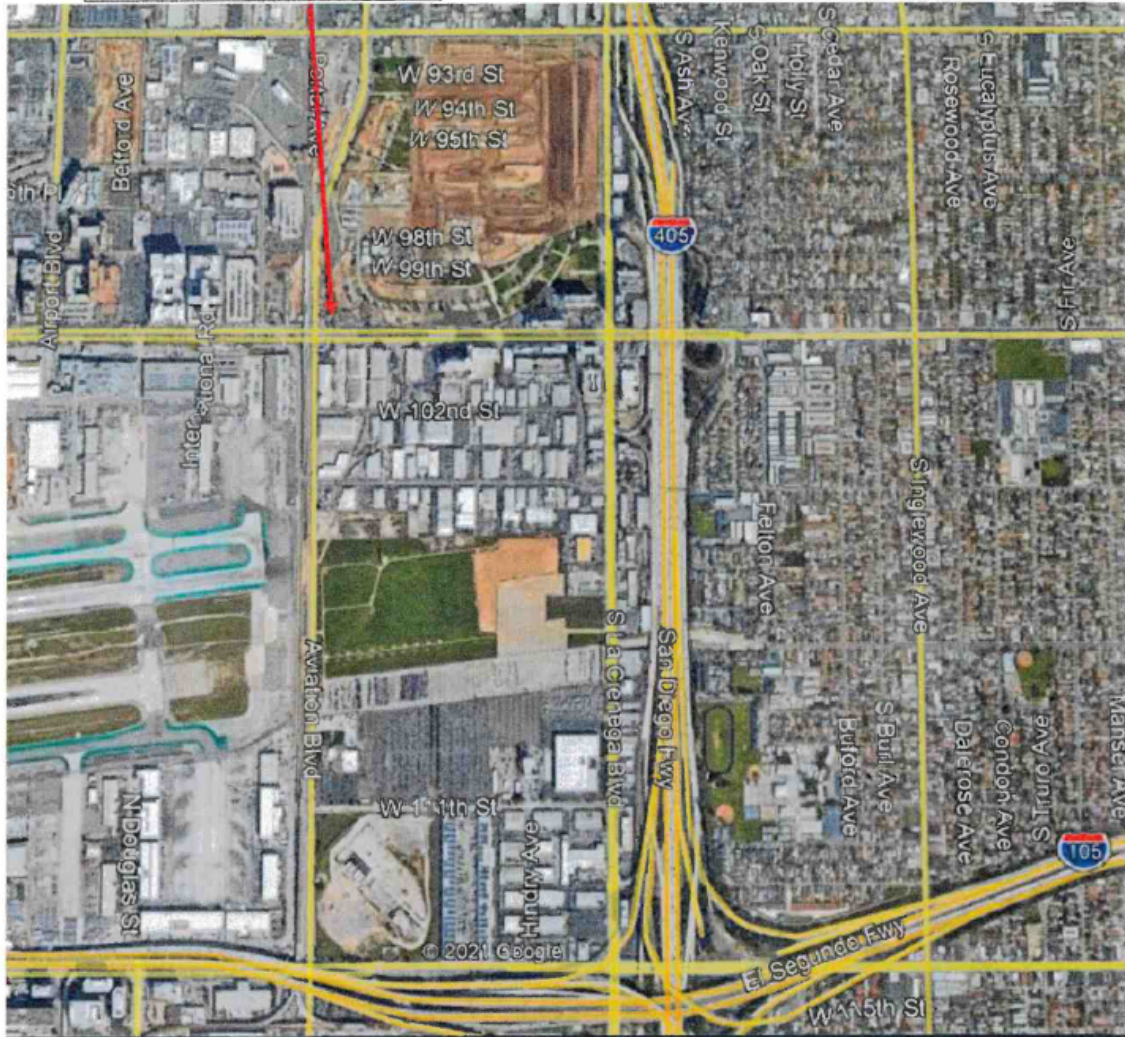


Attachment A
to Resolution 27455

Shell Easement Location Map

Shell Easement Location



AVIATION BOULEVARD

PARCEL 1
APN: 4128-024-902

APN: 4128-024-002

69.2'±

137.5'±

10'±

PARCEL 2
APN: 4128-024-901

CENTURY BOULEVARD

Shell Easement (cross hatched area = 2,084 sq-ft)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Attachment D
to Resolution 27455

City Planning Commission
Approval of Easement Deed

DATE: January 6, 2022

TO: Los Angeles World Airports

FROM: CITY PLANNING COMMISSION

SUBJECT: PERMANENT EASEMENT INVOLVING LOS ANGELES WORLD AIRPORTS (LAWA) OWNED PROPERTY LOCATED AT 5551 WEST CENTURY BOULEVARD

BACKGROUND

Los Angeles World Airports (LAWA), as part of the on-going Landside Access Modernization Program (LAMP) at Los Angeles International Airport, is seeking to grant a permanent sewer easement based upon the current 98th Street Extension contract drawings for the private sanitary sewer line associated with the Roadway and Utilities Enabling (RUE) project component of the Landside Access Modernization Program (LAMP). Specifically, the 98th Street Extension Project requires the relocation/reconstruction of an existing private sewer lateral and public sewer main. These improvements and property rights are a component of the reconstruction of the private sewer service.

Subsequent to this current request, on March 26, 2019, the City Planning Commission approved and recommended that the City Council adopt a proposed ordinance (Case No. CPC-2019-0766-MS) to authorize the exchange of Los Angeles World Airports property with an adjacent private property owner located at 5523-5541 West 93rd Street within the Los Angeles International Airport Community Plan. That action also facilitates the expansion of airport facilities as part of the on-going Landside Access Modernization Program (LAMP) at Los Angeles International Airport. The City Planning Commission determined that the project was in conformance with the General Plan, including the Los Angeles International Airport Community Plan and the Los Angeles International Airport Specific Plan and found that the project was assessed in the previously certified Environmental Impact Report No. ENV-2016-3391-EIR (SCH No. 2015021014), and that no major revisions were required to the EIR, nor that no subsequent EIR was required.

LOS ANGELES ADMINISTRATIVE CODE SECTION 7.22 (c)

Pursuant to Los Angeles Administrative Code Section 7.27, Los Angeles World Airports has drafted an ordinance to enable this property exchange, and requests that the Department of City Planning make recommendations on the ordinance and property exchange pursuant to Administrative Code Section 7.22(c). The Department of City Planning sent letters to the Bureau of Engineering within the Department of Public Works, the Department of Transportation, the Fire Department, and the Department of Water and Power to solicit comments from those agencies on the proposed land exchange. None of the Departments have objected to the land exchange.

CHARTER SECTIONS 556 AND 558

The proposed sale of City-owned property is in substantial conformance with the purposes, intent and provisions of the City's General Plan and the Los Angeles International Airport Community Plan, an element of the General Plan, in that it would serve the public interest and the objectives of

the Community Plan and would not adversely impact the surrounding community. Specifically, the project is consistent with the following goals and objectives of the General Plan and the Los Angeles International Airport Community Plan:

General Plan Framework

GOAL 7C - A City with thriving and expanding businesses.

Objective 7.3 - Maintain and enhance the existing businesses in the City.

Policy 7.3.4 - Recognize the crucial role that the Port of Los Angeles and the Los Angeles International Airport play in future employment growth by supporting planned Port and Airport expansion and modernization that mitigates its negative impacts.

Land Use Element

Los Angeles International Airport Community Plan

The plan “is intended to promote an arrangement of airport uses that encourages and contributes to the modernization of the airport in an orderly and flexible manner within the context of the City and region. It provides goals, objectives, policies, and programs that establish a framework for the development of facilities that promote the movement and processing of passengers and cargo within a safe and secure environment. The LAX Plan is intended to allow the airport to respond to emerging new technologies, economic trends and functional needs.”

Goal 1: Strengthen LAX’s unique role within the regional airport network as the international gateway to the Southern California region.

Policy 2. Where feasible, implement measures to improve air quality or limit the extent to which air quality is degraded by auto, aircraft, and construction equipment emissions.

Goal 6: Improve ground access to LAX.

- Policy 1. Establish secure and efficient airport ground connection systems to the regional ground transportation network, which consists of major and secondary highways, freeways, and public transit systems.
2. Relieve congestion in the CTA and on the surrounding street system by developing a flexible transportation system that provides travel options to passengers, airport employees and airport-related vendors.
 3. Enhance the passenger experience by providing new access options, including a direct connection to transit.
 4. Provide passengers easier and more efficient access to rental cars.

Section 3.2.3 Airport Landside Support

The Airport Landside Support subarea will support the airport regional ground transportation network and allow for the development of commercial uses meeting the needs of passengers, visitors and employees of LAX, guests of hotels, and employees of businesses in or around the Specific Plan Area.

While the LAX Plan does not specifically address the requested permanent easement, the proposed ordinance facilitates will facility the current 98th Street Extension contract drawings for

the private sanitary sewer line associated with the Roadway and Utilities Enabling (RUE) project component of the Landside Access Modernization Program (LAMP). Specifically, the 98th Street Extension Project requires the relocation/reconstruction of an existing private sewer lateral and public sewer main. These improvements and property rights are a component of the reconstruction of the private sewer service.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed ordinance is necessary to authorize the permanent easement on LAWA owned property between LAWA and an adjacent private property owner. A review of the certified Environmental Impact Report for LAMP reveals that the subject properties are accounted for within the scope of the analyzed project; and that acquisition and lot clearance was originally contemplated as part of the completion of the Manchester Square acquisition program, an identified enabling project.

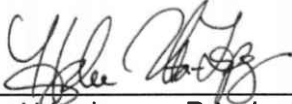
Pursuant to CEQA Guidelines Section 15162 and 15164, in consideration of the whole of the administrative record, find that the project was assessed in the previously certified Environmental Impact Report, Case No. ENV-2016-3391-EIR (State Clearinghouse No. 2015021014), certified on June 7, 2017, and no subsequent EIR, negative declaration, or addendum is required for approval of the project.

RECOMMENDATION

Under the authority granted by Section 559 of the City Charter and the City Planning Commission action of July 27, 2000 delegating authority to the Director of Planning to act on behalf of the Commission on certain matters, I approve the subject project and recommend that it be approved by the City Council.

VINCENT P. BERTONI, AICP
Director of Planning

By: _____



Haydee Uribe-Lopez, Principal City Planner

Date: January 6, 2022

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

Los Angeles World Airports
6053 W. Century Boulevard, 4th Floor
Los Angeles, CA 90045
Attention: Evan Haug

(Space above for County Recorder's Use Only)

Portion(s) APN(s): 4128-024-901 & 4128-024-902 EXEMPT FROM RECORDING FEES PER GOVT. CODE §27383
EXEMPT FROM DOCUMENTARY TRANSFER TAX PER REV. & TAX CODE §11922

EASEMENT DEED
Permanent Sewer Easement

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged by the City of Los Angeles, a municipal corporation ("**Grantor**"), Grantor does hereby GRANT and CONVEY to Daniel Y. Loh and Janet U. Loh, Trustees of the "Daniel Y. Loh and Janet U. Loh 1969 Trust" ("**Grantee**"), and its successors and assigns, a perpetual and non-exclusive sewer easement ("**Easement**"), over and above, as well as (except as otherwise expressly and specifically provided in this instrument) on, under, 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 "A1" and depicted or illustrated on the map or drawing attached hereto as EXHIBIT "A2" and, in each case, incorporated herein by reference ("**Easement Area**"), together with the right to use all necessary and convenient means of access.

The Easement is to maintain, repair, replace, improve, and alter (collectively hereinafter, the "**Sewer Easement Rights**") for a new private sewer line to be constructed by the Grantor as part of the Landside Access Modernization Program (LAMP) – Automated PeopleMover (APM) Project ("**Project**") as a replacement line due to the Project removing the existing private sewer service, together with all rights incidental thereto and such other purposes as are authorized or permitted by law, whether by statute or deemed by common law or otherwise to be compatible and consistent with the purposes of the Easement. The purposes of the Easement and Grantee's rights pursuant to this instrument include: the use of an underground private six inch polyvinyl chloride sanitary sewer pipe, manhole and cleanout structures, and appurtenant sewer facilities (collectively, the "**Facilities**") all to be constructed by the Grantor necessary to operate a private sewer service line for the existing gas station at 5551 W Century Blvd, Los Angeles, CA 90045.

At no time shall Grantor commit or permit a use, occupation or enjoyment of Grantor's property that might cause a hazardous condition to exist with respect to, or that might interfere with, endanger, or otherwise adversely affect the Grantee's rights under or pursuant to this instrument. Subject to the exceptions stated expressly below, Grantor shall not construct or allow to be constructed any structure, building or other improvement, and shall not plant any trees or impound any water or place any temporary or permanent erection of any mast-type equipment or appurtenances within or below the Sewer Easement Area, so as to interfere with the safe, efficient and convenient operation of the Grantee's rights or which conflict with or which are in violation

of applicable law, as may now exist or may be amended or otherwise apply in the future; and Grantor further acknowledges and agrees that the foregoing prohibitions shall be a covenant running with Grantor's land.

Except as expressly set forth below, Grantor's use and occupancy of the Sewer Easement Area is limited as follows:

- a) The Grantor reserves the right to use any surface or subsurface areas, provided such use does not unreasonably or substantially interfere with Grantee's use of the Easement; including but not limited to temporary storage of materials / equipment, parking of vehicles, and ingress/egress of both pedestrian and vehicular travel. Additionally, Grantor reserves the right to maintain and improve existing improvements within the Easement Area surface including, but not limited to landscaping (except trees and deep-rooted shrubs), paved driveways, parking surfaces, and concrete sidewalks, curbs and gutters, except as otherwise expressly and specifically provided in this instrument.
- b) There shall be no surface appurtenances to the Facilities (including, but not limited to meter station, meter pits, fences, signs) with existing drive aisles or parking areas other than cleanout and manhole structures with a top elevation matching surrounding existing pavement.
- c) Grantor may grant other easements over, along and across the Easement Area including without limitation two 24-inch water trunk lines and a 4.8kva duct bank so long as such other easements do not interfere with purposes and uses of the Sewer Easement.
- d) In the event of any future improvements, repairs, maintenance, or alterations, the Grantee shall notify the Grantor their intent of said "**Future Alterations.**" the Grantee is obligated to notify Grantor a minimum of 10 working days in advance of their intent to perform Future Alterations and obtain their written approval prior to performing said Future Alterations. The design and construction included with the Future Alterations on the Facilities and all activities conducted in the Easement Area shall be in accordance with good, workmanlike standards in the industry and geographical area where this Easement Area is located, with the Grantee at all times following the highest observed and accepted standards in the industry for the geographical area where this Easement Area is located. Future Alterations may not interfere with the City of Los Angeles Department of Water and Power's operation or maintenance of the two 24-inch water trunk lines and the 4.8kva duct bank illustrated on the map attached hereto as EXHIBIT "1".
- e) The Grantor shall provide free and clear use and access to perform Future Alterations within a reasonable time frame.

Grantor's obligations, liabilities and/or duties under and/or pursuant to this instrument, including without limitation the prohibitions and limitations set forth herein, shall run with the land and apply not only to Grantor, but also to Grantor's heirs, successors and assigns, including without limitation Grantor's officers, directors, partners, shareholders, members, managers, agents, representatives, employees, tenants, subtenants, contractors, subcontractors, consultants, suppliers, visitors, guests, invitees, successors-in-interest, and all others claiming or entering Grantor's real property by, through or under Grantor, other than Grantee, Grantee's successors, assigns and successors-in-interest as well as those claiming or entering Grantor's real property by, through or under Grantee. Grantee's rights and remedies resulting from Grantor's obligations, liabilities and duties, including without limitation any breach of, default under or failure of performance with respect to this instrument, shall be vested not only in Grantee, but also in

Grantee's successors and assigns, including without limitation Grantee's successors-in-interest and those claiming or entering Grantor's real property by, through or under Grantee, including without limitation Grantee's officers, directors, agents, representatives, employees, tenants, subtenants, contractors, subcontractors, consultants, suppliers, visitors, guests, and invitees, including without limitation passengers, patrons and others occupying, using, or performing or providing for Sewer Easement Rights of, for or with respect to the Project and/or the Facilities.

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

Dated: _____

GRANTOR:

CITY OF LOS ANGELES,
a municipal corporation

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

GRANTEE:

DANIEL Y. LOH AND JANET U. LOH,
Trustees of the "Daniel Y. Loh and Janet U.
Loh 1969 Trust

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

EXHIBIT “A1”

Legal Description of Sewer Easement Area
[APN(s): 4128-024-901 and 4128-024-902]

[attached behind this page]

EXHIBIT "A1"
LEGAL DESCRIPTION
SEWER EASEMENT

THAT PORTION OF PARCEL 1 AND PARCEL 2 AS DESCRIBED IN THE GRANT DEED TO THE CITY OF LOS ANGELES, RECORDED AUGUST 7, 2000 AS INSTRUMENT NUMBER 00-1226661, IN THE OFFICE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDED WITHIN A STRIP OF LAND, 10.00 FEET WIDE, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING (POC) AT THE INTERSECTION OF CENTURY BOULEVARD WITH AVIATION BOULEVARD AS SHOWN ON MAP FILED FOR RECORD IN BOOK 298 OF RECORDS OF SURVEY, PAGES 51 THROUGH 59, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG AVIATION BOULEVARD CENTERLINE, NORTH 0°10'19" EAST, A DISTANCE OF 222.23 FEET;

THENCE DEPARTING SAID AVIATION BOULEVARD CENTERLINE, SOUTH 89°49'41" EAST, A DISTANCE OF 52.00 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID AVIATION BOULEVARD WITH THE SOUTH LINE OF SAID PARCEL 1;

THENCE ALONG SAID SOUTH LINE OF PARCEL 1, SOUTH 79°38'05" EAST, A DISTANCE OF 106.72 FEET TO THE **TRUE POINT OF BEGINNING (TPOB)**;

THENCE DEPARTING SOUTH LINE OF PARCEL 1, NORTH 55°10'39" EAST, A DISTANCE OF 13.23 FEET;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 62.66 FEET;

THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 132.47 FEET TO THE **POINT OF TERMINATION (POT)**.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO TO BEGIN AT THE SOUTH LINE OF SAID PARCEL 1 AND TERMINATE AT A LINE RUNNING THROUGH SAID **POINT OF TERMINATION** AT RIGHT ANGLES TO LAST SAID COURSE.

CONTAINING 0.048 ACRES OR 2,084 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. 12-31-20

5-11-2020

DATE



EXHIBIT “A2”

Map of Sewer Easement Area
[APN(s): 4128-024-901 and 4128-024-902]

[attached behind this page]

EXHIBIT A2

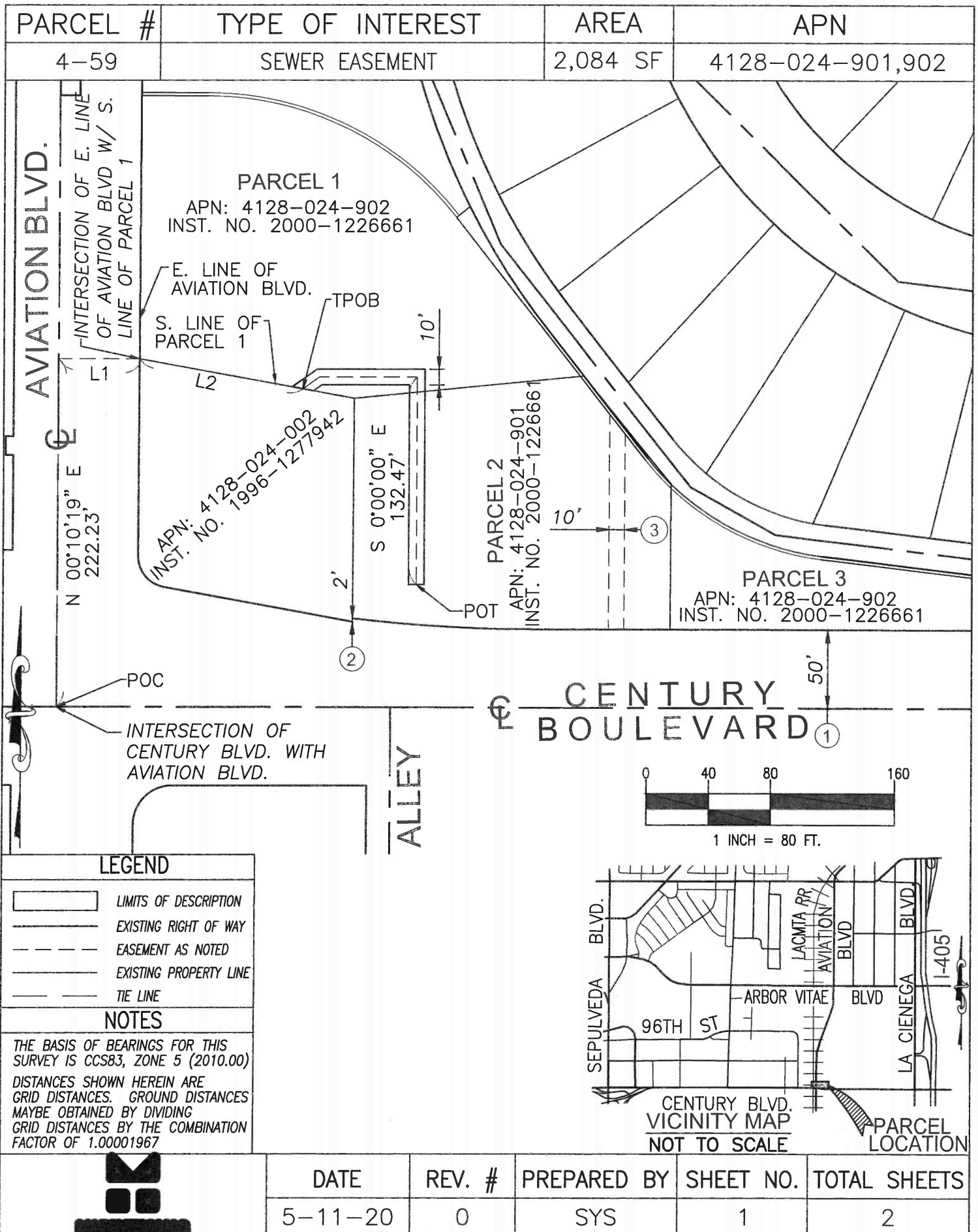
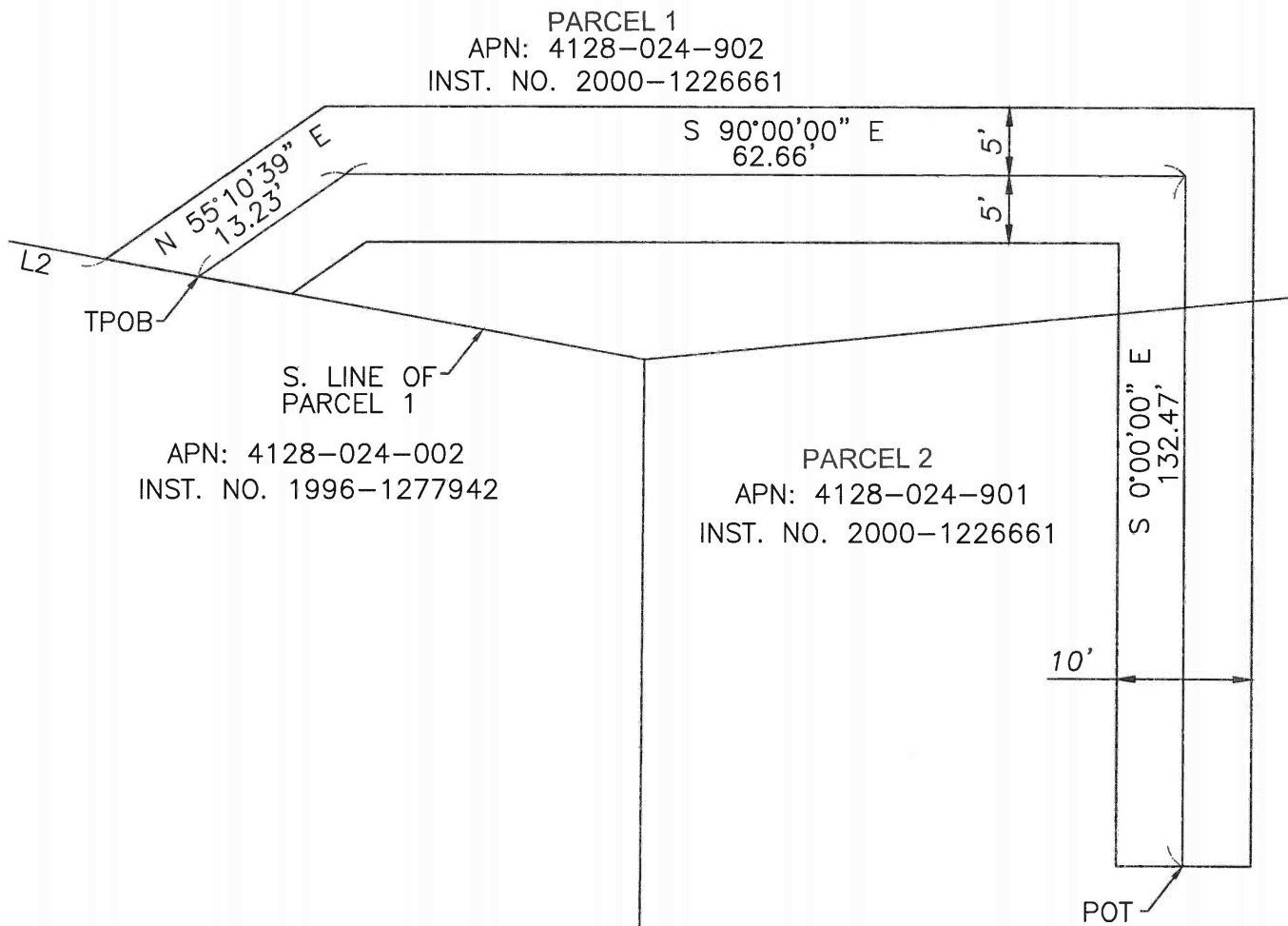


EXHIBIT A2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-59	SEWER EASEMENT	2,084 SF	4128-024-901,902



DETAIL "A"
N.T.S.

EXISTING EASEMENTS

- ① 50' R/W DEDICATED PER INST. NO. 85-55176 REC 01/16/85 & ACCEPTED BY THE CITY OF LOS ANGELES 01/16/85
- ② 2' R/W DEDICATED PER INST. NO. 2884 REC 08/02/50 & ACCEPTED BY THE CITY OF LOS ANGELES 08/02/50
- ③ 10' SANITARY SEWER EASEMENT PER INST. NO. 2868 REC 03/11/53 TO THE CITY OF LOS ANGELES

LINE TABLE

LINE	LENGTH	BEARING
L1	52.00'	S 89°49'41" E
L2	106.72'	S 79°38'05" E

DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
5-11-20	0	SYS	2	2

EXHIBIT “1”

Map of 98th Street Utilities
[APN(s): 4128-024-901 and 4128-024-902]

[attached behind this page]

