection of the southwesterly line of said Lot 122 and the southwesterly prolongation of the northwesterly line of Lot 87, of said Tract; thence northerly along said southwesterly prolongation to a point distant southwesterly, 28.98 feet, measured along said southwesterly prolongation, from the southwesterly corner of said Lot 87, said point also being the beginning of a non-tangent curve, concave northeasterly, having a radius of 445.15 feet, to which a radial line bears South 32° 23' 29" West; thence southeasterly along said curve through a central angle of 06° 45' 47" an arc length of 52.54 feet to a point in the southwesterly prolongation of the southeasterly line of said Lot 87, said point being distant southwesterly, 30.98 feet, measured along last said southwesterly prolongation, from the southeasterly corner of said Lot 87; thence southerly along last said prolongation to said southwesterly line of said Lot 122; thence northwesterly along said southwesterly line of Lot 122 to the **POINT OF BEGINNING**.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.

Containing 2,330 square feet, more or less.

As shown on Exhibit "B", attached hereto and made a part thereof.



A handwritten signature in blue ink, appearing to read "Magdi Soliman", written below the professional seal.

SCALE: 1" = 40'

EXHIBIT "B-5"

A PORTION OF LOT 122, TRACT NO. 11556, IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED
IN BOOK 212, PAGES 47 THROUGH 49, INCLUSIVE OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY AND STATE.



NOTES:



AREA DEDICATED HEREON

AREA = 2,330± SQ. FT.

Magdi Soliman

NORTHVALE RD.

85
TRACT NO. 11556
M.B. 212/47-49

86
TRACT NO. 11556
M.B. 212/47-49

87
TRACT NO. 11556
M.B. 212/47-49
APN: 4318-034-043

88
TRACT NO. 11556
M.B. 212/47-49

POR. LOT 122
TRACT NO. 11556
M.B. 212/47-49

NW'LY LINE
LOT 87

SW'LY
CORNER
LOT 87

E'LY LINE
LOT 87

SE'LY
CORNER
LOT 87

SW'LY
PROLONGATION
OF THE W'LY
LINE LOT 87

SW'LY LINE
LOT 122

NE'LY LINE
LOT 122

S'LY PROLONGATION
OF THE E'LY LINE
LOT 87

POR. LOT 122
TRACT NO. 11556
M.B. 212/47-49

P.O.B.
THE INT. OF THE SW'LY
LINE OF LOT 122 AND THE
SW'LY PROLONGATION OF
THE W'LY LINE OF LOT 87

S32°23'29"W(R)
Δ=6°45'47"
R=445.15'
L=52.54'

28.98'

46.28'

30.98'

43.90'

EXHIBIT "A-6"

APN: 4318-034-042

ADDRESS: 10384 W Northvale Rd.

LEGAL DESCRIPTION

That portion of Lot 122, of Tract No. 11556, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 212, pages 47 through 49 inclusive of maps, in the office of the county recorder of said county, more particularly described as follows:

BEGINNING at the intersection of the southwesterly line of said Lot 122 and the southwesterly prolongation of the northwesterly line of Lot 86, of said Tract; thence northerly along said southwesterly prolongation to a point distant southwesterly, 22.99 feet, measured along said southwesterly prolongation, from the southwesterly corner of said Lot 86; thence South 53° 22' 36" East, 17.37 feet to the beginning of a non-tangent curve, concave northeasterly, having a radius of 445.15 feet, to which a radial line bears South 37° 01' 32" West; thence southeasterly along said curve through a central angle of 4° 38' 03" an arc length of 36.00 feet to a point in the southwesterly prolongation of the southeasterly line of said Lot 86, said point being distant southwesterly, 28.98 feet, measured along last said southwesterly prolongation, from the southeasterly corner of said Lot 86; thence southerly along last said prolongation to said southwesterly line of said Lot 122; thence northwesterly along said southwesterly line of Lot 122 to the **POINT OF BEGINNING**.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.

Containing 2,548 square feet, more or less.

As shown on Exhibit "B", attached hereto and made a part thereof.



A handwritten signature in blue ink, appearing to read "Magdi Soliman", written below the professional seal.

SCALE: 1" = 40'

EXHIBIT "B-6"

A PORTION OF LOT 122, TRACT NO. 11556, IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED
IN BOOK 212, PAGES 47 THROUGH 49, INCLUSIVE OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY AND STATE.



NOTES:



AREA DEDICATED HEREON

AREA = 2,548± SQ. FT.

Magdi Soliman

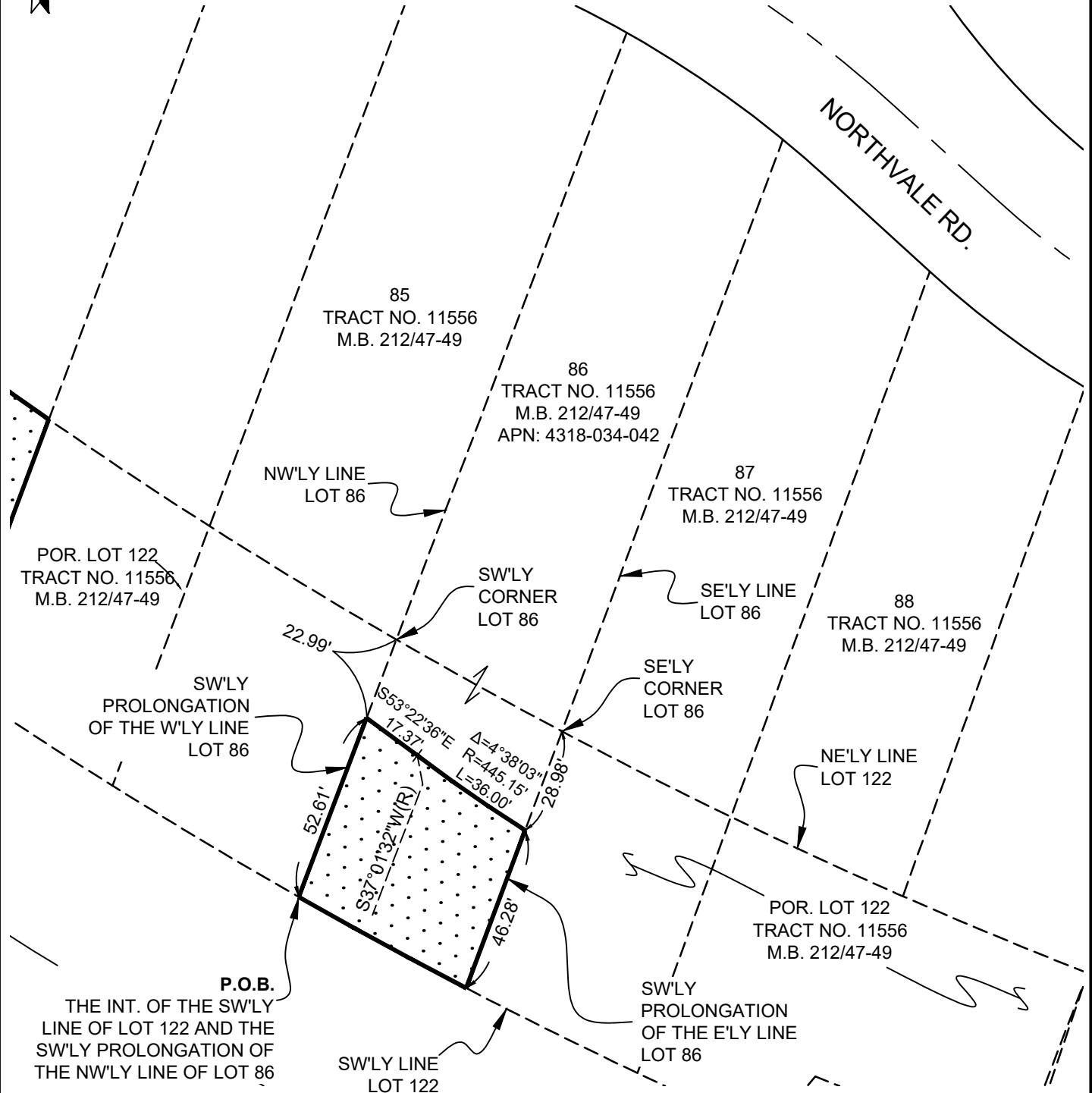


EXHIBIT "A-7"

APN: 4318-034-038

ADDRESS: 10420 W. Northvale Rd.

LEGAL DESCRIPTION

Being a portion of Lot 122, of Tract No. 11556, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 212, pages 47 through 49 inclusive of maps, in the office of the county recorder of said county, more particularly described as follows:

BEGINNING at the intersection of the southwesterly prolongation of the southeasterly line of Lot 82, of said Tract No. 11556 and the southwesterly line of said Lot 122; thence northerly along said southwesterly prolongation to 54.38 feet; thence leaving last mentioned line North 57° 06' 59" West, a distance of 55.49 feet to the beginning of a non-tangent curve, concave northeasterly, having a radius of 484.69 feet, to which a radial line bears South 32° 51' 40" West; thence northwesterly along said curve through a central angle of 10° 29' 30" an arc length of 88.75 feet to the beginning of a reverse curve, concave southwesterly, having a radius of 216.07 feet, to which a radial line bears North 43° 21' 09" East; thence along said curve through a central angle of 055° 32' 16" an arc length of 20.88 feet to a point on the southerly line of Northvale Road, 54.00 feet wide, as shown on said Tract No. 11556, said point being distant easterly, 49.02 feet, measured along last mentioned southerly line, from the most westerly corner of said Lot 122; thence along said southerly line of Northvale Road to aforementioned westerly corner of Lot 122; thence southeasterly along said southwesterly line of Lot 122 to the **POINT OF BEGINNING**.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.

Containing 8,586 square feet, more or less.

As shown on Exhibit "B", attached hereto and made a part thereof.



A handwritten signature in blue ink, appearing to read "Magdi Soliman", written over the bottom of the seal.

SCALE: 1" = 40'

EXHIBIT "B-7"

A PORTION OF LOT 122, TRACT NO. 11556, IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED
IN BOOK 212, PAGES 47 THROUGH 49, INCLUSIVE OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY AND STATE.

NOTES:



AREA DEDICATED HEREON

AREA = 8,586± SQ. FT.

Maple

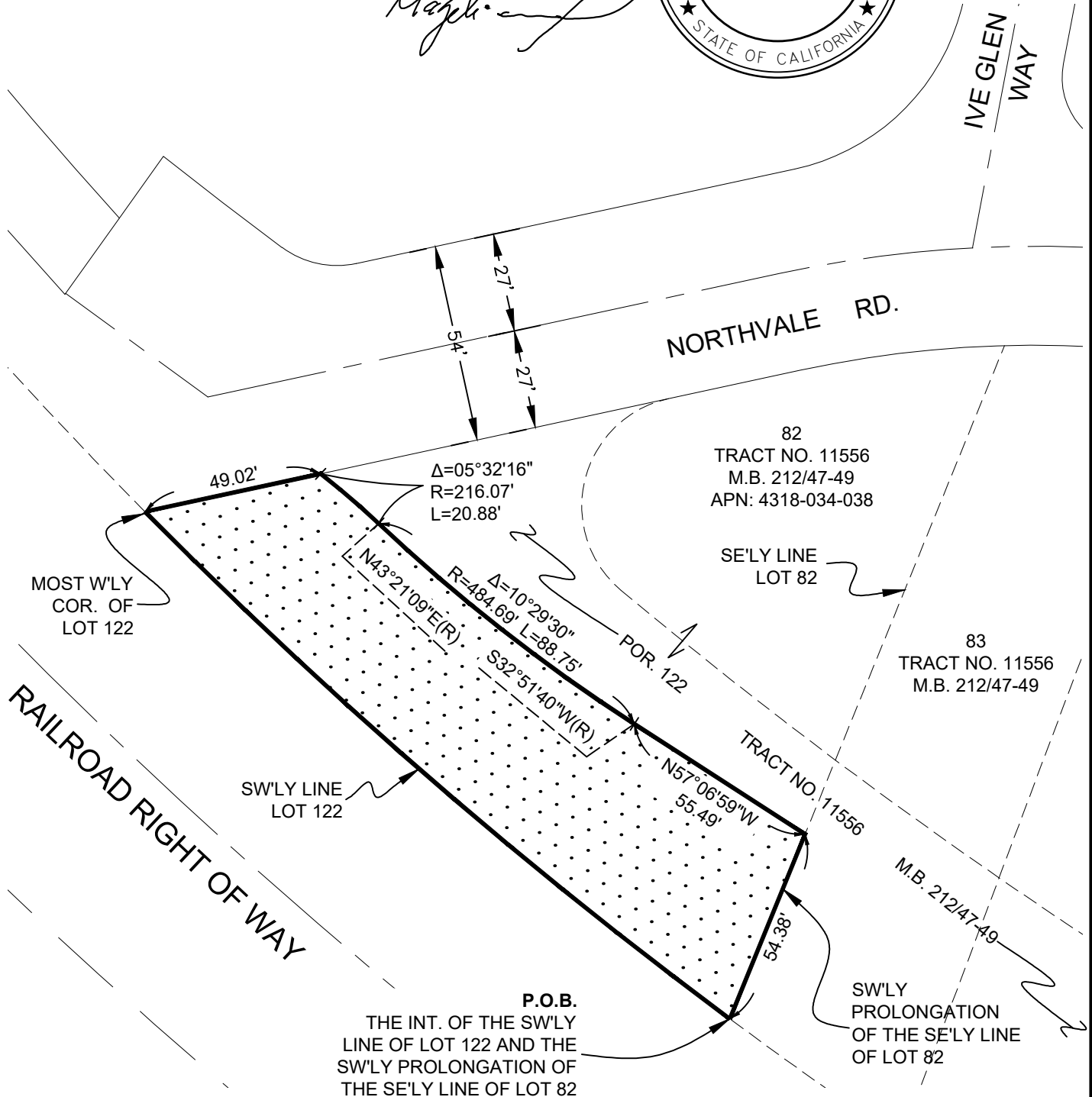


EXHIBIT A-8

EXHIBIT A

DESCRIPTION

PORTION OF LOTS 2 AND 3, THE PALMS, HARRISON CURTIS AND SWEETSER'S SUBDIVISION OF A PART OF THE LA BALLONA RANCHO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGES 1 TO 4 OF MISCELLANEOUS RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 20 FEET IN WIDTH MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE PACIFIC ELECTRIC RIGHT OF WAY, EXTENDING FROM THE SOUTHEASTERLY EXTENSION OF THE EAST LINE OF OVERLAND AVENUE TO THE SOUTHWESTERLY EXTENSION OF THE WEST LINE OF ROUNTREE ROAD, EXCEPT THAT PORTION OF SAID LAND INCLUDED WITHIN THE BOUNDS OF THE PROPERTY DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 16949 PAGE 78, OF OFFICIAL RECORDS.

4255-006-001

Sec. 7. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By _____
Zakia Kator
Deputy City Attorney

Date _____

File No. _____

M:\REAL PROP_ENV LAND USE\REAL PROPERTY ENVIRONMENT\ZAKIA KATOR\EXPO BIKE PATH\EXPO BIKE PATH - COUNCIL REPORT AND RON\BIKE EXPO ORDINANCE.DOCX

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than two-thirds** of all its members

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____

Exhibit B



Exhibit C

COUNTY CLERK'S USE

FILED

FEB 10 2010

DEAN C. LOGAN

REGISTRAR-RECORDER/COUNTY CLERK

A. RUBALCAVA

DEPUTY

EXHIBIT C

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK

ROOM 395, CITY HALL

LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(Article III - City CEQA Guidelines)

CITY CLERK'S USE

Date: Aug 4 2010
Certified by [Signature]

None-10-0917

DOCUMENT FILED
City Clerk's Office

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Hwy, Norwalk, California 90650, pursuant to Public Resources Code Section 21168(d). Pursuant to Public Resources Code Section 21168(d), the filing of this notice starts a 35-day statute of limitations on Court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY
City of Los Angeles - Department of Transportation

COUNCIL DISTRICT
5,10,11

PROJECT TITLE
Exposition Blvd Right-of-Way Bike Path West Side Extension

LOG REFERENCE
T.G. 632 through T.G. 631

PROJECT LOCATION
Exposition Blvd Right-of-Way from Venice Blvd to Centinela Ave

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
The City of Los Angeles proposes to construct a bikeway along the Metro-owned Exposition right-of-way from Palms to the City of Santa Monica (Exposition Right-of-Way Bike Path). The project will provide a vital piece of an overall continuous bikeway from the USC campus to the Pacific Ocean. The project begins at the intersection of Venice Boulevard, within the Metro-owned Exposition right-of-way. It then continues west along National Boulevard as a Class II facility to the intersection of National Boulevard and Motor Avenue. It then resumes as a Class I facility continuing west, north of the I-10 Freeway and rejoins the Metro-owned right-of-way at Dunleer Drive. It then continues within the Metro-owned right-of-way as a Class I facility to Centinela Ave.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON Tim Fremaux

AREA CODE TELEPHONE NUMBER EXT.
(213) 972-4957

EXEMPT STATUS: (Check One)

- ☐ MINISTERIAL
☐ DECLARED EMERGENCY
☐ EMERGENCY PROJECT
☐ GENERAL EXEMPTION
☒ CATEGORICAL EXEMPTION

CITY CEQA
GUIDELINES
Art. II, Sec. 2b
Art. II, Sec. 2a(1)
Art. II, Sec. 2a(2) & (3)
Art. II, Sec. 1
Art. III, Sec. 1

STATE EIR
GUIDELINES
Sec. 15073
Sec. 15071(a)
Sec. 15071(b) & (c)
Sec. 15060
Sec. 15100

- ☐ Class 1(12), 1(15), 1(20), 4(3) City CEQA Guidelines)
☐ OTHER (See Public Resources Code Sec. 21080(b) and set forth state and city guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: No significant environmental impact

IF FILE BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

SIGNATURE: Paul Meshkin [Signature]

TITLE: Transportation Engineer

DATE 2/10/2010

FEE: \$75.00

RECEIPT NO.

REC'D BY

DATE

Distribution: (1) County Clerk, (2) City Clerk, and (3) Agency Record
Form Gen. 153 (Rev. 8-80) (Appendix a)

THIS NOTICE WAS POSTED
ON FEB 10 2010

UNTIL MAR 15 2010

REGISTRAR-RECORDER/COUNTY CLERK

10 0037206

Exhibit C

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

AUG 4 2010

Diana C. Logan REGISTRAR-RECORDER/ COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



Exhibit D

Exhibit D
CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

February 19, 2020

TO: Uriel Jimenez, Chief Real Estate Officer II
Real Estate Division
Bureau of Engineering

FROM: Craig Weber, Principal City Planner 
Community Planning Division
Department of City Planning

SUBJECT: **Proposed Acquisition of Right – Of – Way No. 33922 – W.O. No. E1907693 Exposition – West Bikeway – Northvale Segment Project**

The Department of City Planning has reviewed the proposal regarding acquisition of parcels fronting the northerly side of the 10 freeway, west of its intersection with Motor Avenue (generally 3156 Motor Avenue) to its intersection at Northvale Road on the east as well as two parcels in the right-of-way northly of Exposition Metro Light Rail right-of-way between Rountree Road and Overland Avenue along Northvale Road. It is our understanding that the subject properties would be acquired by the City for the purpose of establishing right-of-way for the construction of a bikeway to compliment the Exposition Metro Light Rail alignment.

The subject properties are given a Low Residential land use designation within the West Los Angeles Community Plan, with corresponding zones of R1-1 and R1V2. The subject properties are used for primarily for single family uses however, the eastern parcels are located in the existing Northvale Road public right-of-way and are used for vehicular access. Both Northvale Road, and Walavista Road are designated as Standard Local streets within the West Los Angeles Community Plan. It is our understanding that the subject parcels have been identified as part of the Metro Light Rail Expansion of the Exposition alignment to provide a bikeway along the same alignment.

Relevant to this project, the West Los Angeles Community Plan contains an overarching Policy and Program for the Exposition Right-of-Way Project, and sets forth the following policy:

- 10-2.1: Develop an intermodal mass transportation plan to implement linkages to future mass transit service.

Program: Exposition Right-of-Way Project – LACMTA has completed a Preliminary Planning Study for the Exposition Boulevard Right-of-Way, a 12 mile-long former railroad right-of-way connecting the Exposition Park/Coliseum area to Santa Monica. The proposed transit way for buses is being envisioned to consist of two major segments – City of Santa Monica to La Cienega Boulevard and La Cienega Boulevard to Downtown Los Angeles. Bus stations would be located at approximately 1 to 2 mile intervals. It will have the potential

to improve levels of service along a major east-west corridor between the Los Angeles Central Business District and the City of Santa Monica.

The selected transportation mode should utilize non-polluting or low-emissions alternative fuels. Mitigation measures should include the installation of sound absorbing hedge walls, or other noise reduction measures.

Based upon our review of plans, we understand that the proposed bikeway will maintain a road width that is appropriate to their bikeway regulations, and that the bikeway as a whole is designed in compliance with relevant engineering standards.

Lastly, in keeping with the City's recently adopted Mobility Plan that includes the Bicycle Plan, appropriate signage assisting cyclists with navigation of the bikeway should be integrated into the project.

With the considerations made above, the project is consistent with the objectives of the West Los Angeles Community Plan, and the Mobility Plan of the City's General Plan.

Exhibit E

Exhibit E

Owners to be given notice pursuant to Code of Civil Procedure Section 1245.235; addresses for additional courtesy notice to the Owner(s) or Owner(s)' representative(s) are also given where applicable.

Owner(s) on last equalized County Assessment roll	Property Address (for notice)	Address for Additional / Courtesy Notice
George and Cindy Ainslie	3165 Motor Avenue, Los Angeles, CA 90064	
Robert Henry	10335 Walavista Road, Los Angeles, CA 90064	Gary A. Kovacic, Esq., Sullivan Workman & Dee, LLP 600 N. Rosemead Blvd, Suite 209, Pasadena, CA 91107 tel: (213) 624-5544 email: gkovacic@swdlaw.net
Regina Thomas	10356 Northvale Road, Los Angeles, CA 90064	
John Perches	10366 Northvale Road, Los Angeles, CA 90064	
Bruce and Carol Simons	10378 Northvale Road, Los Angeles, CA 90064	Gary A. Kovacic, Esq., Sullivan Workman & Dee, LLP <i>See Address above.</i>
Zachary and Elena Samuels	10384 Northvale Road, Los Angeles, CA 90064	Gary A. Kovacic, Esq., Sullivan Workman & Dee, LLP <i>See Address above.</i>
James and Audrey Greenwood	10420 Northvale Road, Los Angeles, CA 90064	Gary A. Kovacic, Esq., Sullivan Workman & Dee, LLP <i>See Address above.</i>
Martha Zepeda	S/S Northvale Road; E/O Overland Ave, Los Angeles, CA 90064	Martha E. Zepeda 11284 Ivy Place Los Angeles, CA 90064