

## **SUMMARY OF MAJOR BONSEPH HELINET SETTLEMENT TERMS**

### **Bonseph Helinet will:**

1. Release all claims.
2. Conduct enhanced education and outreach concerning the Proposed Improvements during the Entitlement/Development Period of the lease, and
3. Initiate full improvements to a community viewing area upon *commencement* of lease.

### **In exchange, the City/Los Angeles World Airports (LAWA) will:**

4. Approve the disputed lease for 16231 Waterman Drive at the Van Nuys Airport. Regarding improvements at the site:
  - a. Bonseph Helinet's improvements must comply with any then-applicable Van Nuys Airport specific plan, including any specific plan that may come into existence prior to the submission of applications for entitlements.
  - b. The City reserves complete and unfettered discretion to consider and adopt all mitigation measures for any proposed improvements at the Site, and all alternatives
5. LAWA will allow Bonseph Helinet to use a portion of the adjacent Fire Department Site as temporary space during renovation for up to 5 years.
6. LAWA will not impose sublease fees due from Bonseph Helinet's, or any successor and assign's, sub-subtenants that use the premises for the same or similar purposes as Bonseph Helinet's then-current businesses (for example, medical transport of children, transport of organs, entertainment and news industry usage, fire protection, and public safety).

7. Bonseph and Aerolease Bonseph currently hold Van Nuys Airport Lease Nos. VNY-8361 and VNA-8369. When those leases expire in 2041 and 2039, the LAWA will grant those entities new 5-year leases for these sites.