



19  
Item Number  
here

## Report to the BOARD OF AIRPORT COMMISSIONERS

Approver: Marla Bleavins  
Marla Bleavins (May 23, 2025 17:52 PDT)  
Marla Bleavins, Chief Airport Administrative Officer

Reviewer: Brian C. Ostler  
Brian C. Ostler, City Attorney

John Ackerman  
John Ackerman, Chief Executive Officer

### Meeting Date

6/5/2025

Needs Council Approval: ☒ Y

Reviewed for/by	Date	Approval Status	By
Finance	5/15/2025	<input checked="" type="checkbox"/> Y <input type="checkbox"/> NA	CH
CEQA	2/11/2025	<input checked="" type="checkbox"/> Y	VW
Procurement	5/19/2025	<input checked="" type="checkbox"/> Y <input type="checkbox"/> Cond	AG
Guest Experience	2/11/2025	<input checked="" type="checkbox"/> Y	TB
Strategic Planning	5/16/2025	<input checked="" type="checkbox"/> Y	BNZ

### SUBJECT

Request to conduct Public Hearing; for adoption of the following report and the attached Resolution of Necessity requesting the Los Angeles City Council to Authorize Commencement of Eminent Domain Proceeding to acquire rights to one property for the Airfield and Terminal Modernization Project at Los Angeles International Airport; for the Los Angeles City Council to adopt an ordinance approving the Resolution of Necessity; and to appropriate funds in the not-to-exceed amount of \$4,037,000 for acquisition of said property.

### DISCUSSION

#### 1. Purpose

The proposed action seeks to acquire property rights to a portion of property located at 9860 South Sepulveda Boulevard, Los Angeles (Subject Property) for the Los Angeles International Airport (LAX) Airfield and Terminal Modernization Project (ATMP). Specifically, this acquisition will enable the installation of a pedestrian bridge to improve pedestrian safety and maintain access to and from LAX, as well as install a new overhead sign to improve driver wayfinding along Sepulveda Boulevard.

## **2. Prior Related Actions/History of Board Actions**

- **October 7, 2021 - Resolution No. 27351**

The Board of Airport Commissioners (Board) approved the ATMP as described in the Final Environmental Impact Report (EIR), certified the Final EIR, adopted the associated documents, and approved the LAX Specific Plan Compliance Review Determination as set forth in the Chief Executive Officer's Report.

## **3. Background**

The Airfield and Terminal Modernization Project (ATMP) will elevate the passenger experience, improve the community experience, enhance airfield safety, and increase business opportunities at LAX. The roadway improvement component of ATMP is intended to help reduce airport-related congestion in the Central Terminal Area and surrounding public streets.

## **4. Current Action/Rationale**

Los Angeles World Airports (LAWA, Department) must acquire certain interests in the Subject Property, as depicted in the attachment, to implement roadway improvements as part of the ATMP.

From February 2025 to April 2025, LAWA made written offers to the owners of record of the Subject Property for not less than the approved appraisal of the fair market value (FMV) for the Subject Property. The Department is still in negotiation with the Subject Property owner and will continue to negotiate or be willing to negotiate until either an agreement is reached voluntarily, or an eminent domain trial finalizes the acquisition.

The public hearing and adoption of the attached Resolution of Necessity will authorize LAWA to acquire the Subject Property by eminent domain upon approval by the Los Angeles City Council at an estimated cost of \$4.04 million.

### Eminent Domain Process

In accordance with California Government Code Section 37350.5, Public Utilities Code Section 21661.6 and the Los Angeles City Charter Section 632(c), the City of Los Angeles, acting by and through LAWA, may acquire property by eminent domain for airport and related public uses and purposes necessary to carry out its powers or functions. One of LAWA's powers and functions is to acquire land for the Project and to build the Project.

As required by Government Code Section 7267.2, a written offer for the acquisition was made based upon the approved appraisal and was presented to the owner of record of the Subject Property. While LAWA is willing to continue negotiating with the owner to reach a voluntary purchase, to date LAWA has not been able to reach a negotiated agreement with the owners of the Subject Property. Thus, the exercise of eminent domain is necessary for acquisition.

In accordance with California Eminent Domain Law, LAWA mailed a notice of this hearing to the owner of the Subject Property informing the owner of their right to appear and to be heard on whether the following factors exist:

1. That the public interest and necessity require the proposed Project.
2. That the proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
3. That the Subject Property sought to be acquired by eminent domain and described in the Resolution of Necessity are necessary for the proposed Project.
4. That the offer required by Government Code section 7267.2, together with the accompanying statement and summary of the basis for the amount established as just compensation, was actually made to the owner of the Subject Property (unless the owner could not be located with reasonable diligence) and that the offer and statement/summary were in a form and contained all the factual information required by Government Code section 7267.2.
5. That the requisite environmental review of the proposed use has been completed in compliance with CEQA.
6. 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 of Necessity 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.

After the Board has held the public meeting, the Board must decide whether to adopt the proposed Resolution of Necessity to acquire the Subject Property by eminent domain, subject to approval by the City Council. To adopt the Resolution of Necessity, the Board must consider the factual presentations and evidence (including the information in this report), and by vote of two-thirds of its governing body, find and determine that the factors listed in items 1 through 6 above exist. Adoption of the Resolution of Necessity by the Board and approval by the City Council will authorize LAWA's legal counsel to pursue legal action to acquire the Subject Property by eminent domain including seeking prejudgment possession of the Subject Property through a court order.

Provided below is information substantiating the factors in items 1 through 6 above exist:

With respect to items 1 through 3, LAWA is proposing to enhance the safety and operational management of the airfield, particularly as related to runway exits; to provide a new concourse and terminal to improve passenger experience and efficiency of passenger processing; and to improve the roadway system to better route airport-related traffic away from the public roads that serve the community. Here, the Subject Property is being impacted by the proposed roadway system designed to better route airport-related traffic away from the public roads that serve the community. In 2023, LAX was the fourth busiest airport in the U.S. and the largest in California.

After considering different project alignments and options, the current alignment was concluded to offer the greatest public good and the least private injury, and the Subject Property sought to be acquired by eminent domain are necessary for the Project because they will be part of necessary roadway improvements and widening.

With respect to item 4, an offer was made to the owners of record in accordance with Section 7267.2 of the Government Code. Department staff have taken the following required actions for the Subject Property:

- Obtained appraisals from a California Licensed General Real Estate Appraiser to determine the FMV of the Subject Property.
- Reviewed and approved the appraisals to establish the just compensation (purchase) offer amounts for the Subject Property.
- Determined the owners of the Subject Property and the owner's interest therein by examining title reports for the Subject Property.
- Sent written offers via email and U.S. First Class Mail to the owners of record of the Properties for the full amount of just compensation, which was not less than the approved appraised value. The written offers were accompanied by appraisal summary statements, an informational pamphlet detailing the process of eminent domain, the owners' rights under the California Eminent Domain Law, and the summary statement.

With respect to item 5, the environmental impacts of the ATMP were evaluated in the ATMP Environmental Impact Report (EIR) (State Clearing House Number 2019049020), certified by the Board on October 7, 2021 (Resolution 27351). and Since approval of the ATMP, the design of the approved roadway system has advanced, resulting in the need for certain modifications and refinements, some of which affect the properties to be acquired for the roadway improvements. Staff evaluated whether any of the roadway system modifications triggered the need for additional environmental analysis. The attached Addendum to the LAX ATMP EIR documents that none of the conditions calling for preparation of a subsequent EIR have occurred, and an addendum satisfies the CEQA review requirements for the roadway system refinements. With respect to property unaffected by these roadway system refinements, use of these properties for the roadway improvements was previously analyzed in the LAX ATMP EIR, and no change in conditions has occurred that would require further review under CEQA pursuant to Public Resources Code §21166 and CEQA Guidelines §15162. These activities are also exempt from CEQA pursuant to Article II, Section 2.i of the Los Angeles City CEQA Guidelines.

With respect to item 6, to the extent any portion or portions of the Subject Property proposed for acquisition has or have any utilities or other uses that are public uses, the uses for which LAWA will be acquiring the Subject Property is either a compatible public use and will not unreasonably interfere with or impair the continuance of the public use to which the Subject Property is already devoted, or the use for which LAWA will be acquiring the Subject Property is a more necessary public use than the use to which portions of the Subject Property have been devoted.

## **5. Fiscal Impact**

This action is included in LAWA's 2024 Investment Plan and is also programmed in the approved Capital Improvement Plan (CIP). As the request is within the CIP amount, approval of this item will not result in an increase to the CIP.



## 6. Alternatives Considered

- ***Take No Action***

Taking no action on this item will only provide for means of acquiring by voluntary acquisition or being unable to acquire the Subject Property that is needed for the Project. This could substantially delay project construction timelines if an agreement for voluntary acquisition is not reached with the property owners.

## APPROPRIATIONS

Staff request that funds in the amount of \$4,037,000 be appropriated and allocated from the LAX Revenue Fund to WBS Element No. 1.24.14A-700 (ATMP Real Estate Land Acquisition).

## STANDARD PROVISIONS

The LAX ATMP EIR (State Clearing House Number 2019049020) was certified by the Board of Airport Commissioners on October 7, 2021 (Resolution 27351). The Board is hereby requested to adopt staff's determination that the action requested herein is within the scope of the certified LAX ATMP EIR, including a December 2024 Addendum to the EIR and does not include any changes that would require further review under CEQA pursuant to Public Resources Code § 21166 and CEQA Guidelines §15162. Those activities previously analyzed in the LAX ATMP EIR are also exempt from CEQA pursuant to Article II, Section 2.i of the Los Angeles City CEQA Guidelines, which exempts any activity (approval of bids, execution of contracts, allocation of funds, etc.) for which the underlying project has previously been evaluated for environmental significance and processed according to the requirements of CEQA.

The Board is also hereby requested to adopt staff's determination that 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), Section 1230.010 et seq. and Sections 1240.050 and 1240.125, of the California Code of Civil Procedure, and all other applicable law.

The Board is hereby further requested to authorize the Chief Financial Officer, upon proper certification and instruction from the Chief Executive Officer, or designee, and City Attorney, to draw a demand in the amount necessary to make a deposit of just compensation with the California State Treasurer's Office in connection with the eminent domain proceeding and/or pay the purchase price for the acquisition of the property located at 9860 South Sepulveda Boulevard, Los Angeles through a negotiated settlement or court judgment.

The City Attorney will approve as to form and legality a proposed ordinance for the City Council to approve the Resolution of Necessity.

Actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 632(c).

### *Attachments:*

- *Resolution of Necessity*
- *December 2024 Addendum to Final LAX ATMP EIR*  
<https://cloud1law.aapp.box.com/s/3rgud9dgg63r1glygsaeia9ww46iwm8>

BE IT RESOLVED that the Board of Airport Commissioners (Board), after consideration of the board report, staff presentation, discussion, oral presentation and evidence presented at its Board Meeting on June 5, 2025 at 10:00 a.m., makes the following findings and determinations with respect to this Resolution of Necessity.

1. Los Angeles World Airports (LAWA) is a proprietary department of the City of Los Angeles, a charter city and municipal corporation.
2. The interests in real property to be acquired by LAWA 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.
3. The public use for which the Subject Property is being acquired is for the roadway system improvements that are part of the approved Los Angeles International Airport (LAX) Airfield and Terminal Modernization Project (ATMP or Project).
4. 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 this Resolution of Necessity is a more necessary public use than the use to which the Subject Property is already devoted or, in 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.
5. The notice of intention to adopt this Resolution of Necessity was given by first class mail to the person 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 Board on the matters contained herein.

BE IT FURTHER RESOLVED that the Board hereby declares that it has found and determined:

1. 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.
2. 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), Section 1230.010 et seq., of the California Code of Civil Procedure, and all other applicable law as set forth herein.

BE IT FURTHER RESOLVED that the Board hereby declares that it has found and determined:

1. The public interest and necessity require the Project.
2. The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
3. The Subject Property sought to be acquired by eminent domain and described in the Resolution of Necessity is necessary for the proposed Project.
4. 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 owner and was in a form and contained all of the factual information required by Government Code section 7267.2(a).
5. The requisite environmental review of the Project has been completed in accordance with CEQA.

BE IT FURTHER RESOLVED that the City Council is requested to approve this Resolution of Necessity and the exercise of eminent domain by LAWA in accordance with Los Angeles City Charter Section 632(c).

BE IT FURTHER RESOLVED that upon approval by the City Council, 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. 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. City Attorney may enter into Stipulated Orders for Prejudgment Possession and/or Possession and/or Possession and Use Agreements, where such agreements constitute the functional equivalent of an Order for Prejudgment Possession. 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 the condemnation action or other proceedings or transactions required to acquire the Subject Property. 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.

BE IT FURTHER RESOLVED that 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.

BE IT FURTHER RESOLVED that the Secretary of the Board shall certify the adoption of this Resolution and certify this record to be a full true, correct copy of the action taken.

ATTACHMENTS:

Attachment 1: Grant Deed (Fee Acquisition)

Attachment 2: Easement Deed (Grant of Roadway and Pedestrian Bridge Easement)

Attachment 3: Easement Deed (Grant of Temporary Construction Easement)

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

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

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(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 2<sup>nd</sup>, 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]

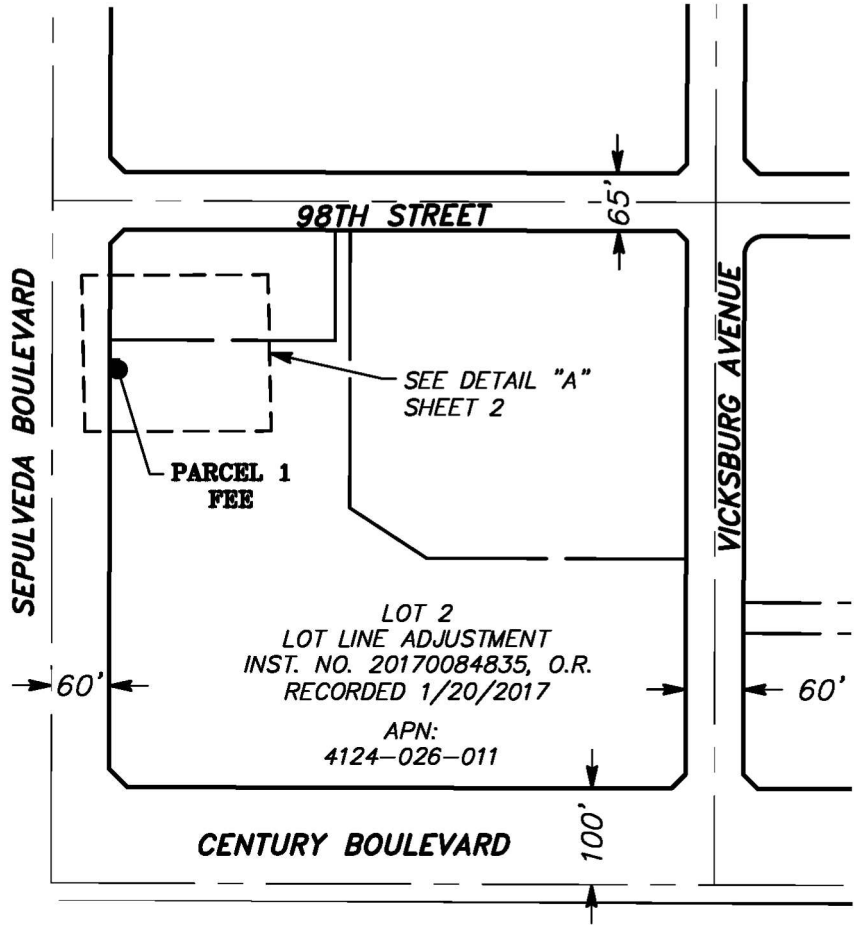
# EXHIBIT "B"

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'



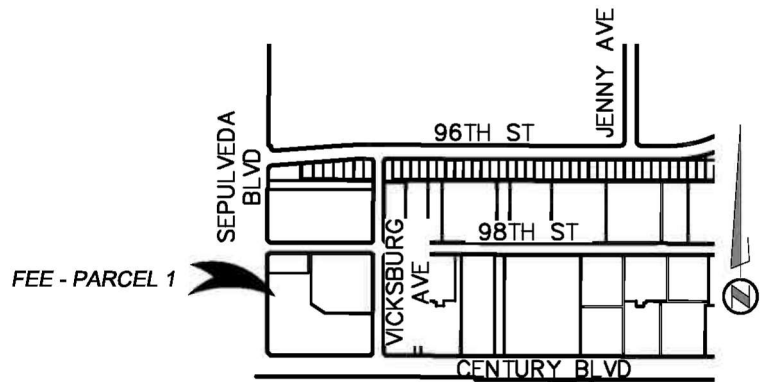
## LEGEND

	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

 <b>MARK THOMAS</b>	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
	03/11/2025	AK	1	2

# EXHIBIT "B"

<b>LAWA</b>	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'

 <b>MARK THOMAS</b>	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, 11<sup>th</sup> 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



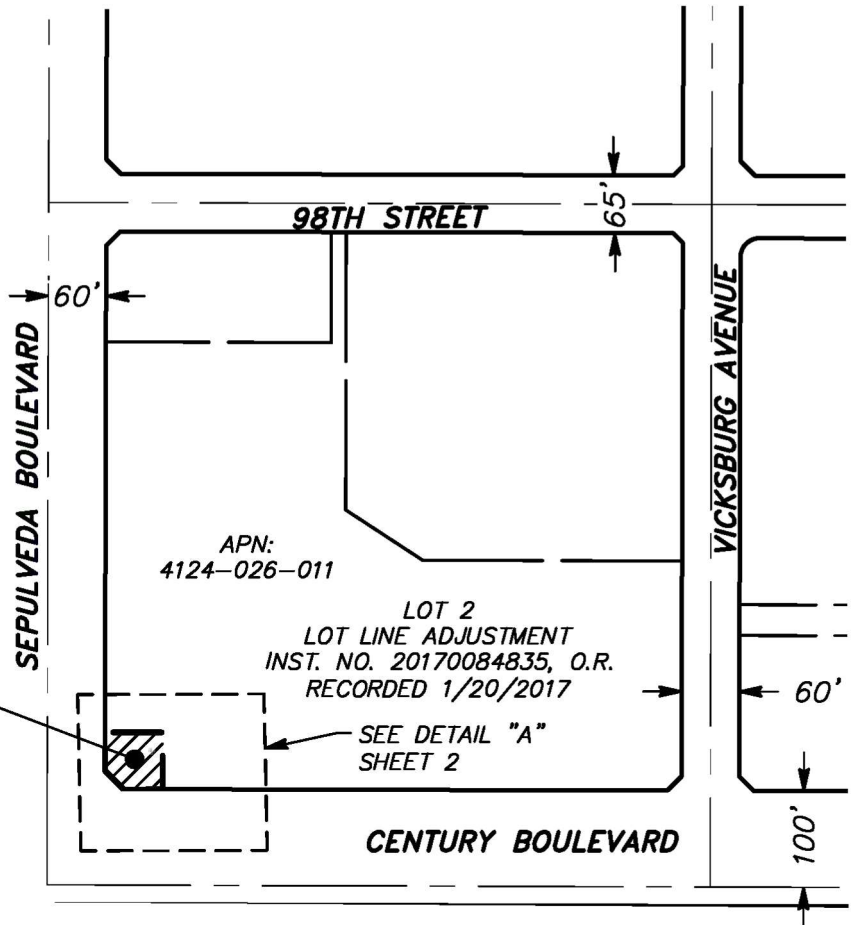
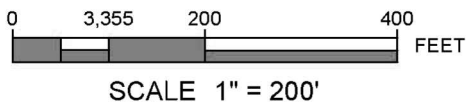
# EXHIBIT "D"

<b>LAWA</b>	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**

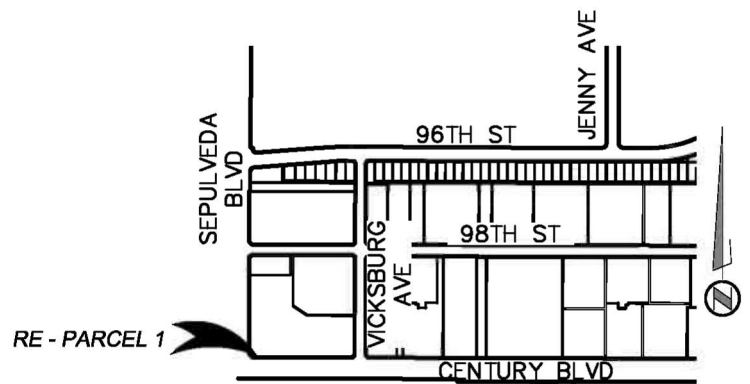


## LEGEND

	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

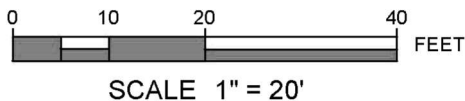
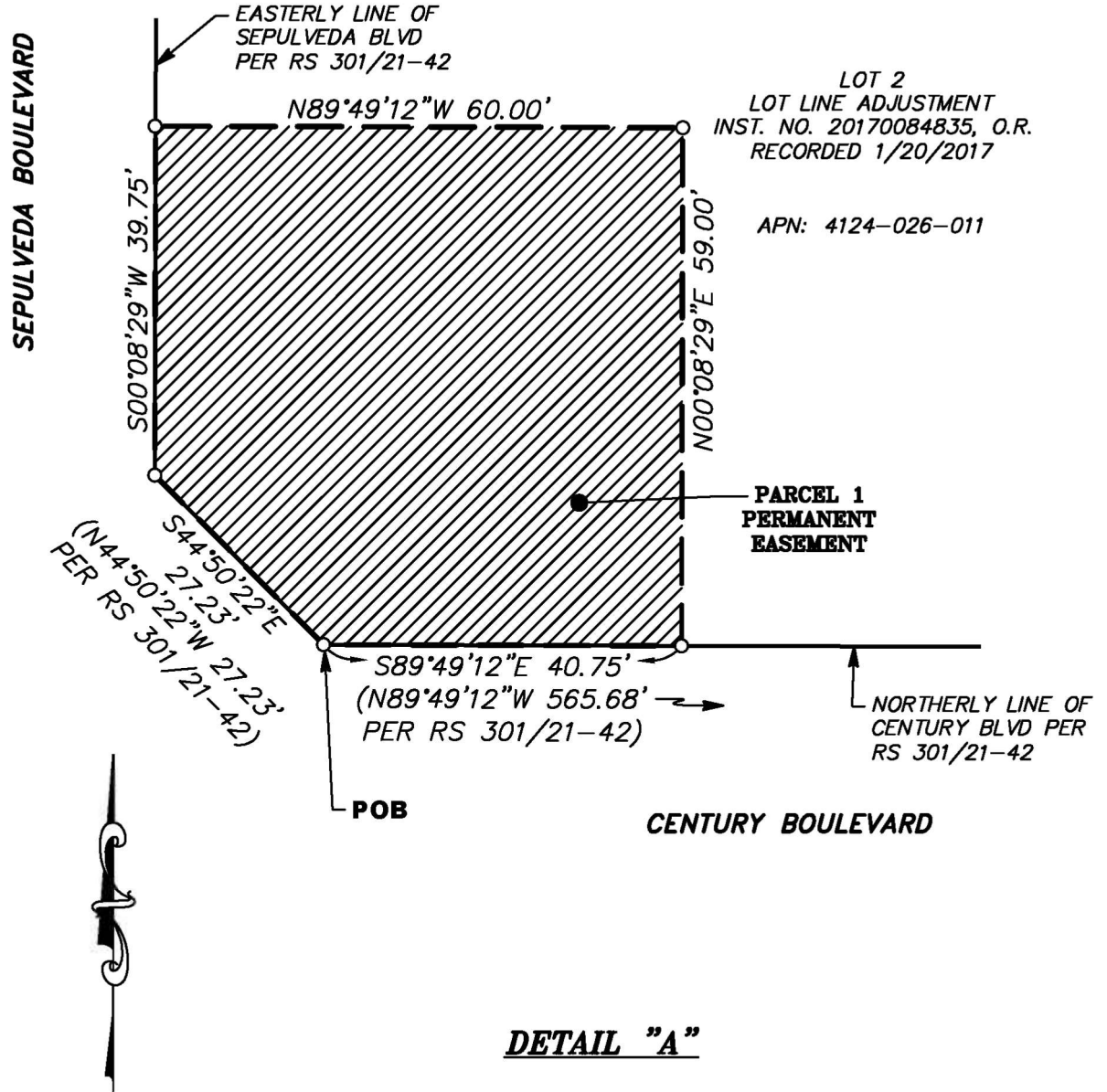
VICINITY MAP  
NOT TO SCALE

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

# EXHIBIT "D"

<b>LAWA</b>	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



 <b>MARK THOMAS</b>	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.

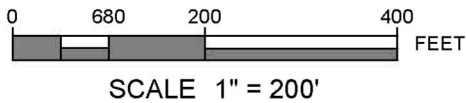
*Teri Kahlen* 1/15/2025  
Teri Kahlen, PLS 8746



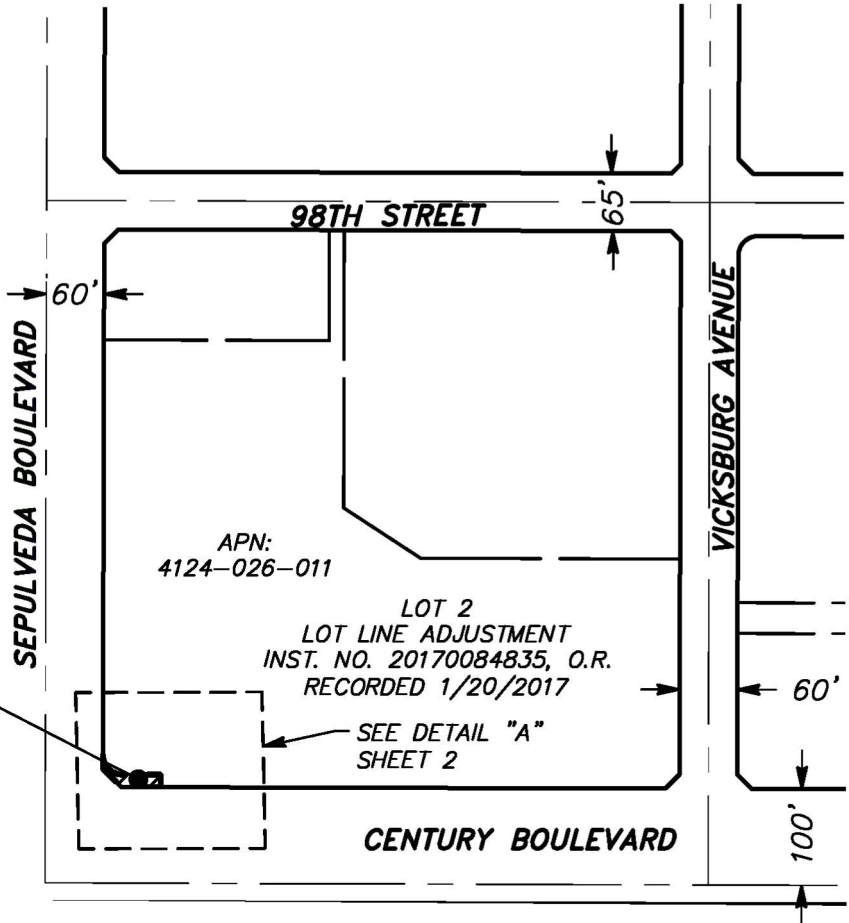
# EXHIBIT "F"

<b>LAWA</b>	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**



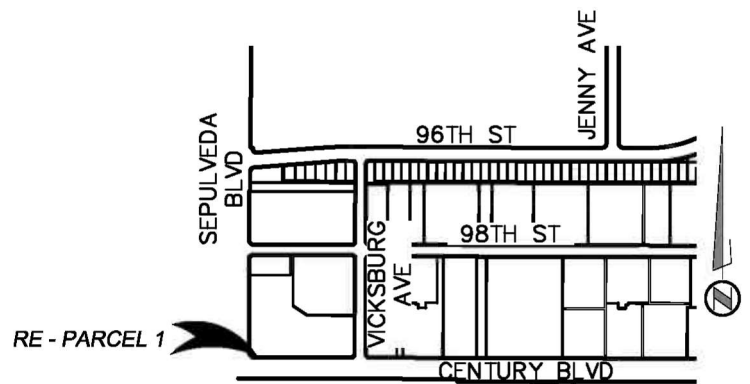
## LEGEND

	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



**VICINITY MAP**  
NOT TO SCALE

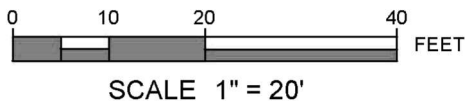
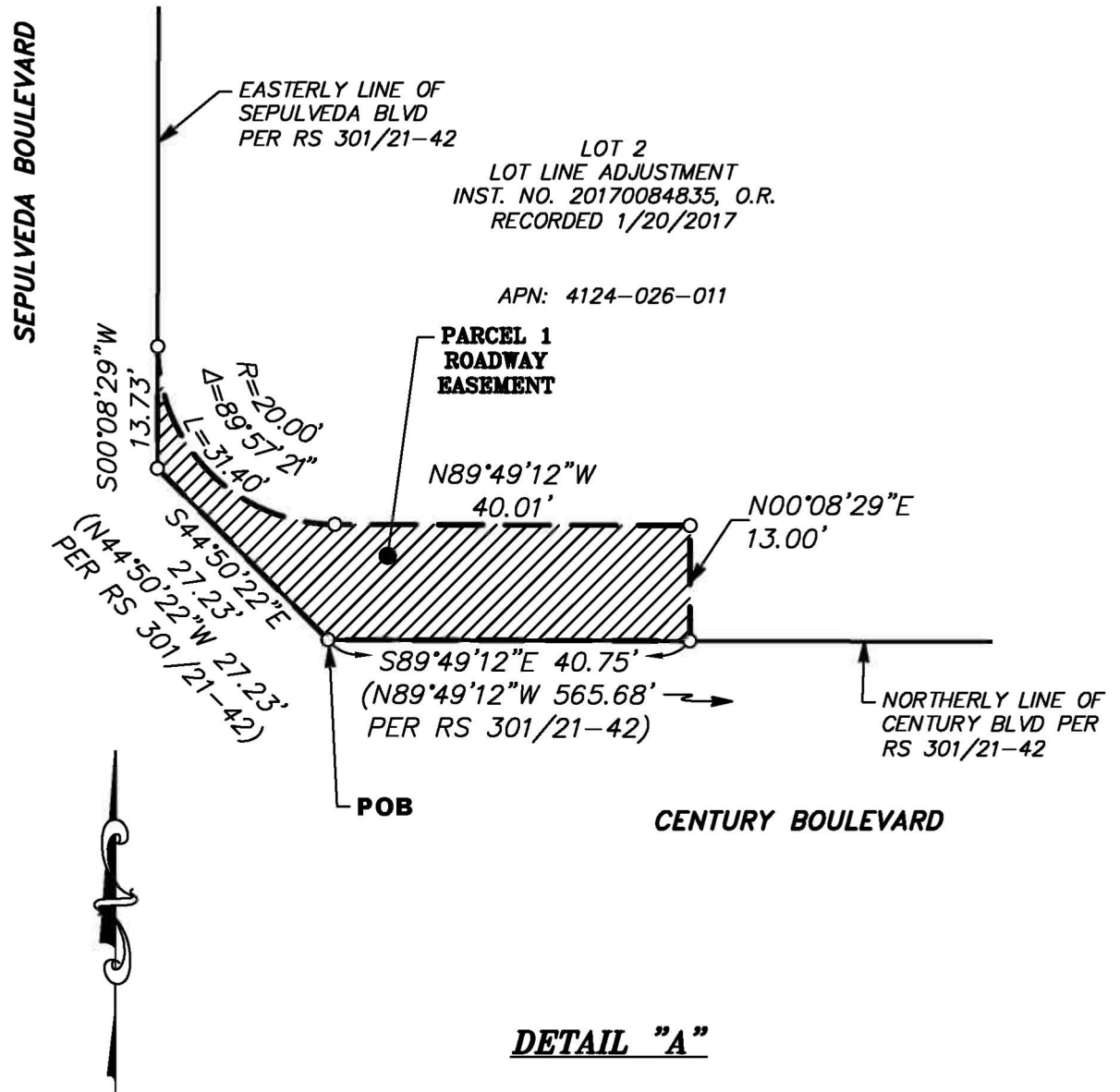
 <b>MARK THOMAS</b>	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
	01/15/2025	AK	1	2



# EXHIBIT "F"

<b>LAWA</b>	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><b>MARK THOMAS</b></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, 11<sup>th</sup> 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 2<sup>nd</sup>, 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**

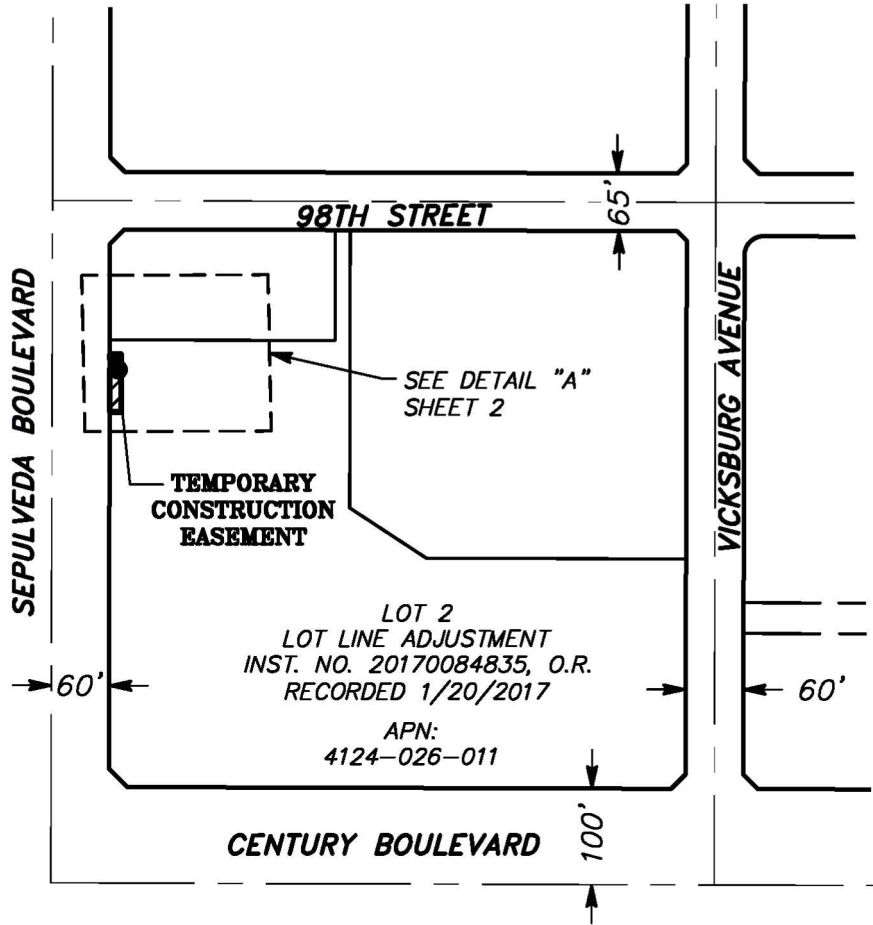
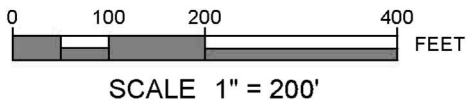
Map of Overhead Sign TCE Area  
[APN(s): 4124-026-011]

[attached behind this page]

# EXHIBIT "H"

<b>LAWA</b>	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



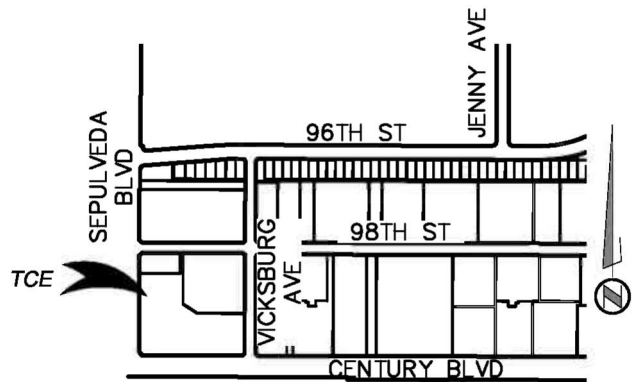
## LEGEND

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

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

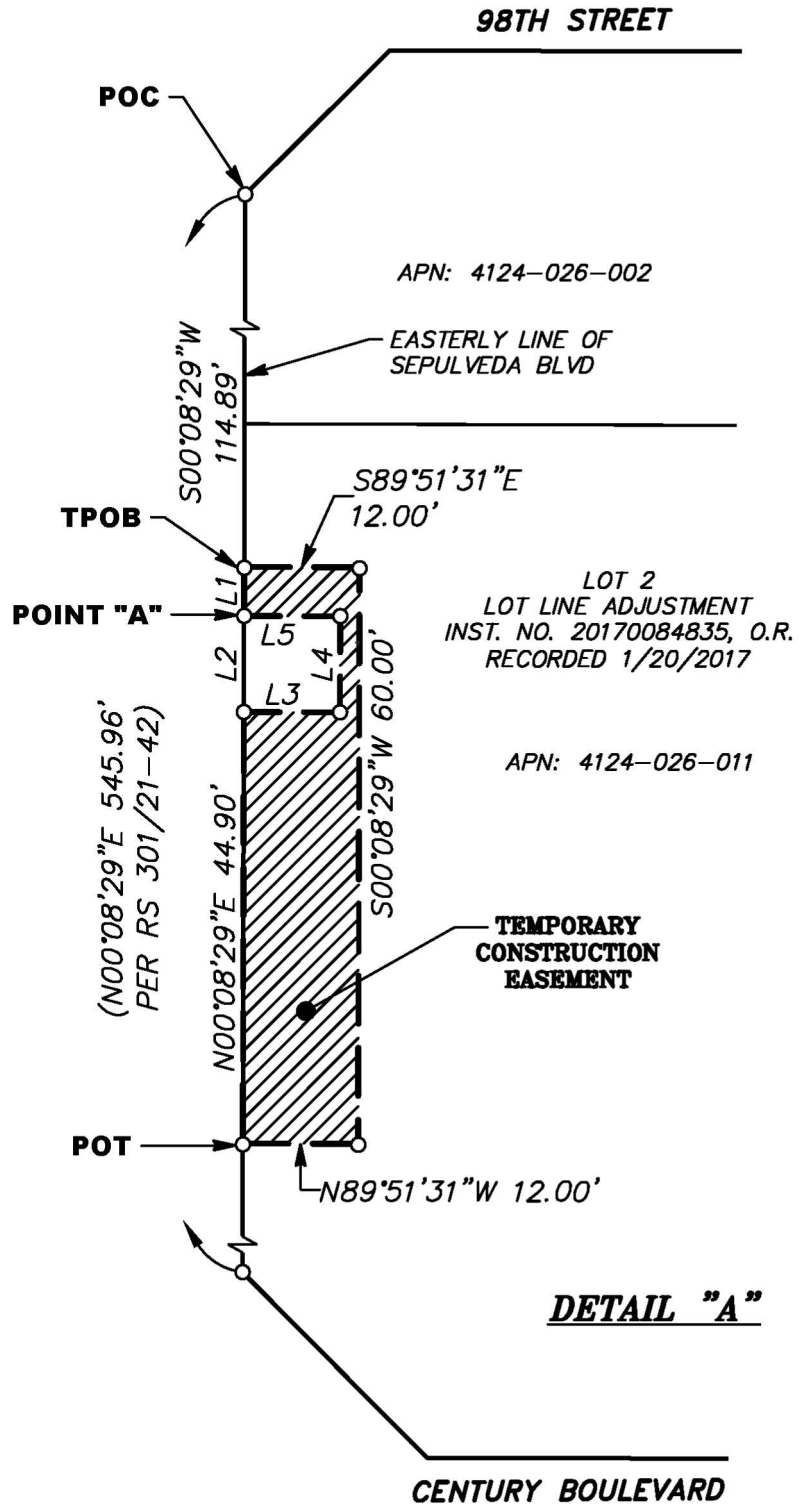
# EXHIBIT "H"

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

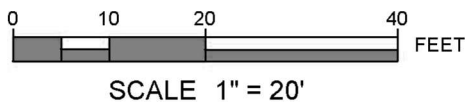
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

<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



DETAIL "A"



 <b>MARK THOMAS</b>	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**

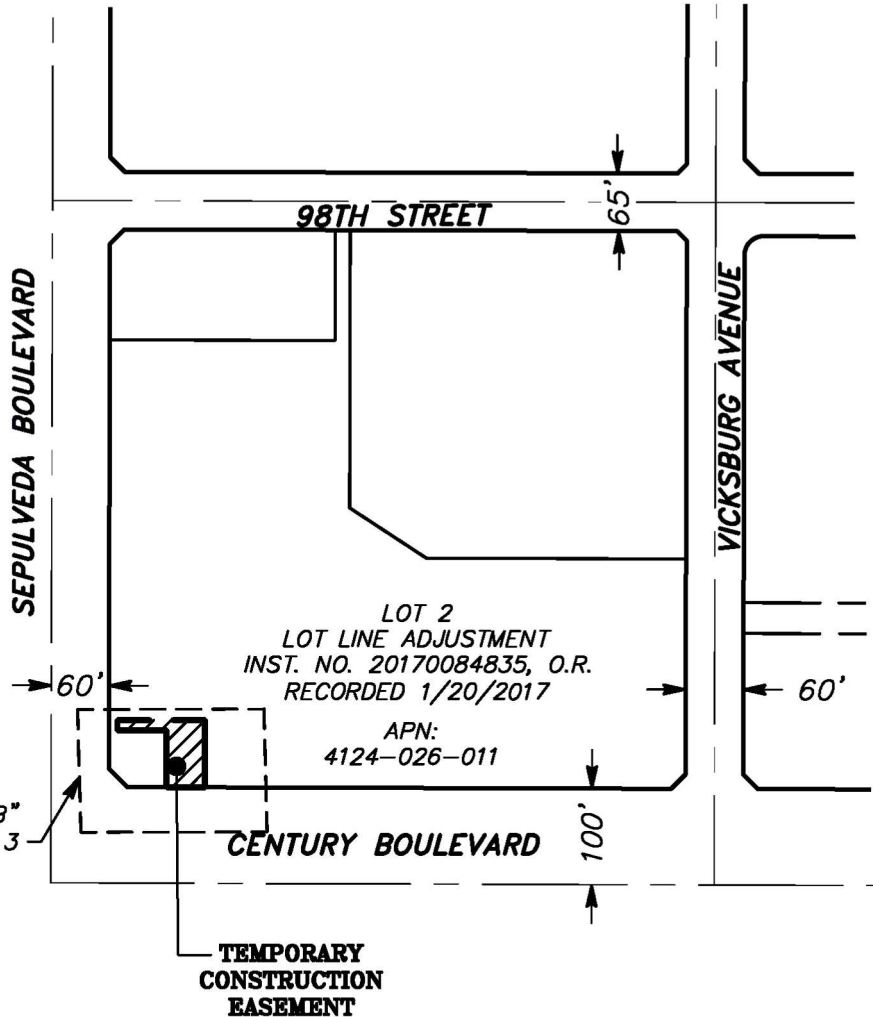
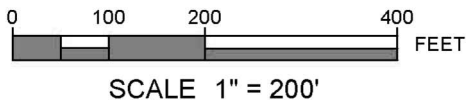
Map of Pedestrian Bridge Construction TCE Area  
[APN(s): 4124-026-011]

[attached behind this page]

# EXHIBIT "J"

<b>LAWA</b>	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



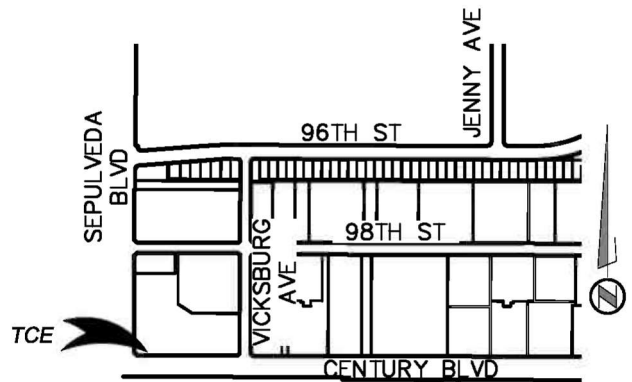
## LEGEND

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



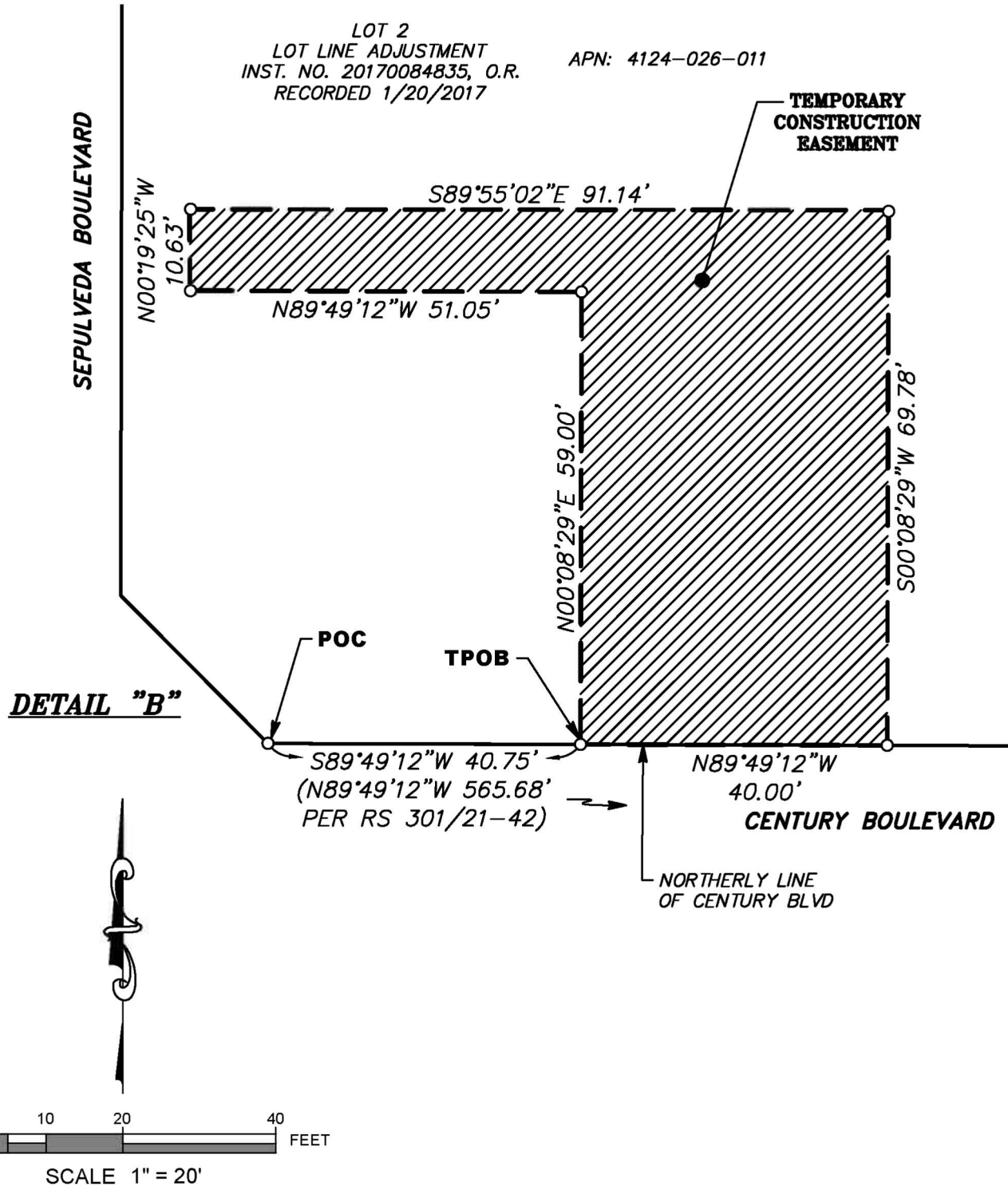
VICINITY MAP  
NOT TO SCALE

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

# EXHIBIT "J"

<b>LAWA</b>	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



 <b>MARK THOMAS</b>	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**

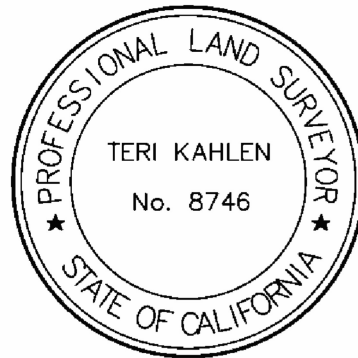
Bearings and distances used in the above description are based on California Coordinate System (CCS), Zone 5, NAD 83, Epoch 2010.00.

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**

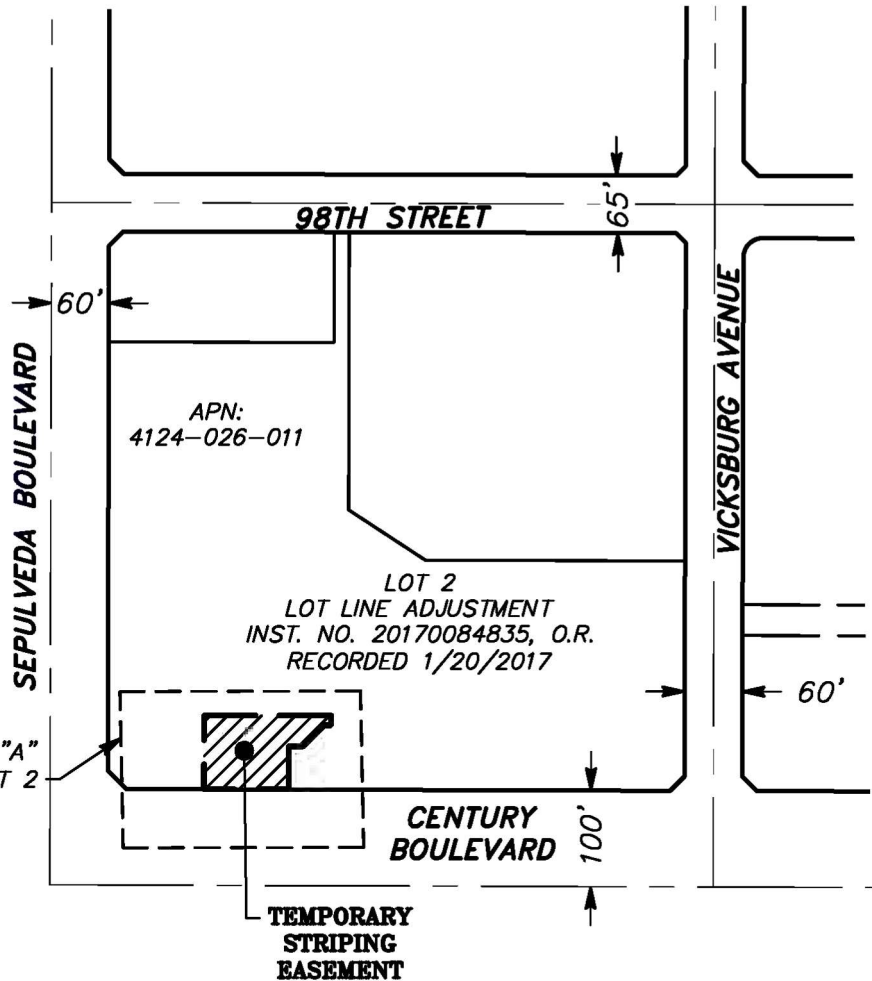
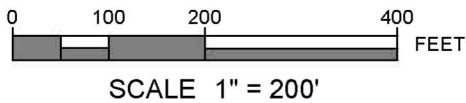
Map of Temporary Striping TCE Area  
[APN(s): 4124-026-011]

[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



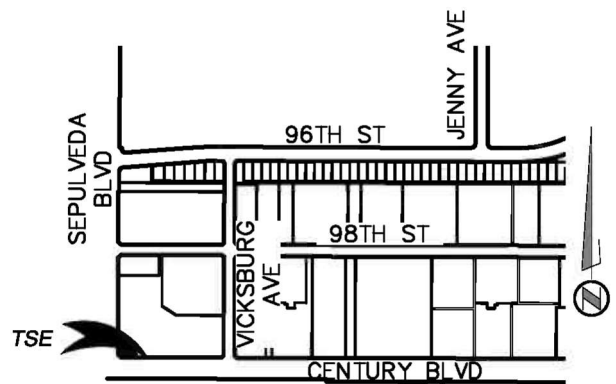
## LEGEND

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

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

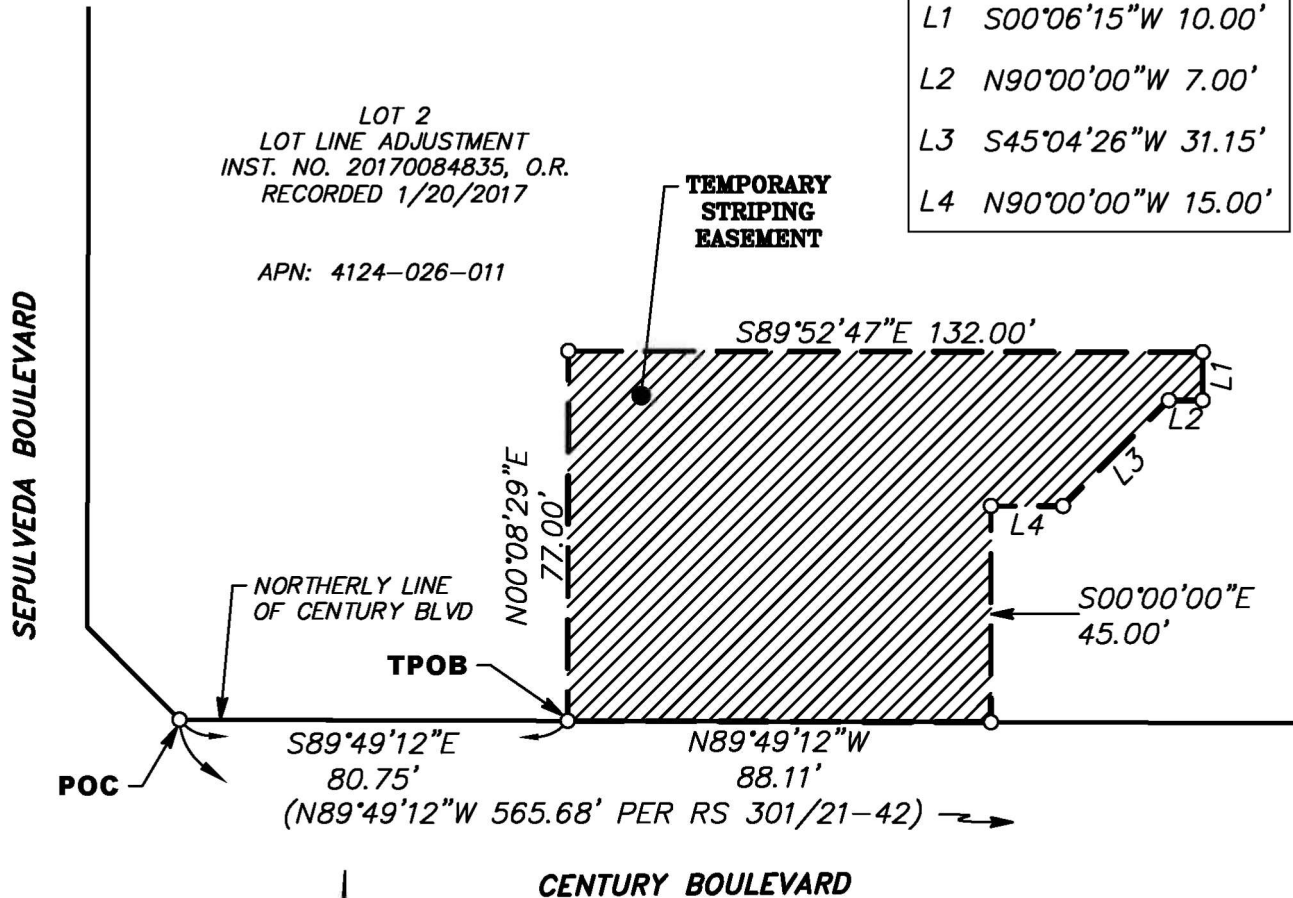
# EXHIBIT "L"

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

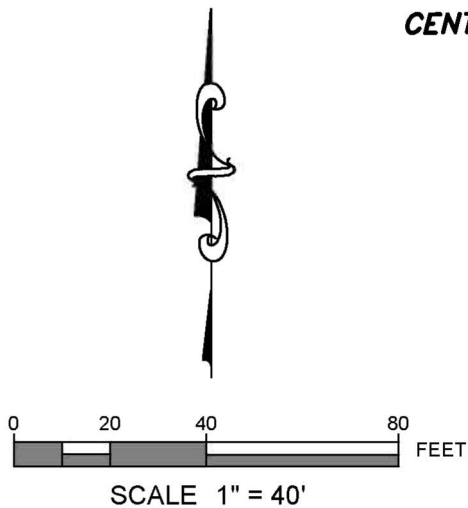
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

## 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]

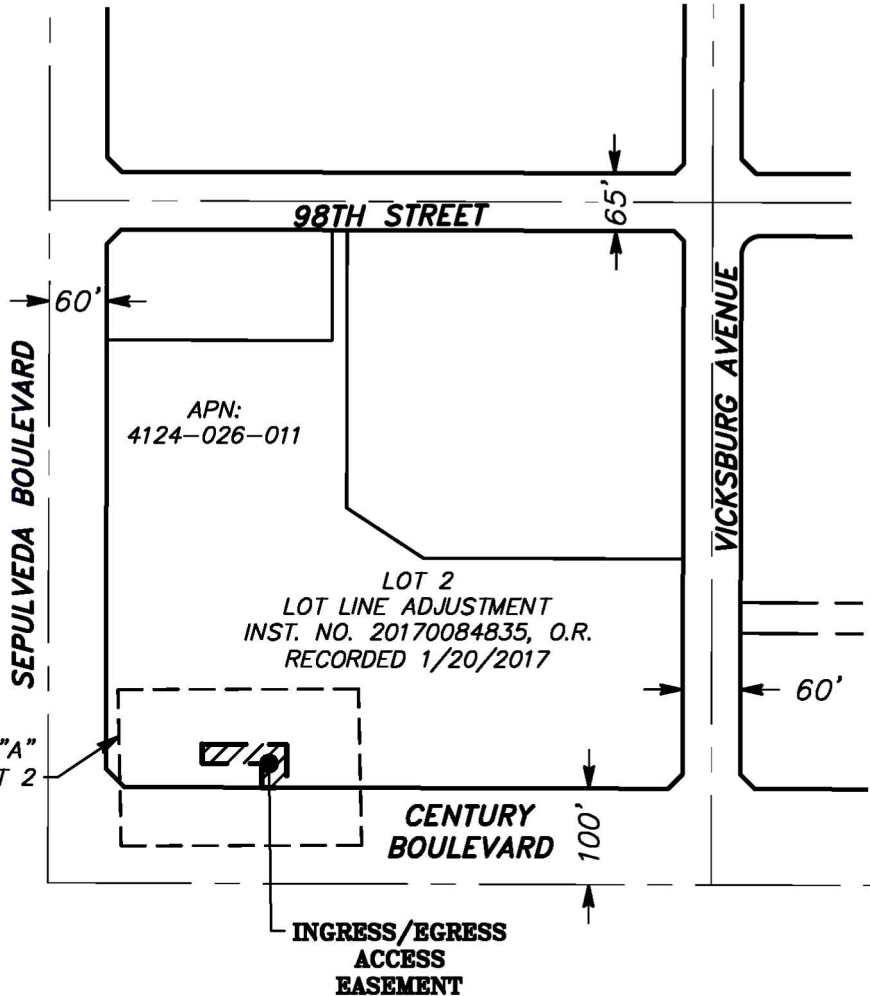
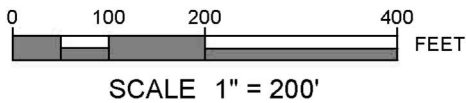
[attached behind this page]



# EXHIBIT "N"

<b>LAWA</b>	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



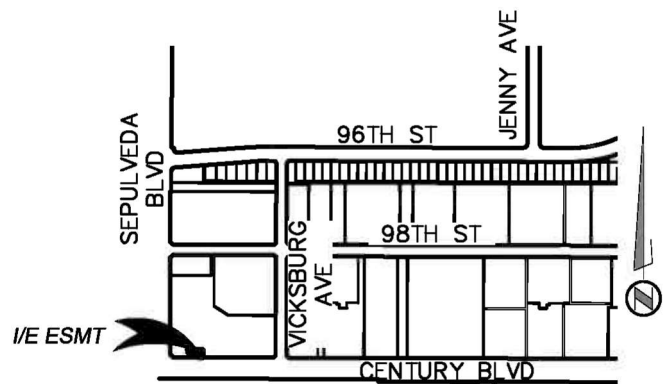
## LEGEND

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

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

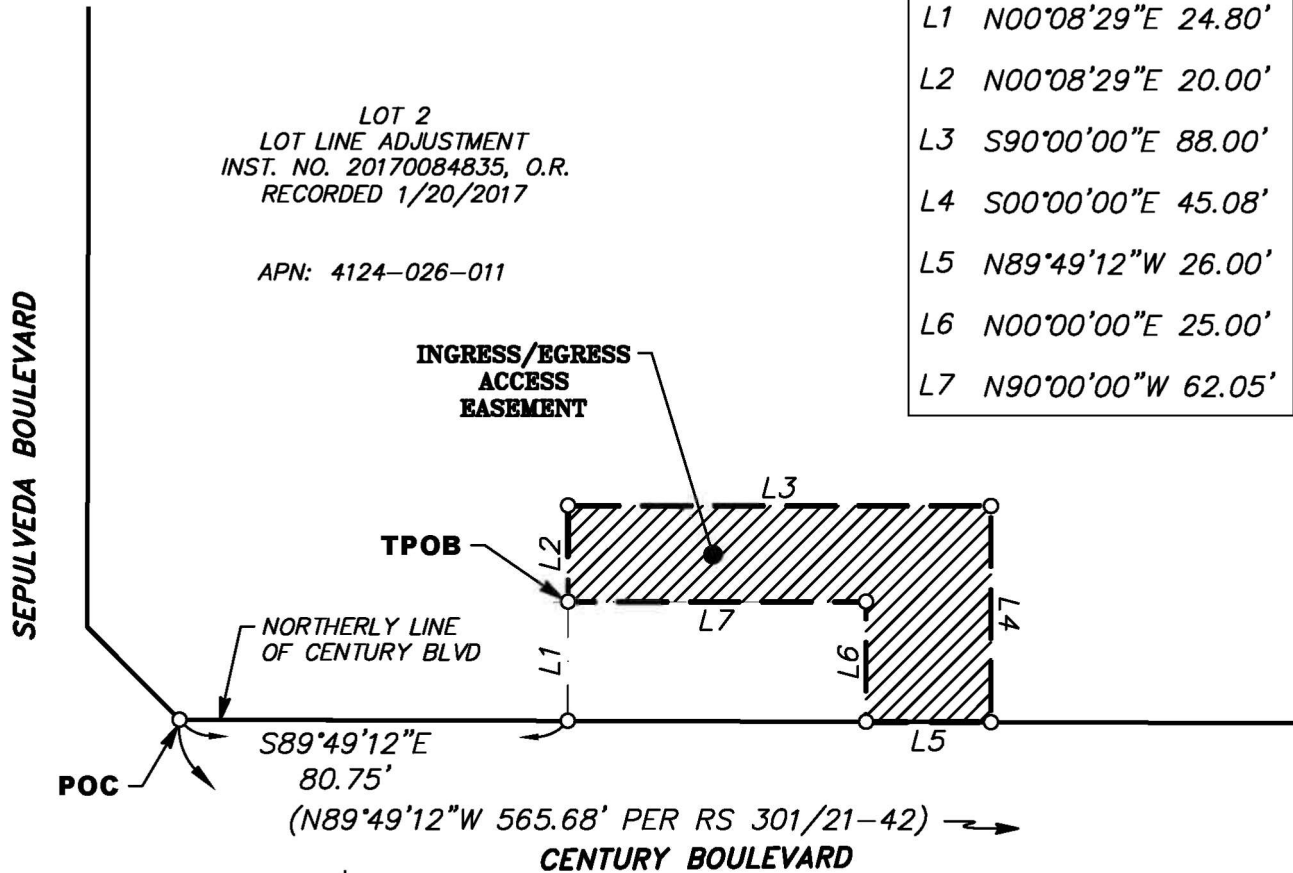
# EXHIBIT "N"

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

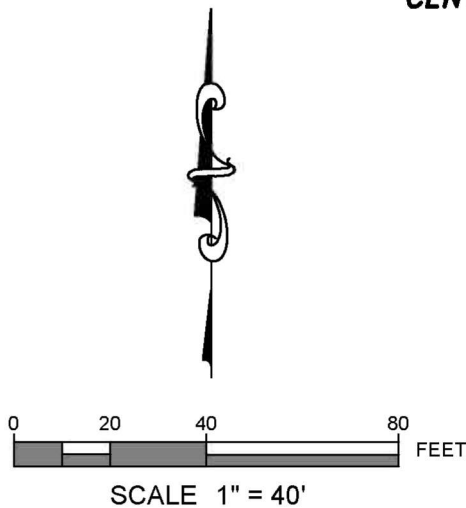
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

## 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