

Attachment 1

EXHIBIT "A1"
LEGAL DESCRIPTION
FEE INTEREST

THOSE PORTIONS OF LOTS 175 THROUGH 180, INCLUSIVE, OF TRACT NUMBER 13711, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 276, PAGES 48 THROUGH 50, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION IS ALSO LYING ENTIRELY WITHIN THE SOUTH HALF OF 96TH STREET AS SHOWN ON SAID TRACT NUMBER 13711, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING (POB) AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 175 WITH THE SOUTH LINE OF 96TH STREET.

THENCE ALONG THE SOUTH LINE OF SAID 96TH STREET, SOUTH 89°49'12" EAST 49.14 FEET TO A POINT ON THE NORTH LINE OF THAT PORTION OF 96TH STREET AS VACATED BY THE CITY OF LOS ANGELES PER RESOLUTION TO VACATE NUMBER 88-01574 AS DESCRIBED IN INSTRUMENT NUMBER 92-2102193, RECORDED NOVEMBER 12, 1992, SAID POINT IS ALSO THE WESTERLY TERMINUS OF THAT CERTAIN CURVE DESCRIBED IN SAID INSTRUMENT HAVING A RADIUS OF 779.96 FEET, CENTRAL ANGLE OF 20°28'38", AND AN ARC LENGTH OF 278.75 FEET.

THENCE ALONG THE NORTH LINE OF SAID VACATED PORTION OF 96TH STREET, SAID NORTH LINE IS ALSO A CURVE CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 15°56'34", AN ARC LENGTH OF 217.03 FEET TO THE **POINT OF TERMINATION (POT)**, SAID POINT IS ALSO THE INTERSECTION OF THE CENTERLINE OF 96TH STREET AS SHOWN ON SAID TRACT NUMBER 13711 WITH THE NORTH LINE OF SAID VACATED PORTION OF 96TH STREET, A RADIAL THROUGH SAID POINT BEARS SOUTH 15°45'46" EAST;

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF AN INTERMODAL TRANSIT FACILITY MEANS OF PRIVATE INGRESS/EGRESS AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE THE ABUTTER'S RIGHT OF ACCESS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY, IN AND TO SAID PRIVATE INGRESS/EGRESS.

CONTAINING 0.133 ACRES OR 5,776 SQUARE FEET, MORE OR LESS.

BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), 2010.00 EPOCH, ZONE 5. THE DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967.

SEE PLAT ATTACHED HERETO AS EXHIBIT "A2" AND BY THIS REFERENCE MADE
PART HEREOF.

PREPARED UNDER MY SUPERVISION:



JOSHUA D. COSPER, P.L.S.
P.L.S. 8774, EXP. 12-31-26

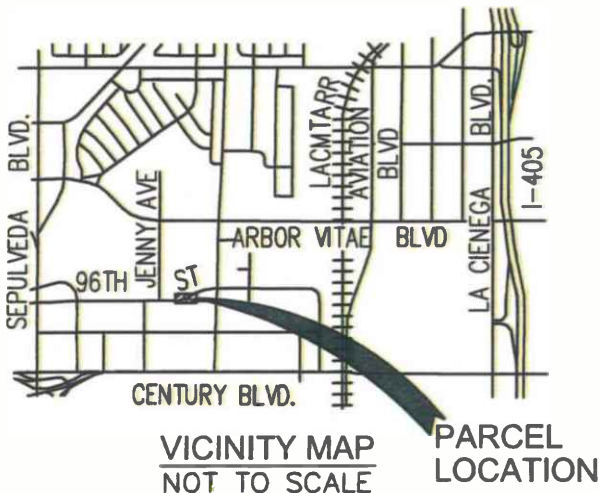
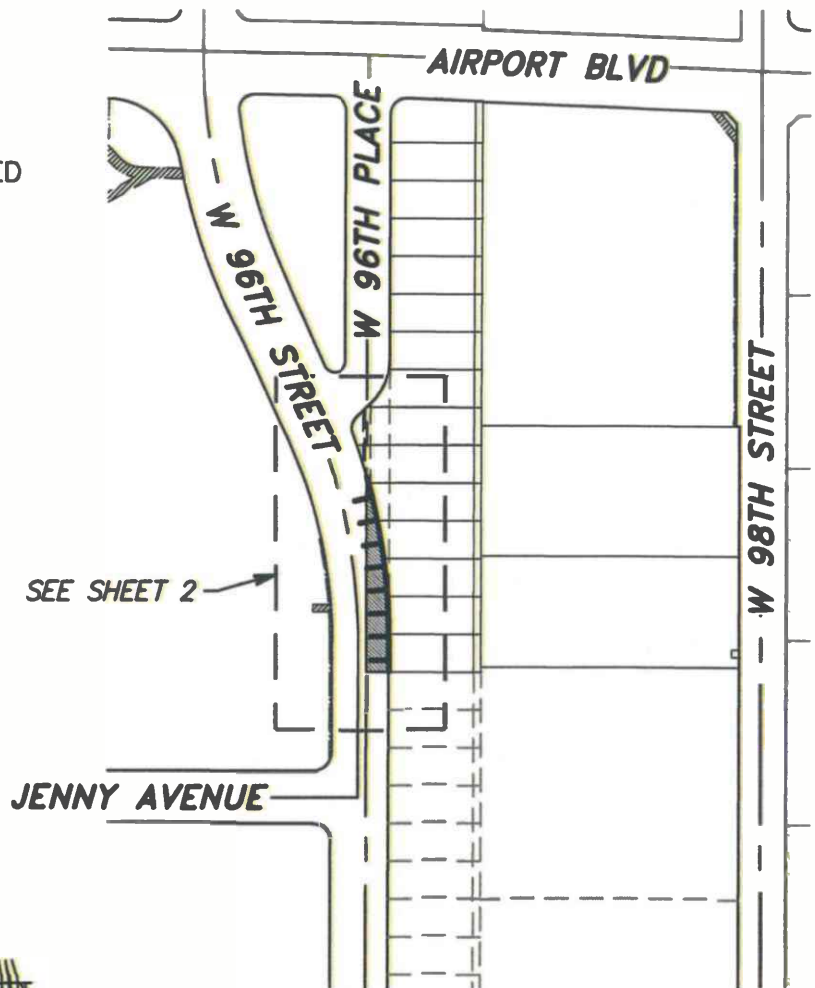
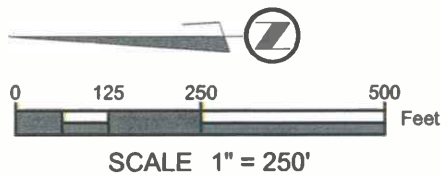
3-19-25
DATE



SECTION 31,
T2S, R14W S.B.M.

LEGEND

POC POINT OF COMMENCEMENT
TPOB POINT OF BEGINNING
POT POINT OF TERMINATION
▨ PARCEL TO BE TRANSFERRED
|||| ACCESS RESTRICTED



THE BASIS OF BEARINGS FOR THIS SURVEY IS
CCS83, ZONE 5 (2010.00)

DISTANCES SHOWN HEREIN ARE GRID
DISTANCES. GROUND DISTANCES MAYBE
OBTAINED BY DIVIDING GRID DISTANCES BY
THE COMBINATION FACTOR OF 1.00001967

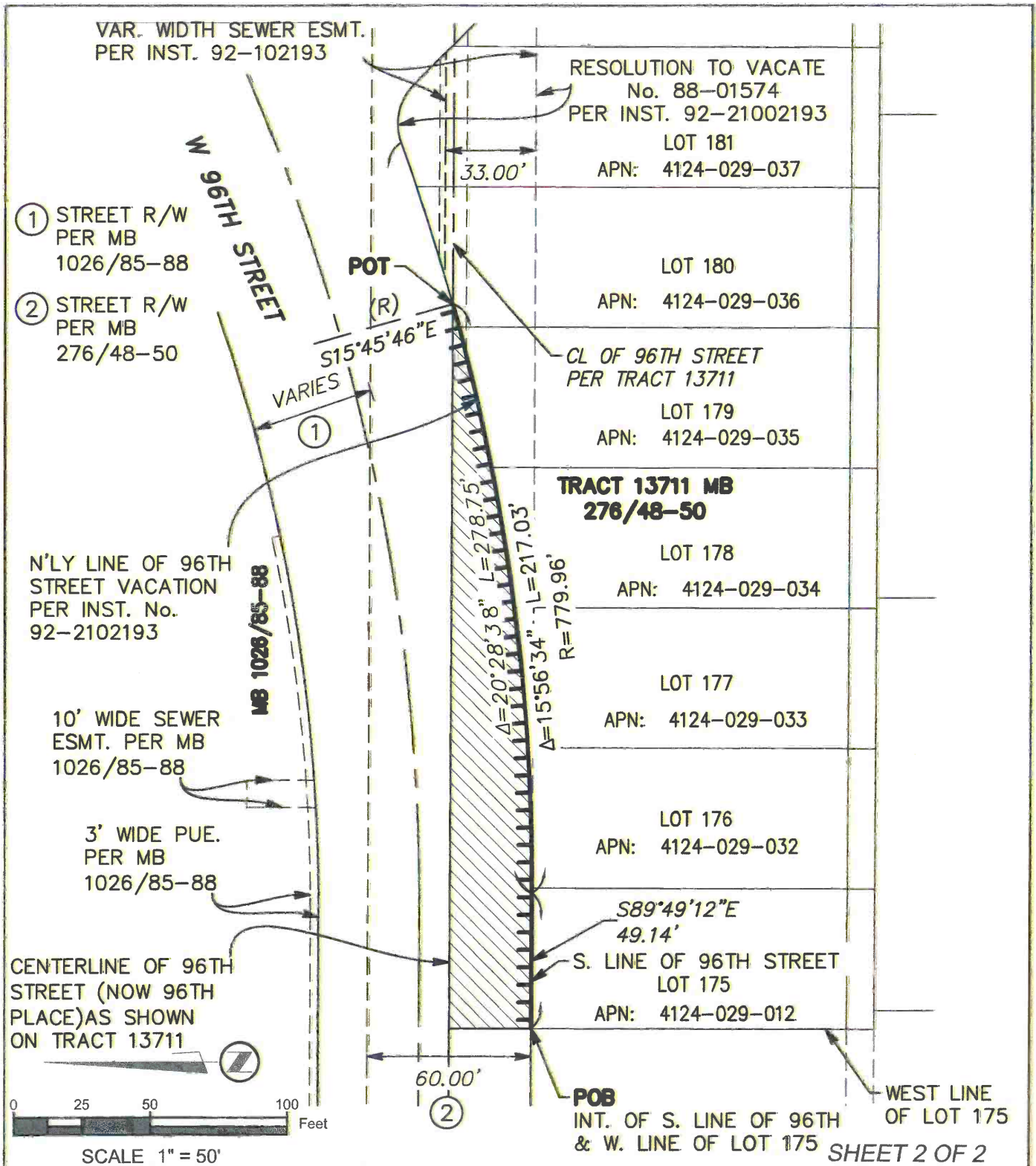
SHEET 1 OF 2



MARK THOMAS

Scale: 1" = 250'
Date Mar 2025
Drawn By BJC
Checked By JDC

Exhibit A-2
R/W Acquisition & Access Denial
APN 4124-029-012, -032 to -037
Plat to Accompany Legal Description
In the City of Los Angeles
Los Angeles County, California



MARK THOMAS

Scale: 1" = 50'

Date Mar 2025

Drawn By BJC

Checked By JDC

Exhibit A-2

R/W Acquisition & Access Denial

APN 4124-029-012, -032 to -037

Plat to Accompany Legal Description

In the City of Los Angeles

Los Angeles County, California

Attachment 2

**RECORDING REQUESTED BY and
WHEN RECORDED MAIL TO:**

Los Angeles World Airports
Attn: Evan Haug
6053 West Century Boulevard, 4th Floor
Los Angeles, California 90045

(Space above for County Recorder's Use Only)

Portion(s) APN(s): 4124-029-040

EXEMPT FROM RECORDING FEES PER GOVT. CODE §27383
EXEMPT FROM DOCUMENTARY TRANSFER TAX PER REV. & TAX CODE §11922

EASEMENT DEED

Grant of Permanent Street Easement

Bird Management, Co., LLC, a California limited liability company, as to an undivided twenty-five percent (25.00%) interest, together with On Sacred Ground LLC, a Delaware limited liability company, as to an undivided twenty-five percent (25.00%) interest, together with Allison and Jeffrey Mirkin LAX Property, LLC, a California limited liability company, as to an undivided twenty-five percent (25.00%) interest, together with M.A.M. LAX Property, LLC, a California limited liability company, as to an undivided twenty-five percent (25.00%) interest, hereinafter called (“**Grantor**”), are the owners in fee of that certain real property located in the City of Los Angeles, County of Los Angeles, State of California, as described in that Grant Deed recorded December 29th, 2023 as Document Number 202130920897 of Official Records of said County, does hereby GRANT and CONVEY to the City of Los Angeles, a municipal corporation, acting by order of and through its Board of Airport Commissioners (“**Grantee**”), and its successors and assigns, a permanent easement and right-of-way for public streets and incidents and appurtenances thereto (“**Street Easement**”), over, above, on, under, in, within, across, along, around, about and through that certain portion of Grantor’s real property located in the City of Los Angeles, County of Los Angeles, State of California, more particularly described in the legal description attached hereto as EXHIBIT “B1” and depicted or illustrated on the map or drawing attached hereto as EXHIBIT “B2” and incorporated herein by reference (“**Street Easement Area**”).

Within the Street Easement Area, the easement rights granted in, under and pursuant to this instrument shall also include the right to use the Street Easement to construct, use, install, maintain, repair, replace, improve, alter, relocate, and inspect curbs (including without limitation curb returns and curb ramps), gutters, sidewalks, crosswalks, storm drains as well as other drainage facilities, utilities, street lighting, landscaping, irrigation, traffic signals, striping and other street and/or roadway improvements, as well as appurtenances thereto. The purpose of the Street Easement includes without limitation constructing, upgrading, replacing, maintaining repairing and operating streets or roadways known as 96th Place, Airport Boulevard and 98th Street.

The easement rights granted in, under and pursuant to this instrument and the rights of Grantee in, under and pursuant to this instrument shall include without limitation the right to

access the Street Easement Area for all purposes associated with the Street Easement, which activities may include, but are not be limited to, trimming, cutting or clearing away from the Street Easement Area any trees, brush, and vegetation.

Grantee shall have the right to remove all improvements located within the Street Easement Area, including, but not limited to, trees, bushes, shrubs, brush and other flora, plants and vegetation as well as hardscape, landscape and other structures and improvements.

Grantee shall have the right to transfer, assign and/or convey the Street Easement, including without limitation any interest therein and/or in whole or in part, to successors and/or assigns, including without limitation other governmental agencies.

The covenants contained in this instrument, including without limitation any restrictions set forth above, shall run with the land.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated: _____

GRANTOR:

Bird Management, Co., LLC
A California limited liability company, as to an
undivided twenty-five percent (25.00%) interest

By: _____

Name: _____

Title: _____

On Sacred Ground LLC
A Delaware limited liability company, as to an
undivided twenty-five percent (25.00%) interest

By: _____

Name: _____

Title: _____

Allison and Jeffrey Mirkin LAX Property, LLC
A California limited liability company

By: _____

Name: _____

Title: _____

M.A.M. LAX Property, LLC
A California limited liability company, as to an
undivided twenty-five percent (25.00%) interest

By: _____

Name: _____

Title: _____

EXHIBIT B1

Legal Description of Street Easement Area
[APN(s): 4124-029-040]

[attached behind this page]

EXHIBIT " B1"
LEGAL DESCRIPTION
APN 4124-029-040
Street Easement for Airport Boulevard

That portion of Lot 1 of Tract No. 25128, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 811, Pages 53 and 54 of Maps, in the office of the County Recorder of said County, together with those portions of Lots 189 and 221 of Tract No. 13711, in said City, County, and State, as per map recorded in Book 276, Pages 48 through 50 of said Maps, lying easterly of the following described line:

COMMENCING at the centerline intersection of 98th Street and Airport Boulevard, shown on a map filed in Book 301, Pages 21 through 42 of Records of Survey in the office of said County Recorder;

thence along the centerline of said 98th Street, North 89°49'05" West 91.02 feet;

thence leaving said centerline, North 00°10'55" East 35.00 feet to the northerly line of said 98th Street and the **TRUE POINT OF BEGINNING**, also being the beginning of a non-tangent curve, concave northwesterly having a radius of 20.00 feet, a radial line to said curve bears South 00°10'55" West;

thence northeasterly 30.67 feet along said curve through a central angle of 87°52'29";

thence North 02°18'26" East 131.82 feet;

thence North 01°32'20" East 298.39 feet to the beginning of a non-tangent curve, concave southwesterly, having a radius of 20.00 feet, a radial line to said curve bears South 87°41'34" East;

thence northwesterly 32.16 feet along said curve through a central angle of 92°07'38" to the northerly line of said Lot 189, distant thereon North 89°49'12" West 47.78 feet from the northeast corner of said Lot 189.

EXCEPT THEREFROM that certain parcel of land described in the Irrevocable Offer to Dedicate recorded April 2, 1981, in Document No. 81-335430 of Official Records in the office of said County Recorder.

EXHIBIT " B1"
LEGAL DESCRIPTION
APN 4124-029-040
Street Easement for Airport Boulevard

Containing 7,827 square feet, more or less.

Shown graphically on Exhibit B2, attached hereto and made a part hereof.

Bearings and distances used in the above description are based on California Coordinate System (CCS), Zone 5, NAD 83, Epoch 2010.00.

Divide distances shown by 1.00001924 to obtain ground level distances.

This real property description has been prepared at Mark Thomas & Company Inc. by me or under my direction in conformance with the Professional Land Surveyor's Act.

Mark Thomas & Company, Inc.

Teri Kahlen 12/18/2024
Teri Kahlen, PLS 8746 Date



EXHIBIT B2

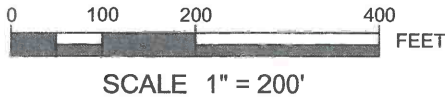
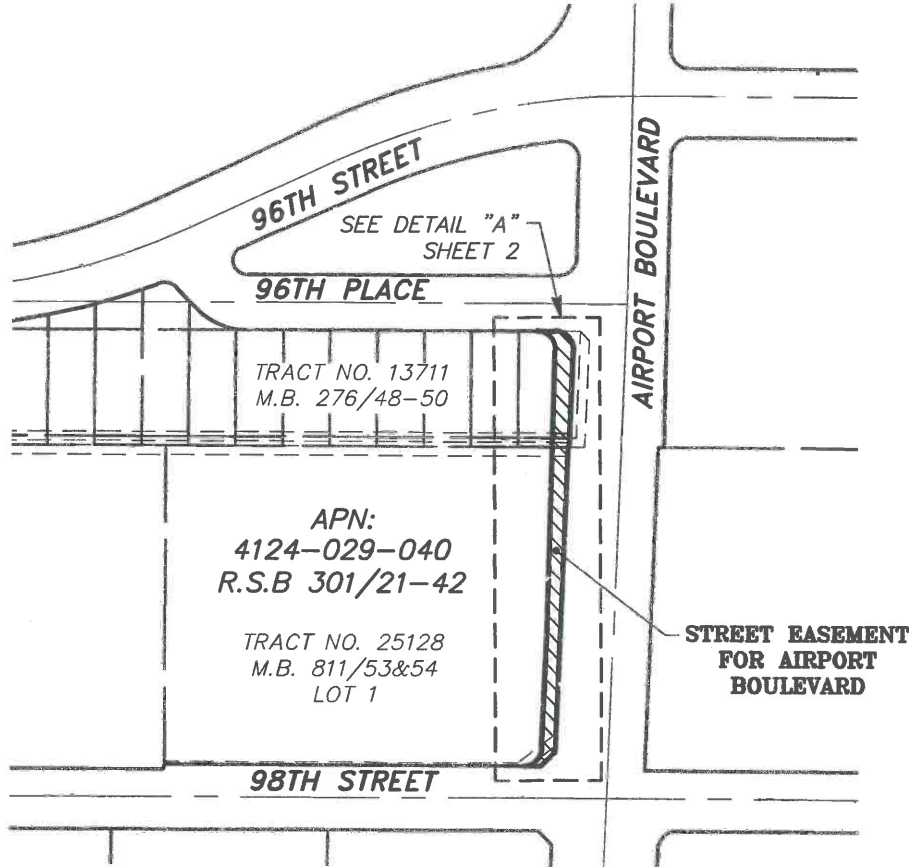
Map of Street Easement Area
[APN(s): 4124-029-040]

[attached behind this page]

EXHIBIT "B2"

LAWA	TYPE OF INTEREST	AREA	APN
	STREET EASEMENT FOR AIRPORT BOULEVARD	7,827 S.F.	4124-029-040

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



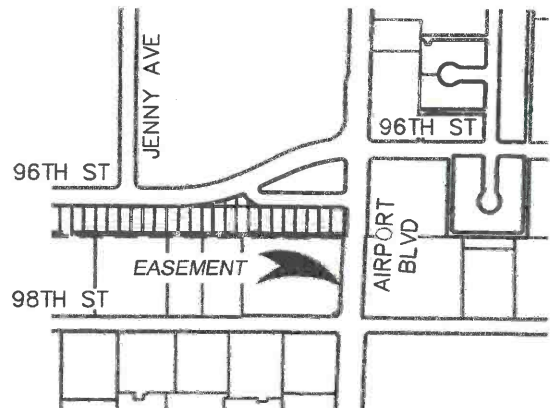
LEGEND

	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
TPOB	TRUE POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
M.B.	MAP BOOK
R.S.B.	RECORD OF SURVEY BOOK
o	DIMENSION POINT

NOTES

BEARINGS AND DISTANCES USED ARE BASED ON CALIFORNIA COORDINATE SYSTEM (CCS), ZONE 5, NAD 83, EPOCH 2010.00. DIVIDE DISTANCES SHOWN BY 1.00001924 TO OBTAIN GROUND LEVEL DISTANCES.

THIS EXHIBIT IS MADE PART OF THE LEGAL DESCRIPTION

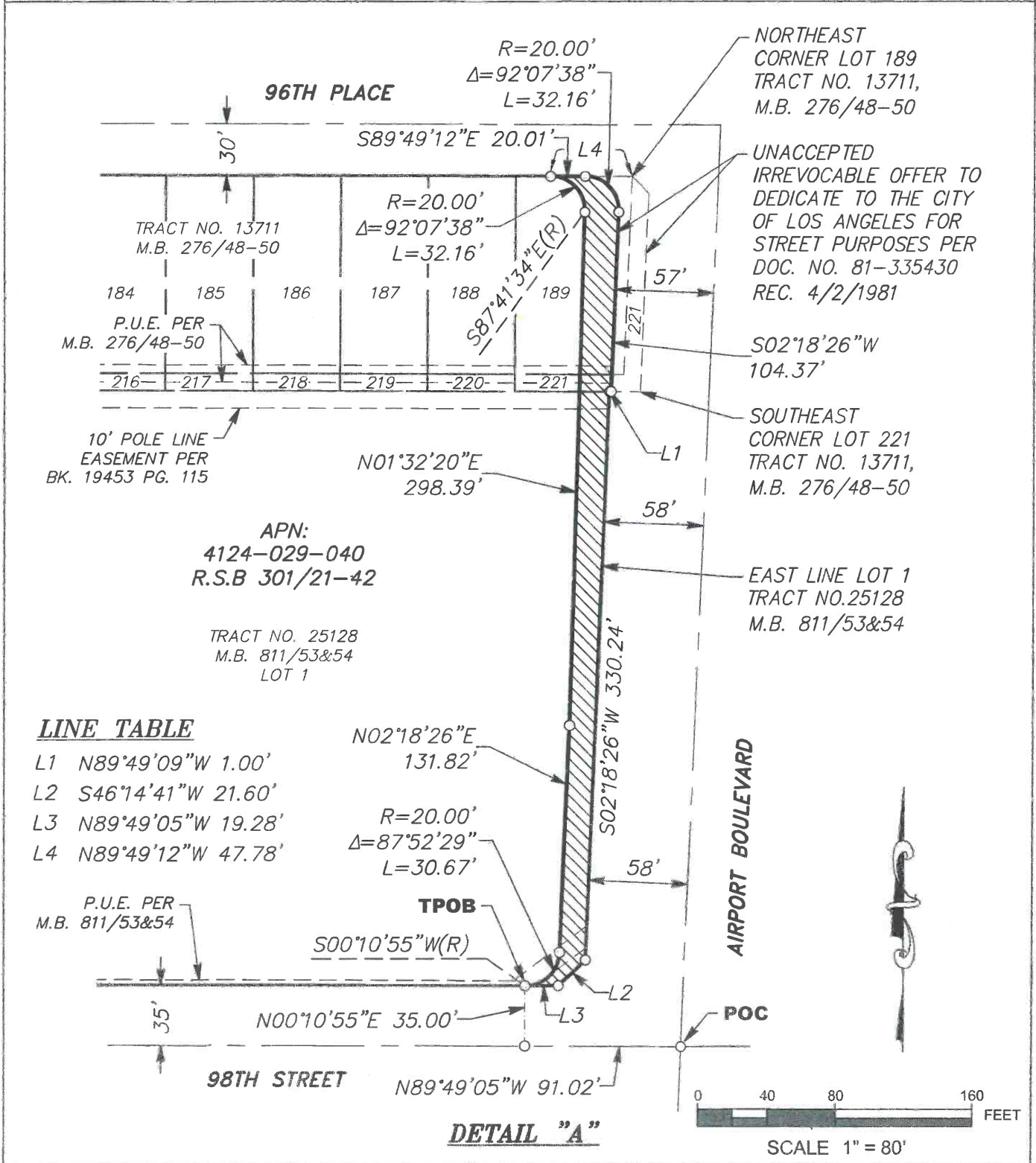


VICINITY MAP
NOT TO SCALE

 MARK THOMAS	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
	12/18/2024	LDW	1	2

EXHIBIT "B2"

LAWA	TYPE OF INTEREST	AREA	APN
	STREET EASEMENT FOR AIRPORT BOULEVARD	7,827 S.F.	4124-029-040



	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
	12/18/2024	LDW	2	2

Attachment 3

**RECORDING REQUESTED BY and
WHEN RECORDED MAIL TO:**

Los Angeles World Airports
Attn: Evan Haug
6053 West Century Boulevard, 4th Floor
Los Angeles, California 90045

(Space above for County Recorder's Use Only)

Portion(s) APN(s): 4124-029-040

EXEMPT FROM RECORDING FEES PER GOVT. CODE §27383
EXEMPT FROM DOCUMENTARY TRANSFER TAX PER REV. & TAX CODE §11922

EASEMENT DEED

Grant of Temporary Construction Easement

Bird Management, Co., LLC, a California limited liability company, as to an undivided twenty-five percent (25.00%) interest, together with On Sacred Ground LLC, a Delaware limited liability company, as to an undivided twenty-five percent (25.00%) interest, together with Allison and Jeffrey Mirkin LAX Property, LLC, a California limited liability company, as to an undivided twenty-five percent (25.00%) interest, together with M.A.M. LAX Property, LLC, a California limited liability company, as to an undivided twenty-five percent (25.00%) interest, hereinafter called ("**Grantor**"), are the owners in fee of that certain real property located in the City of Los Angeles, County of Los Angeles, State of California, as described in that Grant Deed recorded December 29th, 2023 as Document Number 202130920897 of Official Records of said County, does hereby GRANT and CONVEY to the City of Los Angeles, a municipal corporation, acting by order of and through its Board of Airport Commissioners ("**Grantee**"), and its successors and assigns, a non-exclusive temporary construction easement ("**Temporary Construction Easement**"), over, above, on, in, within, across, along, about and through that certain portion of Grantor's real property located in the City of Los Angeles, County of Los Angeles, State of California, more particularly described in the legal description attached hereto as EXHIBIT "C1" and depicted or illustrated on the map or drawing attached hereto as EXHIBIT "C2" and, in each case, incorporated herein by reference ("**TCE Area**").

The purpose of the Temporary Construction Easement includes the provision of working space and temporary access to the property for the development, construction, building, and installation of curbs (including without limitation curb returns and curb ramps), gutters, sidewalks, crosswalks, storm drains as well as other drainage facilities, utilities, street lighting, landscaping, irrigation, traffic signals, striping and other street and/or roadway improvements, as well as appurtenances thereto along the streets or roadways known as 96th Place, Airport Boulevard and 98th Street. The Temporary Construction Easement within the TCE Area shall continue for a period of twenty-four (24) months ("**TCE Term**"). Construction within the TCE Area and the TCE Term shall commence upon written notice from Grantee or its authorized representative to Grantor ("**TCE Commencement Date**") and it shall terminate on the earliest of: (a) the date upon which Grantee notifies Grantor that it no longer needs to use the TCE Area, or (b) twenty-four (24)

months from the TCE Commencement Date. The last date by and/or on which Grantee may use the Temporary Construction Easement is referred to as the “**TCE Expiration Date**”.

Grantee’s use of the Temporary Construction Easement shall be subject to the following provisions:

(a) upon completion of work associated with the Temporary Construction Easement, the TCE Areas shall be restored to a uniformly graded condition and left clean, and repairs will be provided by Grantee to install asphalt concrete to match existing conditions or per City of Los Angeles minimum parking lot design requirements, whichever is greater, in those areas where asphalt concrete is damaged or removed;

(b) access to the Property shall be maintained throughout construction along Airport Boulevard, however, construction activities within the TCE Area will require a temporary closure of both of the existing driveways for not more than seventy-two (72) consecutive hours. One of these driveways shall remain open and accessible to Grantor at all times during temporary closure of the other driveway. Should either driveway require temporary closure to accommodate Project construction, Grantee will make commercially reasonable efforts to coordinate with Grantor to reasonably and in advance schedule the temporary closure;

(c) construction activities within the TCE Area will include, but not be limited to grading, construction and/or installation of curb, gutter, sidewalk, storm drain, street lighting, landscaping, irrigation and traffic signals, and striping;

(d) the TCE Areas will be reasonably protected, reasonably maintained and kept reasonably free of trash during construction by Grantee to attempt to ensure that the visual identity and character of the property is not unreasonably impacted by the use of the Temporary Construction Easement;

(e) while on the TCE Areas or any of them in connection with the use of the Temporary Construction Easement, Grantee will comply with all applicable laws, rules, and regulations as well as, to the extent commercially reasonable and practicable, best construction practices, including compliance with City of Los Angeles Noise Ordinance requirements;

(f) Grantee may temporarily and intermittently disrupt vehicular and pedestrian traffic on as 96th Place, Airport Boulevard and 98th Street, as necessary, to complete construction of curbs (including without limitation curb returns and curb ramps), gutters, sidewalks, crosswalks, storm drains as well as other drainage facilities, utilities, street lighting, landscaping, irrigation, traffic signals, striping and other street and/or roadway improvements, as well as appurtenances thereto along the streets or roadways known as 96th Place, Airport Boulevard and 98th Street; and

(g) Grantee may use construction equipment needed for demolition and removal of existing infrastructure, and construction of curbs (including without limitation curb returns and curb ramps), gutters, sidewalks, crosswalks, storm drains as well as other drainage facilities, utilities, street lighting, landscaping, irrigation, traffic signals, striping and other street and/or

roadway improvements, as well as appurtenances thereto along the streets or roadways known as 96th Place, Airport Boulevard and 98th Street.

Starting on the TCE Commencement Date and continuing through the TCE Expiration Date, Grantor shall not, without the express prior written consent of Grantee (which may be granted or withheld in Grantee's sole and unfettered discretion), erect, place, or maintain any improvement, over, above, on, under, in, within, across, along, about or through the TCE Area or undertake any other activity within the TCE Area, which may interfere with Grantee's use of the TCE Area, including, without limitation, the erection of any building, wall, fence, structure or other improvement within the TCE Area.

At the expiration of the Temporary Construction Easement, Grantee or its authorized agent(s) shall, subject to reasonable wear and tear, restore the TCE Area to a condition as near as practicable to finished dirt grade conditions with surface elevations consistent with the existing grading of the surface parking area immediately adjacent to the TCE Area. Grantee shall not, however, be required to restore any other changed condition or circumstance to the pre-existing condition that is not resulting from Grantee's operations, negligence or greater fault.

The covenants contained in this instrument shall run with the land. For the purposes of this instrument and the Temporary Construction Easement, the word "existing" when used in this instrument means "currently existing as of the date of this instrument as set forth below in this instrument."

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated: _____

GRANTOR:

Bird Management, Co., LLC
A California limited liability company, as to an
undivided twenty-five percent (25.00%) interest

By: _____

Name: _____

Title: _____

On Sacred Ground LLC
A Delaware limited liability company, as to an
undivided twenty-five percent (25.00%) interest

By: _____

Name: _____

Title: _____

Allison and Jeffrey Mirkin LAX Property, LLC
A California limited liability company

By: _____

Name: _____

Title: _____

M.A.M. LAX Property, LLC
A California limited liability company, as to an
undivided twenty-five percent (25.00%) interest

By: _____

Name: _____

Title: _____

EXHIBIT C1

**Legal Description of Temporary Construction Easement Area
[APN(s): 4124-029-040]**

[attached behind this page]

EXHIBIT " C1"
LEGAL DESCRIPTION
APN 4124-029-040
Temporary Construction Easement

That portion of Lot 1 of Tract No. 25128, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 811, Pages 53 and 54 of Maps, in the office of the County Recorder of said County, together with those portions of Lots 189 and 221 of Tract No. 13711, in said City, County, and State, as per map recorded in Book 276, Pages 48 through 50 of said Maps, described as follows:

COMMENCING at the centerline intersection of 98th Street and Airport Boulevard, shown on a map filed in Book 301, Pages 21 through 42 of Records of Survey in the office of said County Recorder;

thence along the centerline of said 98th Street, North 89°49'05" West 91.02 feet;

thence leaving said centerline, North 00°10'55" East 35.00 feet to the northerly line of said 98th Street and the beginning of a non-tangent curve, concave northwesterly having a radius of 20.00 feet, a radial line to said curve bears South 00°10'55" West;

thence northeasterly 16.22 feet along said curve through a central angle of 46°27'55" to the **TRUE POINT OF BEGINNING**;

thence continuing 14.45 feet along said curve through a central angle of 41°24'35";

thence North 02°18'26" East 131.82 feet;

thence North 01°32'20" East 298.39 feet to the beginning of a non-tangent curve, concave southwesterly, having a radius of 20.00 feet, a radial line to said curve bears South 87°41'34" East;

thence northwesterly 14.73 feet along said curve through a central angle of 42°11'08";

thence South 01°32'20" West 311.86 feet;

thence South 02°18'26" West 145.02 feet to the **TRUE POINT OF BEGINNING**.

Containing 2,243 square feet, more or less.

Shown graphically on Exhibit C2, attached hereto and made a part hereof.

EXHIBIT "C1"
LEGAL DESCRIPTION
APN 4124-029-040
Temporary Construction Easement

Bearings and distances used in the above description are based on California Coordinate System (CCS), Zone 5, NAD 83, Epoch 2010.00.
Divide distances shown by 1.00001924 to obtain ground level distances.

This real property description has been prepared at Mark Thomas & Company Inc. by me or under my direction in conformance with the Professional Land Surveyor's Act.

Mark Thomas & Company, Inc.

Teri Kahlen 12/18/2024
Teri Kahlen, PLS 8746 Date



EXHIBIT C2

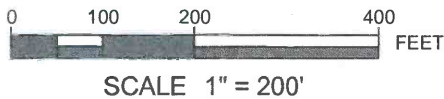
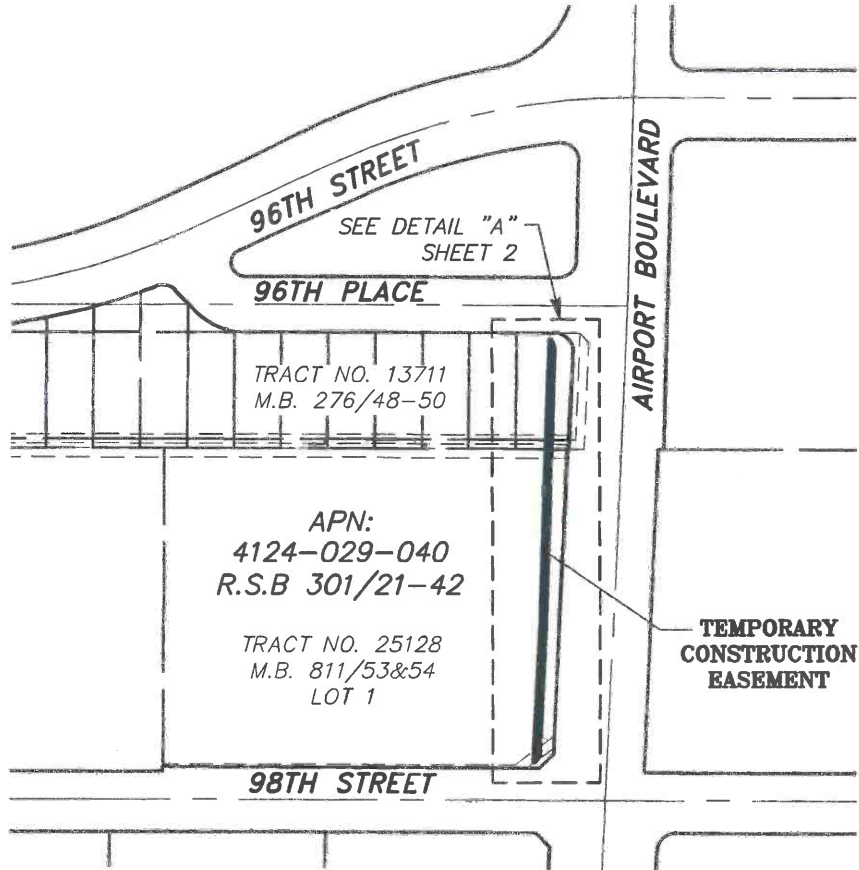
Map of Temporary Construction Easement Area
[APN(s): 4124-029-040]

[attached behind this page]

EXHIBIT "C2"

LAWA	TYPE OF INTEREST	AREA	APN
	TEMPORARY CONSTRUCTION EASEMENT	2,243 S.F.	4124-029-040

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



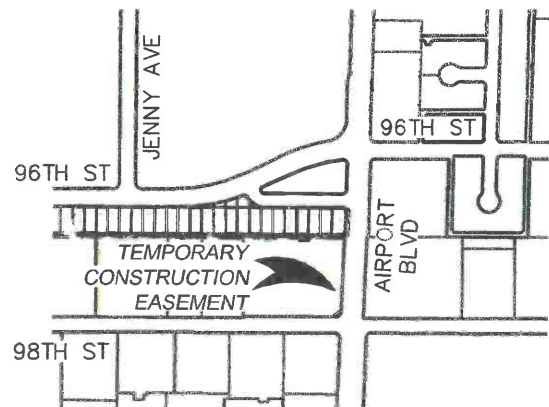
LEGEND

	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
TPOB	TRUE POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
M.B.	MAP BOOK
R.S.B.	RECORD OF SURVEY BOOK
O	DIMENSION POINT

NOTES

BEARINGS AND DISTANCES USED ARE BASED ON CALIFORNIA COORDINATE SYSTEM (CCS), ZONE 5, NAD 83, EPOCH 2010.00. DIVIDE DISTANCES SHOWN BY 1.00001924 TO OBTAIN GROUND LEVEL DISTANCES.

THIS EXHIBIT IS MADE PART OF THE LEGAL DESCRIPTION



VICINITY MAP
NOT TO SCALE


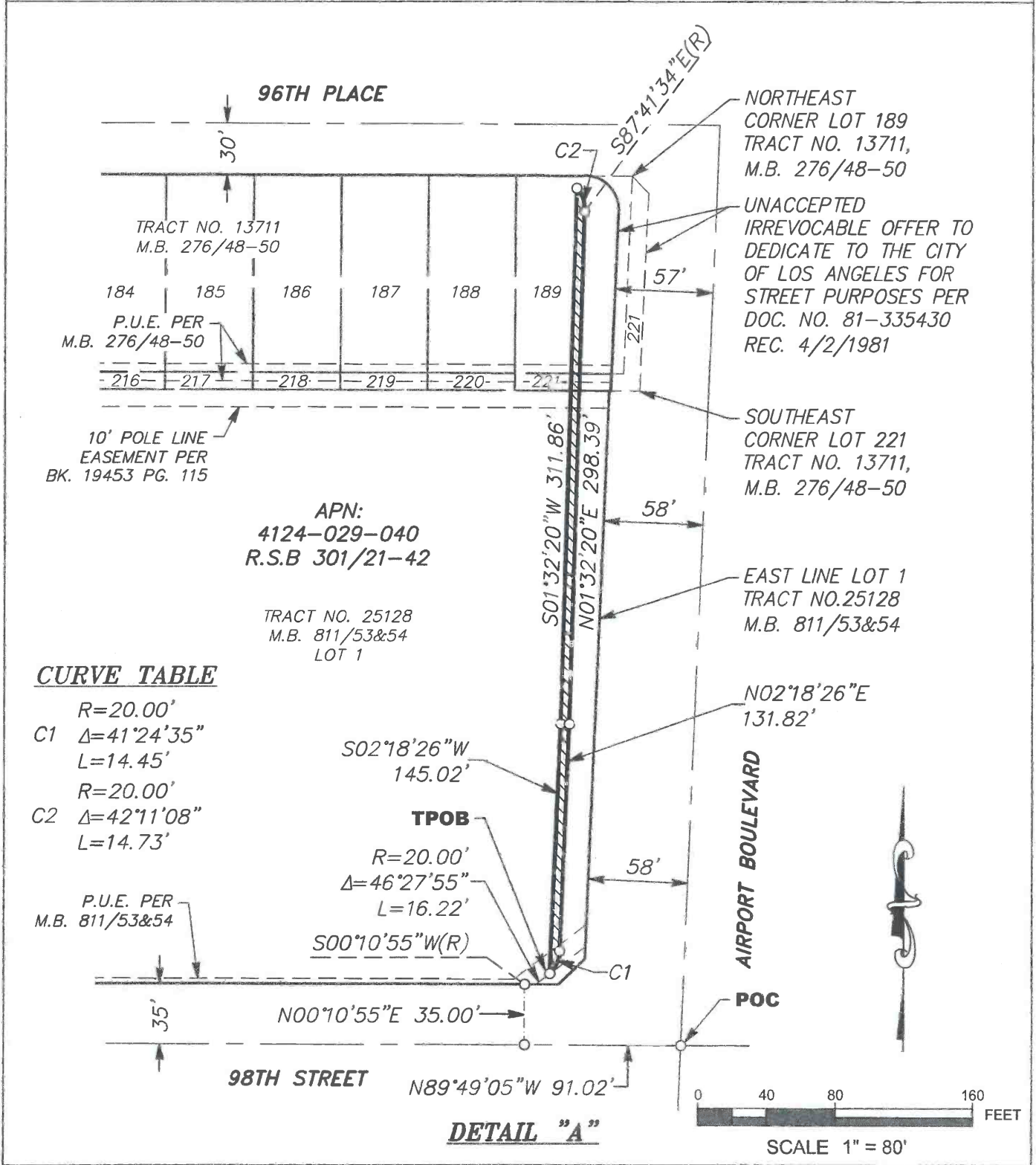
 MARK THOMAS	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
	12/18/2024	LDW	1	2

EXHIBIT "C2"

LAWA	TYPE OF INTEREST	AREA	APN
	TEMPORARY CONSTRUCTION EASEMENT	2,243 S.F.	4124-029-040



 MARK THOMAS	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
	12/18/2024	LDW	2	2

Attachment 4

EXHIBIT "D1"
LEGAL DESCRIPTION
ABUTTER'S RIGHT OF ACCESS

FOR THE PURPOSE OF AN INTERMODAL TRANSIT FACILITY MEANS OF PRIVATE INGRESS/EGRESS, THE RELEASE AND RELINQUISHMENT OF THE ABUTTER'S RIGHT OF ACCESS, APPURTENANT TO THE PORTION OF REAL PROPERTY LOCATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN THE GRANT DEED TO THE MIRKIN PARTNERSHIP, RECORDED MARCH 9, 1988 AS INSTRUMENT NUMBER 88-322643, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN AND TO SAID INTERMODAL TRANSIT FACILITY MEANS OF PRIVATE INGRESS/EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LINE:

COMMENCING (POC) AT THE INTERSECTION OF THE WEST LINE OF LOT 175 OF TRACT NUMBER 13711, AS PER MAP RECORDED IN BOOK 276, PAGES 48 THROUGH 50, INCLUSIVE, OF MAPS, WITH THE SOUTH LINE OF 96TH STREET, BOTH SHOWN ON SAID TRACT NUMBER 13711.

THENCE ALONG THE SOUTH LINE OF SAID 96TH STREET, SOUTH 89°49'12" EAST 49.14 FEET TO A POINT ON THE NORTH LINE OF THAT PORTION OF 96TH STREET AS VACATED BY THE CITY OF LOS ANGELES PER RESOLUTION TO VACATE NUMBER 88-01574 AS DESCRIBED IN INSTRUMENT NUMBER 92-2102193, RECORDED NOVEMBER 12, 1992, SAID POINT IS ALSO THE WESTERLY TERMINUS OF THAT CERTAIN CURVE DESCRIBED IN SAID INSTRUMENT HAVING A RADIUS OF 779.96 FEET, CENTRAL ANGLE OF 20°28'38", AND AN ARC LENGTH OF 278.75 FEET.

THENCE ALONG THE NORTH LINE OF SAID VACATED PORTION OF 96TH STREET, SAID NORTH LINE IS ALSO A CURVE CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 15°56'34", AN ARC LENGTH OF 217.03 FEET TO THE **TRUE POINT OF BEGINNING (TPOB)**, SAID POINT IS ALSO THE INTERSECTION OF THE CENTERLINE OF 96TH STREET AS SHOWN ON SAID TRACT NUMBER 13711 WITH THE NORTH LINE OF SAID VACATED PORTION OF 96TH STREET.

THENCE CONTINUING ALONG SAID NORTH LINE OF THE VACATED PORTION OF 96TH STREET, THROUGH A CENTRAL ANGLE OF 4°32'01", AN ARC LENGTH OF 61.72 FEET TO THE **POINT OF TERMINATION (POT)**, SAID POINT IS ALSO THE EASTERLY TERMINUS OF SAID CERTAIN CURVE HAVING A RADIUS OF 779.96 FEET, CENTRAL ANGLE OF 20°28'38", AND AN ARC LENGTH OF 278.75 FEET, A RADIAL THROUGH SAID POINT BEARS SOUTH 20°17'46" EAST;

BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), 2010.00 EPOCH, ZONE 5. THE DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967.

SEE PLAT ATTACHED HERETO AS EXHIBIT "D2" AND BY THIS
REFERENCE MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION:



JOSHUA D. COSPER, P.L.S.
P.L.S. 8774, EXP. 12-31-20

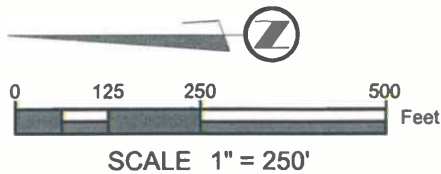
11-18-19
DATE



SECTION 31,
T2S, R14W S.B.M.

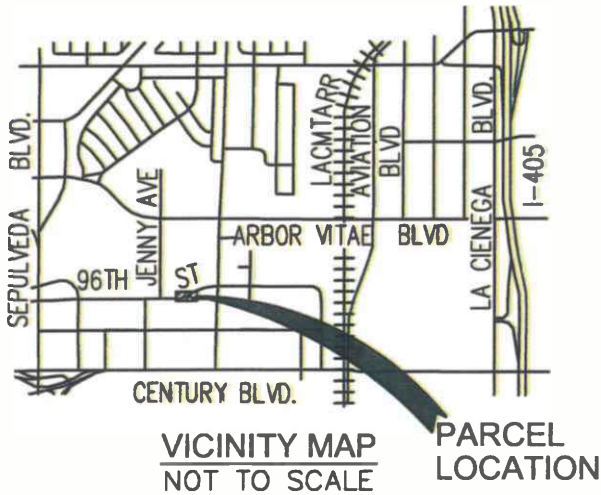
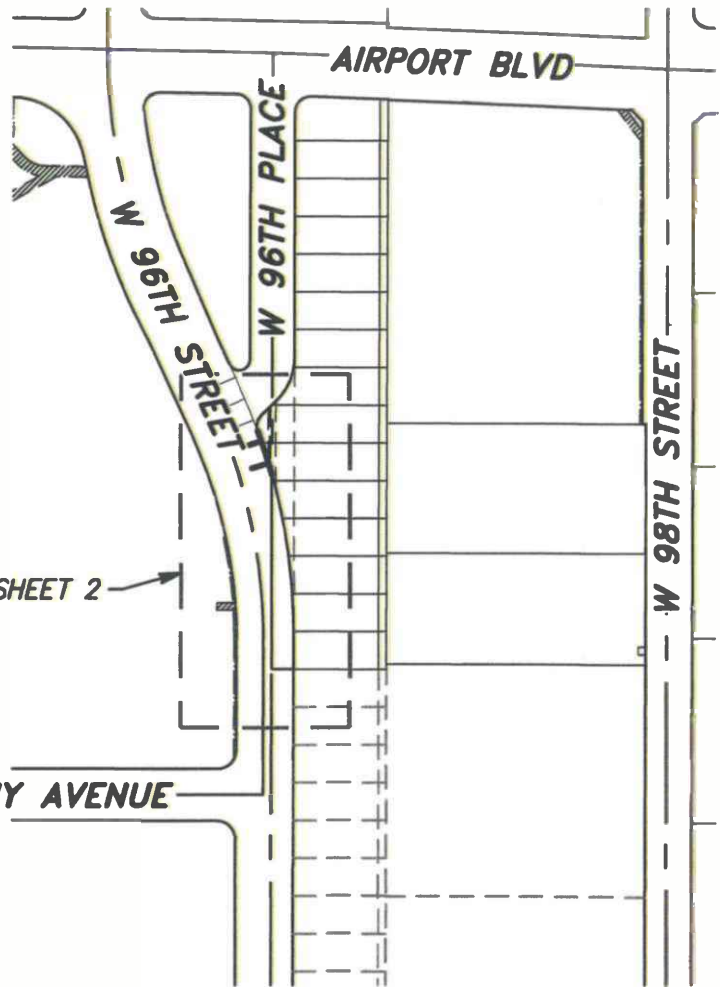
LEGEND

- POC POINT OF COMMENCEMENT
TPOB POINT OF BEGINNING
POT POINT OF TERMINATION
▨ PARCEL TO BE TRANSFERRED
▤ ACCESS RESTRICTED



SEE SHEET 2

JENNY AVENUE



THE BASIS OF BEARINGS FOR THIS SURVEY IS
CCS83, ZONE 5 (2010.00)

DISTANCES SHOWN HEREIN ARE GRID
DISTANCES. GROUND DISTANCES MAYBE
OBTAINED BY DIVIDING GRID DISTANCES BY
THE COMBINATION FACTOR OF 1.00001967

SHEET 1 OF 2



MARK THOMAS

Scale: 1" = 250'
Date Sept., 2019
Drawn By BJC
Checked By JDC

Exhibit D-2
Access Denial
APN 4124-029-037 & -038
Plat to Accompany Legal Description
In the City of Los Angeles
Los Angeles County, California

