

RESOLUTION NO. 28143

WHEREAS, on recommendation of Management, there were presented for approval, Award of a ten (10)-year Lease to Jet Pets Inc. covering an off-airport animal quarantine and kennel facility located at 9111 South Falmouth Avenue at Los Angeles International Airport; and

WHEREAS, the demised premises consist of approximately 21,212 square feet (SF) of building space, 90,609 SF of land, and 69,396 SF of paving. The property is comprised of stables, kennels, and administrative offices. The site has been used for over 40 years for operation of a United States Department of Agriculture-approved import/export quarantine facility for horses and livestock serving most of the western United States and Canada; and

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Chief Executive Officer

WHEREAS, in January 2024, Los Angeles World Airports (LAWA) released the Request for Proposals (RFP) for the ten (10)-year lease of the site. Only one proposal was received, and Jet Pets Inc. (Jet Pets) was identified as the successful proposer; and

WHEREAS, the lease with Jet Pets includes a building rate of \$1.29 per square foot per year with an adjusted increase annually by 3% every July 1st. Said building rate was proposed by Jet Pets during the RFP process and met the minimum rent requirement; and

WHEREAS, under the lease, Jet Pets will be responsible for all maintenance and repair of the premises, and either party may terminate the lease with no less than one year advanced written notice; and

WHEREAS, lease will allow Jet Pets to continue providing an animal quarantine and kennel facility at Los Angeles International Airport and generate non-aeronautical revenue for LAWA. The lease will generate approximately \$881,000 in the first year and approximately \$8,810,000 over the term, excluding annual rent adjustments; and

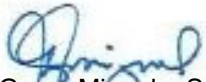
WHEREAS, actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 606;

NOW, THEREFORE, BE IT RESOLVED that the Board of Airport Commissioners adopted the Staff Report; further adopted staff's determination that this item, involving issuance of permits, leases, agreements, berth and space assignments, and renewals, amendments, or extensions thereof, or other entitlements granting use of existing airport facilities or its operations, is exempt from California Environmental Quality Act (CEQA) requirements pursuant to Article III, Class 1 (18) of the Los Angeles City CEQA Guidelines; approved the Award of a ten (10)-year Lease to Jet Pets Inc. covering an off-airport animal quarantine and kennel facility located at 9111 South Falmouth Avenue at Los Angeles International Airport; and authorized the Chief Executive Officer, or designee, to execute said Lease with Jet Pets Inc. subject to approval by the Los Angeles City Council and approval as to form by the City Attorney.

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I hereby certify that this Resolution No. 28143 is true and correct, as adopted by the Board of Airport Commissioners at its Special Meeting held on Thursday, April 17, 2025.

A handwritten signature in blue ink, appearing to read "Grace Miguel", is positioned above the printed name.

Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS