

EXHIBIT "A1"
LEGAL DESCRIPTION
FEE SIMPLE INTEREST

A PORTION OF LOT 1 AND A PORTION OF BELLANCA AVENUE OF TRACT NO. 13375 IN THE CITY AND COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS THE SAME IS SHOWN ON THE MAP FILED AUGUST 22, 1945 IN MAP BOOK 267, PAGES 43 AND 44 IN THE OFFICE OF SAID COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID BELLANCA AVENUE AND THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 1;

THENCE, ALONG SAID CENTERLINE NORTH 00°09'57" EAST 65.96 FEET;

THENCE, DEPARTING SAID CENTERLINE SOUTH 89°50'03" EAST 43.00 FEET;

THENCE, SOUTH 42°30'46" EAST 35.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE, SOUTHEASTERLY FROM A TANGENT WHICH BEARS SOUTH 85°40'28" EAST, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 882.00 FEET, THROUGH A CENTRAL ANGLE OF 13°36'39" AN ARC LENGTH OF 209.52 FEET TO THE SOUTH LINE OF SAID LOT 1;

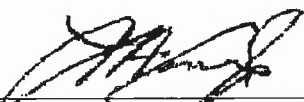
THENCE, ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89°49'05" WEST 272.44 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.208 ACRES OR 9,060 SQUARE FEET, MORE OR LESS.

BEARINGS AND DISTANCES ARE BASED ON CCS83, ZONE 5 (2010.00). 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:



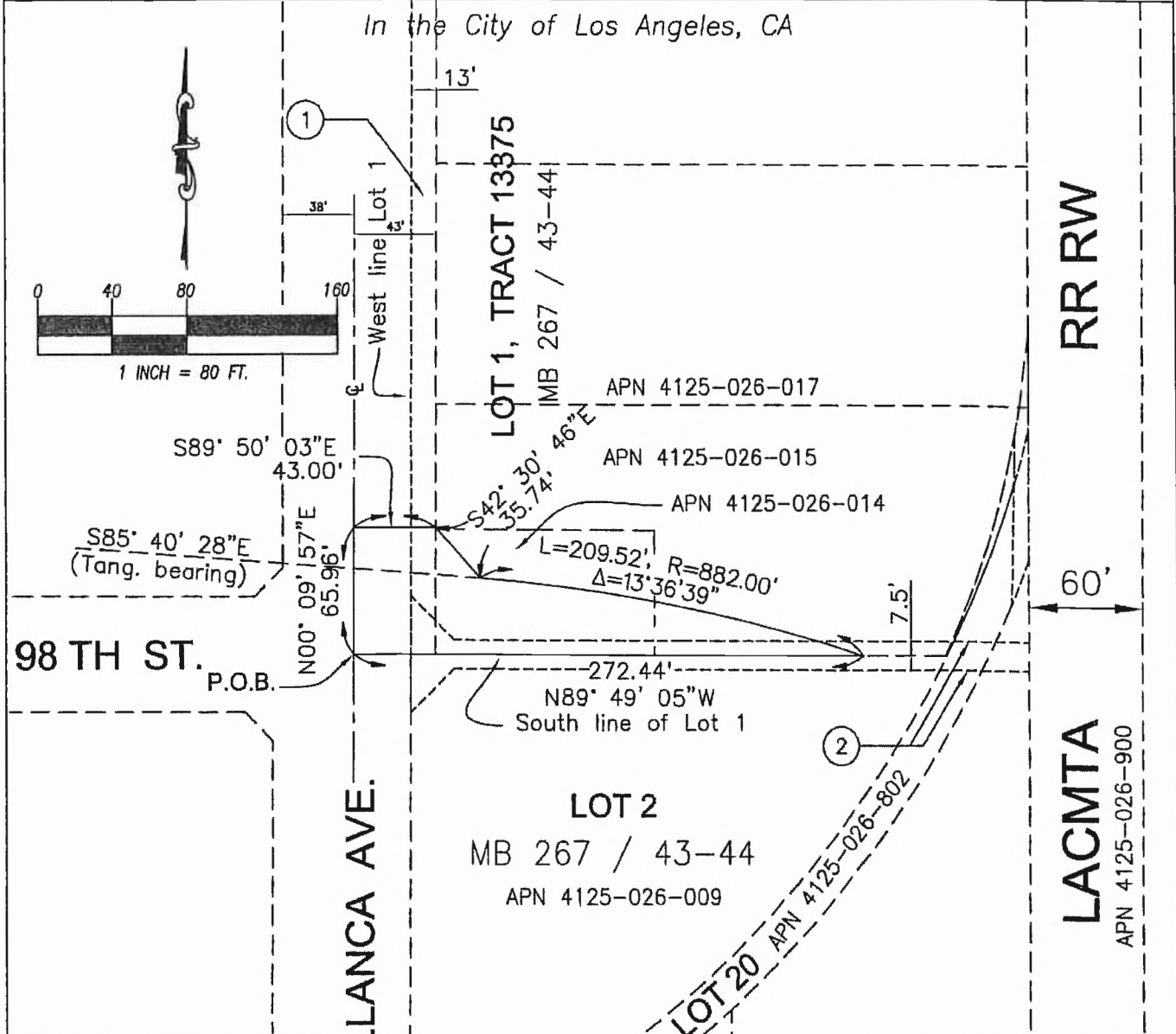
LINWOOD CARLETON, JR., P.L.S.
P.L.S. 6594, EXP. 12-31-19

04-11-18
DATE



EXHIBIT A2

PARCEL #	TITLE	AREA	APN
4-13, 14	FEE	9,060 SF	4125-026-014, 015



LEGEND	
	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
	EASEMENT AS NOTED
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	

EXISTING EASEMENTS/DEDICATIONS

- ① STREET DEDICATION RECORDED 01/11/89 AS INST. NO. 89-54390.
- ② 15' DRAINAGE EASEMENT TO THE CITY OF LOS ANGELES PER MAP BOOK 267, PAGES 43 AND 44.

	DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
	04-11-18	0	LC	1	1

Overland, Pacific, and Cutler, Inc.
3750 Scharfele Ave, Suite 150
Long Beach, CA 90808
Ph: 562-304-2000

EXHIBIT "B" – Permanent Wall Footing Easement

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

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

(Space above for County Recorder's Use Only)

Portions APN(s.): 4125-026-014
4125-026-015

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

EASEMENT DEED

Grant of Permanent and Non-Exclusive Wall Footing Easement

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Sandra Amburgey, Robert Hutting, Jr., Trustee of the Hutting Family Trust, and Anna M. Hutting, Trustee of the Hutting Family Trust (collectively, "**Grantors**") do 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 and non-exclusive wall footing easement ("**Wall Footing 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 "B1" and depicted or illustrated on the map or drawing attached hereto as EXHIBIT "B2" and incorporated herein by reference ("**Easement Area**"), for the purpose of all necessary and convenient activities associated with the construction of the Landside Access Modernization Program ("**Project**").

Within the Easement Area, the easement rights granted in, under and pursuant to this instrument shall include the right to use the Wall Footing Easement to construct, use, maintain, repair, replace, improve, alter, relocate, and inspect footing and appurtenances of a retaining wall that will be constructed by Grantee within property being acquired in fee by Grantee, and located adjacent and contiguous to the Easement Area.

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 Wall Footing 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. In addition, Grantee shall have the right in its sole and absolute discretion to remove improvements within the Easement Area without payment of additional compensation. However, Grantee shall restore and/or replace any and all curb, gutter, hardscape and landscaping improvements that it removes.

EXHIBIT "B" – Permanent Wall Footing Easement

The Wall Footing Easement shall impose the following restriction on the Grantor and its heirs, assigns and successors, including Grantor's land/real property of which the Easement Area is part (and, as such, the restriction shall run with the land): Grantor, its heirs, assigns, and successors shall not erect or construct or permit to be erected or constructed, any building, structure, or vertical improvement on, over, or under any portion of the Easement Area without the written consent of Grantee, its successors, and assigns. Absent written consent of Grantee, Grantor may solely improve the Easement Area with curbs, gutters, hardscaping and/or landscaping.

Grantee shall have the right to transfer, assign and/or convey the Wall Footing 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:

SANDRA AMBURGEY

By: _____

Name: _____

Title: _____

Dated: _____

GRANTOR:

THE HUTTING FAMILY TRUST

By: _____

Name: _____ Robert Hutting, Jr. _____

Title: _____ Trustee _____

EXHIBIT "B" – Permanent Wall Footing Easement

Dated: _____

GRANTOR:

THE HUTTING FAMILY TRUST

By: _____

Name: Anna M. Hutting

Title: Trustee

EXHIBIT "B1"

Legal Description of Wall Footing Easement Area
[APN(s): 4125-026-014 and 4125-026-015]

[attached behind this page]

EXHIBIT "B1"
LEGAL DESCRIPTION
PERMANENT WALL FOOTING EASEMENT

A PORTION OF LOT 1 OF TRACT NO. 13375 IN THE CITY AND COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS THE SAME IS SHOWN ON THE MAP FILED AUGUST 22, 1945 IN MAP BOOK 267, PAGES 43 AND 44 IN THE OFFICE OF SAID COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR A TIE AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE, ALONG THE SOUTH LINE OF LOT 1 SOUTH 89°49'05" EAST 13.00 FEET;

THENCE, DEPARTING SAID SOUTH LINE, ALONG A LINE PARALLEL WITH AND 13.00 FEET EASTERLY OF THE WEST LINE OF SAID LOT 1, NORTH 00°09'57" EAST 65.97 FEET TO THE **POINT OF BEGINNING** AND THE SOUTHWESTERNMOST CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE, FROM THE **POINT OF BEGINNING**, CONTINUING ALONG SAID PARALLEL LINE, NORTH 00°09'57" EAST 4.43 FEET;

THENCE, SOUTH 42°30'46" EAST 37.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, SOUTHEASTERLY FROM A TANGENT WHICH BEARS SOUTH 85°35'52" EAST, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 885.00 FEET, THROUGH A CENTRAL ANGLE OF 14°07'51" AN ARC LENGTH OF 218.27 FEET TO THE SOUTH LINE OF SAID LOT 1;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89°49'05" WEST 9.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, DEPARTING SAID SOUTH LINE, NORTHWESTERLY FROM A TANGENT WHICH BEARS NORTH 72°03'50" WEST, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 882.00 FEET, THROUGH A CENTRAL ANGLE OF 13°36'39" AN ARC LENGTH OF 209.52 FEET;

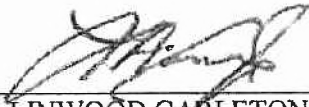
THENCE, NON-TANGENT TO THE PREVIOUS CURVE, NORTH 42°30'46" WEST 35.74 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.017 ACRES OR 755 SQUARE FEET, MORE OR LESS.

BEARINGS AND DISTANCES ARE BASED ON CCS83, ZONE 5 (2010.00). 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:



LINWOOD CARLETON, JR., P.L.S.
P.L.S. 6594, EXP. 12-31-17

04-11-18
DATE



EXHIBIT "B2"

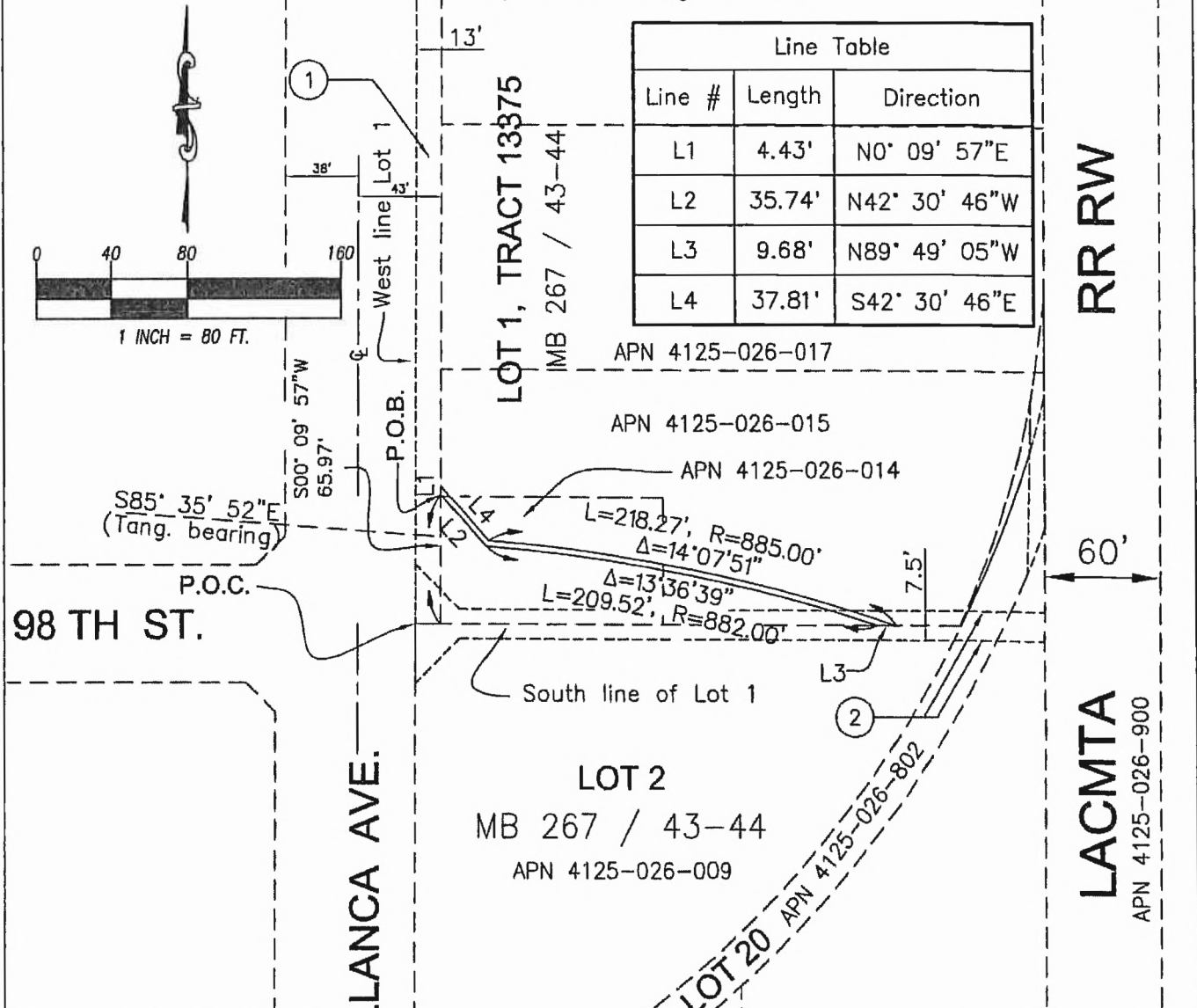
Map of Wall Footing Easement Area
[APN(s): 4125-026-014 and 4125-026-015]

[attached behind this page]

EXHIBIT B2

PARCEL #	TITLE	AREA	APN
4-13, 14	PERMANENT WALL FOOTING EASEMENT	755 SF	4125-026-014, 015

In the City of Los Angeles, CA



LEGEND	
	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
	EASEMENT AS NOTED

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

EXISTING EASEMENTS/DEDICATIONS

- ① STREET DEDICATION RECORDED 01/11/89 AS INST. NO. 89-54390.
- ② 15' DRAINAGE EASEMENT TO THE CITY OF LOS ANGELES PER MAP BOOK 267, PAGES 43 AND 44.

DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
04-11-18	0	LC	1	1

EXHIBIT "C" – Temporary Construction Easement

RECORDING REQUESTED BY and WHEN RECORDED MAIL TO:

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

(Space above for County Recorder's Use Only)

Portions APN(s.): 4125-026-014
4125-026-015

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, Sandra Amburgey, Robert Hutting, Jr., Trustee of the Hutting Family Trust, and Anna M. Hutting, Trustee of the Hutting Family Trust (collectively, "**Grantors**") do 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 and exclusive construction easement ("**Temporary Construction 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 "C1" and depicted or illustrated on the map or drawing attached hereto as EXHIBIT "C2" and incorporated herein by reference ("**TCE Area**"), for the purpose of all necessary and convenient activities associated with the construction of the Landside Access Modernization Program ("**Project**").

The purpose of the Temporary Construction Easement includes without limitation the provision of working space for the grading and excavation associated with retaining wall, curb, gutter, sidewalk, drainage, landscaping and striping improvements. The retaining wall, curb, gutter, sidewalk, and drainage improvements will all be located adjacent to Grantor's real property and within property that will be acquired by Grantee.

The Temporary Construction Easement shall continue for a period of twenty-four (24) months. Construction within the TCE Area and the term of the Temporary Construction Easement shall commence seven (7) 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 Temporary Construction Easement and, unless extended, it shall terminate on the earliest of (a) the date upon which Grantee notifies Grantor that it no longer needs the Temporary Construction Easement, (b) twenty-four (24) months from the commencement date of the Temporary Construction Easement, or (c) January 31, 2021 ("**Expiration Date**").

EXHIBIT "C" – Temporary Construction Easement

Grantee's use of the Temporary Construction Easement shall be subject to the following provisions: (a) during construction, reasonable vehicular and pedestrian access, including fire and other emergency access to the property, will be maintained at all times; (b) the TCE Area will be protected, maintained and kept reasonably free of trash and loose debris during construction to attempt to ensure that the visual identity and character of the adjacent property is not impacted by the construction activities within the TCE Area; (c) a six-foot high temporary fence will be erected during construction and maintained; (d) subject to the direction of the County of Los Angeles, an existing 108-inch RCP storm drain shall either be appropriately abandoned in place or appropriately removed by Grantee; and (e) while on the TCE Area, 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.

Prior to the Expiration Date, 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, across, along, through or about the TCE Area or which may interfere with Grantee's use of the TCE Area, including, without limitation, the erection of any building, wall, fence, structure or other improvement within the TCE Area.

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

At the expiration of the Temporary Construction Easement, Grantee or its authorized agent(s) shall, subject to reasonable wear and tear, restore the TCE Area to a condition as near as practicable to finished dirt grade conditions with surface elevations consistent with the existing grading of the surface parking area immediately adjacent to the TCE Area. The restoration shall also include return to natural grade, the installation of a permanent PCC driveway approach, and the installation of an 18-inch diameter RCP storm drain pipe. Grantee shall not, however, be required to restore any other changed condition or circumstance not resulting from Grantee's operations, negligence or grater fault, to the pre-existing condition.

EXHIBIT "C" – Temporary Construction Easement

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:

SANDRA AMBURGEY

By: _____

Name: _____

Title: _____

Dated: _____

GRANTOR:

THE HUTTING FAMILY TRUST

By: _____

Name: Robert Hutting, Jr.

Title: Trustee

Dated: _____

GRANTOR:

THE HUTTING FAMILY TRUST

By: _____

Name: Anna M. Hutting

Title: Trustee

EXHIBIT "C1"

Legal Description of Temporary Construction Easement Area
[APN(s): 4125-026-014 and 4125-026-015]

[attached behind this page]

EXHIBIT "C1"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF LOT 1 OF TRACT NUMBER 13375 IN THE CITY AND COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS THE SAME IS SHOWN ON THE MAP FILED AUGUST 22, 1945 IN MAP BOOK 267, PAGES 43 AND 44 IN THE OFFICE OF SAID COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR A TIE AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 1 SOUTH 89°49'05" EAST 13.00 FEET;

THENCE, DEPARTING SAID SOUTH LINE, ALONG A LINE PARALLEL WITH AND 13.00 FEET EASTERLY OF THE WEST LINE OF SAID LOT 1, NORTH 0°09'57" EAST 70.40 FEET TO THE **POINT OF BEGINNING** AND THE SOUTHWESTERNMOST CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE, FROM THE **POINT OF BEGINNING**, CONTINUING WITH SAID PARALLEL LINE, NORTH 0°09'57" EAST 5.90 FEET;

THENCE, SOUTH 42°30'46" EAST 40.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, SOUTHEASTERLY FROM A TANGENT WHICH BEARS SOUTH 85°29'45" EAST, ALONG A CURVE TO THE SOUTHEAST, HAVING A RADIUS OF 889.00 FEET, THROUGH A CENTRAL ANGLE OF 9°01'24", AN ARC LENGTH OF 140.01 FEET TO A LINE PARALLEL WITH AND 25.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID LOT 1;

THENCE, ALONG SAID PARALLEL LINE, SOUTH 89°49'05" EAST 117.84 FEET TO A POINT ON THE WEST LINE OF THAT REAL PROPERTY DESCRIBED AS PARCEL 1B OF THE GRANT DEED TO MARCO NASER KHORASANI AND NICOLE J. KHORASANI RECORDED OCTOBER 29, 1999 AS DOCUMENT NUMBER 99-2039029 OF OFFICIAL RECORDS OF SAID COUNTY, SAID WESTERLY LINE IS ALSO A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 486.35 FEET, TO WHICH A RADIAL BEARS THROUGH SAID POINT SOUTH 67°55'16" EAST;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF PARCEL 1B, THROUGH A CENTRAL ANGLE OF 3°20'14", AN ARC DISTANCE OF 27.28' FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 1 NORTH 89°49'05" WEST 33.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, NORTHWESTERLY FROM A TANGENT WHICH BEARS NORTH 71°28'01" WEST, ALONG A CURVE TO THE NORTHWEST, HAVING A RADIUS OF 885.00 FEET, THROUGH A CENTRAL ANGLE OF 14°07'51", AN ARC LENGTH OF 218.27 FEET;

THENCE, NORTH 42°30'46" EAST 37.81 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.063 ACRES OR 2,726 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

7-24-18
DATE

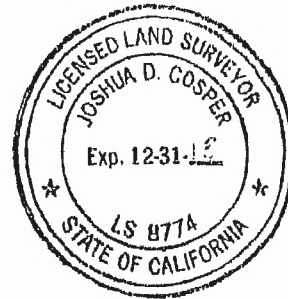


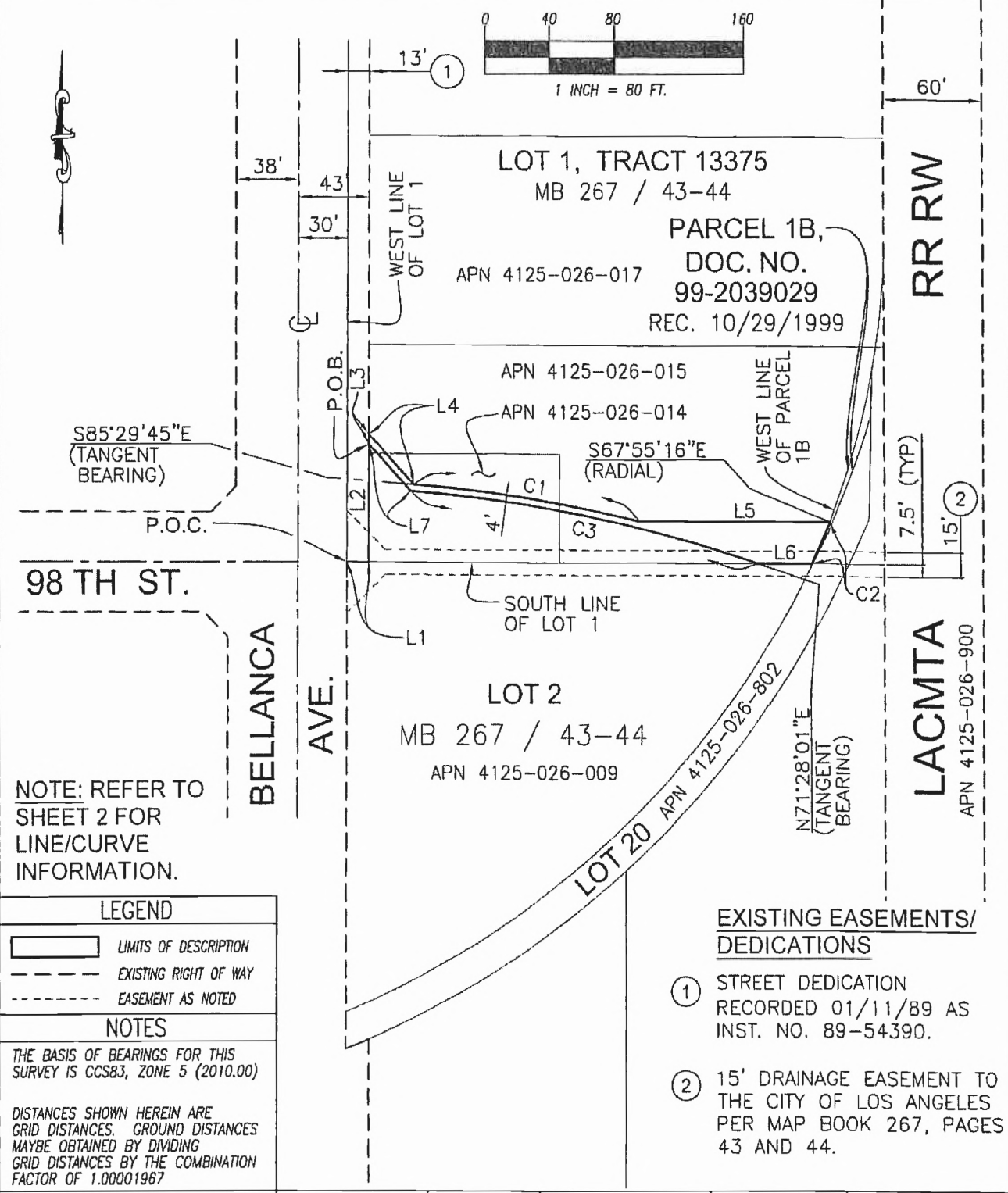
EXHIBIT "C2"

Map of Temporary Construction Easement Area
[APN(s): 4125-026-014 and 4125-026-015]

[attached behind this page]

EXHIBIT C2

PARCEL #	TITLE	AREA	APN
4-13, 14	TEMPORARY CONSTRUCTION EASEMENT	2,726 SF	4125-026-014, 015



NOTE: REFER TO SHEET 2 FOR LINE/CURVE INFORMATION.

LEGEND	
	LIMITS OF DESCRIPTION
	EXISTING RIGHT OF WAY
	EASEMENT AS NOTED

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

EXISTING EASEMENTS/ DEDICATIONS

- ① STREET DEDICATION RECORDED 01/11/89 AS INST. NO. 89-54390.
- ② 15' DRAINAGE EASEMENT TO THE CITY OF LOS ANGELES PER MAP BOOK 267, PAGES 43 AND 44.

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

DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
7/24/18	1	JDC	1	2

EXHIBIT C2

PARCEL #	TITLE	AREA	APN
4-13, 14	TEMPORARY CONSTRUCTION EASEMENT	2,726 SF	4125-026-014, 015

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00'	S 89°49'05" E
L2	70.40'	N 0°09'57" E
L3	5.90'	N 0°09'57" E
L4	45.70'	S 42°30'46" E
L5	117.84'	S 89°49'05" E
L6	33.51'	N 89°49'05" W
L7	37.81'	N 42°30'46" W

CURVE TABLE			
LINE	RADIUS	DELTA	LENGTH
C1	889.00'	9°01'24"	140.01'
C2	468.35'	3°20'14"	27.28'
C3	885.00'	14°07'51"	218.27'



Overland, Pacific, and Cutler, Inc.
 3750 Schawlele Ave, Suite 150
 Long Beach, CA 90808
 Ph. 562-304-2000

DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
7/24/18	1	JDC	2	2