

EXHIBIT C

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

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

(Space above for County Recorder's Use Only)

Portion(s) APN(s): 4128-024-011

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, Century Investments, Inc., a California Corporation (“**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 roadway easement and right-of-way for public street and incidents and appurtenances thereto (“**Permanent Roadway 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 (“**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 Permanent Roadway 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 from a public street for all purposes associated with the Permanent Roadway 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, and relocation and modification of storm drain inlet structures/manholes.

Grantee shall have the right to remove all improvements located within the Easement Area including, but not limited to, sidewalks, curbs, asphalt concrete, and landscaping excepting a billboard east of the Easement Area, which is to be protected in-place.

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

EXHIBIT C

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:

CENTURY INVESTMENTS, INC., A
CALIFORNIA CORPORATION

By: _____

Name: _____

Title: _____

EXHIBIT "C1"

Legal Description of Permanent Roadway Easement Area
[APN(s): 4128-024-011]

[attached behind this page]

EXHIBIT "C1"
LEGAL DESCRIPTION
PERMANENT STREET EASEMENT

THAT PORTION OF REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN THE CORPORATION GRANT DEED FROM THE DOLLAR-A-DAY RENT-A-CAR TO CENTURY INVESTMENTS, INC., A CORPORATION, RECORDED OCTOBER 16, 1986 AS INSTRUMENT NUMBER 89-1394413, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING (POC) AT THE INTERSECTION OF THE WESTERLY LINE OF TRACT 17127, AS SHOWN ON MAP RECORDED IN BOOK 459, PAGES 6 AND 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE SOUTHERLY LINE OF SAID TRACT MAP, ALSO BEING THE SOUTHERLY LINE OF LOT 8 OF SAID TRACT MAP AND THE NORTH LINE OF CENTURY BOULEVARD;

THENCE ALONG THE NORTH LINE OF CENTURY BOULEVARD AS DESCRIBED IN THE EASEMENT DEED TO THE CITY OF LOS ANGELES RECORDED JULY 13TH, 1983 AS INSTRUMENT NUMBER 83-792828 AND ACCEPTED BY THE CITY JULY 13TH, 1983, NORTH 89°54'38" WEST A DISTANCE OF 247.40 FEET TO THE **TRUE POINT OF BEGINNING (TPOB)**;

THENCE CONTINUING ALONG SAID NORTH LINE OF CENTURY BOULEVARD NORTH 89°54'38" WEST A DISTANCE OF 138.45 FEET TO A POINT ON THE WESTERLY LINE OF THE REAL PROPERTY DESCRIBED IN SAID GRANT DEED;

THENCE ALONG SAID WESTERLY LINE NORTH 0°05'22" EAST A DISTANCE OF 10.08 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT 14159, AS SHOWN ON MAP RECORDED IN BOOK 339, PAGES 1 THROUGH 5, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG SAID SOUTHERLY LINE OF TRACT 14159 SOUTH 89°54'38" EAST A DISTANCE OF 20.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 990.02 FEET;

THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 3°19'11", AN ARC DISTANCE OF 57.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 160.00 FEET, A RADIAL BEARING THROUGH SAID POINT BEARS NORTH 20°58'16" EAST;

THENCE LEAVING SAID SOUTHERLY LINE OF SAID TRACT 14159 ALONG SAID CURVE, AN ARC DISTANCE OF 1.71 FEET THROUGH A CENTRAL ANGLE OF 0°36'42"

TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 160.00 FEET;

THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 21°29'37", AN ARC DISTANCE OF 60.02 FEET TO A POINT ON SAID NORTH LINE OF CENTURY BOULEVARD AND THE **TRUE POINT OF BEGINNING**;

CONTAINING 0.020 ACRES OR 1,053 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.

2-24-2020

DATE



P.L.S. 8774, EXP. 12-31-20


EXHIBIT “C2”

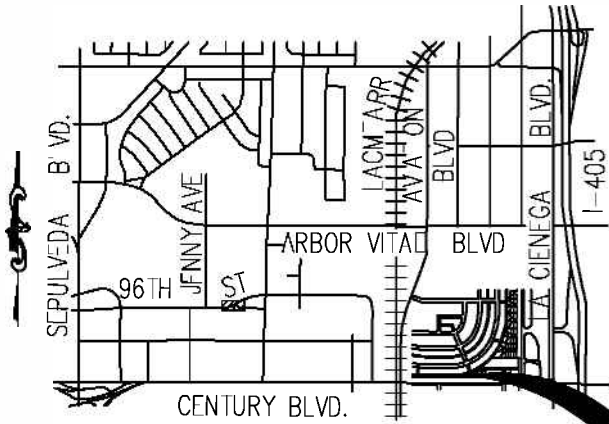
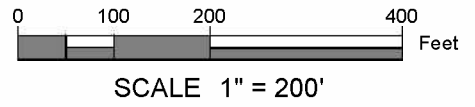
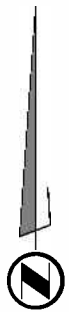
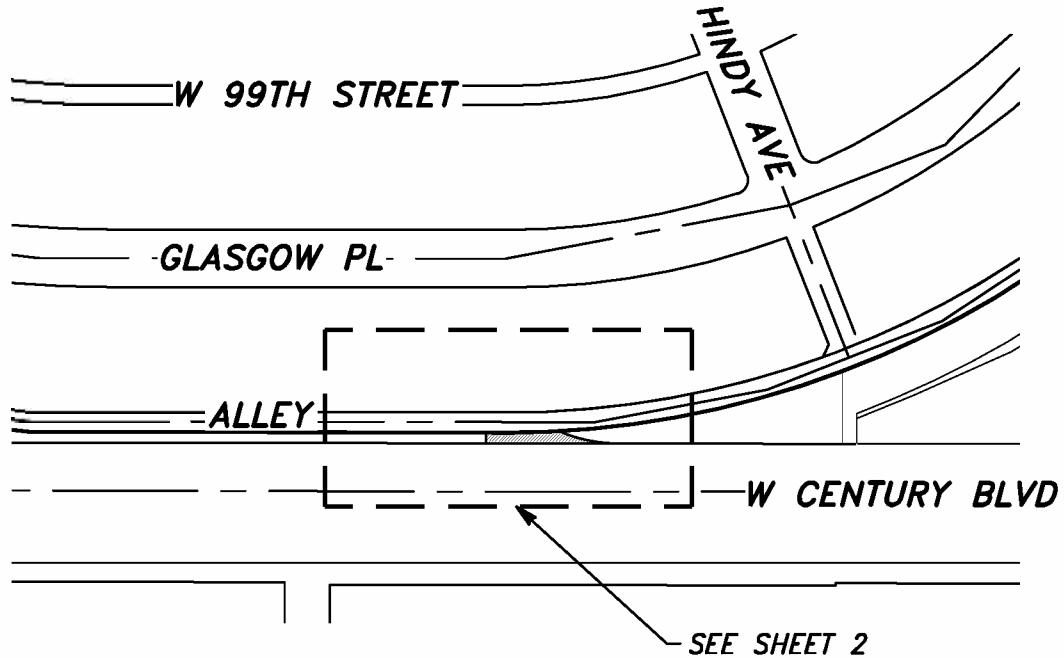
Map of Permanent Roadway Easement Area
[APN(s): 4128-024-011]

[attached behind this page]

PORTION OF THE SW 1/4 OF SECTION 32,
T2S, R14W S.B.M.

LEGEND

- POC POINT OF COMMENCEMENT
- TPOB POINT OF BEGINNING
-  LIMITS OF DESCRIPTION



VICINITY MAP
NOT TO SCALE

PARCEL
LOCATION

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

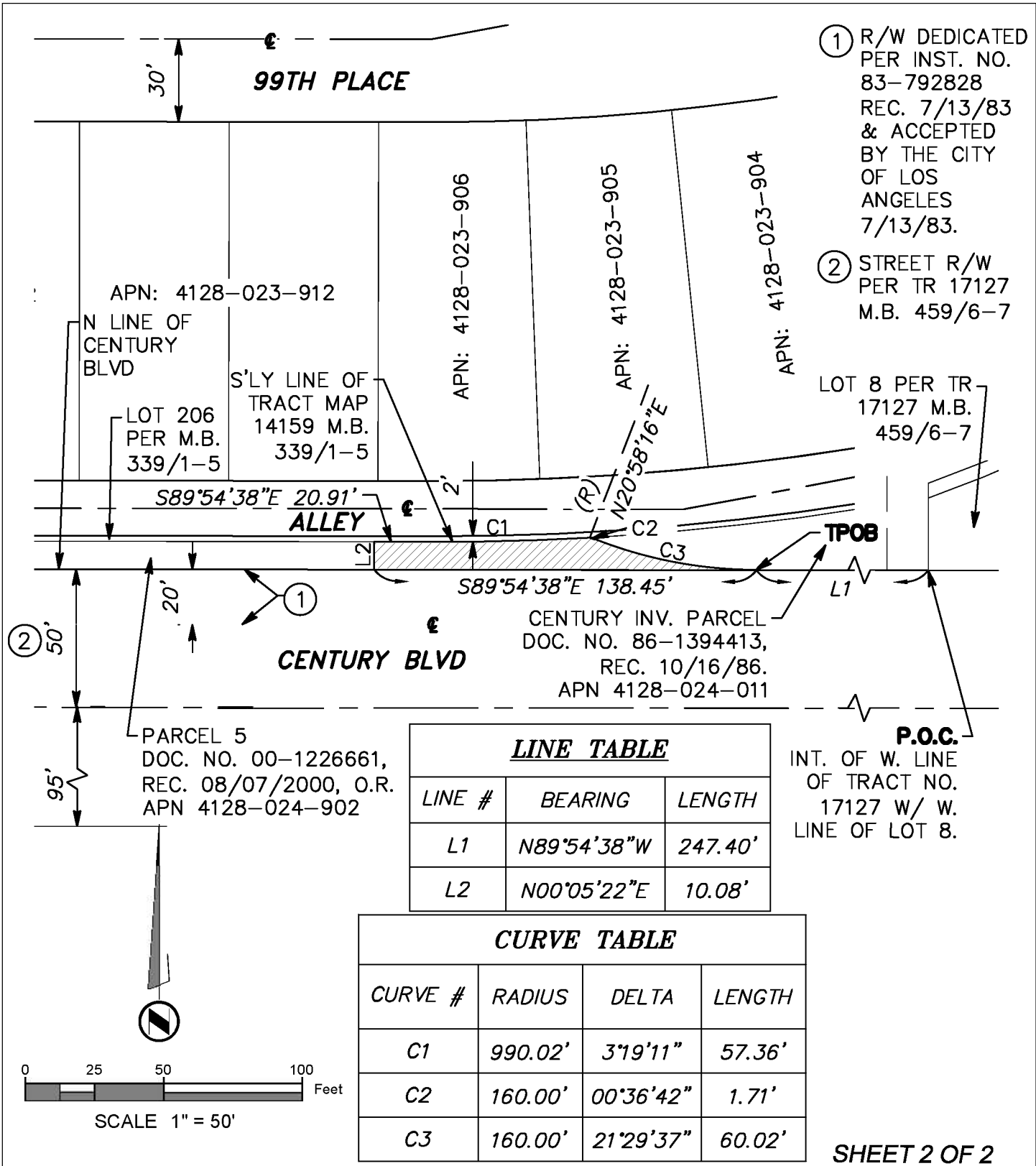
DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAYBE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967



MARK THOMAS

Scale: 1" = 200'
Date 02/24/2020
Drawn By SYS
Checked By JDC

Exhibit C2
Permanent Street Easement
APN 4128-024-011
Plat to Accompany Legal Description
In the City of Los Angeles
Los Angeles County, California



- ① R/W DEDICATED PER INST. NO. 83-792828 REC. 7/13/83 & ACCEPTED BY THE CITY OF LOS ANGELES 7/13/83.
- ② STREET R/W PER TR 17127 M.B. 459/6-7



Scale: 1" = 50'
Date 02/24/2020
Drawn By SYS
Checked By JDC

Exhibit C2
Permanent Street Easement
APN 4128-024-011
Plat to Accompany Legal Description
In the City of Los Angeles
Los Angeles County, California

EXHIBIT D

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

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

(Space above for County Recorder's Use Only)

Portions APN(s): 4128-024-011

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

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Century Investments Inc., A California Corporation (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 non-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 "D1" and depicted or illustrated on the map or drawing attached hereto as EXHIBIT "D2" 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 curb, gutter, sidewalk, drainage, landscaping, irrigation, and striping improvements. The curb, gutter, sidewalk, irrigation, and drainage improvements will all be located adjacent to Grantor's real property.

The Temporary Construction Easement shall continue for a period of eighteen (18) 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, or (b) eighteen (18) months from the commencement date of the Temporary Construction Easement ("**Expiration Date**").

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

EXHIBIT D

other emergency access to the property, including to the adjacent billboards located on Grantor's real 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 ensure that the visual identity and character of the adjacent property, and the visibility of adjacent billboards located on Grantor's real property will not be impacted by the construction activities within the TCE Area; (c) Grantee shall not utilize the TCE area for storage of materials or equipment that would block the visibility of adjacent billboards located on Grantor's real property; and (d) 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, excepting a billboard adjacent to east of the TCE Area, which is to be protected in-place.

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. 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 D

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:

CENTURY INVESTMENT INC., A
CALIFORNIA CORPORATION

By: _____

Name: _____

Title: _____

EXHIBIT "D1"

Legal Description of Temporary Construction Easement Area
[APN(s): 4128-024-011]

[attached behind this page]

EXHIBIT "D1"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN THE CORPORATION GRANT DEED FROM THE DOLLAR-A-DAY RENT-A-CAR TO CENTURY INVESTMENTS, INC., A CORPORATION, RECORDED OCTOBER 16, 1986 AS INSTRUMENT NUMBER 89-1394413, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING (POC) AT THE INTERSECTION OF THE WESTERLY LINE OF TRACT 17127, AS SHOWN ON MAP RECORDED IN BOOK 459, PAGES 6 AND 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE SOUTHERLY LINE OF SAID TRACT MAP, ALSO BEING THE SOUTHERLY LINE OF LOT 8 OF SAID TRACT MAP AND THE NORTH LINE OF CENTURY BOULEVARD;

THENCE ALONG THE NORTH LINE OF CENTURY BOULEVARD AS DESCRIBED IN THE EASEMENT DEED TO THE CITY OF LOS ANGELES RECORDED JULY 13TH, 1983 AS INSTRUMENT NUMBER 83-792828 AND ACCEPTED BY THE CITY JULY 13TH, 1983, NORTH 89°54'38" WEST A DISTANCE OF 232.30 FEET TO THE **TRUE POINT OF BEGINNING (TPOB)**;

THENCE CONTINUING ALONG SAID NORTH LINE OF CENTURY BOULEVARD NORTH 89°54'38" WEST A DISTANCE OF 15.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 160.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AND LEAVING SAID NORTH LINE OF CENTURY BOULEVARD THROUGH A CENTRAL ANGLE OF 21°29'37", AN ARC DISTANCE OF 60.02 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 160.00 FEET;

THENCE NORTHWESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 0°36'42", AN ARC DISTANCE OF 1.71 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT 14159, AS SHOWN ON MAP RECORDED IN BOOK 339, PAGES 1 THROUGH 5, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 990.02 FEET, A RADIAL BEARING THROUGH SAID POINT BEARS SOUTH 3°13'49" EAST;

THENCE EASTERLY ALONG SAID CURVE AND ALONG SAID SOUTHERLY LINE OF TRACT 14159, AN ARC DISTANCE OF 47.17 FEET THROUGH A CENTRAL ANGLE OF 2°43'47”;

THENCE LEAVING SAID SOUTHERLY LINE SOUTH 00°00'00” EAST A DISTANCE OF 6.24 FEET;

THENCE SOUTH 71°35'18” EAST A DISTANCE OF 29.81 FEET TO A POINT ON SAID NORTH LINE OF CENTURY BOULEVARD, ALSO BEING THE **TRUE POINT OF BEGINNING**;

CONTAINING 0.010 ACRES OR 534 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.

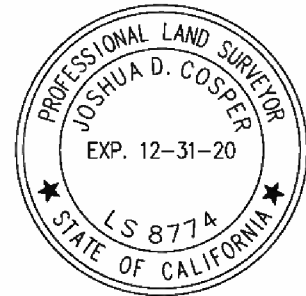
PREPARED UNDER MY SUPERVISION:



JOSHUA D. COSPER, P.L.S.

2-24-2020

DATE



P.L.S. 8774, EXP. 12-31-20


EXHIBIT “D2”

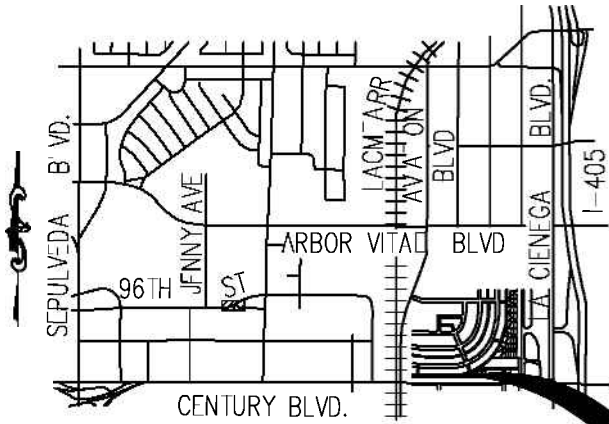
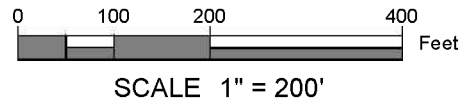
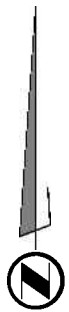
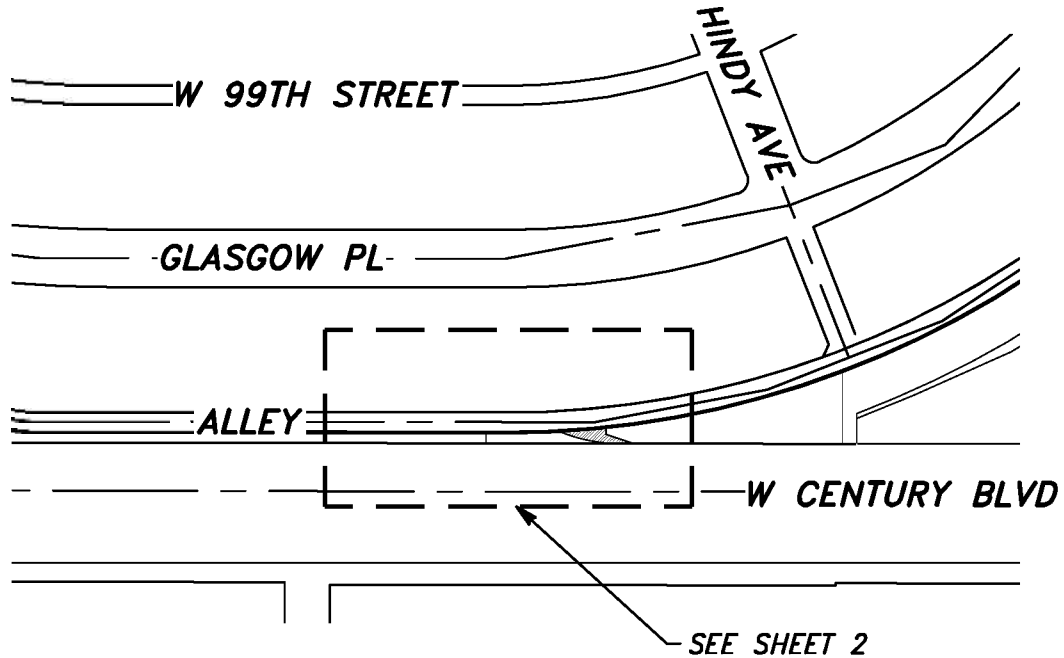
Map of Temporary Construction Easement Area
[APN(s): 4128-024-011]

[attached behind this page]

PORTION OF THE SW 1/4 OF SECTION 32,
T2S, R14W S.B.M.

LEGEND

- POC POINT OF COMMENCEMENT
- TPOB POINT OF BEGINNING
-  LIMITS OF DESCRIPTION



VICINITY MAP
NOT TO SCALE

PARCEL
LOCATION

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

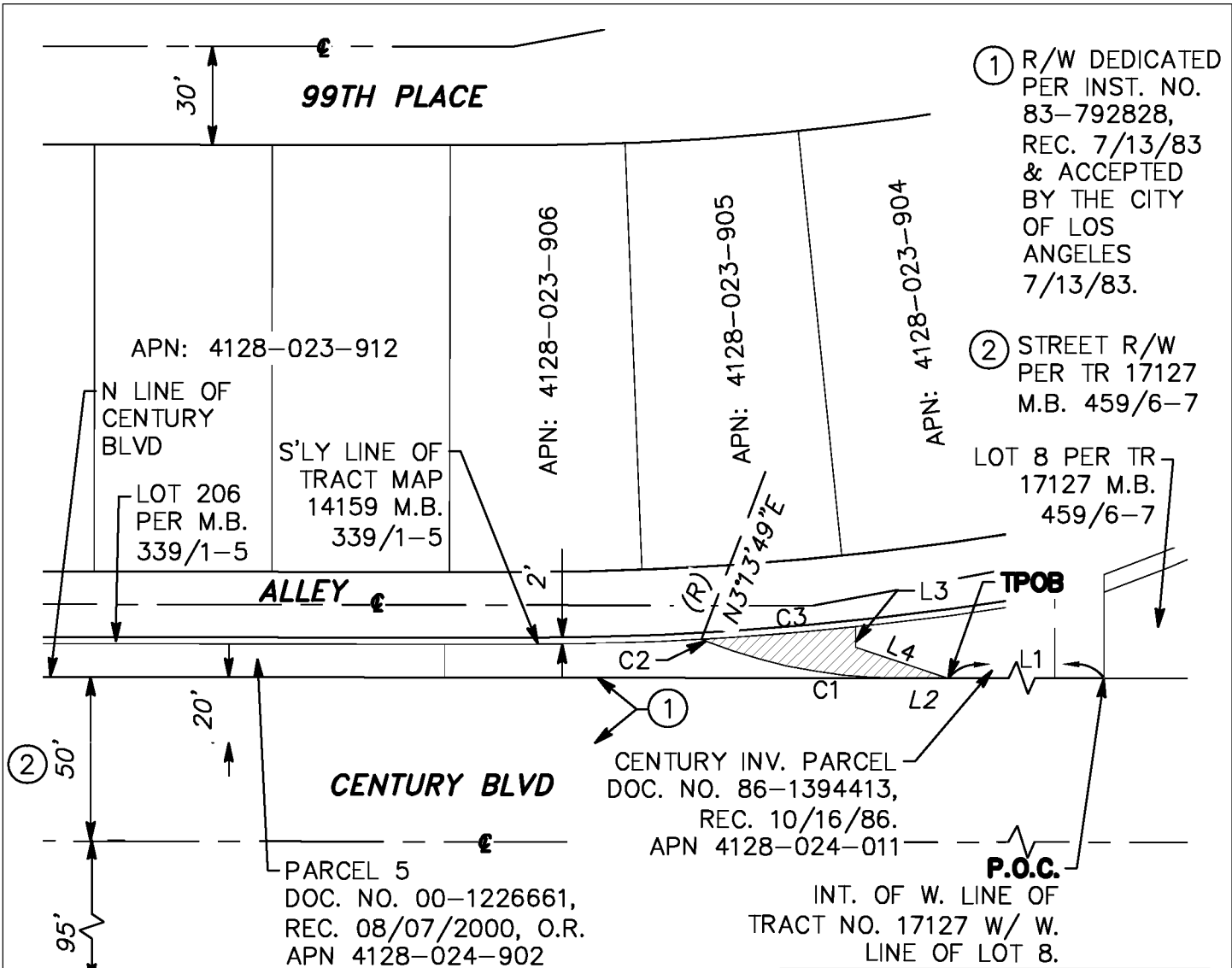
DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAYBE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967



MARK THOMAS

Scale: 1" = 200'
Date 02/24/2020
Drawn By SYS
Checked By JDC

Exhibit D2
Temporary Construction Easement
APN 4128-024-011
Plat to Accompany Legal Description
In the City of Los Angeles
Los Angeles County, California



① R/W DEDICATED PER INST. NO. 83-792828, REC. 7/13/83 & ACCEPTED BY THE CITY OF LOS ANGELES 7/13/83.

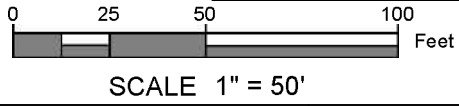
② STREET R/W PER TR 17127 M.B. 459/6-7
 LOT 8 PER TR 17127 M.B. 459/6-7

① CENTURY INV. PARCEL DOC. NO. 86-1394413, REC. 10/16/86. APN 4128-024-011

P.O.C. INT. OF W. LINE OF TRACT NO. 17127 W/ W. LINE OF LOT 8.

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	160.00'	21°29'37"	60.02'
C2	160.00'	0°36'42"	1.71'
C3	990.02'	2°43'47"	47.17'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°54'38"W	232.30'
L2	N89°54'38"W	15.10'
L3	S00°00'00"E	6.24'
L4	S71°35'18"E	29.81'



SHEET 2 OF 2

Scale: 1" = 50'
 Date 02/24/2020
 Drawn By SYS
 Checked By JDC

Exhibit D2
Temporary Construction Easement
APN 4128-024-011
Plat to Accompany Legal Description
In the City of Los Angeles
Los Angeles County, California