

ORDINANCE NO. _____

An ordinance approving Resolution No. 27455 of the Board of Airport Commissioners of the City of Los Angeles consenting to the granting by the City of Los Angeles to Daniel Y. Loh and Janet U. Loh as Trustees For THE LOH TRUST ("Grantee") of a non-exclusive Easement for the purpose of permitting the Grantee to use and maintain a sewer line thereon, along, under, across, over or through the property at 5535 West Century Boulevard in Los Angeles, from the City of Los Angeles.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The Los Angeles International Airport Landside Access Modernization Program (LAMP) requires the relocation of a sewer pipe on Grantee's property. It is hereby found and determined that the public interest, convenience and necessity require the granting of a non-exclusive easement ("Easement") to allow Grantee to relocate and use a sewer line ("Facilities") along, under, across and over the certain real property located at 5535 West Century Boulevard, Los Angeles, CA 90045 identified by APN 4128-024-901 and APN 4128-024-902 and more particularly described in Exhibits A1 and A2, from the City of Los Angeles (hereinafter referred to as the "Grantor"), as set forth in Resolution No. 27455 of the Board of Airport Commissioners ("Resolution"), in order to construct, use, maintain, operate, alter, repair, replace, reconstruct, remove and, from time to time, inspect said Facilities and appurtenances thereto.

Sec. 2. That Resolution is hereby approved and the Easement along and near West Century Boulevard, outlined and delineated on Department of Airports' Drawings No. 1 of 2 and 2 of 2 and attached to this ordinance as Exhibit "A2" hereof, be and the same is hereby granted to Grantee for the above-described purposes. The legal description of said parcel of land is attached to this ordinance as Exhibit "A1."

Sec. 3. Grantor, its successors and assigns, reserves for the use and benefit, the right for full use and enjoyment of the surface. Grantee and its successors and assigns, shall at all times maintain the Facilities and the non-exclusive easement area in good order and repair. The Grantee expressly agrees, for itself, its successors and assigns, that it will hold Grantor harmless and defend and indemnify Grantor for any injury or damages caused by the Grantee's activities undertaken pursuant to this Easement. The Grantee expressly agrees, for itself, its successors and assigns, that before undertaking any emergency or non-emergency work in secured (restricted) areas inaccessible to the general public, Grantee will provide advance notification to the Grantor, or his designee(s), and will use its best efforts to ensure that such work will not interfere with the operation of the Airport, its tenants and/ or the travelling public. The Grantee expressly agrees, for itself, its successors and assigns, that in the event the sewer line service for which said facilities are constructed is discontinued, Grantee will, at Grantor's election remove and/or abandon said facilities within 120 days after receipt of a notice from the Grantor and execute a Quitclaim Deed reconveying this Easement to the Grantor.

Sec. 4. The Chief Executive Officer of LAWA is hereby authorized to execute the easement agreement and easement deed to affect the granting of said easement.

Sec. 5. LAWA is authorized and empowered to execute the easement agreement, deliver the easement deed, and otherwise complete the transaction.

EXHIBIT "A1"

Legal Description of Sewer Easement Area
[APN(s): 4128-024-901 and 4128-024-902]

[attached behind this page]

EXHIBIT "A1"
LEGAL DESCRIPTION
SEWER EASEMENT

THAT PORTION OF PARCEL 1 AND PARCEL 2 AS DESCRIBED IN THE GRANT DEED TO THE CITY OF LOS ANGELES, RECORDED AUGUST 7, 2000 AS INSTRUMENT NUMBER 00-1226661, IN THE OFFICE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDED WITHIN A STRIP OF LAND, 10.00 FEET WIDE, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING (POC) AT THE INTERSECTION OF CENTURY BOULEVARD WITH AVIATION BOULEVARD AS SHOWN ON MAP FILED FOR RECORD IN BOOK 298 OF RECORDS OF SURVEY, PAGES 51 THROUGH 59, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG AVIATION BOULEVARD CENTERLINE, NORTH 0°10'19" EAST, A DISTANCE OF 222.23 FEET;

THENCE DEPARTING SAID AVIATION BOULEVARD CENTERLINE, SOUTH 89°49'41" EAST, A DISTANCE OF 52.00 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID AVIATION BOULEVARD WITH THE SOUTH LINE OF SAID PARCEL 1;

THENCE ALONG SAID SOUTH LINE OF PARCEL 1, SOUTH 79°38'05" EAST, A DISTANCE OF 106.72 FEET TO THE **TRUE POINT OF BEGINNING (TPOB)**;

THENCE DEPARTING SOUTH LINE OF PARCEL 1, NORTH 55°10'39" EAST, A DISTANCE OF 13.23 FEET;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 62.66 FEET;

THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 132.47 FEET TO THE **POINT OF TERMINATION (POT)**.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO TO BEGIN AT THE SOUTH LINE OF SAID PARCEL 1 AND TERMINATE AT A LINE RUNNING THROUGH SAID **POINT OF TERMINATION** AT RIGHT ANGLES TO LAST SAID COURSE.

CONTAINING 0.048 ACRES OR 2,084 SQUARE FEET, MORE OR LESS.

BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), 2010.00 EPOCH, ZONE 5. THE DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967.

SEE PLAT ATTACHED HERETO AS EXHIBIT "A2" AND BY THIS REFERENCE MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION:



JOSHUA D. COSPER, P.L.S.
P.L.S. 8774, EXP. 12-31-20

5-11-2020
DATE



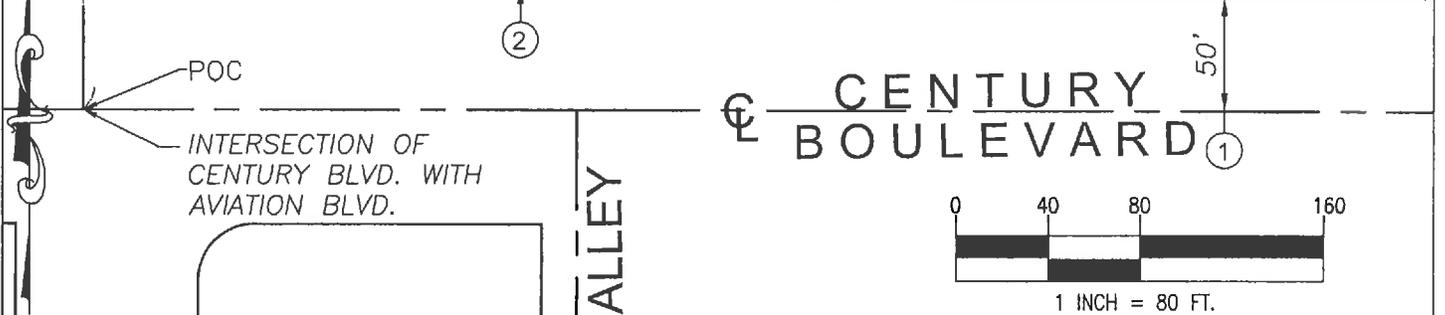
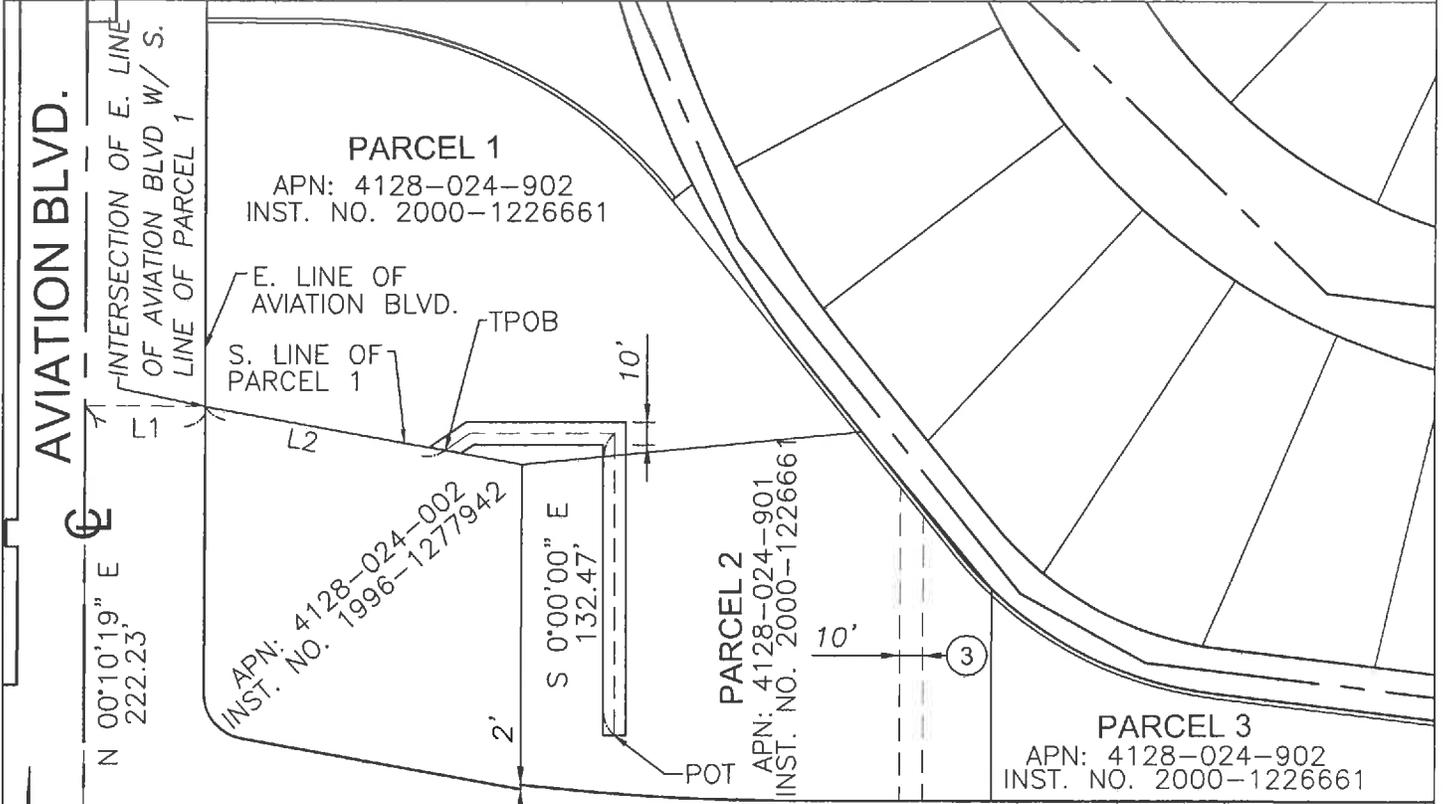
EXHIBIT "A2"

Map of Sewer Easement Area
[APN(s): 4128-024-901 and 4128-024-902]

[attached behind this page]

EXHIBIT A2

| PARCEL # | TYPE OF INTEREST | AREA | APN |
|----------|------------------|----------|------------------|
| 4-59 | SEWER EASEMENT | 2,084 SF | 4128-024-901,902 |



| LEGEND | |
|--------|------------------------|
| | LIMITS OF DESCRIPTION |
| | EXISTING RIGHT OF WAY |
| | EASEMENT AS NOTED |
| | EXISTING PROPERTY LINE |
| | TIE LINE |

NOTES

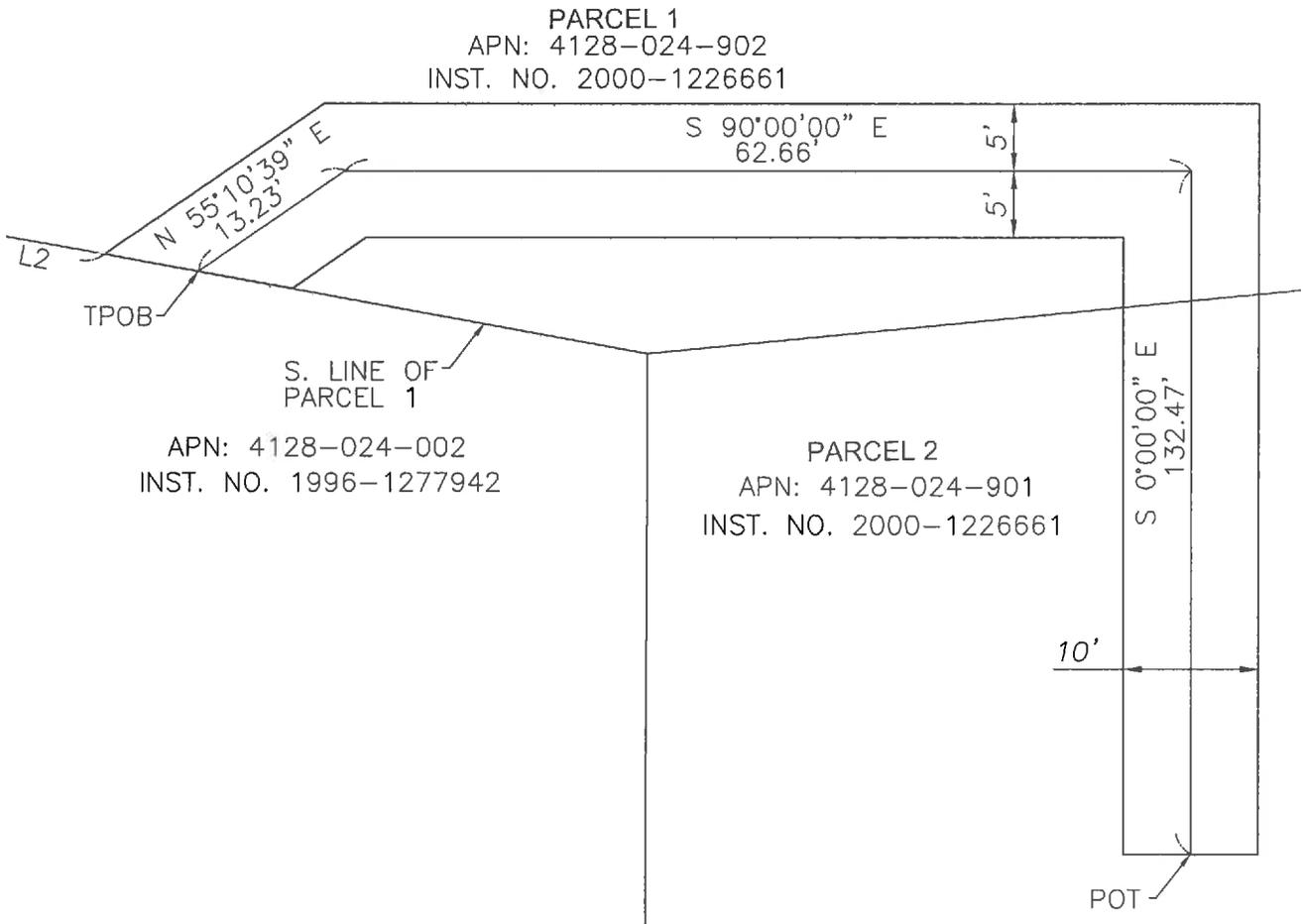
THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS83, ZONE 5 (2010.00)

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

| | DATE | REV. # | PREPARED BY | SHEET NO. | TOTAL SHEETS |
|--|---------|--------|-------------|-----------|--------------|
| | 5-11-20 | 0 | SYS | 1 | 2 |

EXHIBIT A2

| PARCEL # | TYPE OF INTEREST | AREA | APN |
|----------|------------------|----------|------------------|
| 4-59 | SEWER EASEMENT | 2,084 SF | 4128-024-901,902 |



DETAIL "A"
N.T.S.

EXISTING EASEMENTS

- ① 50' R/W DEDICATED PER INST. NO. 85-55176 REC 01/16/85 & ACCEPTED BY THE CITY OF LOS ANGELES 01/16/85
- ② 2' R/W DEDICATED PER INST. NO. 2884 REC 08/02/50 & ACCEPTED BY THE CITY OF LOS ANGELES 08/02/50
- ③ 10' SANITARY SEWER EASEMENT PER INST. NO. 2868 REC 03/11/53 TO THE CITY OF LOS ANGELES

LINE TABLE

| LINE | LENGTH | BEARING |
|------|---------|---------------|
| L1 | 52.00' | S 89°49'41" E |
| L2 | 106.72' | S 79°38'05" E |

| | | | | | |
|--|---------|--------|-------------|-----------|--------------|
| | DATE | REV. # | PREPARED BY | SHEET NO. | TOTAL SHEETS |
| | 5-11-20 | 0 | SYS | 2 | 2 |

Sec. 6. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By  for
MICHAEL TY
Deputy City Attorney

Date 4/28/22

File No. _____

M:\Proprietary_OCC\Airport\MICHAEL TY\Draft Ordinance Re Sewer Maintenance and Operation Easement - Loh Trust.docx

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____