

EXHIBIT D

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)

Portions APN(s): 4128-026-015

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

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, 9800 La Cienega, LLC, a California limited liability company ("**Grantor**") do hereby GRANT and CONVEY to the City of Los Angeles, a municipal corporation ("**Grantee**"), and its successors and assigns, a temporary and non-exclusive construction easement ("**Temporary Construction Easement**"), over, above, on, under, in, across, along and through that certain portion of Grantor's real property located in the City of Inglewood, County of Los Angeles, State of California, more particularly described in the legal description attached hereto as EXHIBIT "D1" and depicted or illustrated on the map or drawing attached hereto as EXHIBIT "D2" and incorporated herein by reference ("**TCE Area**"), for the purpose of all necessary and convenient activities associated with the construction of the Landside Access Modernization Program ("**Project**").

The purpose of the Temporary Construction Easement includes without limitation the provision of working space for the grading and excavation associated with retaining wall, curb, gutter, sidewalk, drainage, landscaping, striping, and highway on/off-ramp improvements.

The Temporary Construction Easement shall continue for a period of twenty-four (24) months. Construction within the TCE Area and the term of the Temporary Construction Easement shall commence fourteen (14) days from the date upon which Grantee or its authorized representative provides Grantor with written notice of Grantee's intent to commence utilization of the Temporary Construction Easement and, unless extended, it shall terminate on the earliest of (a) the date upon which Grantee notifies Grantor that it no longer needs the Temporary Construction Easement, or (b) twenty-four (24) months from the commencement date of the Temporary Construction Easement ("**Expiration Date**").

Grantee's use of the Temporary Construction Easement shall be subject to the following provisions: (a) during construction, reasonable vehicular and pedestrian access, including fire and other emergency access to the property, will be maintained at all times; (b) the TCE Area will be protected, maintained and kept reasonably free of trash and loose debris during construction to attempt to ensure that the visual identity and character of the property is not impacted by the

construction activities within the TCE Area; (e) while on the TCE Area, 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 Inglewood Noise Ordinance requirements.

Prior to the 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, or undertake any other activity, over, above, on, under, in, across, along, through or about the TCE Area or 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, excepting a billboard adjacent to the west of the TCE Area, which is to be protected in-place.

Prior to the Expiration Date, Grantor shall also not grant or dedicate any easement, right or other interest in, to, on, under or over the TCE Area without obtaining the prior written consent of Grantee, which may be granted or withheld in Grantee's sole and unfettered discretion.

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 area immediately adjacent to the TCE Area. Grantee shall not, however, be required to restore any other changed condition or circumstance not resulting from Grantee's operations, negligence or grater fault, to the pre-existing condition.

The covenants contained in this Instrument shall run with the land.

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

Dated: _____

GRANTOR:

9800 LA CIENEGA, LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY

By:_____

Name:_____

Title:_____

EXHIBIT “D1”

Legal Description of Temporary Construction Easement Area
[APN(s): 4128-026-015]

[attached behind this page]

EXHIBIT "D1"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

THOSE PORTIONS OF LOT 1 AND 2 OF TRACT NUMBER 15689, IN THE CITY OF INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 367 PAGES 16 TO 18, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (POC) AT THE INTERSECTION OF FREEMAN BOULEVARD (NOW LA CIENEGA BOULEVARD) AND 99TH STREET AS DESCRIBED IN SAID TRACT NUMBER 15689;

THENCE ALONG 99TH STREET CENTERLINE, SOUTH 89°54'32" EAST, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID FREEMAN BOULEVARD WITH THE CENTERLINE OF SAID 99TH STREET;

THENCE ALONG SAID SOUTHERLY PROLONGATION OF THE EAST LINE OF FREEMAN BOULEVARD, NORTH 0°04'41" EAST, A DISTANCE OF 50.00 FEET, SAID POINT IS THE NORTHERLY TERMINUS OF THAT CURVE SHOWN ON SAID TRACT NUMBER 15689 HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°59'00" AND AN ARC DISTANCE OF 39.26 FEET;

THENCE ALONG SAID EAST LINE OF FREEMAN BOULEVARD, NORTH 0°04'41" EAST, A DISTANCE OF 286.64 FEET TO THE **TRUE POINT OF BEGINNING (TPOB)**;

THENCE CONTINUING ALONG SAID EAST LINE OF FREEMAN BOULEVARD, NORTH 0°04'41" EAST, A DISTANCE OF 128.02 FEET TO THE SOUTHWESTERLY TERMINUS OF THAT COURSE HAVING A BEARING OF NORTH 44°57'51" EAST AND A DISTANCE OF 49.50 FEET AS DESCRIBED IN THE GRANT DEED TO 9800 LA CIENEGA, LLC RECORDED NOVEMBER 20, 2003 AS INSTRUMENT 03-3506423 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE DEPARTING SAID EAST LINE OF FREEMAN BOULEVARD AND NORTHWESTERLY ALONG SAID COURSE DESCRIBED IN GRANT DEED, A DISTANCE OF 49.50 FEET TO THE NORTH LINE OF THE REAL PROPERTY DESCRIBED IN SAID GRANT DEED;

THENCE ALONG SAID NORTH LINE SOUTH 89°54'59" EAST, A DISTANCE OF 75.06 FEET TO THE EAST LINE OF THE REAL PROPERTY IN SAID GRANT DEED;

THENCE ALONG SAID EAST LINE SOUTH 42°31'43" EAST, A DISTANCE OF 2.72 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 2.00 FEET, MEASURED AT RIGHT ANGLES FROM SAID NORTH LINE;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°54'59" WEST, A DISTANCE OF 76.07 FEET TO A LINE PARALLEL AND DISTANT SOUTHERLY 2.00 FEET, MEASURED AT RIGHT ANGLES FROM SAID COURSE DESCRIBED IN GRANT DEED HAVING A BEARING OF NORTH 44°57'51" EAST AND A DISTANCE OF 49.50 FEET;

THENCE ALONG SAID PARALLEL LINE SOUTHWESTERLY A DISTANCE OF 47.84 FEET TO A LINE PARALLEL WITH AN DISTANT EASTERLY 2.00 FEET, MEASURED AT RIGHT ANGLES FROM SAID EAST LINE OF FREEMAN BOULEVARD;

THENCE ALONG SAID PARALLEL LINE, SOUTH 0°04'41" WEST A DISTANCE OF 18.09 FEET

THENCE SOUTH 89°55'19" EAST, A DISTANCE OF 3.00 FEET TO A LINE PARALLEL WITH AND DISTANT EASTERLY 5.00 FEET, MEASURED AT RIGHT ANGLES FROM SAID EAST LINE OF FREEMAN BOULEVARD;

THENCE ALONG SAID PARALLEL LINE, SOUTH 0°04'41" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89°55'19" WEST, A DISTANCE OF 3.00 FEET TO A LINE PARALLEL WITH AN DISTANT EASTERLY 2.00 FEET, MEASURED AT RIGHT ANGLES FROM SAID EAST LINE OF FREEMAN BOULEVARD;

THENCE ALONG SAID PARALLEL LINE, SOUTH 0°04'41" WEST, A DISTANCE OF 99.10 FEET;

THENCE NORTH 89°55'19" WEST, A DISTANCE OF 2.00 FEET TO THE **TRUE POINT OF BEGINNING**.

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.

2-17-2020

DATE



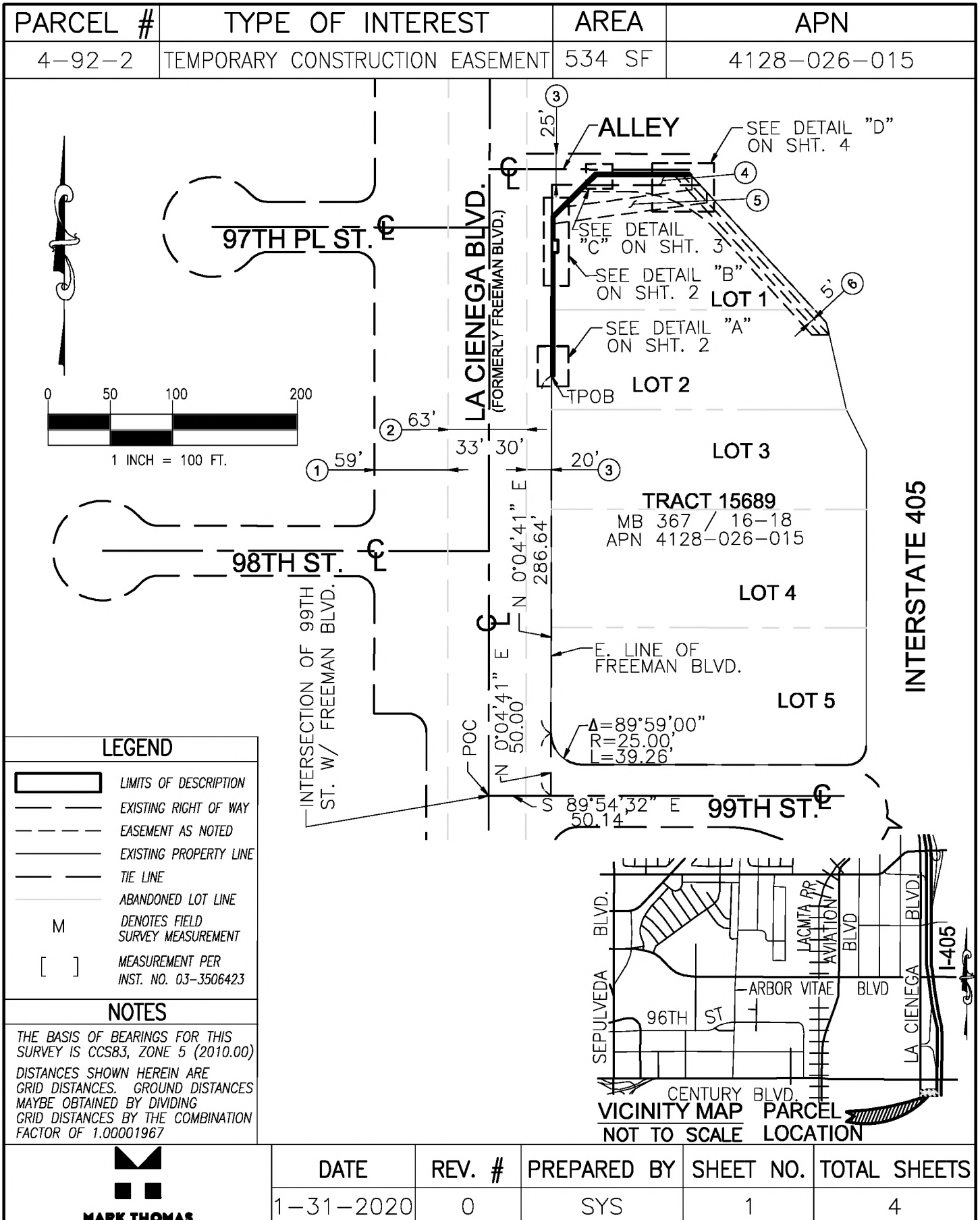
P.L.S. 8774, EXP. 12-31-20

EXHIBIT “D2”

Map of Temporary Construction Easement Area
[APN(s): 4128-026-015]

[attached behind this page]

EXHIBIT D2



MARK THOMAS

DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
1-31-2020	0	SYS	1	4

EXHIBIT D2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-92-2	TEMPORARY CONSTRUCTION EASEMENT	534 SF	4128-026-015

LOT 2
TRACT 15689
MB 367 / 16-18
APN 4128-026-015

DETAIL "A"
N.T.S.

LOT 1
TRACT 15689
MB 367 / 16-18
APN 4128-026-015

DETAIL "B"
N.T.S.

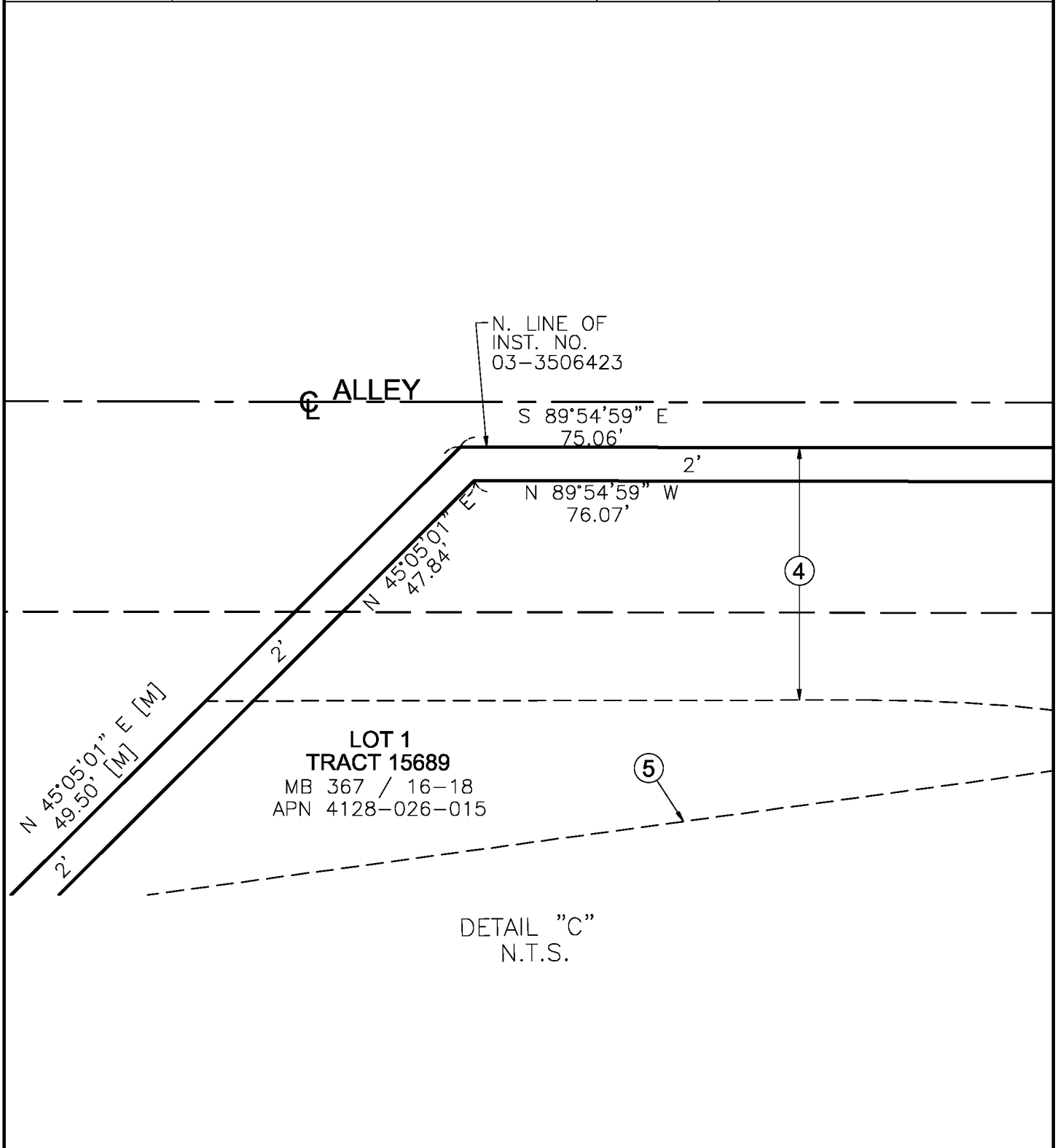
EXISTING EASEMENTS/DEDICATIONS

- ① 59' R/W AS DEDICATED IN TRACT NO. 14491, MB 384, PGS 43-45.
- ② 63' R/W AS SHOWN ON MR 36, PG 2.
- ③ 20' AND 25' R/W AS DEDICATED IN TRACT NO. 15689, MB 367, PGS 16-18.
- ④ NON-EXCLUSIVE EASEMENT TO COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY, A BODY CORPORATE AND POLITIC FOR SANITARY SEWER PURPOSES AS RECORDED IN NO. 2789 O.R.
- ⑤ 12' NON-EXCLUSIVE EASEMENT TO Socal Edison FOR TRANSMISSION OF ELECTRICAL POWER PURPOSES AS RECORDED IN INST. NO. 2204 O.R.
- ⑥ AN EASEMENT FOR UNDERGROUND ELECTRIC AND COMMUNICATION SYSTEMS RECORDED IN INSTRUMENT NO. 84-681412

 MARK THOMAS	DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
	1-31-2020	0	SYS	2	4

EXHIBIT D2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-92-2	TEMPORARY CONSTRUCTION EASEMENT	534 SF	4128-026-015




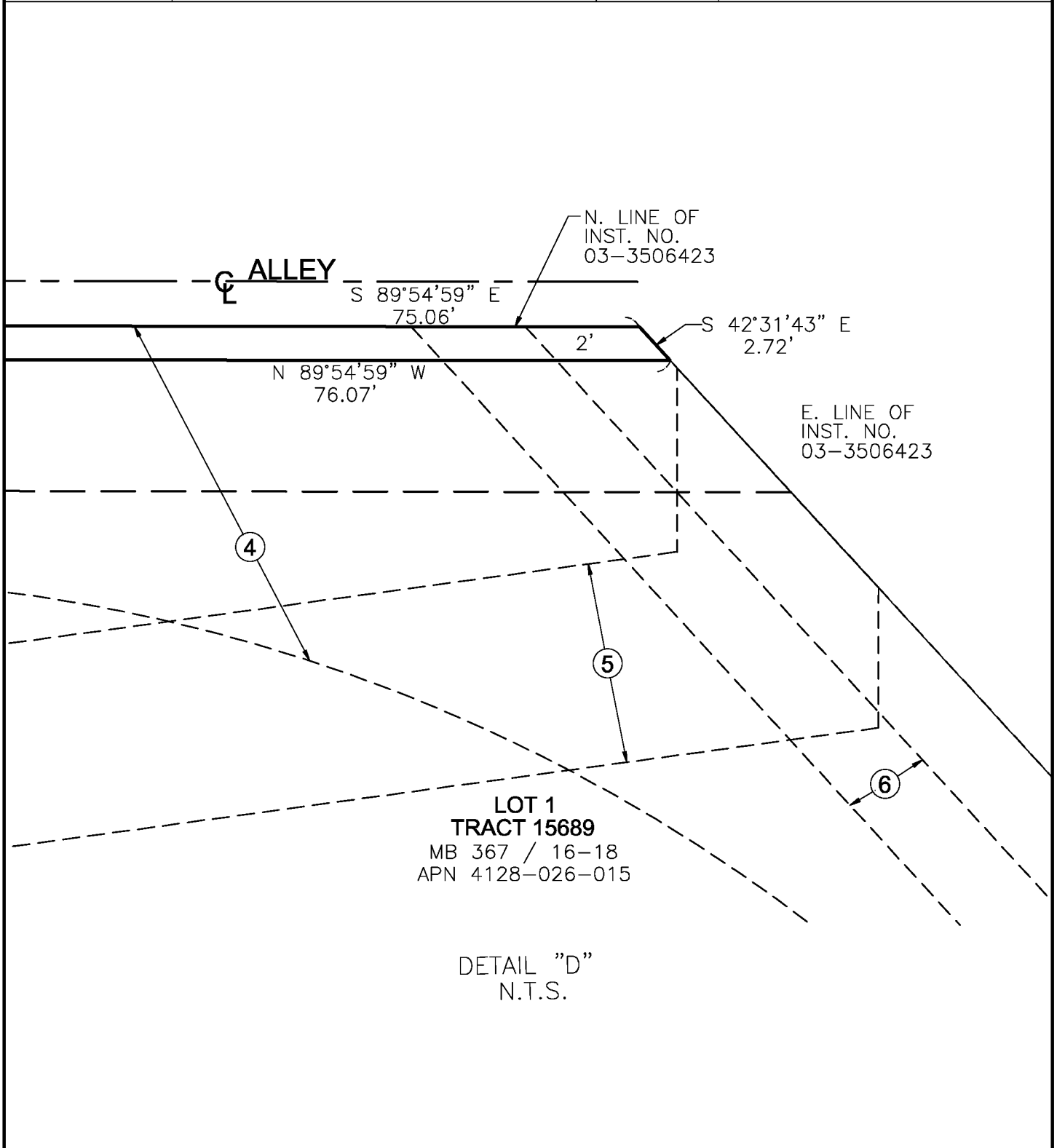

 MARK THOMAS	DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
	1-31-2020	0	SYS	3	4

EXHIBIT D2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-92-2	TEMPORARY CONSTRUCTION EASEMENT	534 SF	4128-026-015



 MARK THOMAS	DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
	1-31-2020	0	SYS	4	4