

**ORDINANCE NO. 185990**

An ordinance finding that the public interest and necessity require the acquisition by eminent domain of property interests located at 9200 Aviation Boulevard, Los Angeles, California 90045 and bearing Assessor's Parcel Number 4128-002-015.

**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. 26650 (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 permanent street easement as set forth in Exhibit A, Exhibit A1 and Exhibit A2; (b) a temporary construction easement having a term of 48 months as set forth in Exhibit B, Exhibit B1 and Exhibit B2; (c) a temporary construction easement having a term of 12 months as set forth in Exhibit B, Exhibit C1 and Exhibit C2; (d) a temporary construction easement having a term of 6 months as set forth in Exhibit B, Exhibit D1 and Exhibit D2; and an Urban "Rotate" Bulletin, single face billboard (Billboard). The permanent street easement, the temporary construction easements and the Billboard are referred to collectively as the "Subject Property." 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 the Landside Access Modernization Program, a public project designed to improve and modernize access to the Los Angeles International Airport (Project).
- d. Pursuant to Code of Civil Procedure Sections 1240.610 and 1240.510, 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 Project were evaluated in the previously adopted LAMP EIR, ENV-2016-3391-EIR. The LAMP EIR was adopted by the Board on March 2, 2017 (Resolution No. 26185), and certified and adopted by the Los Angeles City Council on June 7, 2017. The acquisition of the Subject Property is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2.i of the Los Angeles City CEQA Guidelines. It is also within the scope of the certified LAMP EIR and does not include any changes to the Project that would require further review under CEQA pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162.
- 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 CEQA.

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 and directed 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 and directed 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.

## EXHIBIT "A"

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

Los Angeles World Airports  
Attn: Marisa Katnich  
6053 West Century Boulevard, 4<sup>th</sup> Floor  
Los Angeles, California 90045

(Space above for County Recorder's Use Only)

Portion(s) APN(s.): 4128-002-015

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

### EASEMENT DEED

#### Grant of Permanent Street Easement

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Haha, Inc. ("**Grantor**") 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 permanent easement and right-of-way for public street and incidents and appurtenances thereto ("**Street Easement**"), over, above, on, under, in, across, along 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 incorporated herein by reference ("**Easement Area**").

Within the 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 utilities.

The easement rights granted in, under and pursuant to this instrument and the rights of Grantee in, under and pursuant to this instrument shall include without limitation the right to reasonably access the Easement Area for all purposes associated with the Street Easement, which activities may include, but are not be limited to, trimming, cutting or clearing away from the Easement Area any trees, brush, and vegetation.

Grantee shall have the right to remove all improvements located within the Easement Area including, but not limited to, an Arco advertisement sign, underground fuel storage tanks, diesel fuel pumps, overhead awning structures, trees, hardscape, and landscape improvements.

Grantee shall have the right to transfer, assign and/or convey 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.

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

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

Dated: \_\_\_\_\_

**GRANTOR:**

HAHA, INC.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT "A1"**

Legal Description of Street Easement Area  
[APN(s): 4128-002-015]

[attached behind this page]

**EXHIBIT "A1"**  
**LEGAL DESCRIPTION**  
**PERMANENT STREET EASEMENT**

THAT PORTION OF LOTS 230, 231, AND 232 OF TRACT NUMBER 14225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 319 PAGES 20 THROUGH 24, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING (POC)** AT THE CENTERLINE INTERSECTION OF JUDAH AVENUE (NOW AVIATION BOULEVARD) AND ARBOR VITAE STREET AS SHOWN ON SAID TRACT MAP NUMBER 14225;

**THENCE** ALONG SAID CENTERLINE OF ARBOR VITAE STREET, SOUTH  $89^{\circ}59'50''$  EAST 212.02 FEET TO THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 230 WITH SAID ARBOR VITAE CENTERLINE;

**THENCE** DEPARTING SAID CENTERLINE, SOUTH  $00^{\circ}00'06''$  EAST 50.00 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID LOT 230 WITH THE SOUTH LINE OF ARBOR VITAE STREET AS DESCRIBED IN THE IRREVOCABLE OFFER TO DEDICATE RECORDED JUNE 5, 1987 AS INSTRUMENT NUMBER 87-891975, ACCEPTED BY THE CITY OF LOS ANGELES PER RESOLUTION AND RECORDED JANUARY 11, 1989 AS INSTRUMENT NUMBER 89-54383, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID INTERSECTION IS THE **TRUE POINT OF BEGINNING (TPOB)**;

**THENCE** ALONG SAID SOUTH LINE OF ARBOR VITAE, NORTH  $89^{\circ}59'50''$  WEST 142.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF 20.00 FEET;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 31.40 FEET THROUGH A CENTRAL ANGLE OF  $89^{\circ}57'00''$  TO THE EAST LINE OF AVIATION BOULEVARD DESCRIBED IN SAID INSTRUMENT NUMBER 87-891975;

**THENCE** ALONG SAID EAST LINE OF AVIATION BOULEVARD SOUTH  $00^{\circ}03'10''$  WEST 137.00 FEET TO THE NORTH LINE OF THAT ALLEY WITHIN LOTS 225 THROUGH 240, INCLUSIVE, AS SHOWN ON SAID TRACT MAP NUMBER 14225;

**THENCE** ALONG THE NORTH LINE OF SAID ALLEY NORTH  $89^{\circ}59'33''$  EAST 11.00 FEET TO A LINE PARALLEL WITH AND DISTANT EASTERLY 11.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID EAST LINE OF AVIATION BOULEVARD;

**THENCE** ALONG SAID PARALLEL LINE, NORTH  $00^{\circ}03'10''$  EAST 105.00 FEET;

**THENCE** NORTH  $53^{\circ}39'43''$  EAST 23.60 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 38.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE OF ARBOR VITAE STREET;

THENCE ALONG SAID PARALLEL LINE SOUTH 89°59'50" EAST 132.10 FEET TO THE EAST LINE OF SAID LOT 230;

THENCE ALONG SAID EAST LINE OF LOT 230, NORTH 00°00'06" WEST 38.00 FEET TO THE TRUE POINT OF BEGINNING (TPOB);

CONTAINING 0.173 ACRES OR 7,516 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. 12-31-18

10-19-18  
DATE



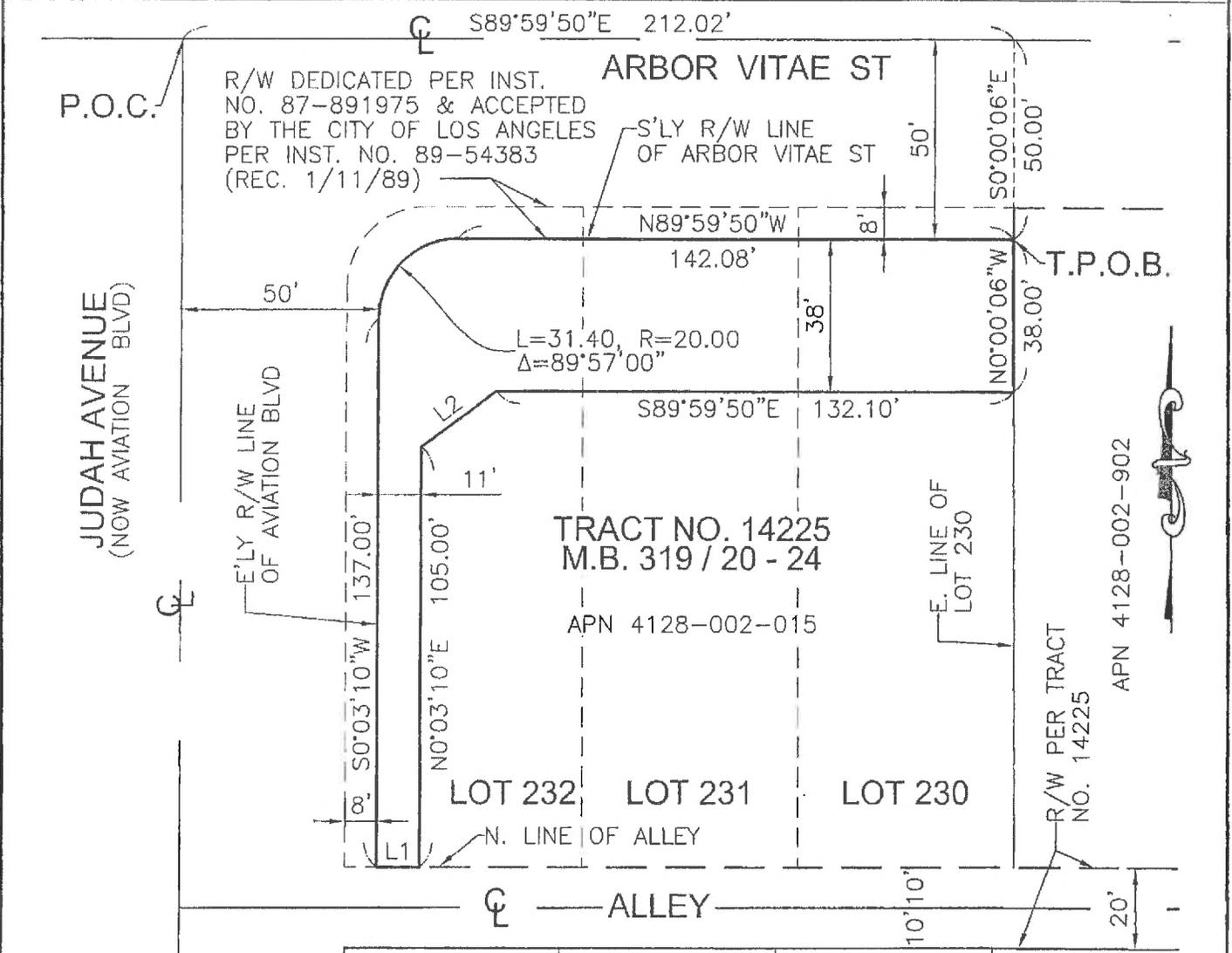
**EXHIBIT "A2"**

Map of Street Easement Area  
[APN(s): 4128-002-015]

[attached behind this page]

# EXHIBIT A2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-12	PERMANENT STREET EASEMENT	7,516 SF	4128-002-015



**LEGEND**

- LIMITS OF DESCRIPTION
- EXISTING RIGHT OF WAY
- UNDERLYING LOT LINES
- EXISTING PROPERTY LINE

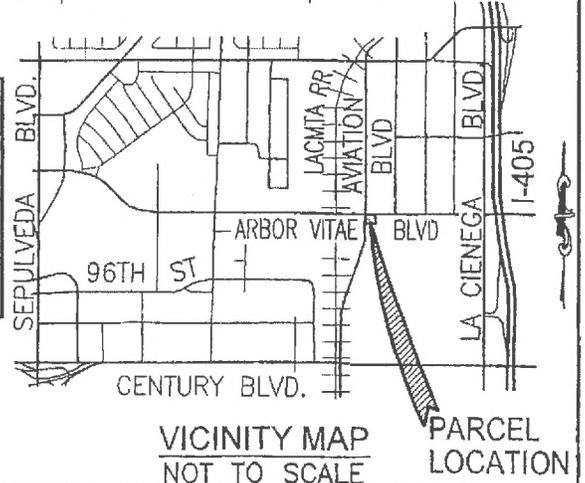
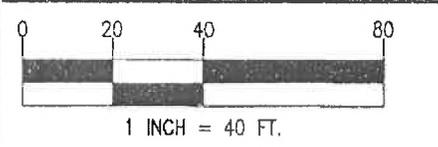
**NOTES**

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS83, ZONE 5 (2010.00)

DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAYBE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967

Overland, Pacific, and Cutler, LLC  
3750 Schauffele Ave, Suite 150  
Long Beach, CA 90808  
Ph: 562-304-2000

Line Table		
Line #	Length	Direction
L1	11.00	N89°59'33"E
L2	23.60	N53°39'43"E



DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
10-19-18	0	SMG	1	1

EXHIBIT "B"

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

Los Angeles World Airports  
6053 W. Century Boulevard, 4<sup>th</sup> Floor  
Los Angeles, CA 90045  
Attention: Marisa Katnich

(Space above for County Recorder's Use Only)

Portion(s) APN(s): 4128-002-015

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 by Haha, Inc., a California corporation ("**Grantor**"), Grantor 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 non-exclusive (except as provided below) temporary construction easement ("**Temporary Construction Easement**"), over, above, on, under, in, within, across, along, about and through that certain portion (or those certain portions) of Grantor's real property located in the City of Los Angeles, County of Los Angeles, State of California ("**Property**"), for the construction of permanent roadways, relocation of overhead electric service, and removal of underground storage tanks and related demolition and removal of diesel fuel pumps within the Temporary Construction Easement area as more particularly defined below and in connection with the Landside Access Modernization Program ("**Project**"). A Preliminary Right of Way Requirements Map for the portion(s) of the Project located on the Property is attached hereto as EXHIBIT 4-12 and incorporated herein by reference ("**Map**"). Except as otherwise provided in this instrument, the Map is for information and example purposes only, in that it shows potential improvements comprising a portion of the Project that may but are not required to be included as part of the Project on the Property; and, therefore and in any event, the Map does not limit Grantee's rights under or pursuant to this instrument, including without limitation under or pursuant to the Temporary Construction Easement. The portion(s) of the Property impacted by and subject to the Temporary Construction Easement is (are) more particularly described in:

(1) The legal description attached hereto as EXHIBIT B1 and depicted or illustrated on the map or drawing attached hereto as EXHIBIT B2 and incorporated herein by reference ("**48-Month Roadway TCE Area**");

(2) The legal description attached hereto as EXHIBIT C1 and depicted or illustrated on the map or drawing attached hereto as EXHIBIT C2 and incorporated herein by reference ("**12-Month Utility Relocation TCE Area**");

(3) 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 ("**6-Month Underground Storage Tank Removal TCE Area**");

Collectively, the 48-Month Roadway TCE Area, the 12-Month Utility Relocation TCE Area, and the 6-Month Underground Storage Tank Removal TCE Area are referred to in this instrument as the “**TCE Areas.**”

The Temporary Construction Easement within the 6-Month Underground Storage Tank Removal TCE Area (“**6-Month Underground Storage Tank Removal TCE**”) shall continue for a period of six (6) months. The purpose of the 6-Month Underground Storage Tank Removal TCE includes without limitation the provision of working space and temporary access to the Property for the removal of an underground fuel storage tanks and attached appurtenant structures/facilities, located within the 6-Month Underground Storage Tank Removal TCE Area that conflict with the Project. Construction within the 6-Month Underground Storage Tank Removal TCE Area and the term of the 6-Month Underground Storage Tank Removal TCE shall commence not earlier than fourteen (14) calendar 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 6-Month Underground Storage Tank Removal TCE Area as set forth in such notice and it shall terminate on the earliest of (a) the date upon which Grantee notifies Grantor that it no longer needs to use the 6-Month Underground Storage Tank Removal TCE Area, (b) six (6) months from the commencement date of the 6-Month Underground Storage Tank Removal TCE, or (c) December 1, 2023 (in any event, the “**6-Month Underground Storage Tank Removal TCE Expiration Date**”). Use of the 6-Month Underground Storage Tank TCE Area shall be exclusive to Grantee during the term of the 6-Month Underground Storage Tank TCE.

The Temporary Construction Easement within the 12-Month Utility Relocation TCE Area (“**12-Month Utility Relocation TCE**”) shall continue for a period of twelve (12) months. The purpose of the 12-Month Utility Relocation TCE includes without limitation the provision of working space and temporary access to the Property for the development, construction, building, installation, and relocation of overhead electric service to the Property. Construction within the 12-Month Utility Relocation TCE Area and the term of the 12-Month Utility Relocation TCE shall commence not earlier than fourteen (14) calendar 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 12-Month Utility Relocation TCE Area and it shall terminate on the earliest of (a) the date upon which Grantee notifies Grantor that it no longer needs to use the 12-Month Utility Relocation TCE Area, (b) twelve (12) months from the commencement date of the 12-Month Utility Relocation TCE, or (c) December 1, 2023 (in any event, the “**12-Month Utility Relocation TCE Expiration Date**”).

The Temporary Construction Easement within the 48-Month Roadway TCE Area (“**48-Month Roadway TCE**”) shall continue for a period of forty-eight (48) months. The purpose of the 48-Month Roadway TCE includes without limitation the provision of working space and temporary access to the Property for the development, construction, building, installation, location, and widening of Aviation Boulevard and West Arbor Vitae Street for the Project. Grantee shall have the right to remove all improvements located within the 48-Month Roadway TCE Area including, but not limited to, diesel fuel pumps and attached appurtenant structures/facilities and the overhead awning structure that conflict with the Project. Construction within the 48-Month Roadway TCE Area and the term of the 48-Month Roadway TCE shall commence not earlier than fourteen (14) calendar 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 48-Month Roadway TCE Area and it shall terminate on the earliest of (a) the date upon which Grantee notifies Grantor that it no longer needs to use the 48-Month Roadway TCE Area, (b) forty-eight (48) months from the commencement date of the 48-Month Roadway TCE, or (c) December 1, 2023 (in any event, the "**48-Month Roadway TCE Expiration Date**").

For the purposes of the next following two paragraphs, the last date by and/or on which Grantee may use the relevant portion of any one or more of the TCE Areas (whether the 6-Month Underground Storage Tank Removal TCE Area, the 12-Month Utility Relocation TCE Area and/or the 48-Month Roadway TCE Area) is referred to as the "**TCE Expiration Date**" (whether the 6-Month Underground Storage Tank Removal TCE Expiration Date, 12-Month Utility Relocation TCE Expiration Date and/or the 48-Month Roadway TCE Expiration Date, respectively).

Prior to the applicable TCE Expiration Date(s) for any one or more of the relevant TCE Areas, 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, within, across, along, about or through such TCE Area(s) or which may interfere with Grantee's use of the TCE Area(s), including, without limitation, the erection of any building, wall, fence, structure or other improvement within the TCE Area(s).

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

Grantee's use of the Temporary Construction Easement shall be subject to the following provisions:

- (a) the existing billboard on the Property will be removed;
- (b) upon completion of work associated with the Temporary Construction Easement, the TCE Areas shall be restored to a uniformly graded condition and left clean, and repairs will be provided by Grantee to install asphalt concrete to match existing conditions or per City of Los Angeles minimum parking lot design requirements, whichever is greater, in those areas where asphalt concrete is damaged or removed;
- (c) access to the Property shall be maintained throughout construction via the most easterly driveway along North Arbor Vitae Street and the most southerly driveway along Aviation Boulevard. However, construction activities within the 48-Month Roadway TCE Area may require a temporary closure of one or both of these driveways for not more than 24 hours on one occasion per driveway. In order to assure access to the Property at all times, one of these driveways shall remain open and accessible to Grantor at all times during temporary closure of the other driveway. Should either driveway require temporary closure to accommodate Project construction, Grantee will make commercially reasonable efforts to coordinate with Grantor to reasonably and in advance schedule the temporary closure;

(d) construction activities within the TCE Areas may include soil/groundwater contamination remediation;

(e) construction activities within the 48-Month Roadway TCE Area will include, but not be limited to grading, construction and/or installation of curb, gutter, sidewalk, bike path, storm drain, street lighting and traffic signals, and striping;

(f) construction activities within the 48-Month Roadway TCE Area will include removal of diesel fuel pumps, including attached appurtenant structures/facilities and overhead awning structure;

(g) construction activities within the 12-Month Utility Relocation TCE Area may include a temporary shutdown of power that will not last more than 24 hours. Grantee will make commercially reasonable efforts to coordinate with Grantor to reasonably and in advance schedule the temporary power outage required to accommodate the overhead electric service relocation. Grantor shall be and shall make itself and/or its authorized representatives reasonably available for such coordination and shall reasonably coordinate and/or shall ensure that its authorized representatives reasonably coordinate with Grantee;

(h) construction activities within the 6-Month Underground Storage Tank Removal TCE Area will include removal of the underground storage tanks, including attached appurtenant structures/facilities.

(i) the TCE Areas will be reasonably protected, reasonably maintained and kept reasonably free of trash during construction by Grantee to attempt to ensure that the visual identity and character of the Property is not unreasonably impacted by the use of the Temporary Construction Easement;

(j) while on the TCE Areas or any of them in connection with the use of the Temporary Construction Easement, 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 Los Angeles Noise Ordinance requirements; and

(k) Grantee will make commercially reasonable efforts to coordinate (for purposes of this instrument, the term "coordinate" does not contemplate approval by Grantee) the design of the improvements shown on the Map with Grantor to obtain the required permits from the Department of Building and Safety for the use of the Temporary Construction Easement; and Grantor shall be and shall make itself and/or its authorized representatives reasonably available for such coordination and shall reasonably coordinate and/or shall ensure that its authorized representatives reasonably coordinate with Grantee.

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:**

Haha, Inc.  
a California corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT B1**

Legal Description of 48-Month Roadway TCE Area  
[APN(s): 4128-002-015]

[attached behind this page]

**EXHIBIT "B1"**  
**LEGAL DESCRIPTION**  
**48-MONTH ROADWAY**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF LOTS 230, 231, AND 232 OF TRACT NUMBER 14225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 319 PAGES 20 THROUGH 24, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL A**

THAT CERTAIN PARCEL OF LAND LYING ENTIRELY WITHIN SAID LOT 232; **COMMENCING (POC)** AT THE CENTERLINE INTERSECTION OF JUDAH AVENUE (NOW AVIATION BOULEVARD) AND ARBOR VITAE STREET AS SHOWN ON SAID TRACT MAP NUMBER 14225;

**THENCE** ALONG SAID CENTERLINE OF JUDAH AVENUE (NOW AVIATION BOULEVARD), SOUTH 00°03'10" WEST 206.99 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF THAT ALLEY WITHIN LOTS 225 THROUGH 240, INCLUSIVE, AS SHOWN ON SAID TRACT MAP NUMBER 14225;

**THENCE** DEPARTING SAID CENTERLINE, NORTH 89°59'33" EAST 61.00 FEET TO THE INTERSECTION OF A LINE PARALLEL WITH AND DISTANT EASTERLY 11.00 FEET FROM THE EAST LINE OF AVIATION BOULEVARD (FORMERLY JUDAH AVENUE), MEASURED AT RIGHT ANGLES, AS DESCRIBED IN THE IRREVOCABLE OFFER TO DEDICATE RECORDED JUNE 5, 1987 AS INSTRUMENT NUMBER 87-891975, ACCEPTED BY THE CITY OF LOS ANGELES PER RESOLUTION AND RECORDED JANUARY 11, 1989 AS INSTRUMENT NUMBER 89-54383, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT IS THE **TRUE POINT OF BEGINNING (TPOB) OF PARCEL A;**

**THENCE** ALONG SAID PARALLEL LINE, NORTH 00°03'10" EAST 41.99 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT A";

**THENCE** SOUTH 44°56'50" EAST 14.14 FEET TO A LINE PARALLEL WITH AND DISTANT EASTERLY 21.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID EAST LINE OF AVIATION BOULEVARD;

**THENCE** ALONG SAID PARALLEL LINE, SOUTH 00°03'10" WEST 31.98 FEET TO THE NORTH LINE OF SAID ALLEY;

**THENCE** ALONG SAID NORTH LINE OF THAT ALLEY, SOUTH 89°59'33" WEST 10.00 FEET TO THE **TRUE POINT OF BEGINNING (TPOB) OF PARCEL A;**

**PARCEL B**

**COMMENCING AT "POINT A" DESCRIBED HEREIN;**

**THENCE ALONG A LINE PARALLEL WITH AND DISTANT EASTERLY 11.00 FEET FROM SAID EAST LINE OF AVIATION BOULEVARD, NORTH 00°03'10" EAST 60.52 FEET TO THE TRUE POINT OF BEGINNING (TPOB) OF PARCEL B;**

**THENCE NORTH 00°03'10" EAST 2.48 FEET;**

**THENCE NORTH 53°39'43" EAST 23.60 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 38.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF ARBOR VITAE STREET AS DESCRIBED IN SAID INSTRUMENT NUMBER 87-891975;**

**THENCE ALONG SAID PARALLEL LINE, SOUTH 89°59'50" EAST 132.10 FEET TO THE EAST LINE OF SAID LOT 230;**

**THENCE ALONG SAID EAST LINE, SOUTH 00°00'06" EAST 4.00 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 42.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE OF ARBOR VITAE STREET;**

**THENCE ALONG SAID PARALLEL LINE, NORTH 89°59'50" WEST 84.66 FEET;**

**THENCE NORTH 00°00'10" EAST 2.00 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 40.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE OF ARBOR VITAE STREET;**

**THENCE ALONG SAID PARALLEL LINE, NORTH 89°59'50" WEST 46.78 FEET;**

**THENCE SOUTH 53°39'43" WEST 24.42 FEET TO THE TRUE POINT OF BEGINNING (TPOB) OF PARCEL B;**

**CONTAINING 0.21 ACRES OR 851 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 "B2" AND BY THIS REFERENCE MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION:



\_\_\_\_\_  
JOSHUA D. COSPER, P.L.S.  
P.L.S. 8774, EXP. 12-31-18

10-19-18  
\_\_\_\_\_  
DATE



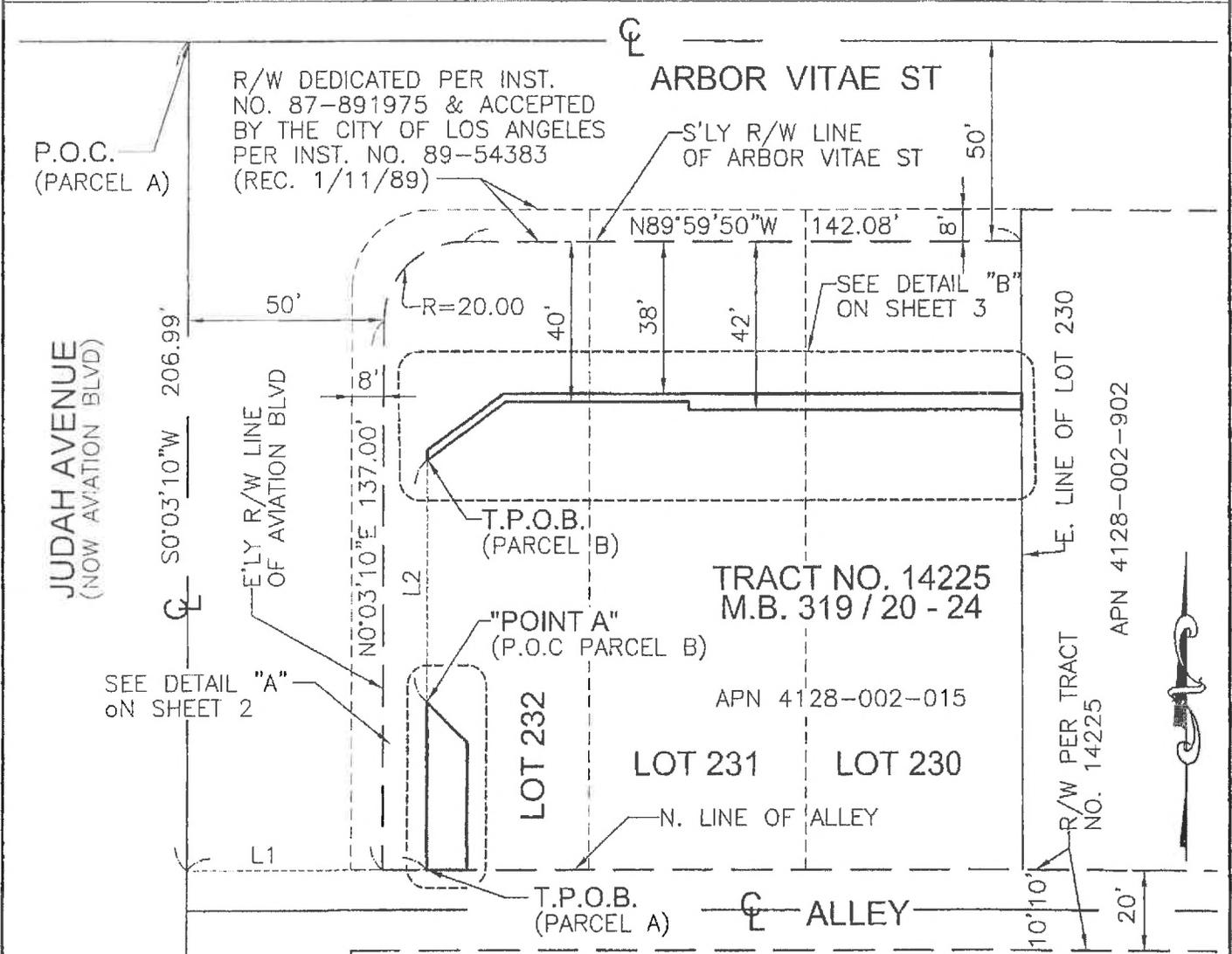
**EXHIBIT B2**

Map of 48-Month Roadway TCE Area  
[APN(s): 4128-002-015]

[attached behind this page]

# EXHIBIT B2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-12	48-MONTH ROADWAY TCE	851 SF	4128-002-015

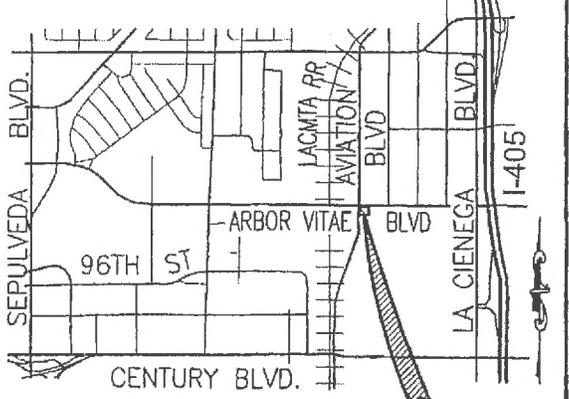


**LEGEND**

	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
	UNDERLYING LOT LINES
	EXISTING PROPERTY LINE

Line Table

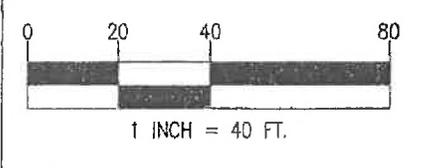
Line #	Length	Direction
L1	61.00	N89°59'33"E
L2	60.52	N0°03'10"E



**NOTES**

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS83, ZONE 5 (2010.00)

DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAYBE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967



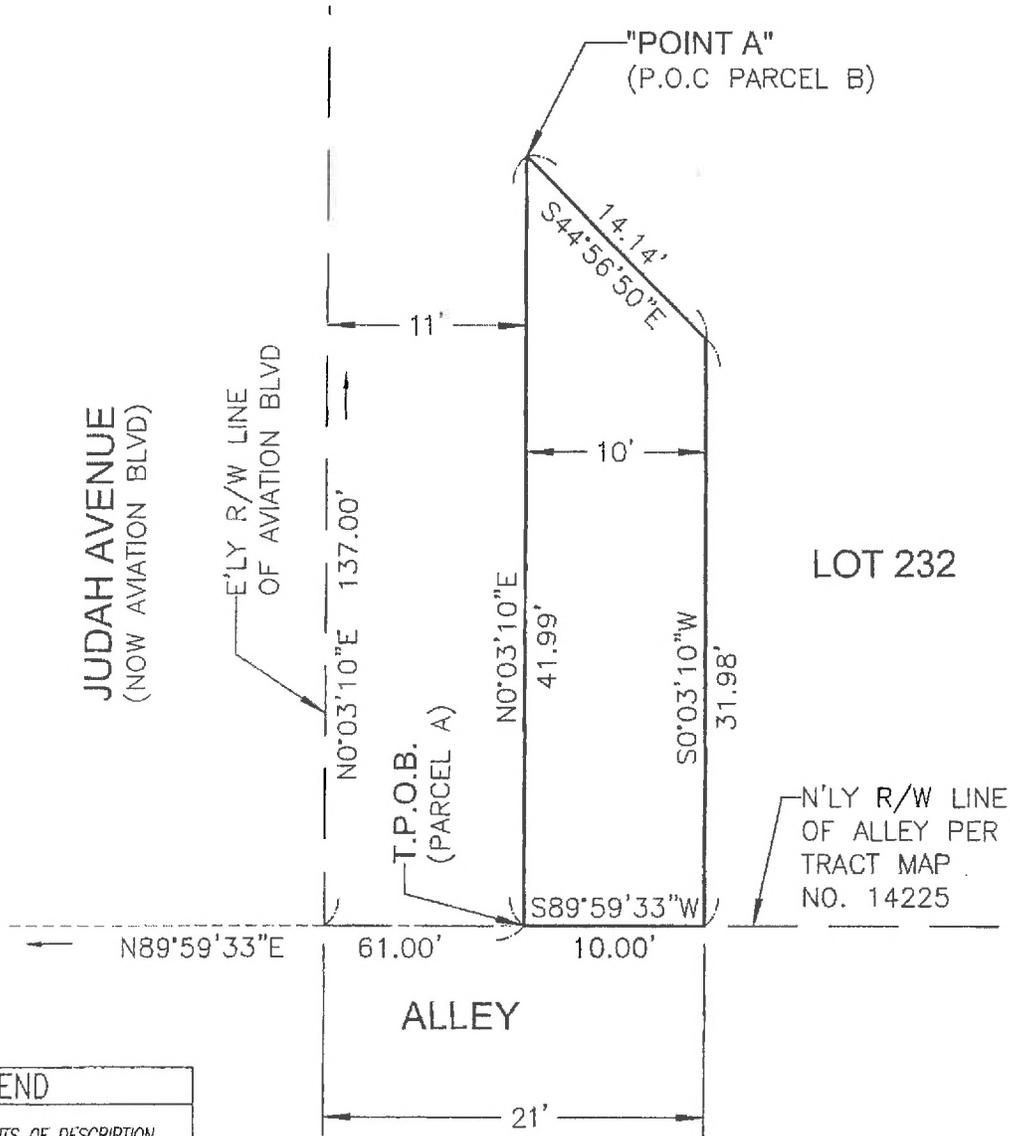
	DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
	10-19-18	0	SMG	1	3

*Overland, Pacific, and Cutler, LLC*  
3750 Schautele Ave, Suite 150  
Long Beach, CA 90808  
Ph: 562-304-2000

# EXHIBIT B2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-12	48-MONTH ROADWAY TCE	851 SF	4128--002--015

## DETAIL "A"



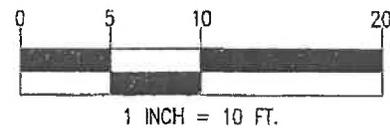
### LEGEND

	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
	UNDERLYING LOT LINES
	EXISTING PROPERTY LINE

### NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS83, ZONE 5 (2010.00)

DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAYBE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967

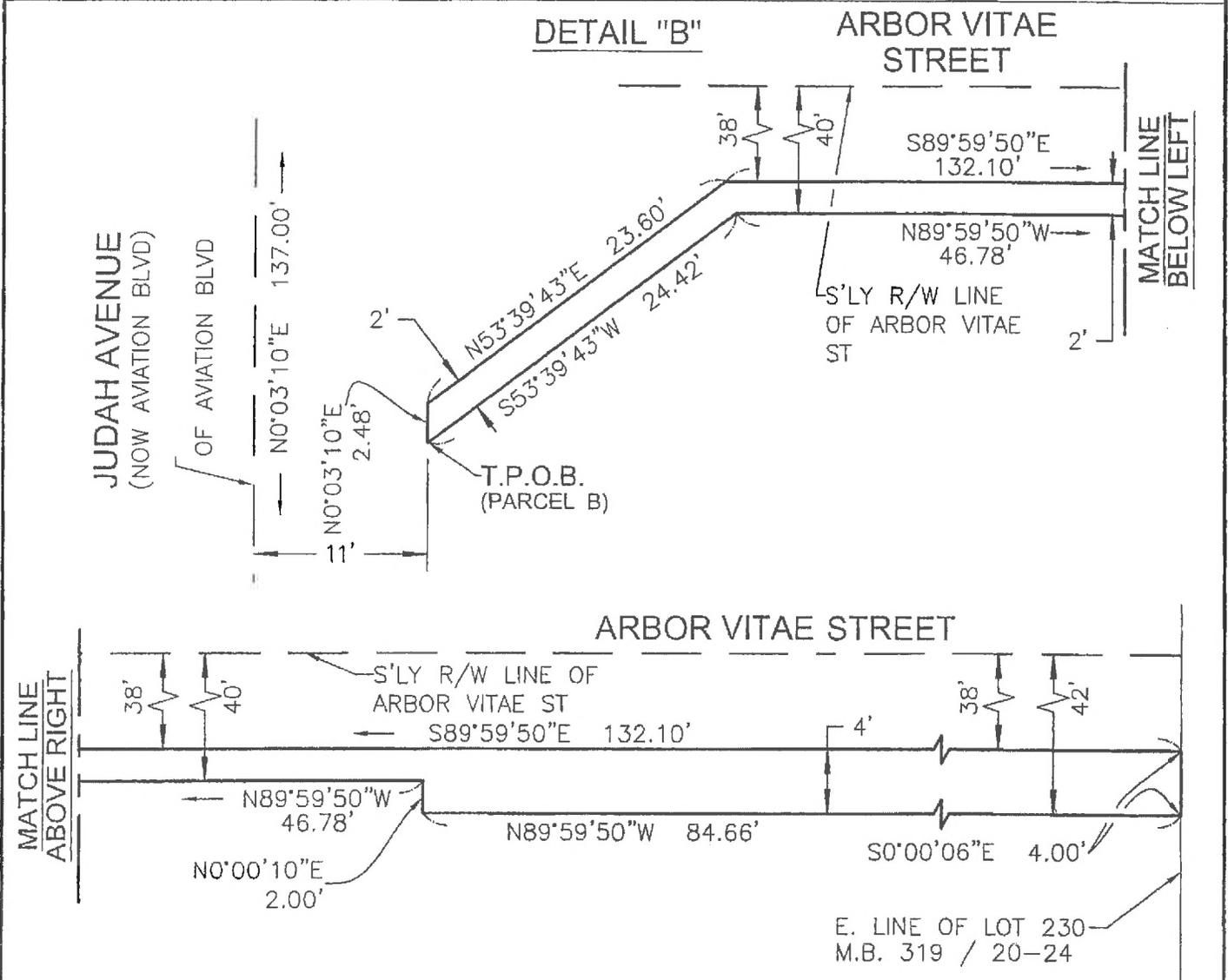


	DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
	10-19-18	0	SMG	2	3

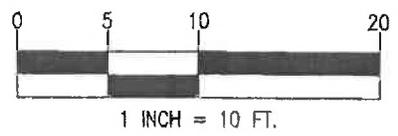
Overland, Pacific, and Cutler, LLC  
 3750 Schaufele Ave, Suite 150  
 Long Beach, CA 90808  
 Ph: 562-304-2000

# EXHIBIT B2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-12	48-MONTH ROADWAY TCE	851 SF	4128-002-015



LEGEND	
	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
	UNDERLYING LOT LINES
	EXISTING PROPERTY LINE
NOTES	
THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS83, ZONE 5 (2010.00)	
DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAYBE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967	
	Overland, Pacific, and Cutler, LLC 3750 Schaufele Ave, Suite 150 Long Beach, CA 90808 Ph: 562-304-2000



DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
10-19-18	0	SMG	3	3

**EXHIBIT C1**

Legal Description of 12-Month Utility Relocation TCE Area  
[APN(s): 4128-002-015]

[attached behind this page]

**EXHIBIT "C1"**  
**LEGAL DESCRIPTION**  
**12-MONTH UTILITY RELOCATION**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF LOT 231 OF TRACT NUMBER 14225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 319 PAGES 20 THROUGH 24, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING (POC)** AT THE CENTERLINE INTERSECTION OF JUDAH AVENUE (NOW AVIATION BOULEVARD) AND ARBOR VITAE STREET AS SHOWN ON SAID TRACT MAP NUMBER 14225;

**THENCE** ALONG SAID CENTERLINE OF JUDAH AVENUE (NOW AVIATION BOULEVARD), SOUTH  $00^{\circ}03'10''$  WEST 206.99 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF THAT ALLEY WITHIN LOTS 225 THROUGH 240, INCLUSIVE, AS SHOWN ON SAID TRACT NUMBER 14225;

**THENCE** DEPARTING SAID CENTERLINE, NORTH  $89^{\circ}59'33''$  EAST 50.00 FEET TO THE INTERSECTION OF THE EAST LINE OF AVIATION BOULEVARD AS DESCRIBED IN THE IRREVOCABLE OFFER TO DEDICATE RECORDED JUNE 5, 1987 AS INSTRUMENT NUMBER 87-891975, ACCEPTED BY THE CITY OF LOS ANGELES PER RESOLUTION AND RECORDED JANUARY 11, 1989 AS INSTRUMENT NUMBER 89-54383, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE NORTH LINE OF SAID ALLEY;

**THENCE** ALONG THE NORTH LINE OF SAID ALLEY, NORTH  $89^{\circ}59'33''$  EAST 80.11 FEET TO THE **TRUE POINT OF BEGINNING (TPOB)**;

**THENCE** DEPARTING THE NORTH LINE OF SAID ALLEY, NORTH  $00^{\circ}00'27''$  WEST 15.00 FEET TO A LINE PARALLEL WITH AND DISTANT NORTHERLY 15.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID NORTH LINE OF ALLEY;

**THENCE** ALONG SAID PARALLEL LINE, NORTH  $89^{\circ}59'33''$  EAST 25.00 FEET;

**THENCE** SOUTH  $00^{\circ}00'27''$  EAST 15.00 FEET TO THE NORTH LINE OF SAID ALLEY;

**THENCE** ALONG THE NORTH LINE OF SAID ALLEY, SOUTH  $89^{\circ}59'33''$  WEST 25.00 FEET TO THE **TRUE POINT OF BEGINNING (TPOB)**;

CONTAINING 0.008 ACRES OR 369 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 "C2" AND BY THIS REFERENCE MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION:



JOSHUA D. COSPER, P.L.S.  
P.L.S. 8774, EXP. 12-31-18

10-19-18  
DATE



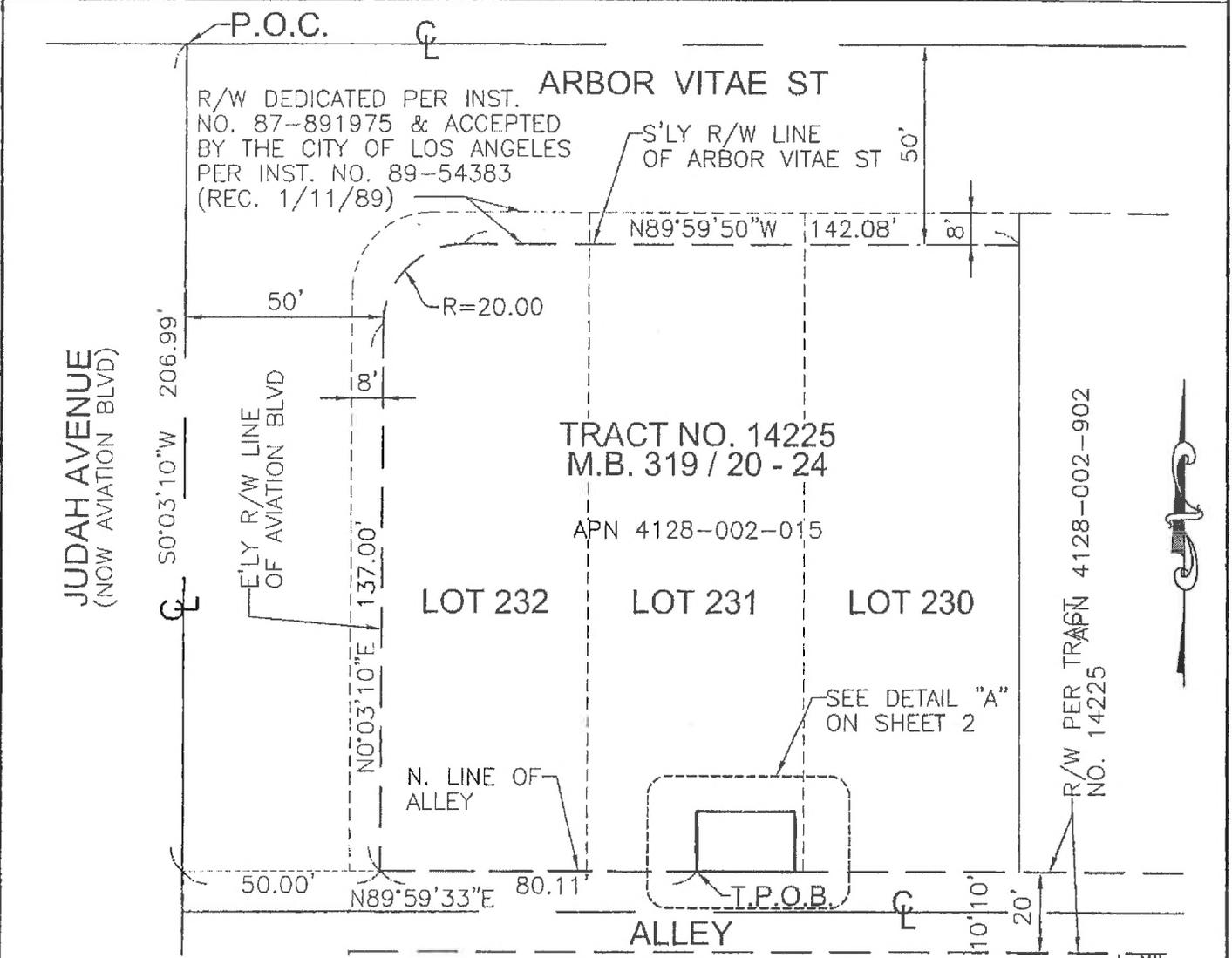
**EXHIBIT C2**

Map of 12-Month Utility Relocation TCE Area  
[APN(s): 4128-002-015]

[attached behind this page]

# EXHIBIT C2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-12	12-MONTH UTILITY RELOCATION TCE	369 SF	4128-002-015

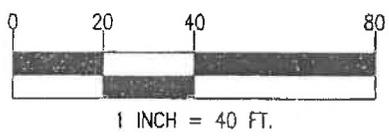


LEGEND	
	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
	UNDERLYING LOT LINES
	EXISTING PROPERTY LINE

**NOTES**

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS83, ZONE 5 (2010.00)

DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAYBE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967



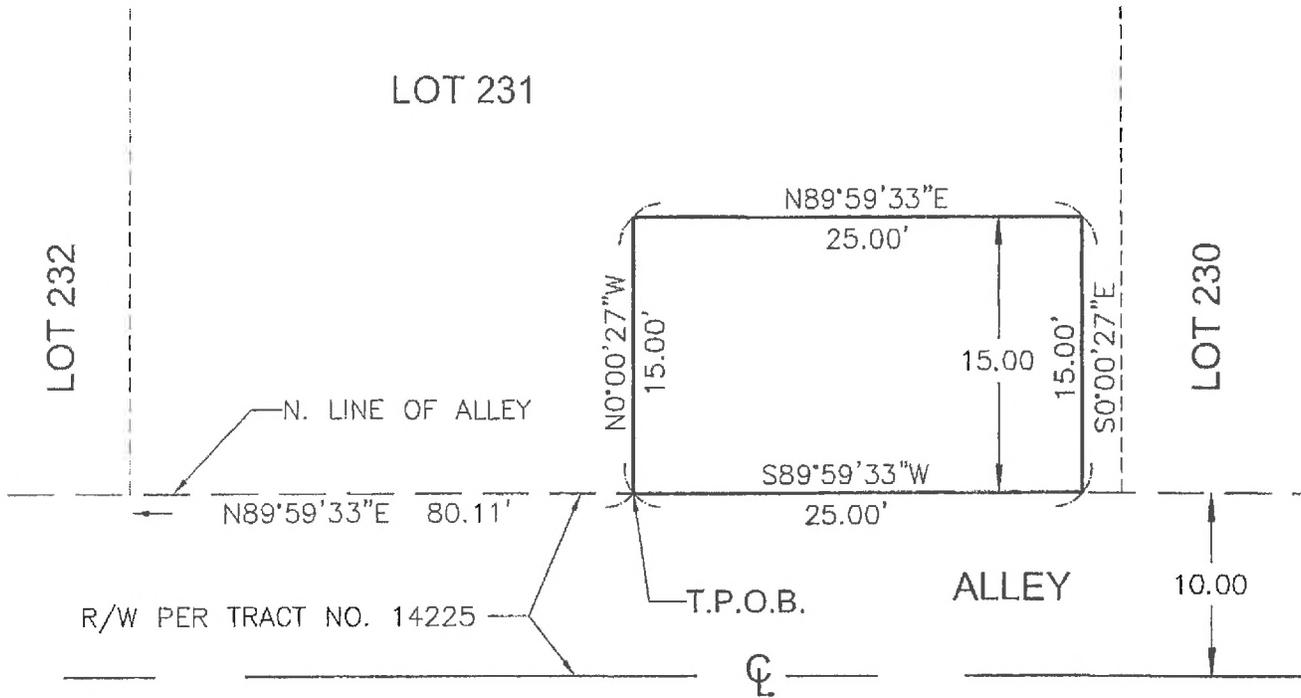
	DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
	10-19-18	0	SMG	1	2

Overland, Pacific, and Cutler, LLC  
 3750 Schauletele Ave, Suite 150  
 Long Beach, CA 90808  
 Ph: 562-304-2000

# EXHIBIT C2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-12	12-MONTH UTILITY RELOCATION TCE	369 SF	4128-002-015

## DETAIL "A"



### LEGEND

- LIMITS OF DESCRIPTION
- EXISTING RIGHT OF WAY
- UNDERLYING LOT LINES
- EXISTING PROPERTY LINE

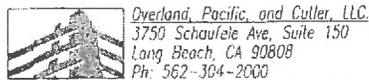
### NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS83, ZONE 5 (2010.00)

DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAYBE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967



1 INCH = 10 FT.



DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
10-19-18	0	SMG	2	2

**EXHIBIT D1**

Legal Description of 6-Month Underground Storage Tank Removal TCE Area  
[APN(s): 4128-002-015]

[attached behind this page]

**EXHIBIT "D1"**  
**LEGAL DESCRIPTION**  
**6-MONTH UNDERGROUND STORAGE TANK REMOVAL**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF LOTS 231 AND 232 OF TRACT NUMBER 14225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 319 PAGES 20 THROUGH 24, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING (POC)** AT THE CENTERLINE INTERSECTION OF JUDAH AVENUE (NOW AVIATION BOULEVARD) AND ARBOR VITAE STREET AS SHOWN ON SAID TRACT MAP NUMBER 14225;

**THENCE** ALONG SAID CENTERLINE OF ARBOR VITAE STREET, SOUTH 89°59'50" EAST 212.02 FEET TO THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 230 OF SAID TRACT MAP NUMBER 14225 WITH SAID CENTERLINE;

**THENCE** DEPARTING SAID CENTERLINE, SOUTH 00°00'06" EAST 50.00 FEET TO THE INTERSECTION OF THE SOUTH LINE OF ARBOR VITAE STREET AS DESCRIBED IN THE IRREVOCABLE OFFER TO DEDICATE RECORDED JUNE 5, 1987 AS INSTRUMENT NUMBER 87-891975, ACCEPTED BY THE CITY OF LOS ANGELES PER RESOLUTION AND RECORDED JANUARY 11, 1989 AS INSTRUMENT NUMBER 89-54383, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE EAST LINE OF SAID LOT 230;

**THENCE** ALONG THE EAST LINE OF SAID LOT 230, SOUTH 00°00'06" EAST 38.00 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 38.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE OF ARBOR VITAE STREET;

**THENCE** ALONG SAID PARALLEL LINE, NORTH 89°59'50" WEST 82.50 FEET TO THE **TRUE POINT OF BEGINNING (TPOB)**;

**THENCE** SOUTH 00°06'13" EAST 19.00 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 57.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE OF ARBOR VITAE STREET;

**THENCE** ALONG SAID PARALLEL LINE, NORTH 89°59'50" WEST 68.65 FEET TO A LINE PARALLEL WITH AND DISTANT EASTERLY 11.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF AVIATION BOULEVARD AS DESCRIBED IN SAID INSTRUMENT NUMBER 87-891975;

**THENCE** ALONG SAID PARALLEL LINE, NORTH 00°03'10" EAST 5.02 FEET;

THENCE NORTH 53°39'43" EAST 23.60 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 38.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE OF ARBOR VITAE STREET;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°59'50" EAST 49.60 FEET TO THE TRUE POINT OF BEGINNING (TPOB);

CONTAINING 0.027 ACRES OR 1,171 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 "D2" AND BY THIS REFERENCE MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION:



JOSHUA D. COSPER, P.L.S.  
P.L.S. 8774, EXP. 12-31-18

10-19-18  
DATE



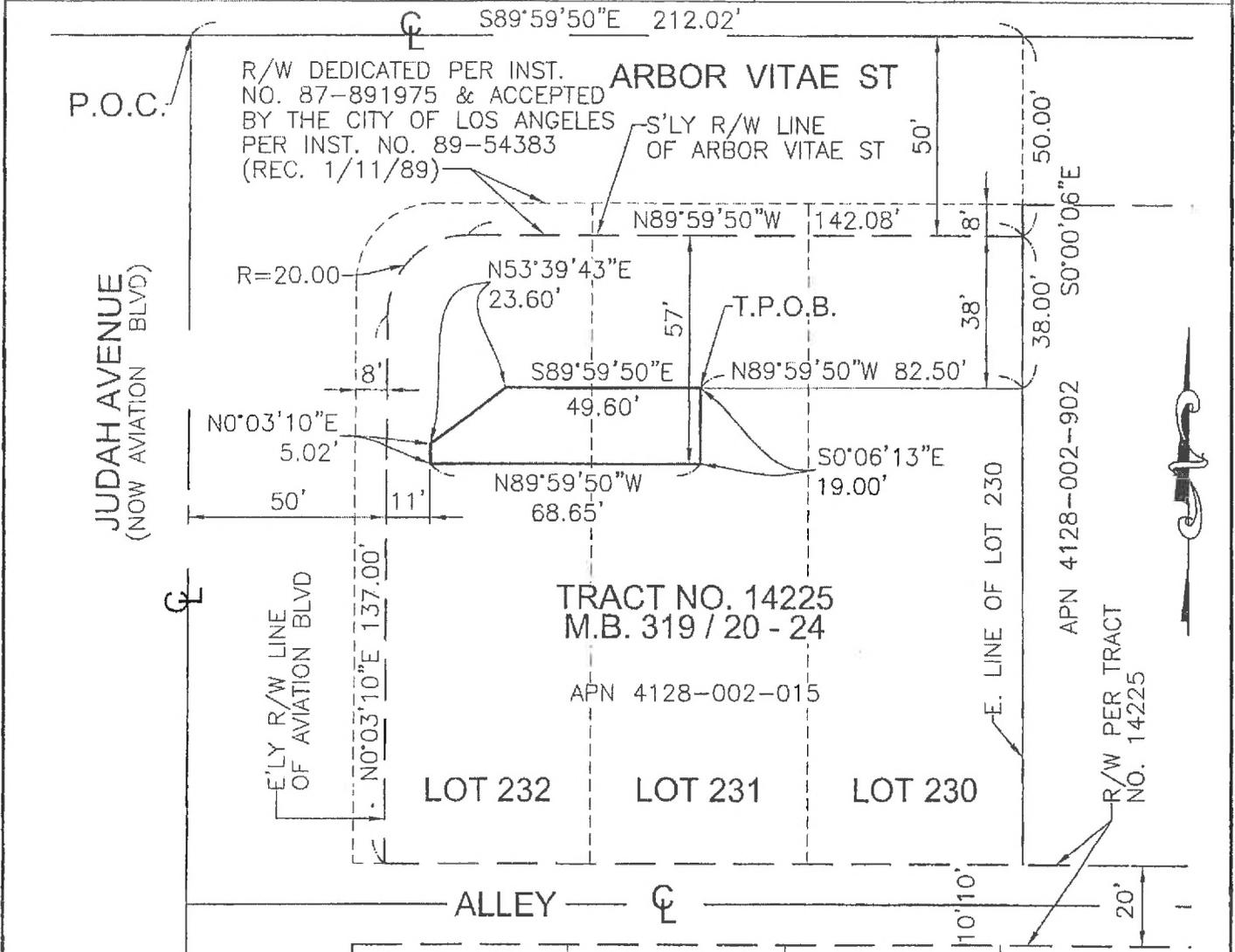
**EXHIBIT D2**

Map of 6-Month Underground Storage Tank Removal TCE Area  
[APN(s): 4128-002-015]

[attached behind this page]

# EXHIBIT D2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-12	6-MONTH UST REMOVAL TCE	1,171 SF	4128-002-015

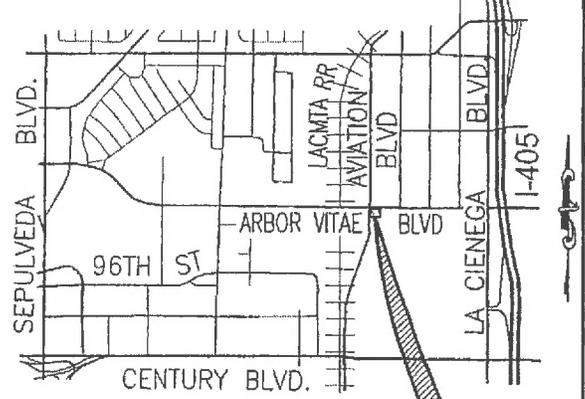
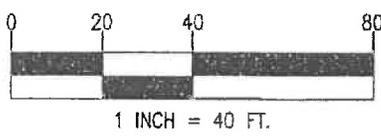


LEGEND	
	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
	UNDERLYING LOT LINES
	EXISTING PROPERTY LINE

**NOTES**

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS83, ZONE 5 (2010.00)

DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAYBE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967



	DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
	10-19-18	0	SMG	1	1

Overland, Pacific, and Cutler, LLC  
3750 Schauffele Ave, Suite 150  
Long Beach, CA 90808  
Ph: 562-304-2000

**EXHIBIT 4-12**

Preliminary Right of Way Requirements Map  
[APN(s): 4128-002-015]

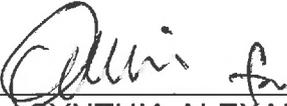
[attached behind this page]



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

MICHAEL N. FEUER, City Attorney

By   
CYNTHIA ALEXANDER  
Deputy City Attorney

Date 12/11/18

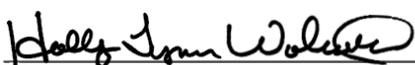
File No. \_\_\_\_\_

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I hereby certify 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 01/23/2019

Approved 02/01/2019

Published Date: 02/15/2019  
Ordinance Effective Date: 03/17/2019  
Council File No.: 17-0276-S2