

ORDINANCE NO. 188683

An ordinance finding that the public interest and necessity require the acquisition by eminent domain of portions of property located at 9860 South Sepulveda and 6225 West Century Boulevard.

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

Section 1. The City Council of the City of Los Angeles hereby approves, ratifies and makes the findings and authorizations set forth in Resolution No ~~28193~~ (Resolution) adopted by the Board of Airport Commissioners (the Board) of Los Angeles World Airports (LAWA).

Sec. 2. The City Council finds and determines that:

- a. LAWA is a proprietary department of the City of Los Angeles, a charter city and municipal corporation.
- b. The interests in real property to be acquired consist of: (a) a partial fee simple interest in the property as set forth in the deed in Attachment 1; (b) a roadway and pedestrian bridge easement as set forth in the easement deed in Attachment 2; and (c) a temporary construction easement as set forth in the easement deed in Attachment 3 (collectively, the Subject Property). All attachments are attached hereto and incorporated herein by reference. The Subject Property is located within the City of Los Angeles, County of Los Angeles, State of California.
- c. The public use for which the Subject Property is being acquired is for the roadway system improvements that are part of the approved LAX Airfield and Terminal Modernization Project (ATMP or Project).
- d. Pursuant to Code of Civil Procedure Sections 1240.510 and 1240.610, to the extent that the Subject Property is already devoted to a public use, the use to which the Subject Property is to be acquired under the Resolution is a more necessary public use than the use to which the Subject Property is already devoted; or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the Subject Property is already devoted.
- e. The notice of intention to approve the Resolution was given by first class mail to the persons whose property is to be acquired by eminent domain in accordance with Code of Civil Procedure

Section 1245.235, and a hearing was conducted by the City Council on the matters contained herein.

Sec. 3. The City Council further finds and determines that:

- a. The environmental impacts of the ATMP were evaluated in the LAX ATMP Environmental Impact Report (EIR) (State Clearing House Number 2019049020), certified by the Board on October 7, 2021, (Resolution 27351). Subsequent to approval of the ATMP, the design of the approved roadway system advanced, resulting in the need for refinements to the proposed use of the Subject Property. The December 2024 Addendum to the LAX ATMP EIR documents that none of the conditions calling for preparation of a subsequent EIR have occurred.
- b. The taking of the Subject Property is authorized by, *inter alia*, Section 19, Article I of the California Constitution; Sections 37350.5 and 40404(f) of the California Government Code; Public Utilities Code Section 21661.6; the Los Angeles City Charter Section 632(c); California Code of Civil Procedure Section 1230.010, et seq.; and all other applicable law as set forth herein.

Sec. 4. The City Council further finds and determines that:

- a. The public interest and necessity require the Project.
- b. The 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 Subject Property sought to be acquired by eminent domain and described in the Resolution is necessary for the proposed Project.
- d. The offer required by Government Code Section 7267.2(a), together with the accompanying statement and summary of the basis for the amount established as just compensation, was actually made to the owners and was in a form and contained all of the factual information required by Government Code Section 7267.2(a).
- e. The requisite environmental review of the Project and the acquisition of the Subject Property have been completed in accordance with the California Environmental Quality Act.

Sec. 5. The City Council approves the Resolution and the exercise of eminent domain by LAWA in accordance with Charter Section 632(c).

Sec. 6. The City Attorney is hereby authorized to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the Subject Property by eminent domain, subject to approval by the Board when required. The City Attorney is also authorized to seek and obtain an Order for Prejudgment of Possession of the Subject Property in accordance with eminent domain law. The City Attorney may enter into Stipulated Orders for Prejudgment Possession and Possession and Use Agreements, where such agreements constitute the functional equivalent of an Order for Prejudgment Possession. The City Attorney is further authorized to correct any errors or agree to make any non-material changes to the legal description of the Subject Property that are deemed necessary for the conduct of condemnation action or other proceedings or transactions required to acquire the Subject Property. The City Attorney is further authorized, subject to approval by the Board when required, to compromise and settle such eminent domain proceedings, if such negotiated settlement can be reached, and in that event, take all necessary action to complete the acquisition, including entering into stipulations as to the judgment and other matters, and to cause all such payments to be made.

Sec. 7. The Chief Financial Officer of LAWA, upon proper certification and instruction from the Chief Executive Officer and City Attorney, is authorized to draw demands in the amounts necessary to make deposits of just compensation with the California State Treasurer's Office in connection with the eminent domain proceedings and/or pay the purchase price for the acquisition of the Subject Property through negotiated settlement or court judgment.

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

Los Angeles World Airports
Attn: Evan Haug
6033 West Century Boulevard, 11th Floor
Los Angeles, California 90045

(Space above for County Recorder's Use Only)

Portion(s) APN(s): 4124-026-011

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

GRANT DEED

Fee Acquisition

SWC CA LAX LLC, a California limited liability company, hereinafter called ("**Grantor**"), is the owner 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 July 2nd, 2021 as Document Number 20211034479 of Official Records of said County, does 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, the real property as described in the legal description attached hereto as EXHIBIT "A", and depicted in or illustrated on the map or drawing attached hereto as EXHIBIT "B" incorporated herein by reference ("**Fee Acquisition Area**").

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

Dated: _____

GRANTOR:

SWC CA LAX LLC

A California limited liability company

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

EXHIBIT A

Legal Description of Fee Acquisition Area
[APN(s): 4124-026-011]

[attached behind this page]

EXHIBIT "A"
LEGAL DESCRIPTION
APN 4124-026-011
Parcel 1
Fee

That portion of Lot 2 described in Certificate of Compliance for Lot Line Adjustment, in the City of Los Angeles, County of Los Angeles, State of California, recorded January 20, 2017, as Instrument No. 20170084835 of Official Records, in the office of the County Recorder of said County, described as follows:

COMMENCING at the northerly terminus of that certain course shown as having a bearing of North 00°08'29" East and a length of 545.96 feet in the easterly line of Sepulveda 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 said certain course, South 00°08'29" West 120.00 feet to the **TRUE POINT OF BEGINNING;**

thence continuing along said certain course, South 00°08'29" West 10.00 feet;

thence leaving said certain course, South 89°49'12" East 10.00 feet;

thence North 00°08'29" East 10.00 feet;

thence North 89°49'12" West 10.00 feet to the **TRUE POINT OF BEGINNING.**

Containing 100 square feet, more or less.

Shown graphically on Exhibit B, 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.

EXHIBIT "A"
LEGAL DESCRIPTION
APN 4124-026-011
Parcel 1
Fee

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 1/15/2025
Teri Kahlen, PLS 8746



EXHIBIT B

Map of Fee Acquisition Area
[APN(s): 4124-026-011]

[attached behind this page]

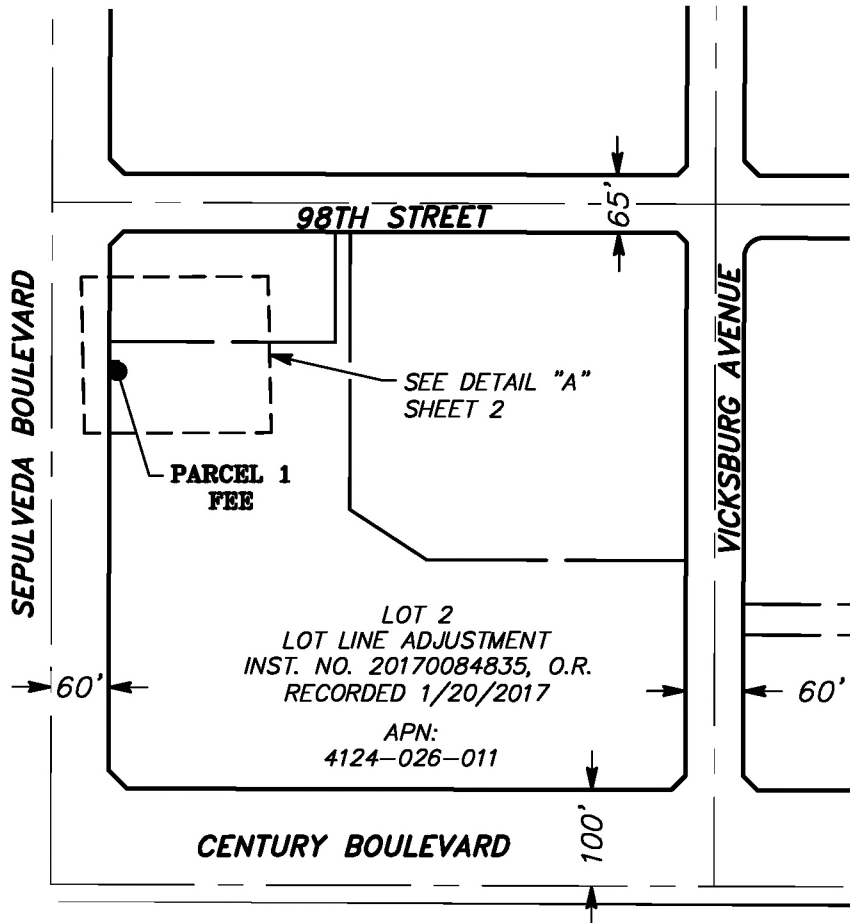
EXHIBIT "B"

LAWA	TYPE OF INTEREST	AREA	APN
PARCEL 1	FEE	100 S.F.	4124-026-011

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



SCALE 1" = 200'

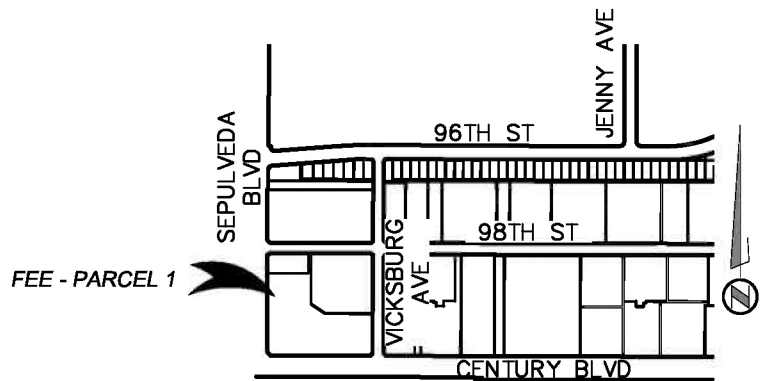


LEGEND

	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
POC	POINT OF COMMENCEMENT
TPOB	TRUE POINT OF BEGINNING
RS	RECORD OF SURVEY
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
	03/11/2025	AK	1	2

EXHIBIT "B"

LAWA	TYPE OF INTEREST	AREA	APN
PARCEL 1	FEE	100 S.F.	4124-026-011

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



SEPULVEDA BOULEVARD

POC

EASTERLY LINE OF
SEPULVEDA BLVD

S00°08'29"W 120.00'
(N00°08'29"E 545.96'
PER RS 301/21-42)

LOT 2
LOT LINE ADJUSTMENT
INST. NO. 20170084835, O.R.
RECORDED 1/20/2017

APN: 4124-026-011

TPOB

N89°49'12"W
10.00'

S00°08'29"W
10.00'

10'

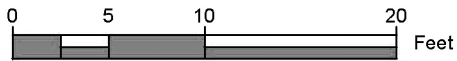
N00°08'29"E
10.00'

S89°49'12"E
10.00'

PARCEL 1
FEE

APN: 4124-026-011

DETAIL "A"



SCALE 1" = 10'

 MARK THOMAS	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
	03/11/2025	AK	2	2

Attachment 2

RECORDING REQUESTED BY and WHEN RECORDED MAIL TO:

Los Angeles World Airports
Attn: Evan Haug
6033 West Century Boulevard, 11th Floor
Los Angeles, California 90045

(Space above for County Recorder's Use Only)

Portion(s) APN(s): 4124-026-011

EXEMPT FROM RECORDING FEES PER GOVT. CODE §27383

EXEMPT FROM DOCUMENTARY TRANSFER TAX PER REV. & TAX CODE §11922

ROADWAY AND PEDESTRIAN BRIDGE EASEMENT DEED

Grant of Roadway and Pedestrian Bridge Easement

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, SWC CA LAX LLC, a California limited liability company ("**Grantor**"), the owner in fee of that certain real property located in the City of Los Angeles, County of Los Angeles, State of California, described as Assessor Parcel Number 4124-026-011 ("**Grantor's Property**"), 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, (i) an exclusive permanent easement and right-of-way for a pedestrian bridge and incidents and appurtenances thereto ("**Pedestrian Bridge Easement**"), over, above, on, under, in, within, across, along, around, about and through that certain portion of Grantor's Property, more particularly described in the legal description attached hereto as Exhibit C and depicted on Exhibit D attached hereto and incorporated herein by reference ("**Pedestrian Bridge Easement Area**"); and (ii) an exclusive 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 Property, more particularly described in the legal description attached hereto as Exhibit E and depicted on Exhibit F attached hereto and incorporated herein by reference ("**Street Easement Area**").

1. Pedestrian Bridge Easement.

a. Within the Pedestrian Bridge Easement Area, the easement rights granted in, under and pursuant to this instrument shall include Grantee's right to construct, use, install, maintain, repair, replace, improve, alter, and inspect a public pedestrian bridge structure crossing over the roadway known as Sepulveda Boulevard.

b. Within the Pedestrian Bridge Easement Area, Grantee shall be entitled to locate and place up to, but not more than the following improvements (collectively, the "**Pedestrian Bridge Improvements**"):

i. A new concrete pedestrian bridge, associated structural improvements, and appurtenances as well as ancillary improvements and uses associated therewith, as well as incidentals thereto. The bridge and associated improvements will be placed

within a plane above eighteen (18) feet and below thirty-six (36) feet from the ground line / grade surface. The overhead element will vary in width from twelve (12) feet to sixteen (16) feet. The pedestrian bridge will include one (1) concrete column to support the pedestrian bridge structure. The column will be a maximum of six (6) feet in diameter and extend to the bottom of the overhead element of the bridge approximately nineteen (19) feet. The foundation of the column will be a concrete shaft, ten (10) feet in diameter and approximately sixty five (65) feet below the surface.

ii. New stairs and elevators to provide vertical access to the pedestrian bridge, and appurtenances as well as ancillary improvements and uses associated therewith, as well as incidentals thereto. The stairs shall extend from the existing ground to twenty (20) feet above existing ground surface. The stairs will be supported by two - three (3) foot diameter concrete columns with heights of approximately fifteen (15) feet and seven (7) feet. The foundations for the columns supporting the stairs will be five (5) foot diameter concrete shafts approximately fifty-five (55) feet below the surface. The elevator tower will be supported by thirty (30) inch concrete piles starting at nine (9) feet below existing grade and extending to sixty (60) feet below existing grade. The elevator tower shall extend from the existing ground surface to up to fifty (50) feet above existing ground surface.

iii. Utility rooms will measure twenty-six (26) feet by twelve (12) feet plan. The total height will be approximately fifteen (15) feet. The utility room will be founded on six (6) concrete piles approximately forty (40) feet below surface grade.

c. Grantee shall have the right to install new concrete and asphalt hardscape, landscaping, irrigation, and drainage improvements, incorporated herein by reference (collectively, the “**Pedestrian Bridge Surface Improvements**”) within the Pedestrian Bridge Easement Area. Grantee shall be responsible for the maintenance, repair, replacement, improvement, alteration, and inspection of the Pedestrian Bridge Surface Improvements.

2. Street Easement.

a. 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, bike paths, crosswalks, storm drains as well as other drainage facilities, utilities, street lighting, 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 W. Century Boulevard and Sepulveda Boulevard.

b. Grantee shall have the right to reasonably access the Street Easement Area from the public roadway closest thereto for any and all purposes associated with the Street Easement, as determined by Grantee, in its sole and absolute discretion, 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.

3. Grantee’s Rights. Grantee shall have the right to remove all improvements located within the Pedestrian Bridge Easement Area and/or Street Easement Area, including, without

limitation, trees, bushes, shrubs, brush and other flora, plants and vegetation as well as hardscape, landscape and other structures and improvements.

4. Use of Grantor's Property by Grantor. 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. Grantor acknowledges and agrees that Grantee shall have the right to remove, or cause to be removed any obstructions, which interfere with or threatens to endanger the reliability, efficiency, construction, use, installation, maintenance, repair, replacement, improvement, alteration, and/or inspection of Pedestrian Bridge Improvements, the Pedestrian Bridge Surface Improvements and/or the Street Easement.

5. Assignment. Grantee, in its sole and absolute discretion, shall have the right to transfer, assign and/or convey the Pedestrian Bridge Easement and/or 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.

6. Binding Effect. The terms of this instrument are covenants running with the land and inure to the benefit of, and are binding upon, Grantor and Grantee and their respective successors and assigns, including all subsequent owners of all or any portion of Grantor's. References to Grantor and Grantee include their respective successors and assigns.

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

[Signatures on the following page.]

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

Dated: _____

GRANTOR:

SWC CA LAX LLC
A California limited liability company

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
) ss.
COUNTY OF _____)

On _____ before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(AFFIX NOTARIAL SEAL)

NOTARY PUBLIC

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
) ss.
COUNTY OF _____)

On _____ before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(AFFIX NOTARIAL SEAL)

NOTARY PUBLIC

EXHIBIT "C"
LEGAL DESCRIPTION
APN 4124-026-011
Parcel 1
Permanent Easement

That portion of Lot 2 described in Certificate of Compliance for Lot Line Adjustment, in the City of Los Angeles, County of Los Angeles, State of California, recorded January 20, 2017, as Instrument No. 20170084835 of Official Records, in the office of the County Recorder of said County, described as follows:

BEGINNING at the westerly terminus of that certain course shown as having a bearing of North 89°49'12" West and a length of 565.68 feet in the northerly line of Century 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 said certain course, South 89°49'12" East 40.75 feet;

thence leaving said certain course, North 00°08'29" East 59.00 feet;

thence North 89°49'12" West 60.00 feet to the easterly line of Sepulveda Boulevard as shown on said Record of Survey;

thence along said easterly line, South 00°08'29" West 39.75 feet to the northwesterly terminus of that certain course shown as having a bearing of North 44°50'22" West and a length of 27.23 feet on said Record of Survey;

thence along said certain course, South 44°50'22" East 27.23 feet to the **POINT OF BEGINNING**.

Containing 3,355 square feet, more or less.

Shown graphically on Exhibit D, 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.

EXHIBIT "C"
LEGAL DESCRIPTION
APN 4124-026-011
Parcel 1
Permanent Easement

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 1/15/2025
Teri Kahlen, PLS 8746



EXHIBIT "D"

LAWA	TYPE OF INTEREST	AREA	APN
PARCEL 1	PERMANENT EASEMENT	3,355 S.F.	4124-026-011

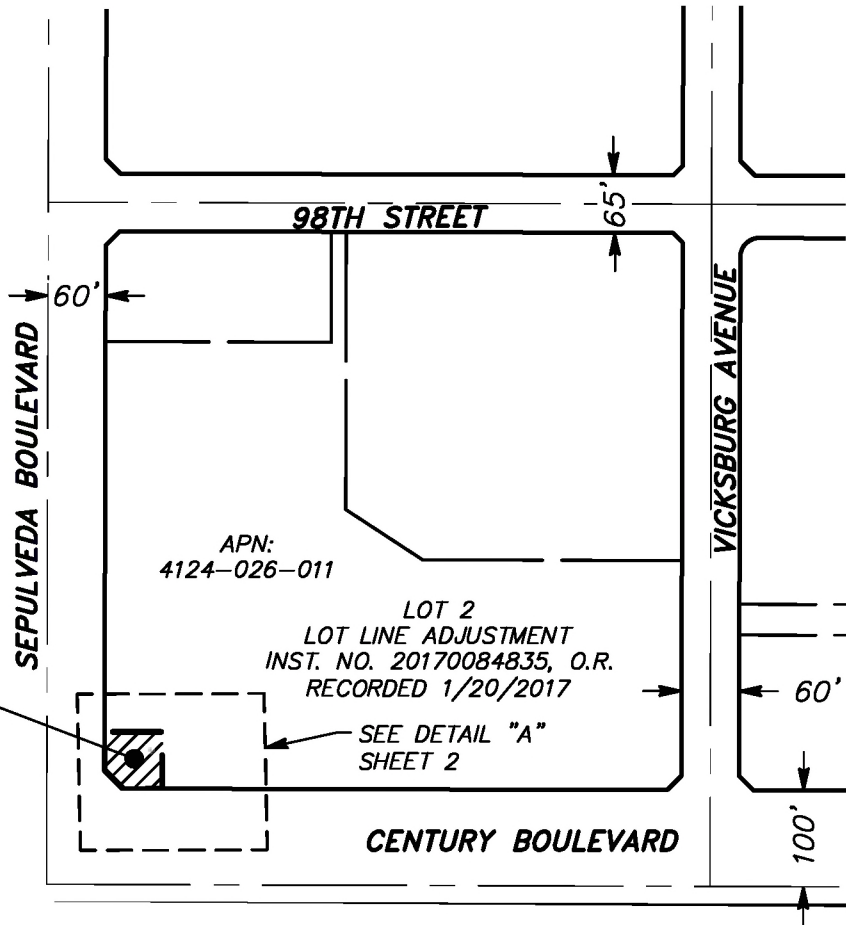
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



**PARCEL 1
PERMANENT
EASEMENT**



SCALE 1" = 200'

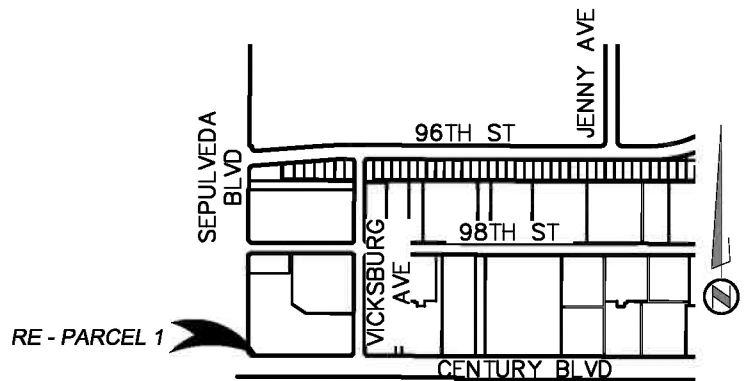


LEGEND

	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
POB	POINT OF BEGINNING
RS	RECORD OF SURVEY
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

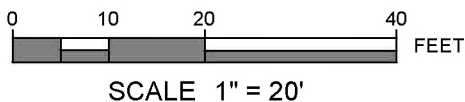
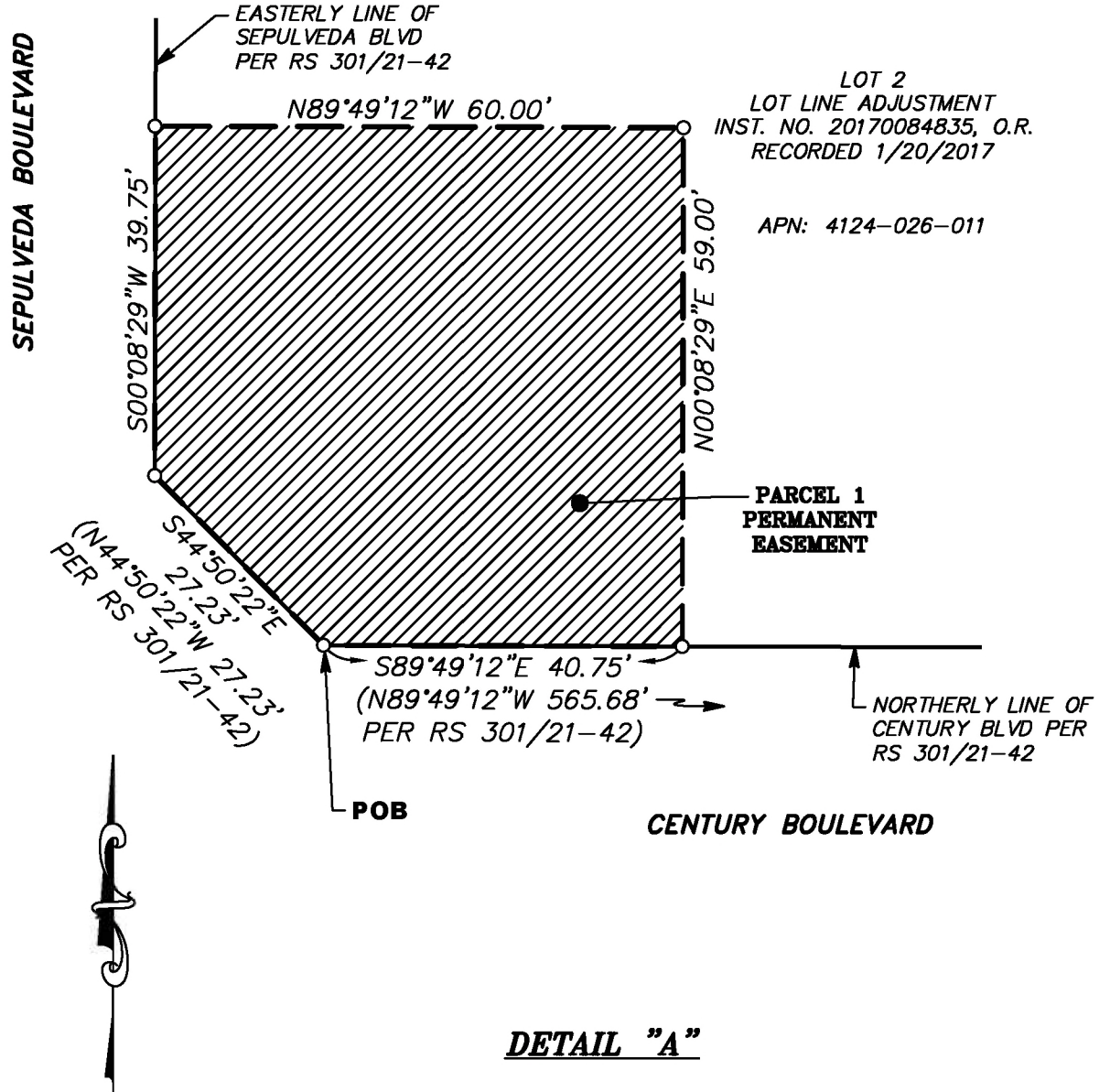
VICINITY MAP
NOT TO SCALE

 MARK THOMAS	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
	01/15/2025	AK	1	2

EXHIBIT "D"

LAWA	TYPE OF INTEREST	AREA	APN
PARCEL 1	PERMANENT EASEMENT	3,355 S.F.	4124-026-011

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



 MARK THOMAS	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
	01/15/2025	AK	2	2

EXHIBIT "E"
LEGAL DESCRIPTION
APN 4124-026-011
Parcel 1
Roadway Easement

That portion of Lot 2 described in Certificate of Compliance for Lot Line Adjustment, in the City of Los Angeles, County of Los Angeles, State of California, recorded January 20, 2017, as Instrument No. 20170084835 of Official Records, in the office of the County Recorder of said County, described as follows:

BEGINNING at the westerly terminus of that certain course shown as having a bearing of North 89°49'12" West and a length of 565.68 feet in the northerly line of Century 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 said certain course, South 89°49'12" East 40.75 feet;

thence leaving said certain course, North 00°08'29" East 13.00 feet;

thence North 89°49'12" West 40.01 feet to the beginning of a tangent curve, concave northeasterly having a radius of 20.00 feet;

thence northwesterly 31.40 feet along said curve through a central angle of 89°57'21" to the easterly line of Sepulveda Boulevard as shown on said Record of Survey;

thence along said easterly line, South 00°08'29" West 13.73 feet to the northwesterly terminus of that certain course shown as having a bearing of North 44°50'22" West and a length of 27.23 feet on said Record of Survey;

thence along said certain course, South 44°50'22" East 27.23 feet to the **POINT OF BEGINNING**.

Containing 680 square feet, more or less.

Shown graphically on Exhibit F, 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.

EXHIBIT "E"
LEGAL DESCRIPTION
APN 4124-026-011
Parcel 1
Roadway Easement

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.

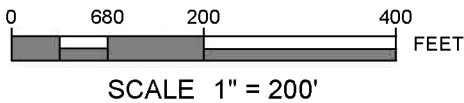
Teri Kahlen 1/15/2025
Teri Kahlen, PLS 8746



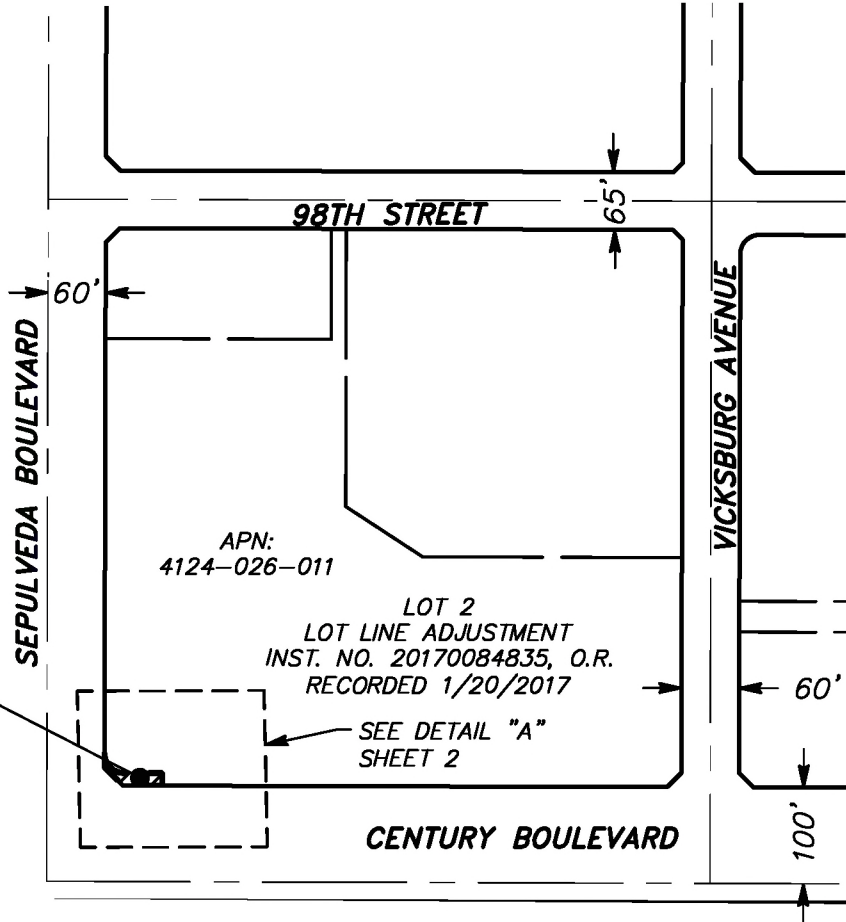
EXHIBIT "F"

LAWA	TYPE OF INTEREST	AREA	APN
PARCEL 1	ROADWAY EASEMENT	680 S.F.	4124-026-011

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



**PARCEL 1
ROADWAY
EASEMENT**



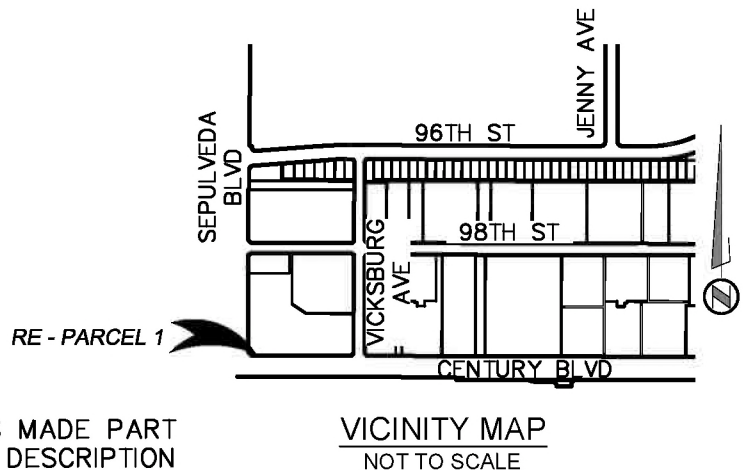
LEGEND

	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
POB	POINT OF BEGINNING
RS	RECORD OF SURVEY
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

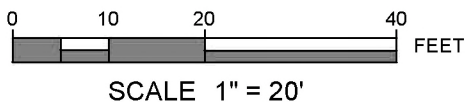
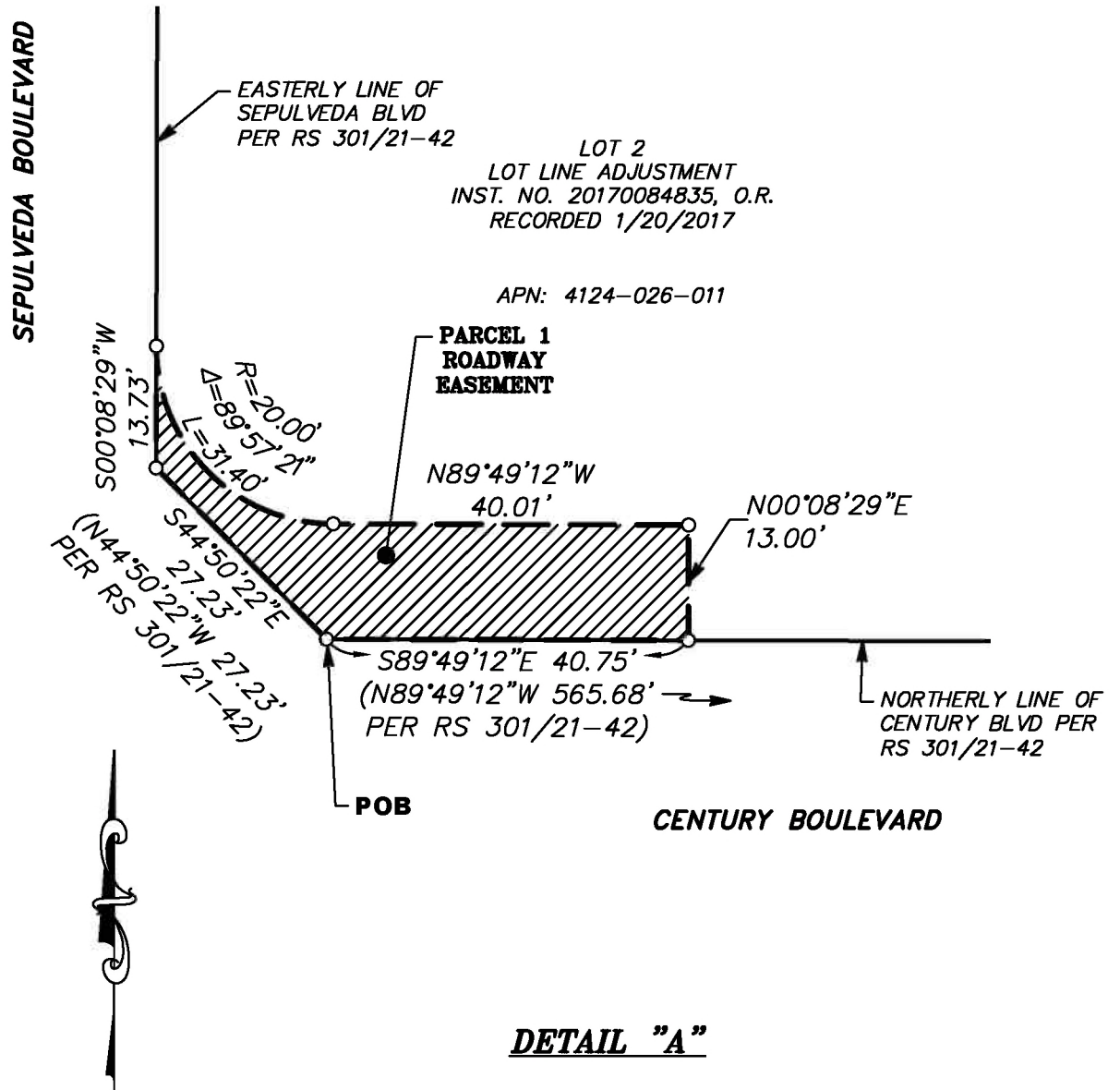


	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
MARK THOMAS	01/15/2025	AK	1	2

EXHIBIT "F"

LAWA	TYPE OF INTEREST	AREA	APN
PARCEL 1	ROADWAY EASEMENT	680 S.F.	4124-026-011

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



<p>MARK THOMAS</p>	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
	01/15/2025	AK	2	2

CERTIFICATE OF ACCEPTANCE

This is to certify that the real property interest conveyed by the foregoing Roadway and Pedestrian Bridge Easement Deed from SWC CA LAX LLC to the City of Los Angeles, a municipal corporation, is hereby accepted by order of the Board of Airport Commissioners of the City of Los Angeles or by the undersigned officer or agent on behalf of its Board of Airport Commissioners pursuant to authority conferred by resolution of its Board of Airport Commissioners adopted on _____ by Resolution No. _____, and the grantee of the foregoing Roadway and Pedestrian Bridge Easement Deed consents to recordation thereof by its duly authorized officer. This Certificate of Acceptance is executed this _____ day of _____, 202__.

CITY OF LOS ANGELES,
a California municipal corporation,
acting by and through its Board of Airport
Commissioners

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

HYDEE FELDSTEIN SOTO, City Attorney

By: _____
Deputy/Assistant City Attorney

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

Los Angeles World Airports
Attn: Evan Haug
6033 West Century Boulevard, 11th Floor
Los Angeles, California 90045

(Space above for County Recorder's Use Only)

Portion(s) APN(s): 4124-026-011

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

SWC CA LAX LLC, a California limited liability company, hereinafter called (“**Grantor**”), is the owner 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 July 2nd, 2021 as Document Number 20211034479 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 temporary construction easement (“**TCE**”), 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. The portion(s) of the property impacted by and subject to the TCE is more particularly described in:

(1) The legal description attached hereto as EXHIBIT G and depicted or illustrated on the map or drawing attached hereto as EXHIBIT H and incorporated herein by reference (“**Overhead Sign TCE Area**”);

(2) The legal description attached hereto as EXHIBIT I and depicted or illustrated on the map or drawing attached hereto as EXHIBIT J and incorporated herein by reference (“**Pedestrian Bridge Construction TCE Area**”);

(3) The legal description attached hereto as EXHIBIT K and depicted or illustrated on the map or drawing attached hereto as EXHIBIT L and incorporated herein by reference (“**Temporary Striping TCE Area**”);

(4) The legal description attached hereto as EXHIBIT M and depicted or illustrated on the map or drawing attached hereto as EXHIBIT N and incorporated herein by reference (“**Temporary Ingress/Egress Easement Area**”);

Collectively, the Overhead Sign TCE Area, the Pedestrian Bridge Construction TCE Area, the Temporary Striping TCE Area, and the Temporary Ingress/Egress Easement Area are referred to in this instrument as the “**TCE Areas**.” The purpose of the TCE includes without limitation the

provision of working space and temporary access to the property for the development, construction, building, installation, location, and placement, of aspects of the Airfield and Terminal Modernization Project (“**Project**”). The TCE is granted together with all rights incidental thereto and for 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 TCE.

The purpose of the TCE within the Overhead Sign TCE Area includes, without limitation, the provision of working space and temporary access to the property for the development, construction, building, installation, location, and placement of a new overhead directional guide sign as part of the Project that is necessary to improve driver decision making for northbound traffic on Sepulveda Boulevard. The TCE within the Overhead Sign TCE Area shall continue for a period of sixty (60) consecutive days (“**Overhead Sign TCE Area Term**”). Construction within the Overhead Sign TCE Area and the Overhead Sign TCE Area Term shall commence upon written notice from Grantee or its authorized representative to Grantor (“**Overhead Sign TCE Area 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 within the Overhead Sign TCE Area, or (b) two (2) consecutive months from the Overhead Sign TCE Area Commencement Date. The last date by and/or on which Grantee may use the TCE within the Overhead Sign TCE Area is referred to as the “**Overhead Sign TCE Area Expiration Date**”. Grantee’s use of the TCE within the Overhead Sign TCE Area shall be subject to the following provisions:

- (a) During the Overhead Sign TCE Area Term, Grantee’s use of this easement will be exclusive.
- (b) Grantee shall use the TCE within the Overhead Sign TCE Area to place personnel, equipment and materials necessary to construct an overhead directional guide sign, concrete foundation, and vertical supports, incorporated herein by reference (collectively, the “**Overhead Sign Improvements**”).

The purpose of the TCE within the Pedestrian Bridge Construction TCE Area includes, without limitation, the provision of working space and temporary access to the property for the development, construction, building, installation, location, and placement of a new pedestrian bridge, elevators, stairways, including associated structure footings, foundations, walls and appurtenances associated with the Project. The TCE within the Pedestrian Bridge Construction TCE Area shall continue for a period of twenty-six (26) consecutive months (“**Pedestrian Bridge Construction TCE Area Term**”). Construction within the Pedestrian Bridge Construction TCE Area and Pedestrian Bridge Construction TCE Area Term shall commence upon written notice from Grantee or its authorized representative to Grantor (“**Pedestrian Bridge Construction TCE Area 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 within the Pedestrian Bridge Construction TCE Area, or (b) twenty-six (26) consecutive months from the Pedestrian Bridge Construction TCE Area Commencement Date. The last date by and/or on which Grantee may use the TCE within the Pedestrian Bridge Construction TCE Area is referred to as the “**Pedestrian Bridge Construction TCE Area Expiration Date**”. Grantee’s use of the TCE within the Pedestrian Bridge Construction TCE Area shall be subject to the following provisions:

- (c) During the Pedestrian Bridge Construction TCE Area Term, Grantee's use of this easement will be exclusive.
- (d) Grantee shall use the TCE within the Pedestrian Bridge Construction TCE Area to place personnel, equipment and materials necessary to construct a new pedestrian bridge crossing Sepulveda Boulevard including, without limitation, a new elevator and corresponding elevator pit and core walls, staircase and miscellaneous concrete walkway / platform improvements, and as necessary electrical services and miscellaneous appurtenances associated with the new pedestrian bridge, elevator system, and stair case improvements, incorporated herein by reference (collectively, the "**Pedestrian Bridge Improvements**").
- (e) Grantee may remove conflicting asphalt concrete, plain cement concrete (pcc), landscaping, and irrigation improvements within the Pedestrian Bridge Construction TCE Area. Grantee shall restore surface conditions within the Pedestrian Bridge Construction TCE Area immediately adjacent to the Pedestrian Bridge Improvements to replace removed asphalt concrete, pcc, landscaping, and irrigation improvements to match similar conditions prior to Pedestrian Bridge Construction TCE Area Commencement Date.
- (f) Six (6) parking stalls within the Pedestrian Bridge Construction TCE Area will be inaccessible to the Grantor during the Pedestrian Bridge Construction TCE Area Term.
- (g) Grantee may remove and relocate existing underground conflicting utilities in conflict with the Pedestrian Bridge Improvements. Grantee will provide reasonable efforts to minimize disruption to Grantor's use of the existing conflicting utilities and any disruption shall not last longer than twelve (12) consecutive hours and not more than a single instance of disruption. Grantee shall provide a minimum of thirty (30) days advanced written notice to Grantor prior to performing work that may disrupt Grantor's use of existing underground utilities.

The purpose of the TCE within the Temporary Striping TCE Area includes, without limitation, the provision of working space and temporary access to the property for the rehabilitation and repair to the existing parking lot immediately northeast of the Sepulveda Boulevard and Century Boulevard intersection. The TCE within the Temporary Striping TCE Area shall continue for a period of six (6) consecutive months ("**Temporary Striping TCE Area Term**"). Construction within the Temporary Striping TCE Area and Temporary Striping TCE Area Term shall commence upon written notice from Grantee or its authorized representative to Grantor ("**Temporary Striping TCE Area 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 TE within the Temporary Striping TCE Area, or (b) six (6) consecutive months from the Temporary Striping TCE Area Commencement Date. The last date by and/or on which Grantee may use the TCE within the Temporary Striping TCE Area is referred to as the "**Temporary Striping TCE**".

Area Expiration Date". Grantee's use of the TCE within the Temporary Striping TCE Area shall be subject to the following provisions:

- (a) Grantee shall use the TCE within the Temporary Striping TCE Area to place personnel, equipment and materials necessary to remove, replace, repair, and construct asphalt concrete and pcc concrete parking and walkway improvements, parking lot signage, striping, landscape, and irrigation improvements, incorporated herein by reference (collectively, the "**Temporary Striping Improvements**").
- (b) During the Temporary Striping TCE Area Term, portions of the Temporary Striping TCE Area shall be intermittently inaccessible to the Grantor during construction of Temporary Striping Improvements, however Grantee shall maintain ingress and egress through the Temporary Striping TCE Area to the Grantor, including their agents, employees, assigns, successors, customers, and vendors to the existing parking area and drive aisle immediately east of the Temporary Striping TCE Area.
- (c) Fifteen (15) parking stalls within the Temporary Striping TCE Area will be inaccessible to the Grantor during the Temporary Striping TCE Area Term.
- (d) Grantee may not store materials or equipment overnight within the limits of the Temporary Striping TCE Area.

The purpose of the TCE within the Temporary Ingress/Egress Easement Area is for ingress, egress, and access by the Grantee, including its agents, contractors, and construction equipment, to the Pedestrian Bridge Construction TCE Area and the Temporary Striping TCE Area. The TCE within the Temporary Ingress/Egress Easement Area shall continue for a period of twenty-six (26) consecutive months ("**Temporary Ingress/Egress Easement Area Term**"). Construction within the Temporary Ingress/Egress Easement Area shall commence upon written notice from Grantee or its authorized representative to Grantor ("**Temporary Ingress/Egress Easement Area 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 within the Temporary Ingress/Egress Easement Area, or (b) twenty-six (26) consecutive months from the Temporary Ingress/Egress Easement Area Commencement Date. The last date by and/or on which Grantee may use the TCE within the Temporary Ingress/Egress Easement Area is referred to as the "**Temporary Ingress/Egress Easement Area Expiration Date**". Grantee's use of the TCE within the Temporary Ingress/Egress Easement Area shall be subject to the following provisions:

- (a) During the Temporary Ingress/Egress Easement Area Term, Grantee's use of this easement will be non-exclusive and Grantee shall maintain ingress and egress through the Temporary Ingress/Egress Easement Area to the Grantor, including their agents, employees, assigns, successors, customers, and vendors to the existing parking area and drive aisles immediately east of the Temporary Ingress/Egress Easement Area.

Grantee's use of the TCE shall be subject to the following general provisions:

- (a) Upon completion of the Pedestrian Bridge Improvements, sixteen (16) parking stalls will be permanently lost within the surrounding parking areas.
- (b) There will be intermittent disruptions to vehicular and pedestrian traffic on Sepulveda Boulevard and Century Boulevard as necessary to complete construction of Project improvements.
- (c) Grantee shall install, as reasonably necessary, irrigation improvements where existing facilities are in conflict with Project improvements within the Overhead Sign TCE Area, Pedestrian Bridge Construction TCE Area, and Temporary Striping TCE Area to ensure existing irrigation outside the limits of the Temporary Construction Easement will work similarly to existing conditions during the Overhead Sign TCE Area Term, Pedestrian Bridge Construction TCE Area Term, and Temporary Striping TCE Area Term.
- (d) Use of construction equipment that includes, but not necessarily limited to, that equipment needed for demolition and removal of existing infrastructure, and construction of the Overhead Sign Improvements, Pedestrian Bridge Improvements, and Temporary Striping Improvements.

The covenants contained in this instrument shall run with the land. For the purposes of this instrument and the TCE, 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:

SWC CA LAX LLC

A California limited liability company

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
) ss.
COUNTY OF _____)

On _____ before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(AFFIX NOTARIAL SEAL)

NOTARY PUBLIC

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
) ss.
COUNTY OF _____)

On _____ before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(AFFIX NOTARIAL SEAL)

NOTARY PUBLIC

EXHIBIT G

Legal Description of Overhead Sign TCE Area
[APN(s): 4124-026-011]

[attached behind this page]

EXHIBIT "G"
LEGAL DESCRIPTION
APN 4124-026-011
Temporary Construction Easement

A strip of land, 12.00 feet wide, over that portion of Lot 2 described in Certificate of Compliance for Lot Line Adjustment, in the City of Los Angeles, County of Los Angeles, State of California, recorded January 20, 2017, as Instrument No. 20170084835 of Official Records, in the office of the County Recorder of said County, the westerly line of said strip of land being described as follows:

COMMENCING at the northerly terminus of that certain course shown as having a bearing of North 00°08'29" East and a length of 545.96 feet in the easterly line of Sepulveda 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 said certain course, South 00°08'29" West 114.89 feet to the **TRUE POINT OF BEGINNING;**

thence continuing along said certain course, South 00°08'29" West 5.10 feet to a point hereinafter referred to as Point "A";

thence continuing along said certain course, South 00°08'29" West 54.90 feet to the **POINT OF TERMINUS.**

EXCEPT THEREFROM that portion described as follows:

BEGINNING at the hereinabove described Point "A";

thence along the hereinabove described certain course, South 00°08'29" West 10.00 feet;

thence leaving said certain course, South 89°49'12" East 10.00 feet;

thence North 00°08'29" East 10.00 feet;

thence North 89°49'12" West 10.00 feet to the **POINT OF BEGINNING.**

Containing 620 square feet, more or less.

EXHIBIT "G"
LEGAL DESCRIPTION
APN 4124-026-011
Temporary Construction Easement

Shown graphically on Exhibit "H", 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 3/11/2025
Teri Kahlen, PLS 8746



EXHIBIT H

Map of Overhead Sign TCE Area
[APN(s): 4124-026-011]

[attached behind this page]

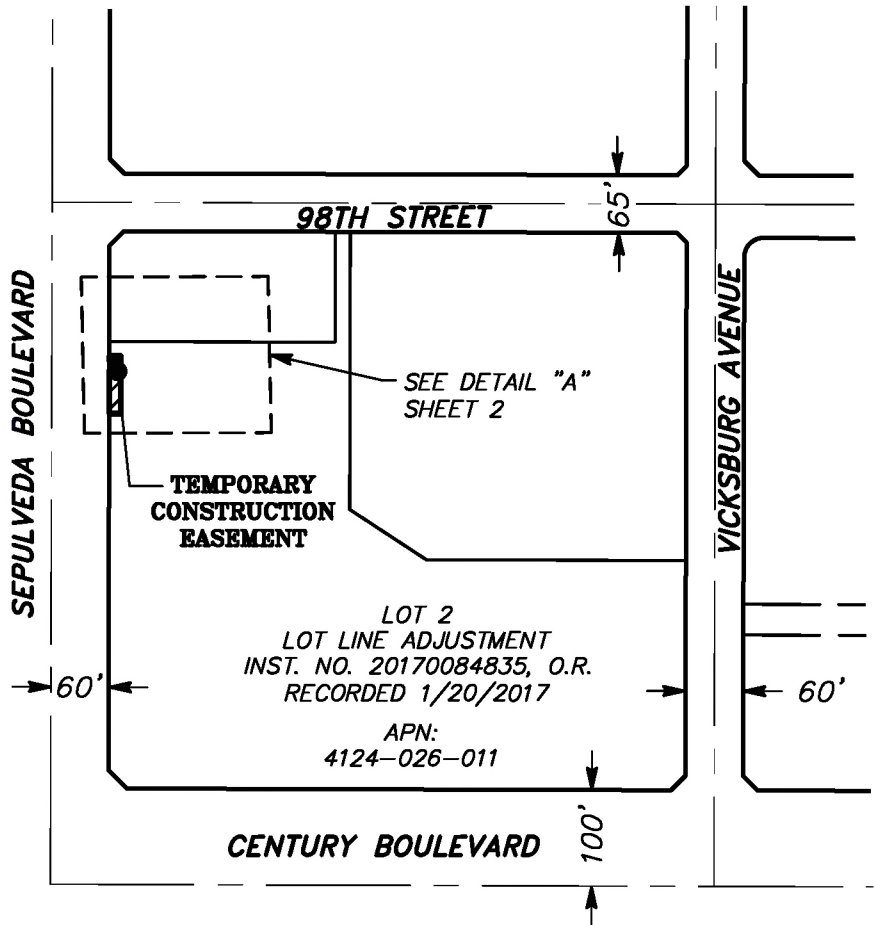
EXHIBIT "H"

LAWA	TYPE OF INTEREST	AREA	APN
PARCEL 1	TEMPORARY CONSTRUCTION EASEMENT	620 SF	4124-026-011

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



SCALE 1" = 200'



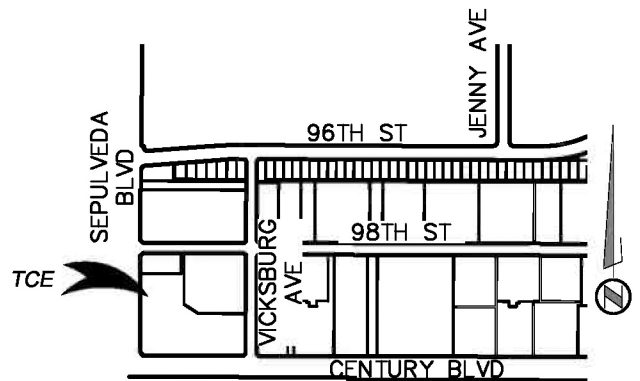
LEGEND

	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
POC	POINT OF COMMENCEMENT
TPOB	TRUE POINT OF BEGINNING
POT	POINT OF TERMINUS
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
	03/10/2025	AK	1	2

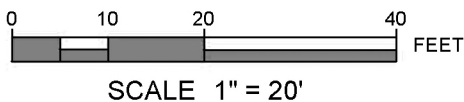
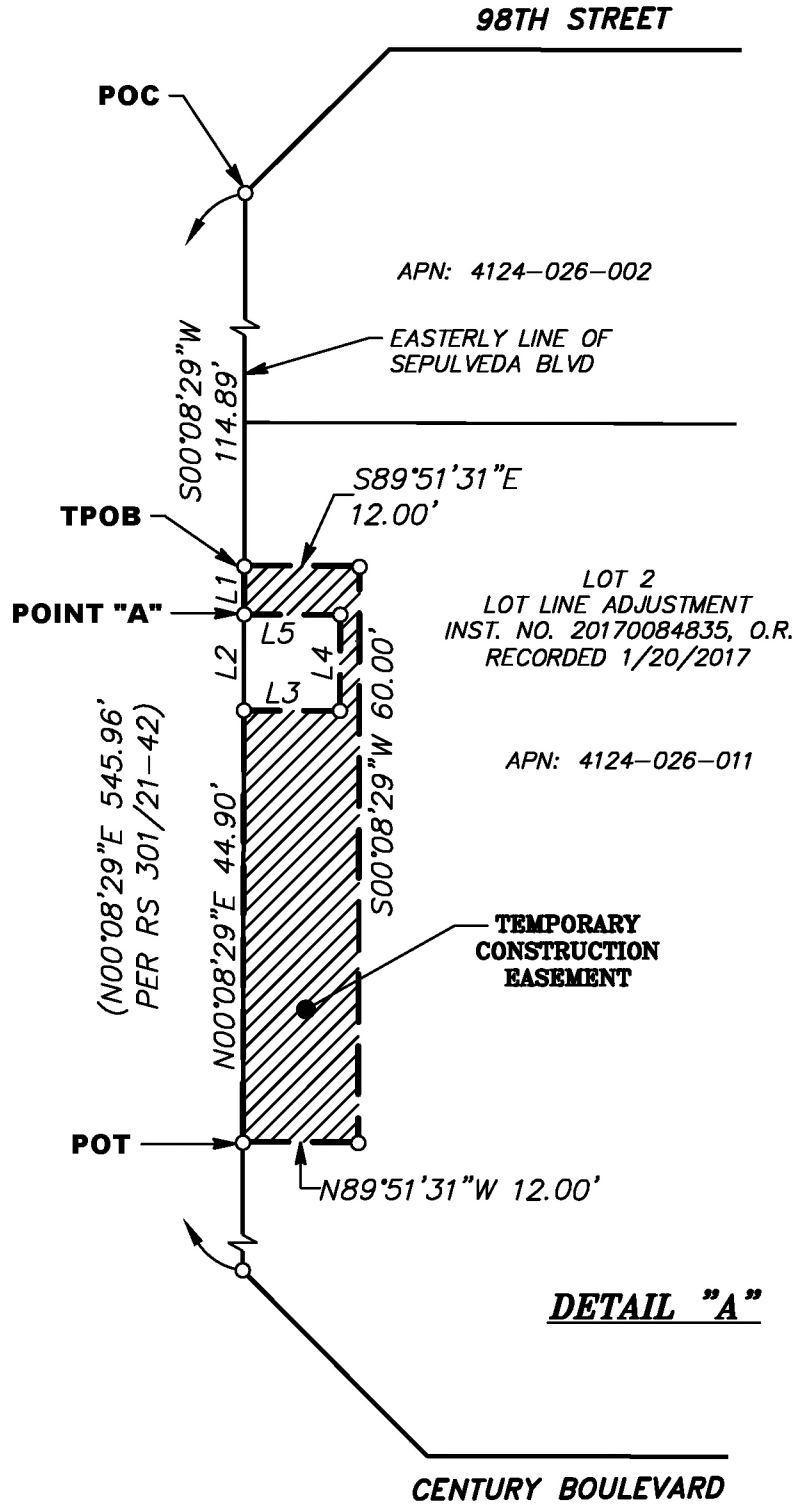
EXHIBIT "H"

LAWA	TYPE OF INTEREST	AREA	APN
PARCEL 1	TEMPORARY CONSTRUCTION EASEMENT	620 SF	4124-026-011

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

<u>LINE TABLE</u>	
L1	S00°08'29"W 5.10'
L2	S00°08'29"W 10.00'
L3	S89°49'12"E 10.00'
L4	N00°08'29"E 10.00'
L5	N89°49'12"W 10.00'

SEPULVEDA BOULEVARD



 MARK THOMAS	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
	03/10/2025	AK	2	2

EXHIBIT I

Legal Description of Pedestrian Bridge Construction TCE Area
[APN(s): 4124-026-011]

[attached behind this page]

EXHIBIT "I"
LEGAL DESCRIPTION
APN 4124-026-011
Temporary Construction Easement

That portion of Lot 2 described in Certificate of Compliance for Lot Line Adjustment, in the City of Los Angeles, County of Los Angeles, State of California, recorded January 20, 2017, as Instrument No. 20170084835 of Official Records, in the office of the County Recorder of said County, described as follows:

COMMENCING at the westerly terminus of that certain course shown as having a bearing of North 89°49'12" West and a length of 565.68 feet in the northerly line of Century 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 said certain course, South 89°49'12" East 40.75 feet to the **TRUE POINT OF BEGINNING;**

thence North 00°08'29" East 59.00 feet;

thence North 89°49'12" West 51.05 feet;

thence North 00°19'25" West 10.63 feet;

thence South 89°55'02" East 91.14 feet

thence South 00°08'29" West 69.78 feet;

thence North 89°49'12" West 40.00 feet to the **TRUE POINT OF BEGINNING.**

Containing 3,335 square feet, more or less.

Shown graphically on Exhibit "J", 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.

EXHIBIT "I"
LEGAL DESCRIPTION
APN 4124-026-011
Temporary Construction Easement

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 3/11/2025
Teri Kahlen, PLS 8746



EXHIBIT J

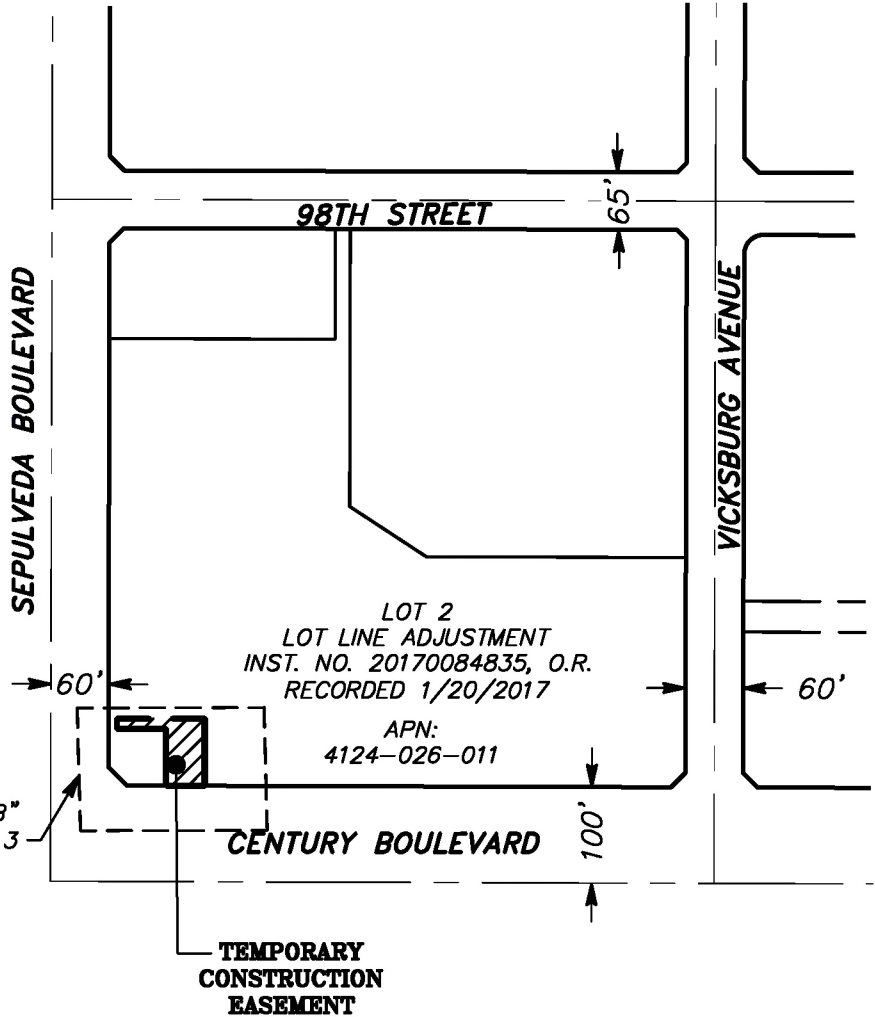
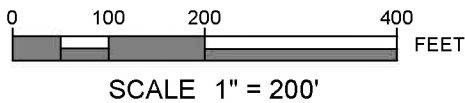
Map of Pedestrian Bridge Construction TCE Area
[APN(s): 4124-026-011]

[attached behind this page]

EXHIBIT "J"

LAWA	TYPE OF INTEREST	AREA	APN
PARCEL 1	TEMPORARY CONSTRUCTION EASEMENT	3,335 SF	4124-026-011

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



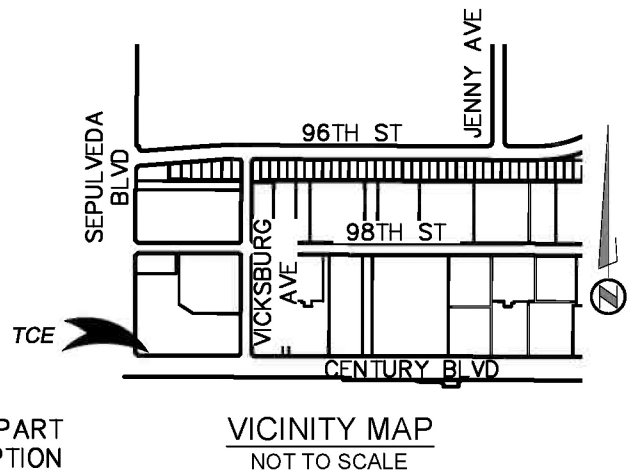
LEGEND

	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
POC	POINT OF COMMENCEMENT
TPOB	TRUE POINT OF BEGINNING
POT	POINT OF TERMINUS
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

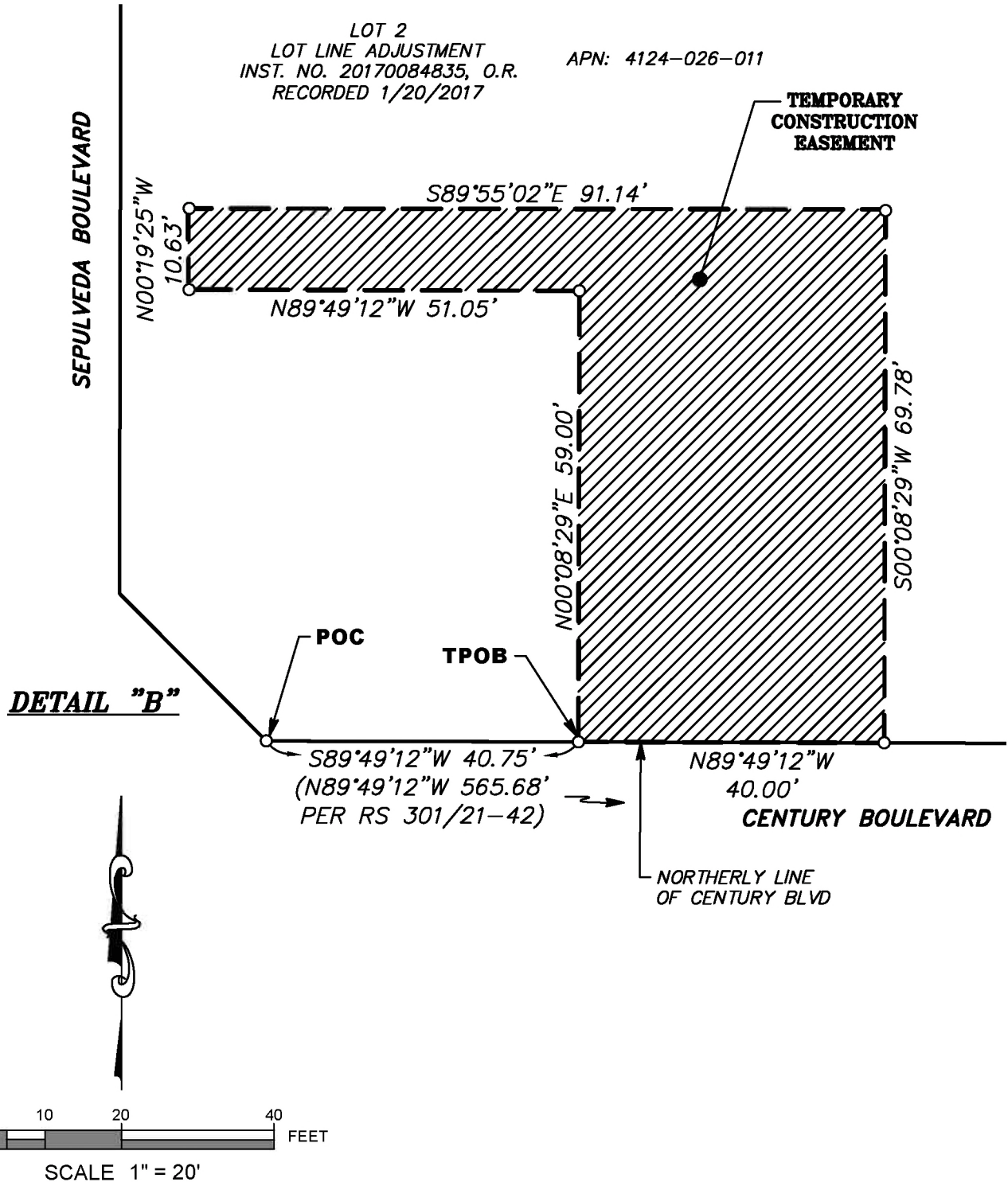


 MARK THOMAS	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
	03/10/2025	AK	1	2

EXHIBIT "J"

LAWA	TYPE OF INTEREST	AREA	APN
PARCEL 1	TEMPORARY CONSTRUCTION EASEMENT	3,335 SF	4124-026-011

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



<p>MARK THOMAS</p>	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
	03/10/2025	AK	2	2

EXHIBIT K

Legal Description of Temporary Striping TCE Area
[APN(s): 4124-026-011]

[attached behind this page]

EXHIBIT "K"
LEGAL DESCRIPTION
APN 4124-026-011
Temporary Striping Easement

That portion of Lot 2 described in Certificate of Compliance for Lot Line Adjustment, in the City of Los Angeles, County of Los Angeles, State of California, recorded January 20, 2017, as Instrument No. 20170084835 of Official Records, in the office of the County Recorder of said County, described as follows:

COMMENCING at the westerly terminus of that certain course shown as having a bearing of North 89°49'12" West and a length of 565.68 feet in the northerly line of Century 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 said certain course, South 89°49'12" East 80.75 feet to the **TRUE POINT OF BEGINNING**;

thence leaving said certain course, North 00°08'29" East 77.00 feet;

thence South 89°52'47" East 132.00 feet;

thence South 00°06'15" West 10.00 feet;

thence North 90°00'00" West 7.00 feet;

thence South 45°04'26" West 31.15 feet;

thence North 90°00'00" West 15.00 feet;

thence South 00°00'00" East 45.00 feet to said northerly line of Century Boulevard;

thence along said northerly line, North 89°49'12" West 88.11 feet to the **TRUE POINT OF BEGINNING**.

Containing 7,797 square feet, more or less.

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

EXHIBIT "K"
LEGAL DESCRIPTION
APN 4124-026-011
Temporary Striping 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 3/12/2025
Teri Kahlen, PLS 8746



EXHIBIT L

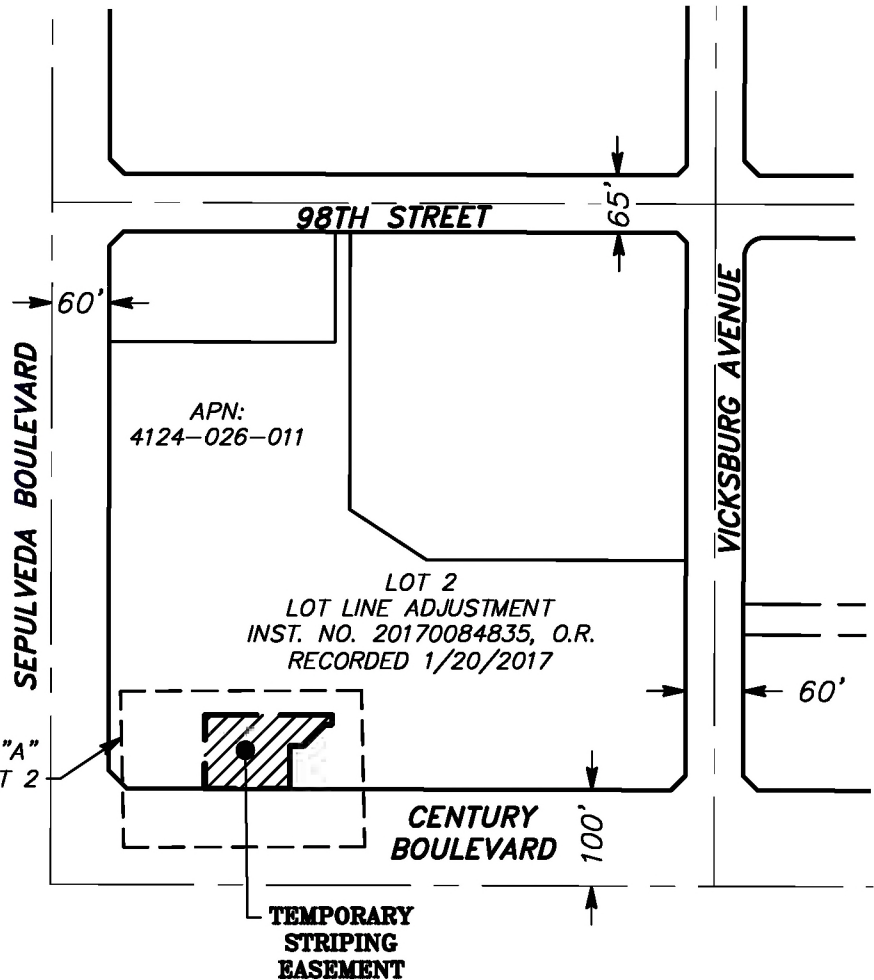
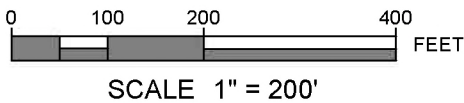
Map of Temporary Striping TCE Area
[APN(s): 4124-026-011]

[attached behind this page]

EXHIBIT "L"

LAWA	TYPE OF INTEREST	AREA	APN
PARCEL 1	TEMPORARY STRIPING EASEMENT	7,797 SF	4124-026-011

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



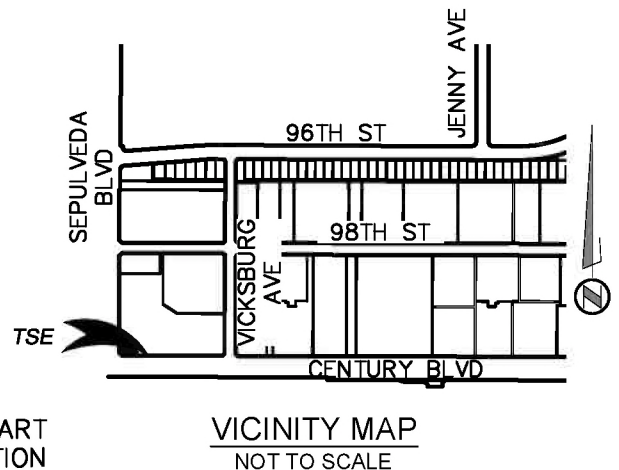
LEGEND

	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
POC	POINT OF COMMENCEMENT
TPOB	TRUE POINT OF BEGINNING
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



 MARK THOMAS	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
	03/12/2025	AK	1	2

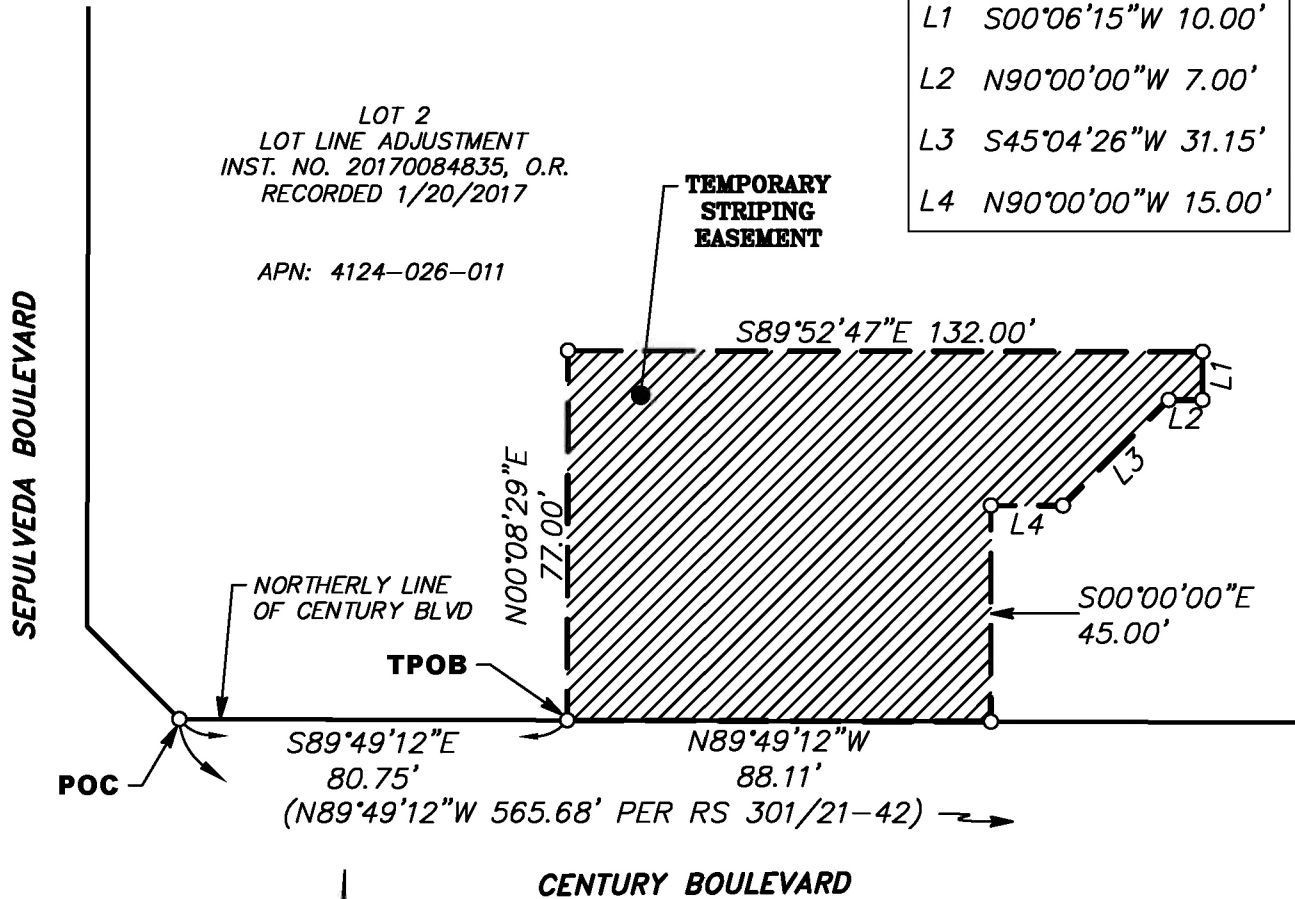
EXHIBIT "L"

LAWA	TYPE OF INTEREST	AREA	APN
PARCEL 1	TEMPORARY STRIPING EASEMENT	7,797 SF	4124-026-011

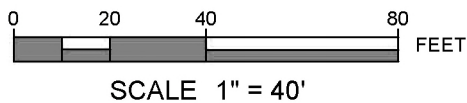
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LINE TABLE

L1	S00°06'15"W 10.00'
L2	N90°00'00"W 7.00'
L3	S45°04'26"W 31.15'
L4	N90°00'00"W 15.00'



DETAIL "A"



 MARK THOMAS	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
	03/12/2025	AK	2	2

EXHIBIT M

Legal Description of Temporary Ingress/Egress Easement Area
[APN(s): 4124-026-011]

[attached behind this page]

EXHIBIT "M"
LEGAL DESCRIPTION
APN 4124-026-011
Ingress/Egress Access Easement

That portion of Lot 2 described in Certificate of Compliance for Lot Line Adjustment, in the City of Los Angeles, County of Los Angeles, State of California, recorded January 20, 2017, as Instrument No. 20170084835 of Official Records, in the office of the County Recorder of said County, described as follows:

COMMENCING at the westerly terminus of that certain course shown as having a bearing of North 89°49'12" West and a length of 565.68 feet in the northerly line of Century 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 said certain course, South 89°49'12" East 80.75 feet;

thence leaving said certain course, North 00°08'29" East 24.80 feet to the **TRUE POINT OF BEGINNING**;

thence continuing North 00°08'29" East 20.00 feet;

thence North 90°00'00" East 88.00 feet;

thence South 00°00'00" East 45.08 feet to said northerly line of said Century Boulevard;

thence along said northerly line, North 89°49'12" West 26.00 feet;

thence leaving said northerly line, North 00°00'00" East 25.00 feet;

thence North 90°00'00" West 62.05 feet to the **TRUE POINT OF BEGINNING**.

Containing 2,411 square feet, more or less.

Shown graphically on Exhibit "N", 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.

EXHIBIT "M"
LEGAL DESCRIPTION
APN 4124-026-011
Ingress/Egress Access Easement

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 3/12/2025
Teri Kahlen, PLS 8746



EXHIBIT N

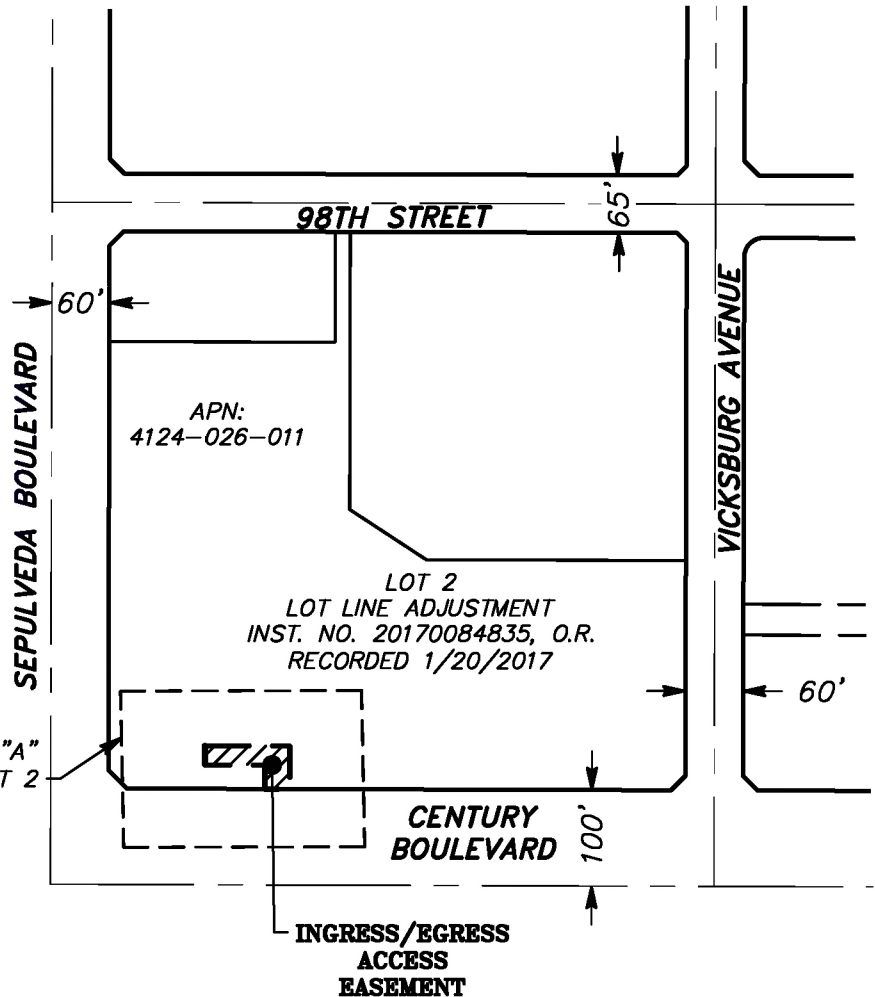
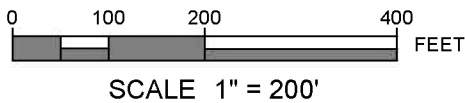
Map of Temporary Ingress/Egress Easement Area
[APN(s): 4124-026-011]

[attached behind this page]

EXHIBIT "N"

LAWA	TYPE OF INTEREST	AREA	APN
PARCEL 1	INGRESS/EGRESS ACCESS EASEMENT	2,411 SF	4124-026-011

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



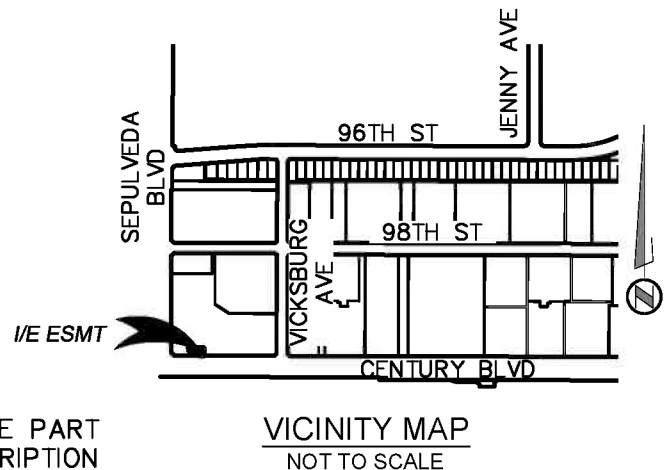
LEGEND

	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
POC	POINT OF COMMENCEMENT
TPOB	TRUE POINT OF BEGINNING
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



 MARK THOMAS	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
	03/12/2025	AK	1	2

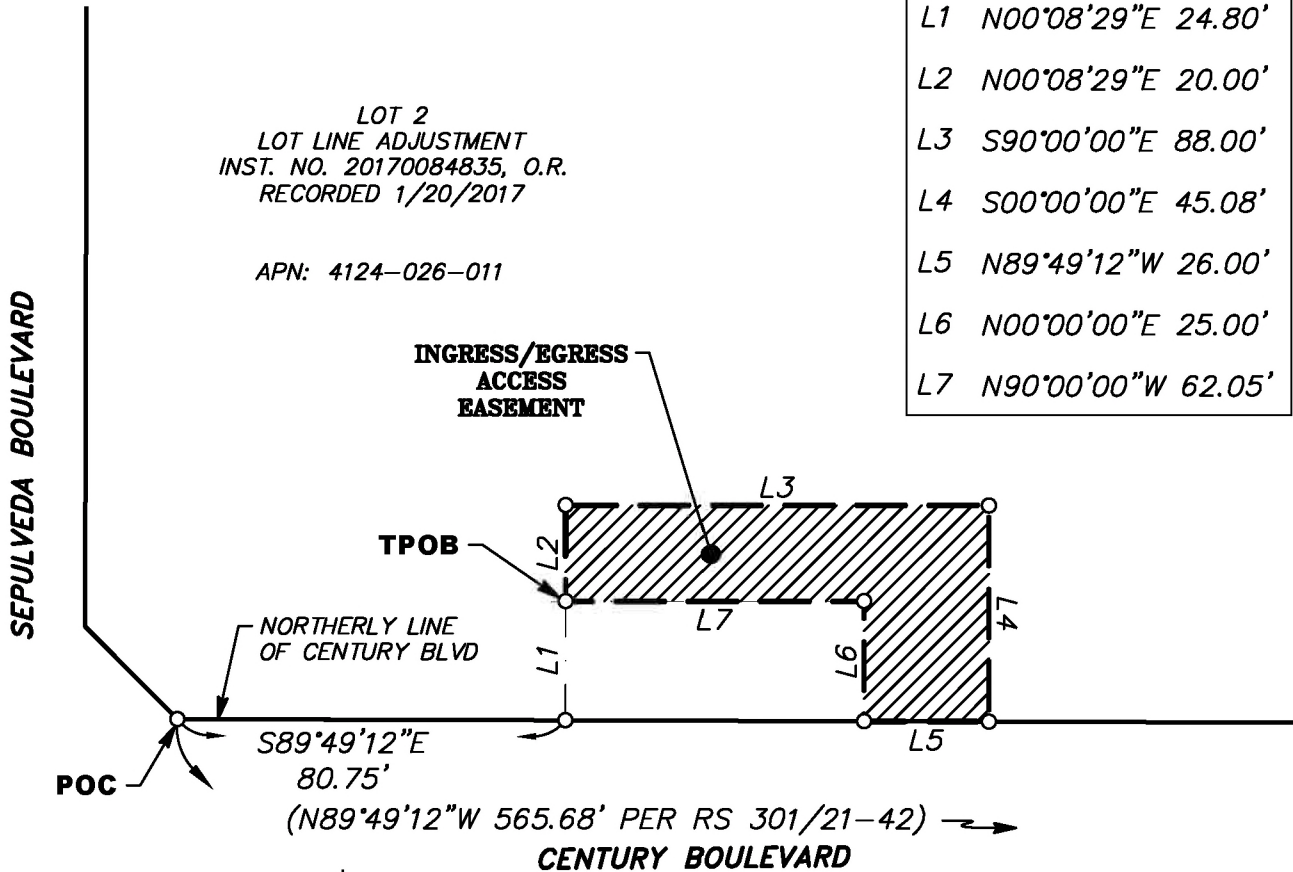
EXHIBIT "N"

LAWA	TYPE OF INTEREST	AREA	APN
PARCEL 1	INGRESS/EGRESS ACCESS EASEMENT	2,411 SF	4124-026-011

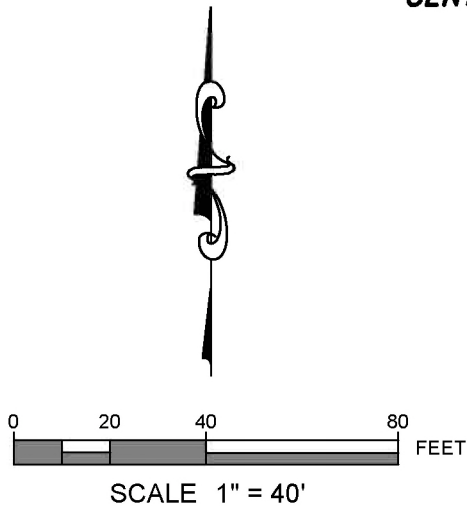
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LINE TABLE

L1	N00°08'29"E	24.80'
L2	N00°08'29"E	20.00'
L3	S90°00'00"E	88.00'
L4	S00°00'00"E	45.08'
L5	N89°49'12"W	26.00'
L6	N00°00'00"E	25.00'
L7	N90°00'00"W	62.05'



DETAIL "A"



 MARK THOMAS	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
	03/12/2025	AK	2	2

CERTIFICATE OF ACCEPTANCE

This is to certify that the real property interest conveyed by the foregoing Roadway and Pedestrian Bridge Easement Deed from SWC CA LAX LLC to the City of Los Angeles, a municipal corporation, is hereby accepted by order of the Board of Airport Commissioners of the City of Los Angeles or by the undersigned officer or agent on behalf of its Board of Airport Commissioners pursuant to authority conferred by resolution of its Board of Airport Commissioners adopted on _____ by Resolution No. _____, and the grantee of the foregoing Roadway and Pedestrian Bridge Easement Deed consents to recordation thereof by its duly authorized officer. This Certificate of Acceptance is executed this _____ day of _____, 202__.

CITY OF LOS ANGELES,
a California municipal corporation,
acting by and through its Board of Airport
Commissioners

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

HYDEE FELDSTEIN SOTO, City Attorney

By: _____
Deputy/Assistant City Attorney

Sec. 8. 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

HYDEE FELDSTEIN SOTO, City Attorney

By



CYNTHIA ALEXANDER
Deputy City Attorney

Date June 23, 2025

File No. 25-0637

M:\Muni Counsel\ORDINANCES\LAWA\Eminent Domain 9860 South Sepulveda and 6225 West Century Boulevard.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 July 1, 2025

Approved 07/10/2025

Published Date: 07/16/2025
Ordinance Effective Date: 08/16/2025