

WHEN RECORDED, MAIL TO:

Department of Water and Power
Real Estate Services
221 N. Figueroa Street, Suite 1600
Los Angeles, CA 90012

THIS IS A CONVEYANCE OF AN EASEMENT -
RECORDING FEE EXEMPT PER GOVERNMENT
CODE SECTION 6103 AND 27383

EASEMENT DEED

The CITY OF LOS ANGELES, a municipal corporation, grants to STUDIO LENDING GROUP, LLC, a California limited liability company, an easement to operate, repair, and maintain a portion of an electrical room on that certain real property in the City of Los Angeles, County of Los Angeles, State of California, more particularly described in Exhibit B-1 and depicted on Exhibit B-2 attached hereto and made a part hereof .

SUBJECT TO all outstanding taxes and assessments, if any.

SUBJECT TO any and all agreements, covenants, conditions, restrictions, easements, reservations, rights and rights-of-way of record, and other matters of record.

SUBJECT TO any rights-of-way which may be apparent if a visual inspection is made of said real property.

SUBJECT TO the condition that the sale and conveyance of the easement is authorized upon the terms and conditions stated herein and upon the further express condition that the same shall be continuously used and maintained by Studio Lending Group, LLC for electrical room purposes; and that in the event the Studio Lending Group, LLC does not so continuously use and maintain said real property for said purposes as hereinabove provided for a period of one year, then, and in that event, upon the expiration of said one year period, all rights shall thereupon be forfeited, extinguished, and terminated, and all interest and rights hereby conveyed shall thereupon automatically revert to and revest in the City of Los Angeles without any further action.

EXCEPTING AND RESERVING TO the City of Los Angeles all water and water rights, whether surface, subsurface, or of any other kind, and all water

and water rights appurtenant or in anywise incident to the real property herein described, or used thereon or in connection therewith, together with the right to develop, take, transport, control, regulate, and use all such water; and reserving unto the City of Los Angeles all oil, gas, petroleum, or other mineral or hydrocarbon substances in and under said land, without the right to enter upon the surface of said land for such use.

--Signature Next Page--

Dated _____

DEPARTMENT OF WATER AND POWER OF
THE CITY OF LOS ANGELES BY
BOARD OF WATER AND POWER COMMISSIONERS

By: _____

MARTIN L. ADAMS
General Manager and Chief Engineer

Date: _____

And: _____

CHANTE L. MITCHELL
Board Secretary

ACKNOWLEDGEMENT

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 CALIFORNIA)
) ss.
COUNTY OF _____)

On _____ before me, _____ (here insert name and title of the officer), personally appeared _____ (insert name(s) of signer(s)) 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ACKNOWLEDGEMENT

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 CALIFORNIA)
) ss.
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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Exhibit "B-1"

Building Encroachment Easement

A strip of land, 1.37 feet wide, over that portion of Lot 2 of Tract No. 215, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 14, Pages 42 and 43 of Maps, in the Office of the Registrar-Recorder/County Clerk of said County, the northerly line of said strip being described as follows:

Beginning at a point on northerly boundary line of the City of Los Angeles as established by Los Angeles City Ordinance No. 43261 (New Series), dated February 27, 1922, as condemned by Final Decree of Condemnation entered in Los Angeles County Superior Court, Case No. 596119, a certified copy thereof being recorded on May 22, 1953 as Instrument No. 4180 in Book 41794 Page 283 of Official Records of said County, said point being South 89 degrees 21 minutes 53 seconds East, a distance of 366.46 feet from the easterly right of way of Poinsettia Place, 60 feet wide, as shown on map of Tract No. 5681, in said city, recorded in Book 136, Pages 23 and 24 of said Maps; thence easterly along said northerly boundary line, South 89 degrees 21 minutes 53 seconds East, a distance of 56.58 feet.

Containing 78 square feet

See Exhibit "B-2" attached hereto and made apart hereof.

This legal description has been prepared by me or under my direction:

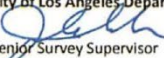


Robert C. Olson, PLS 5490

4.25.2018

Date



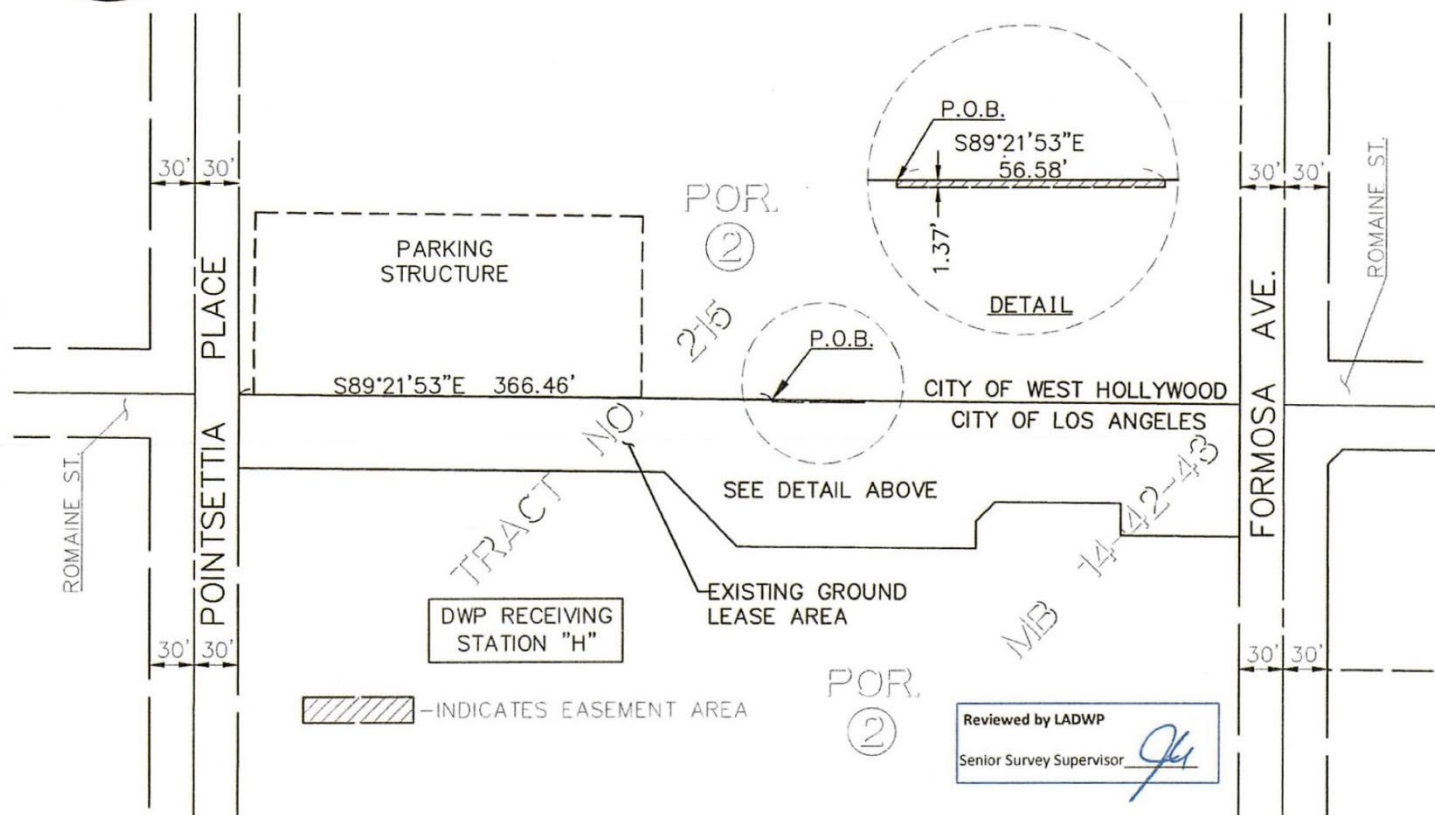
Reviewed by
Surveys & Right-of-Way Group
Water Engineering & Technical Services
City of Los Angeles Department of Water and Power
 4/25/2018
Senior Survey Supervisor Date

Sheet 1 of 2 Sheets

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EXHIBIT "B-2"

"BUILDING ENCROACHMENT EASEMENT"
IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SUPPLEMENTAL EXHIBIT TO LEGAL DESCRIPTION - JOB No.: 1C1M011400



JOB No. 1CIM011400

P S O M A S

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Exhibit “B-2”