LEGAL NOTICES

LOS ANGELES DAILY JOURNAL • WEDNESDAY, JULY 16, 2025 • PAGE 9

EXHIBIT B

Fax (800) 464-2839

ORDINANCE NO.

An ordinance finding that the public interest and necessity require the acquisition by eminent domain of portions of property located at 9860 South Sepulveda and 6225 West Century Boulevard.

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

Section 1. The City Council of the City of Los Angeles hereby approves, ratifies and makes the findings and authorizations set forth in Resolution No<u>28193</u> (Resolution) adopted by the Board of Airport Commissioners (the Board) of Los Angeles World Airports (LAWA).

- Sec. 2. The City Council finds and determines that:
 - a. LAWA is a proprietary department of the City of Los Angeles, a charter city and municipal corporation.
 - b. The interests in real property to be acquired 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.
 - c. The public use for which the Subject Property is being acquired is for the roadway system improvements that are part of the approved LAX Airfield and Terminal Modernization Project (ATMP or Project).
 - d. Pursuant to Code of Civil Procedure Sections 1240,510 and 1240,610, 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 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.
 - e. The notice of intention to approve the Resolution was given by first class mail to the persons 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 City Council on the matters contained herein.
- Sec. 3. The City Council further finds and determines that:
 - a. 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.
 - b. 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); California Code of Civil Procedure Section 1230.010, et seq; and all other applicable law as set forth herein.

Sec. 4. The City Council further finds and determines that:

a. The public interest and necessity require the Project

- b. The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
- c. The Subject Property sought to be acquired by eminent domain and described in the Resolution is necessary for the proposed Project.
- d. 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 owners and was in a form and contained all of the factual information required by Government Code Section 7267.2(a).
- e. The requisite environmental review of the Project and the acquisition of the Subject Property have been completed in accordance with the California Environmental Quality Act.

Sec. 5. The City Council approves the Resolution and the exercise of eminent domain by LAWA in accordance with Charter Section 632(c).

Sec. 6. 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, subject to approval by the Board when required. The 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. The City Attorney may enter into Stipulated Orders for Prejudgment Possession and Use Agreements, where such agreements constitute the functional equivalent of an Order for Prejudgment Possession. The 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 condemnation action or other proceedings or transactions required to acquire the Subject Property. The City Attorney 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.

Sec. 7. 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.

Attachment 1

RECORDING REQUESTED BY and WHEN RECORDED MAIL TO: Los Angeles World Airports Attn: Evan Haug 6033 West Century Boulevard, 11th Floor Los Angeles, California 90045





SCALE	1" = 10'			
	DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
MARK THOMAS	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, 11th Floor Los Angeles, California 90045

IS Angeles, California 90045 (Space above for County Recorder's Use Only) 6. <u>Binding Effect</u>. 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.

 <u>Rights Running with the Land</u>. 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.

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.

COUNTY OF)	
On	before me,	, a notar
public, personally appeared		, who proved to
me on the basis of satisfactory of	evidence to be the person(s) who	se name(s) is/are subscribed to the
within instrument and acknow	ledged to me that he/she/they e	executed the same in his/her/thei
authorized capacity(ies), and the	at by his/her/their signature(s) of	on the instrument the person(s), o
the entity upon behalf of which	the person(s) acted, executed th	e 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.

TTTEESS my hand and official sea

(AFFIX NOTARIAL SEAL)

STATE OF

Dated:

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.

NOTARY PUBLIC

STATE OF)	
STATE OF COUNTY OF) ss.)	
On	before me,	, a notary
public, personally appeared		, who proved to
me on the basis of satisfactory ev	vidence to be the person(s) wh	nose name(s) is/are subscribed to the
within instrument and acknowle	edged to me that he/she/they	executed the same in his/her/their
authorized capacity(ies), and that	at by his/her/their signature(s)) on the instrument the person(s), or
the entity upon behalf of which t	the person(s) acted, executed	the instrument.
I certify under PENALTY OF P	ERJURY under the laws of t	he State of that
the foregoing paragraph is true a	.nd 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;

vard,	11 th Floor		
0045			

Portion(s) APN(s): 4124-026-011

Dated:

(Space above for County Recorder's Use Only) 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 2nd, 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.

 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.

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



EXEMPT FROM RECORDING FEES PER GOV I. CODE §2/383 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 LAXLLC, 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 Parel Number 142-025-011 ("Grantor") **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 <u>Exhibit C</u> and depicted on <u>Exhibit D</u> attached hereto and incorporated herein by reference ("Pedestrian Bridge Easement Area"); and (ii) an exclusive permanent easement and right-of-way for public stretes 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 <u>Exhibit E</u> and depicted on <u>Exhibit E</u> attached hereto and incorporated herein by reference ("Street Easement Area").

1. <u>Pedestrian Bridge Easement</u>.

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, repare, 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"):

 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 nincteen (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 supporting the stairs will be five (5) foot diameter concrete shafts approximately fiftyfive (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.

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.

<u>Street Easement</u>.

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.

 <u>Grantee's Rights</u>. 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. <u>Use of Grantor's Property by Grantor</u> 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.

 <u>Assignment</u>. 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. thence along said easterly line, South 00°08'29" West 39.75 feet to the northwesterly terminus of that certain course shown has 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.

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.

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

Mark Thomas & Company, Inc.



EXHIBIT "D"

LAWA	TYPE OF INTEREST	AREA	APN
PARCEL 1	PERMANENT EASEMENT	3,355 S.F.	4124-026-011





EXHIBIT "E" LEGAL DESCRIPTION APN 4124-026-011 Parcel 1 Roadway Easemen

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 $89^{\circ}57^{\prime}21^{\prime\prime}$ 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 has 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. 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 Feri Kahlen, PLS 8746



EXHIBIT "F' LAWA TYPE OF INTEREST AREA APN ROADWAY EASEMEN 680 S.F 4124-026-01 IN THE CITY OF LOS ANGELES. COUNTY OF LOS ANGELES. STATE OF CALIFORNIA



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 . This Certificate of Acceptance is executed this _ ____ day of ___ . 202

Title:



APPROVED AS TO FORM

HYDEE FELDSTEIN SOTO, City Attorney

Deputy/Assistant City Attorney

Attachment 3

RECORDING REQUESTED BY and WHEN RECORDED MAIL TO: Los Angeles World Airports Attn: Evan Haug 6033 West Century Boulevard, 11th Floor Los Angeles, California 90045

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 2nd, 2021 as Document Number 20211034479 of Official Records of said County, does hereby GRANT and CONVEY to Number 2021105449 of Official Records of sale County, does hereby ORAN1 and CONVET 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 <u>EXHIBIT G</u> and depicted or illustrated on the map or drawing attached hereto as <u>EXHIBIT H</u> 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 <u>EXHIBITJ</u> and incorporated herein by reference ("Pedestrian Bridge Construction TCE Area");

(3) The legal description attached hereto as <u>EXHIBIT K</u> and depicted or illustrated on the map or drawing attached hereto as <u>EXHIBIT L</u> and incorporated herein by reference ("**Temporary Striping TCE Area**");

(4) The legal description attached hereto as <u>EXHIBIT M</u> and depicted or illustrated on the map or drawing attached hereto as <u>EXHIBIT N</u> 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 to in this instantient as the TCE Areas. The purpose of the TCE includes without initiation 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 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 Term** shall commence upon written notifies Grantor that it no longer needs to use the TCE within the 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 for the bard date by and/or on which Grantee may use the TCE within the Overhead Sign 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:

During the Overhead Sign TCE Area Term, Grantee's use of this easement will be (a) exclusive

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**"). (b)

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 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 the Pedestrian Bridge Construction TCE Area and Pedestrian Bridge Construction TCE Area and Pedestrian Bridge Construction TCE Area and Pedestrian Bridge Construction TCE Area arem 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 commencement Date. The last date by and/or on which Grantee may use the TCE within the Pedestrian Bridge Construction TCE Area Shall be subject to the following provisions:

During the Pedestrian Bridge Construction TCE Area Term, Grantee's use of this (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. (c)

Use of construction equipment that includes, but not necessarily limited to, that (d) equipment needed for demolition and removal of existing infrastructure, and construction of the Overhead Sign Improvements, Pedestrian Bridge Improvements, and Temporary Striping Improver

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."

WITNESS WHE	REOF, Grantor has cau	used this instrument to	be executed on the	e date
elow.				

 GRANTOR:
SWC CA LAX LLC A California limited liability company
By:
Name:
Title:
Ву:
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)
COUNTY OF) ss. .)

set forth b

Dated:

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 _____ 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 COUNTY OF

before me, ____ On , 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 _ the foregoing paragraph is true and correct.

WITNESS my hand and official seal

(AFFIX NOTARIAL SEAL)

EXHIBIT G

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

NOTARY PUBLIC

[attached behind this page] EXHIBIT "G"

LEGAL DESCRIPTION APN 4124-026-011 **Temporary Construction Eas**

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";



- (d) Grantee shall use the TCE within the Pedestrian Bridge Construction TCE Area to 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**").
- Grantee may remove conflicting asphalt concrete, plain cement concrete (pcc), (e) 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 ents to match similar conditions prior to Pedestrian Bridge Construction TCE Area Commencement Date.
- Six (6) parking stalls within the Pedestrian Bridge Construction TCE Area will be inaccessible to the Grantor during the Pedestrian Bridge Construction TCE Area $\frac{1}{100}$ (f) Term
- Grantee may remove and relocate existing underground conflicting utilities in (g) 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 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 a while to the following requestions: be subject to the following provisions

- Grantee shall use the TCE within the Temporary Striping TCE Area to place (a) 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").
- 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. (b)
- Fifteen (15) parking stalls within the Temporary Striping TCE Area will be inaccessible to the Grantor during the Temporary Striping TCE Area Term. (c)
- Grantee may not store materials or equipment overnight within the limits of the (d) 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 shall commence upon written notice from Grantee or its authorized careareatities to Grantee (Temporary Ingress/Egress Easement Area shall commence upon written notice from Grantee or its authorized careareatities to Grantee (Temporary Ingress/Egress Easement Area shall commence upon written notice from Grantee or its authorized careareatities to Grantee (Temporary Ingress/Egress Easement Area shall commence upon written notice from Grantee or its authorized careareatities to Grantee (Temporary Ingress/Egress Easement Area shall continue for a period of the Area and the Area and Area shall continue for a period of the Area and the Area and the Area and Area 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 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 provision:

- Upon completion of the Pedestrian Bridge Improvements, sixteen (16) parking (a) stalls will be permanently lost within the surrounding parking area
- There will be intermittent disruptions to vehicular and pedestrian traffic on Sepulveda Boulevard and Century Boulevard as necessary to complete construction of Project improvements.

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. 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]









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.

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.

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TERI KAHLEN No. 8746

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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"

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

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, PLS 8746

Teri Kahlen 3/12/2025



EXHIBIT L

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

[attached behind this page



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.

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





Map of Temporary Ingress/Egress Easement Area [APN(s): 4124-026-011]





EXHIBIT M

Legal Description of Temporary Ingress/Egress Easement Area [APN(s): 4124-026-011]

[attached behind this page]



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;



(N89'49'12"W 565.68' PER RS 301/21-42)

CENTURY BOULEVARD

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 Accentance is executed this ______ day of _______ 202. 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

TPOB

NORTHERLY LINE

S89*49'12

80.75

POC

Deputy/Assistant City Attorney

Sec. 8. 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

HYDEE FELDSTEIN SOTO, City Attorney for CYNTHIA ALEXANDER Deputy City Attorney Date June 23, 2025

File No. 25-0637

M://uni Counsel/ORDINANCES/LAWA/Eminent Domain 9860 South Sepulveda and 6225 West Century Bou

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, **by a vote of not less than two-thirds** of all its members.

CITY CLERK

MAYOR

Karen Bas

Ordinance Passed July 1, 2025

Approved -07/10/2025

CNSB # 3947452

188684 ORDINANCE NO. _____

An ordinance finding that the public interest and necessity require the acquisition by eminent domain of portions of property located at 5928 West 96th Street and 9775 Airport Boulevard, Los Angeles, California 90045 and bearing Assessor's Parcel Number 4124-029-040, as more particularly described in Attachments 1, 2, 3, and 4 attached hereto.

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

Section 1. The City Council of the City of Los Angeles hereby approves, ratifies and makes the findings and authorizations set forth in Resolution No. 28158 (Resolution) adopted by the Board of Airport Commissioners (the Board) of Los Angeles World Airports (LAWA).

Sec. 2. The City Council finds and determines that:

- LAWA is a proprietary department of the City of Los Angeles, a charter city and municipal corporation.
- b. The interests in real property to be acquired consist of: (a) a fee simple interest in the property described and depicted in Attachment 1; (b) a permanent street easement over a portion of the property as set forth in the easement deed in Attachment 2; (c) a temporary construction easement (TCE) having a term of 24 months as set forth in the easement deed in Attachment 3; and (d) abutter's right of access to public roadways in the property described and depicted in Attachment 4 (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.
- c. The public use for which the Subject Property is being acquired is for the Landside Access Modernization Program, a public project designed to improve and modernize access to the Los Angeles International Airport (LAMP or Project).
- d. Pursuant to Code of Civil Procedure Sections 1240.510 and 1240.610, 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 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.
- e. The notice of intention to approve the Resolution was given by first class mail to the persons 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 City Council on the matters contained herein.

Sec. 3. The City Council further finds and determines that:

- a. The entry Courier infinite finites and obtermines trat.
 a. The entry obtained infinites infinites trat.
 a. The entry observation of the sequisition of the Subject Property were evaluated in the previously adopted LAMP EIR, ENV-2016-3391-EIR. The LAMP EIR was adopted by the Board on March 2, 2017 (Resolution No. 26185), and certified and adopted by the Los Angeles City Council on June 7, 2017. The acquisition of the Subject Property is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2.i of the Los Angeles City CEQA Guidelines. It is also within the scope of the certified LAMP EIR and does not include any changes to the Project that would require further review under CEQA pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162.
- b. 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 21681.6; the Los Angeles City Charter Section 632(c); California Code of Civil Procedure Section 1230.010, et seq.; and all other applicable law as set forth herein.

Sec. 4. The City Council further finds and determines that:

- The public interest and necessity require the Project
- The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
- c. The Subject Property sought to be acquired by eminent domain and described in the Resolution is necessary for the proposed Project.
- d. 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 owners and was in a form and contained all of the factual information required by Government Code Section 7267.2(a).
- e. The requisite environmental review of the Project and the acquisition of the Subject Property have been completed in accordance with CEQA.

Sec. 5. The City Council approves the Resolution and the exercise of eminent domain by LAWA in accordance with Charter Section 632(c).

Sec. 6. 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 Propert by eminent domain, subject to approval by the Board when required. The 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. The City Attorney may enter into Stipulated Orders for Prejudgment Possession and Use Agreements, where such agreements constitute the functional equivalent of an Order for Prejudgment Possession. The 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 condemation action or other proceedings or transactions required to acquire the Subject Property. The City Attorney 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.

Sec. 7. 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.

Attachment 1

EXHIBIT "A1" LEGAL DESCRIPTION FEE INTEREST

THOSE PORTIONS OF LOTS 175 THROUGH 180, INCLUSIVE, OF TRACT NUMBER 13711, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 276, PAGES 48 THROUGH 50, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION IS ALSO LYING ENTIRELY WITHIN THE SOUTH HALF OF 96^{TH} STREET AS SHOWN ON SAID TRACT NUMBER 13711, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:



RECORDING REQUESTED BY and WHEN RECORDED MAIL TO: Los Angeles World Airports Attn: Evan Haug 6053 West Century Boulevard, 4th Floor

Los Angeles, California 90045

Portion(s) APN(s): 4124-029-040

thence northeasterly 30.67 feet along said curve through a central angle of 87°52'29";

thence North 02°18'26" East 131.82 feet;

thence North 01°32'20" East 298.39 feet to the beginning of a non-tangent curve, concave southwesterly, having a radius of 20.00 feet, a radial line to said curve bears South 87°41'34" East;

thence northwesterly 32.16 feet along said curve through a central angle of 92°07'38" to the northerly line of said Lot 189, distant thereon North 89°49'12" West 47.78 feet from the northeast corner of said Lot 189.

EXCEPT THEREFROM that certain parcel of land described in the Irrevocable Offer to Dedicate recorded April 2, 1981, in Document No. 81-335430 of Official Records in the office of said County Recorder.

EXHIBIT "B1" LEGAL DESCRIPTION APN 4124-029-040 Street Easement for Airport Boulevard

Containing 7,827 square feet, more or less.

Shown graphically on Exhibit B2, 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, PLS 8746 Date



EXHIBIT B2

Map of Street Easement Area [APN(s): 4124-029-040]

[attached behind this page] EXHIBIT "B2'



EASEMENT DEED

Grant of Permanent Street Easement

(Space above for County Recorder's Use Only)

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

Bird Management, Co., LLC, a California limited liability company, as to an undivided twenty-five percent (25.00%) interest, together with On Sacred Ground LLC, a Delaware limited liability company, as to an undivided twenty-five percent (25.00%) interest, together with Allison and Jeffrey Mirkin LAX Property, LLC, a California limited liability company, as to an undivided twenty-five percent (25.00%) interest, together with M.A.M. LAX Property, LLC, a California limited liability company, as to an undivided twenty-five percent (25.00%) interest, hereinafter called ("Grantor"), are the owners 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 December 29th, 2023 as Document Number 202130920897 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 permanent easement and right-of-way for public streets and incidents and apourtenances thereto ("Street Easement"), over, above, on, under, in, within, across, along, around, 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, more particularly described in the legal description attached hereto as <u>EXHIBIT "B1"</u> and depicted or illustrated on the map or drawing attached hereto as <u>EXHIBIT "B2"</u> and incorporated herein by reference ("Street Easement Area").

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, crosswalks, storm drains as well as other drainage facilities, utilities, street lighting, landscaping, irrigation, 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 96th Place, Airport Boulevard and 98th Street.

The easement rights granted in, under and pursuant to this instrument and the rights of Grantee in, under and pursuant to this instrument shall include without limitation the right to

access the Street Easement Area for all purposes associated with the Street Easement, 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.

Grantee shall have the right to remove all improvements located within the Street Easement Area, including, but not limited to, trees, bushes, shrubs, brush and other flora, plants and vegetation as well as hardscape, landscape and other structures and improvements.

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

BEGINNING (POB) AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 175 WITH THE SOUTH LINE OF 96^{TH} STREET.

THENCE ALONG THE SOUTH LINE OF SAID 96TH STREET, SOUTH 89°49'12" EAST 49.14 FEET TO A POINT ON THE NORTH LINE OF THAT PORTION OF 96TH STREET AS VACATED BY THE CITY OF LOS ANGELES PER RESOLUTION TO VACATE NUMBER 88-01574 AS DESCRIBED IN INSTRUMENT NUMBER 92-2102193, RECORDED NOVEMBER 12, 1992, SAID POINT IS ALSO THE WESTERLY TERMINUS OF THAT CERTAIN CURVE DESCRIBED IN SAID INSTRUMENT HAVING A RADIUS OF 779.96 FEET, CENTRAL ANGLE OF 20°28'38", AND AN ARC LENGTH OF 278.75 FEET.

THENCE ALONG THE NORTH LINE OF SAID VACATED PORTION OF 96TH STREET, SAID NORTH LINE IS ALSO A CURVE CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 15°56'34", AN ARC LENGTH OF 217.03 FEET TO THE **POINT OF TERMINATION (POT)**, SAID POINT IS ALSO THE INTERSECTION OF THE CENTERLINE OF 96TH STREET AS SHOWN ON SAID TRACT NUMBER 13711 WITH THE NORTH LINE OF SAID VACATED PORTION OF 96TH STREET, A RADIAL THROUGH SAID POINT BEARS SOUTH 15°45'46" EAST;

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF AN INTERMODAL TRANSIT FACILITY MEANS OF PRIVATE INGRESS/EGRESS AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE THE ABUTTER'S RIGHT OF ACCESS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY, IN AND TO SAID PRIVATE INGRESS/EGRESS.

CONTAINING 0.133 ACRES OR 5,776 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.



The covenants contained in this instrument, including without limitation any restrictions set forth above, shall run with the land.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

By:_

GRANTOR:
_

Dated:

Bird Management, Co., LLC A California limited liability company, as to an undivided twenty-five percent (25.00%) interest

Name:______ Title:_____

On Sacred Ground LLC A Delaware limited liability company, as to an undivided twenty-five percent (25.00%) interest

By: Name: Title:

Allison and Jeffrey Mirkin LAX Property, LLC A California limited liability company

By:		
Name:		
Title		

M.A.M. LAX Property, LLC 2 A California limited liability company, as to an undivided twenty-five percent (25.00%) interest

By: Name: Title:

EXHIBIT B1

Legal Description of Street Easement Area [APN(s): 4124-029-040]

[attached behind this page]

EXHIBIT "B1" LEGAL DESCRIPTION APN 4124-029-040 Street Easement for Airport Boulevard

That portion of Lot 1 of Tract No. 25128, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 811, Pages 53 and 54 of Maps, in the office of the County Recorder of said County, together with those portions of Lots 189 and 221 of Tract No. 13711, in said City, County, and State, as per map recorded in Book 276, Pages 48 through 50 of said Maps, lying easterly of the following described line:

COMMENCING at the centerline intersection of 98th Street and Airport 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 the centerline of said 98th Street, North 89°49'05" West 91.02 feet;

thence leaving said centerline, North 00°10'55" East 35.00 feet to the northerly line of said 98th Street and the **TRUE POINT OF BEGINNING**, also being the beginning of a non-tangent curve, concave northwesterly having a radius of 20.00 feet, a radial line to said curve bears South 00°10'55" West;

RECORDING REQUESTED BY and WHEN RECORDED MAIL TO: Los Angeles World Airports Attn: Evan Haug 6053 West Century Boulevard, 4th Floor Los Angeles, California 90045

Portion(s) APN(s): 4124-029-040

(Space above for County Recorder's Use Only) EXEMPT FROM RECORDING FEES PEB GOVT. CODE §27383 EXEMPT FROM DOCUMENTARY TRANSFER TAX PER REV. & TAX CODE §11922

EASEMENT DEED

Grant of Temporary Construction Easement

Bird Management, Co., LLC, a California limited liability company, as to an undivided twenty-five percent (25.00%) interest, together with On Sacred Ground LLC, a Delaware limited liability company, as to an undivided twenty-five percent (25.00%) interest, together with Allison and Jeffrey Mirkin LAX Property, LLC, a California limited liability company, as to an undivided twenty-five percent (25.00%) interest, together with M.A.M. LAX Property, LLC, a California limited liability company, as to an undivided twenty-five percent (25.00%) interest, hereinafter called ("Grantor"), are the owners 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 December 29th, 2023 as Document Number 202130920897 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 non-exclusive temporary construction easement ("Temporary Construction Easement"), 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, more particularly described in the legal description attached hereto as <u>EXHIBIT "C1"</u> and depicted or illustrated on the map or drawing attached hereto as EXHIBIT "C2" and, in each case, incorporated herein by reference ("TCE Area").

The purpose of the Temporary Construction Easement includes the provision of working space and temporary access to the property for the development, construction, building, and installation of curbs (including without limitation curb returns and curb ramps), gutters, sidewalks, crosswalks, storm drains as well as other drainage facilities, utilities, street lighting, landscaping, irrigation, traffic signals, striping and other street and/or roadway improvements, as well as appurtenances thereto along the streets or roadways known as 96th Place, Airport Boulevard and 98th Street. The Temporary Construction Easement within the TCE Area shall continue for a period of twenty-four (24) months ("**TCE Term**"). Construction within the TCE Area and the TCE Term shall commence upon written notice from Grantee or its authorized representative to tor ("TCE Commencement Date") and it shall terminate on the earliest of: (a) the date upo which Grantee notifies Grantor that it no longer needs to use the TCE Area, or (b) twenty-four (24) months from the TCE Commencement Date. The last date by and/or on which Grantee may use the Temporary Construction Easement is referred to as the "TCE Expiration Date".

Grantee's use of the Temporary Construction Easement shall be subject to the following provisions

(a) upon completion of work associated with the Temporary Construction Easement, the TCE Areas shall be restored to a uniformly graded condition and left clean, and repairs will be provided by Grantee to install asphalt concrete to match existing conditions or per City of Los Angeles minimum parking lot design requirements, whichever is greater, in those areas where asphalt concrete is damaged or removed;

access to the Property shall be maintained throughout construction along Airport (b) Boulevard, however, construction activities within the TCE Area will require a temporary closure of both of the existing driveways for not more than seventy-two (72) consecutive hours. One of these driveways shall remain open and accessible to Grannor at all times during temporary closure of the other driveway. Should either driveway require temporary closure to accommodate Project construction, Grantee will make commercially reasonable efforts to coordinate with Grantor to reasonably and in advance schedule the temporary closure;

(c) construction activities within the TCE Area will include, but not be limited to grading, construction and/or installation of curb, gutter, sidewalk, storm drain, street lighting, landscaping, irrigation and traffic signals, and striping;

the TCE Areas will be reasonably protected, reasonably maintained and kept reasonably free of trash during construction by Grantee to attempt to ensure that the visual identity and character of the property is not unreasonably impacted by the use of the Temporary Construction Easement

while on the TCE Areas or any of them in connection with the use of the Temporary (e) Construction Easement, Grantee will comply with all applicable laws, rules, and regulations as well as, to the extent commercially reasonable and practicable, best construction practices, including compliance with City of Los Angeles Noise Ordinance requirements;

(f) Grantee may temporarily and intermittently disrupt vehicular and pedestrian traffic on as 96th Place, Airport Boulevard and 98th Street, as necessary, to complete construction of curbs (including without limitation curb returns and curb ramps), gutters, sidewalks, crosswalks, storm drains as well as other drainage facilities, utilities, street lighting, landscaping, irrigation, traffic signals, striping and other street and/or roadway improvements, as well as appurtenances thereto along the streets or roadways known as 96th Place. Airport Boulevard and 98th Street; and

(g) Grantee may use construction equipment needed for demolition and removal of existing infrastructure, and construction of curbs (including without limitation curb returns and curb ramps), gutters, sidewalks, crosswalks, storm drains as well as other drainage facilities, utilities, street lighting, landscaping, irrigation, traffic signals, striping and other street and/or roadway improvements, as well as appurtenances thereto along the streets or roadways known as 96th Place, Airport Boulevard and 98th Street.

Starting on the TCE Commencement Date and continuing through the TCE Expiration Date, Grantor shall not, without the express prior written consent of Grantee (which may be granted or withheld in Grantee's sole and unfettered discretion), erect, place, or maintain any improvement, over, above, on, under, in, within, across, along, about or through the TCE Area or undertake any other activity within the TCE Area, which may interfere with Grantee's use of the TCE Area, including, without limitation, the erection of any building, wall, fence, structure or other improvement within the TCE Area.

At the expiration of the Temporary Construction Easement, Grantee or its authorized agent(s) shall, subject to reasonable wear and tear, restore the TCE Area to a condition as near as α practicable to finished dirt grade conditions with surface elevations consistent with the existing grading of the surface parking area immediately adjacent to the TCE Area. Grantee shall not, however, be required to restore any other changed condition or circumstance to the pre-existing condition that is not resulting from Grantee's operations, negligence or greater fault.

The covenants contained in this instrument shall run with the land. For the purposes of this instrument and the Temporary Construction Easement, 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

By

Name

Title:

Dated:	GRANTOR:
	Bird Management, Co., LLC A California limited liability company, as to an undivided twenty-five percent (25.00%) interes
	Ву:
	Name:
	Title:

On Sacred Ground LLC A Delaware limited liability company, as to an undivided twenty-five percent (25.00%) interest

hence northwesterly	14.73 feet a	ong said curve	through a	central angle	of 42°11′08";
---------------------	--------------	----------------	-----------	---------------	---------------

thence South 01°32'20" West 311.86 feet

thence South 02°18'26" West 145.02 feet to the TRUE POINT OF BEGINNING

Containing 2,243 square feet, more or less.

Shown graphically on Exhibit C2, attached hereto and made a part hereof.

EXHIBIT "C1" **LEGAL DESCRIPTION** APN 4124-029-040 **Temporary Construction 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 12/18/2024 Teri Kahlen, PLS 8746 Date



EXHIBIT C2 Map of Temporary Construction Easement Area [APN(s): 4124-029-040]

[attached behind this page]



88-01574 AS DESCRIBED IN INSTRUMENT NUMBER 92-2102193, RECORDED NOVEMBER 12, 1992, SAID POINT IS ALSO THE WESTERLY TERMINUS OF THAT CERTAIN CURVE DESCRIBED IN SAID INSTRUMENT HAVING A RADIUS OF 779.96 FEET, CENTRAL ANGLE OF 20°28'38", AND AN ARC LENGTH OF 278.75 FEET.

THENCE ALONG THE NORTH LINE OF SAID VACATED PORTION OF 96TH STREET, SAID NORTH LINE IS ALSO A CURVE CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 15°56'34", AN ARC LENGTH OF 217.03 FEET TO THE **TRUE POINT OF BEGINNING (TPOB)**, SAID POINT IS ALSO THE INTERSECTION OF THE CENTERLINE OF 96TH STREET AS SHOWN ON SAID TRACT NUMBER 13711 WITH THE NORTH LINE OF SAID VACATED PORTION OF 96TH STREET.

THENCE CONTINUING ALONG SAID NORTH LINE OF THE VACATED PORTION OF 96TH STREET, THROUGH A CENTRAL ANGLE OF 4°32'01", AN ARC LENGTH OF 61.72 FEET TO THE POINT OF TERMINATION (POT), SAID POINT IS ALSO THE EASTERLY TERMINUS OF SAID CERTAIN CURVE HAVING A RADIUS OF 779.96 FEET, CENTRAL ANGLE OF 20°28'38", AND AN ARC LENGTH OF 278.75 FEET, A RADIAL THROUGH SAID POINT BEARS SOUTH 20°17'46" EAST;

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

SEE PLAT ATTACHED HERETO AS EXHIBIT "D2" AND BY THIS REFERENCE MADE PART HEREOF





That portion of Lot 1 of Tract No. 25128, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 811, Pages 53 and 54 of Maps, in the office of the County Recorder of said County, together with those portions of Lots 189 and 221 of Tract No. 13711, in said City, County, and State, as per map recorded in Book 276, Pages 48 through 50 of said Maps, described as follows

COMMENCING at the centerline intersection of 98th Street and Airport 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 the centerline of said 98th Street, North 89°49'05" West 91.02 feet;

thence leaving said centerline. North 00°10'55" East 35.00 feet to the northerly line of said 98th Street and the beginning of a non-tangent curve, concave northwesterly having a radius of 20.00 feet, a radial line to said curve bears South 00°10'55" West;

thence northeasterly 16.22 feet along said curve through a central angle of 46°27'55" to the TRUE POINT OF BEGINNING;

thence continuing 14.45 feet along said curve through a central angle of 41°24'35";

thence North 02°18'26" East 131.82 feet;

thence North 01°32'20" East 298.39 feet to the beginning of a non-tangent curve, concave southwesterly, having a radius of 20.00 feet, a radial line to said curve bears South 87°41'34" East;



- NORTHFAST

96TH PLACE

LEGAL DESCRIPTION ABUTTER'S RIGHT OF ACCESS

FOR THE PURPOSE OF AN INTERMODAL TRANSIT FACILITY MEANS OF PRIVATE INGRESS/EGRESS, THE RELEASE AND RELINQUISHMENT OF THE ABUTTER'S RIGHT OF ACCESS, APPURTENANT TO THE PORTION OF REAL PROPERTY LOCATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. AS DESCRIBED IN THE GRANT DEED TO THE MIRKIN PARTNERSHIP, RECORDED MARCH 9, 1988 AS INSTRUMENT NUMBER 88-322643, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN AND TO SAID INTERMODAL TRANSIT FACILITY MEANS OF PRIVATE INGRESS/EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LINE:

COMMENCING (POC) AT THE INTERSECTION OF THE WEST LINE OF LOT 175 OF TRACT NUMBER 13711, AS PER MAP RECORDED IN BOOK 276, PAGES 48 THROUGH 50, INCLUSIVE, OF MAPS, WITH THE SOUTH LINE OF 96TH STREET, BOTH SHOWN ON SAID TRACT NUMBER 13711.

THENCE ALONG THE SOUTH LINE OF SAID 96TH STREET, SOUTH 89°49'12" EAST 49.14 FEET TO A POINT ON THE NORTH LINE OF THAT PORTION OF 96TH STREET AS VACATED BY THE CITY OF LOS ANGELES PER RESOLUTION TO VACATE NUMBER

Sec. 8. 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. One copy on the build block of a the Main Street entrance to the Los Angeles City Hall; one copy on the buildetin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the buildetin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved	as	to	Form	and	Legality	

HYDEE FELDSTEIN SOTO, City Attorney



June 2, 2023 Date

File No. 20-0028-S1

Muni Counsel\ORDINANCES\LAWA\Final Ordinance (LAMP-LAX).doc

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, by a vote of not less than two-thirds of all its members.

CITY CLERK

KaunBas

Approved 07/10/2025

MAYOR

Ordinance Passed July 1, 2025

CNSB # 3947457

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RESOLUTION NO. 2025 - Y.8

RESOLUTION OF THE LOS ANGELES COMMUNITY COLLEGE DISTRICT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AUTHORIZING A SALE OF SURPLUS REAL PROPERTY LOCATED AT 9700 S. SEPULVEDA BLVD. TO THE CITY OF LOS ANGELES, A CALIFORNIA MUNICIPAL CORPORATION (ACTING BY ORDER OF AND THROUGH ITS BOARD OF AIRPORT COMMISSIONERS, A PUBLIC AGENCY ("BOAC"))

WHEREAS, the Los Angeles Community College District ("District") received an offer to purchase property located at 9700 S. Sepulveda Blvd, Los Angeles, California 90045 (APN: 4124-026-900) ("Property") from the staff of Los Angeles World Airports ("LAWA"), a proprietary department of the City of Los Angeles, in connection with LAWA's Los Angeles International Airport ("LAX") Airfield Terminal Modernization Project ("Project"); and

WHEREAS, prior to receiving the offer letter to purchase the entire Property, the Distric WHEREAS, prior to receiving the other letter to puchase me enter roperty, and branch received an offer from LAWA to purchase a portion of the Property, and thereafter, the BOAC adopted a Resolution of Necessity requesting the Los Angeles City Council authorize commencement of eminent domain proceedings (condemnation) for the City of Los Angeles, a nunicipal corporation, acting by and through its BOAC (the "City"), to acquire a por Property: and

WHEREAS, in lieu of and/or concurrent with potential eminent domain proceedings, the District and LAWA are seeking to negotiate a purchase and sale agreement for the sale of the Property in its entirety by the District to LAWA for LAWA's use in the Project; and

WHEREAS, the District purchased the Property in 1954 and has maintained and used the

WHEREAS, there are four buildings on the Property that the District uses for storage of is specialty items, and the remainder of the site is used for commercial parking; and various

WHEREAS, according to LAWA, the Project is intended to elevate the passenger perience, improve the community experience, enhance airfield safety and increase business portunities at LAX, the Project requires use of the Property to implement roadway provements as part of the Project, and the Project's roadway improvements are intended to help duce sirport-related congestion in the central terminal area and surrounding streets; and

WHEREAS, in anticipation of a potential purchase and sale agreement for the sale of the operty in its entirety by the District for LAWA's use in the Project, LAWA prepared a non-nding term sheet reflecting its proposal regarding the acquisition ("Term Sheet"); and

WHEREAS, the governing board of any community college district is authorized by Education Code section 81430 to sell to the federal government or its agencies, to the state, or to any county, city and county, city or special district, or to any other school district, any real property belonging to the district, which is not or will not at the time of delivery of title or possession be needed for school classroom buildings; and

WHEREAS, on March 5, 2025, the District declared the Property as "exempt surplus land" for transfer to another local, state or federal agency pursuant to Government Code section \$2221(f)(f)0 under the Surplus Land Act and provided a written copy of the determination to the California Department of Housing and Community Development ("HCD") in advance of a tential disposition of the Property; and

WHEREAS, on April 11, 2025, HCD notified the District that the Property qualifies as apt surplus land" under Government Code section 54221(f)(1)(D); and "exemn

WHEREAS, Education Code section 81431 provides that the sale of an interest in real operty under section 81430 shall be upon such terms and conditions as the parties thereto agree d may be entered into without complying with any provisions of the Education Code except as wided in Education Code sections 81430-81433; and

WHEREAS, Education Code section 81432 provides that the board must adopt a tion authorizing the sale and prescribing the terms of the sale by unanimous vote of all the res elected or appointed to the board, which resolution must be published in a newspaper of al circulation within the district for once a week for three weeks prior to making the sale; and

WHEREAS, LAWA has indicated that in the event negotiations fail to result in an agreement for the purchase and sale of the Property in its entirety, the eminent domain process will continue for the portion of the Property included in the Resolution of Necessity; and

WHEREAS, this Resolution does not obligate the District to enter into an agreement for the purchase and sale of the Property to the City or to sell the Property, and the District reserves the right to determine subsequent to the adoption of this Resolution that the Property is necessary for its use and/or to not enter into an agreement for the purchase and sale of the Property to the City and/or to object in eminent domain proceedings; and

WHEREAS, prior to adoption of this Resolution, on March 5, 2025, the District reviewed and determined that the potential disposition of the Property is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15061(b)(3) (the "common sense" exemption) and also categorically exempt from CEQA pursuant to CEQA Guidelines Section 15312 for surplus government property sales; and

WHEREAS, in addition, on March 5, 2025, the District determined that the env WHEREAS, in addition, on March 5, 2025, the District determined that the environmental impacts were evaluated in the ATMP Environmental Impact Report ("EIR") (State Clearinghouse Number 2019049020) certified by the LAWA Board on October 7, 2021 and the Addendum to the EIR approved by the LAWA Board on January 16, 2025. The District reviewed and considered the environmental effects as shown in the EIR and Addendum, and on March 5, 2025 determined that the EIR and Addendum are adequate for use by the District and adopted responsible agency findings. finding

NOW, THEREFORE, the Board of Trustees of the Los Angeles Community College District (the "Board") does her eby resolve, determine and order as follow

That the above recitals, information, facts and findings are true and correct and are hereby adopted in their entirety as set forth above.

This action does not result in a binding commitment by the District to sell or otherwise dispose of the Property (or any portion thereof) to City.

The Board previously declared the Property as "exempt surplus land" under the rplus Land Act and further determines that the Property is not needed for school classroom

4. The District obtained an appraisal of the Property and engaged in extensive negotiations with LAWA regarding the sales price and terms of the sale of the Property. In accordance with the Term Sheet, the essential terms of the proposed sale by District, as seller, to City, as buyer, which will be memorialized in a definitive purchase agreement are as follows (the "Key Terms"):

(a) The sales price is \$55,114,237.50.

Seller and buyer are to negotiate a definitive purchase agreement after (b) execution of the Term Sheet

(c) The sale shall be "As Is," "Where Is," "With All Faults." Buyer shall provide seller an environmental release subject to the Due Diligence Investigations (defined below).

(d) Buyer has a contingency period following the full execution of the Purchase Agreement, which period may be extended or shortened by mutual agreement, in order to perform its due diligence, investigate all aspects of the Property, and evaluate all relevant documents and materials in order for buyer to determine, in its sole and absolute discretion, the condition and suitability of the Property (collectively, "Due Diligence Investigations").

(e) Closing shall take place (if at all) no later than 45 days after the expiration of the contingency period; provided, however, the parties may mutually agree to modify the closing date. Closing shall take place (if at all) no later than 45 days after the expiration

The Property acquisition is subject to the prior approval by Buyer's BOAC as required by and in accordance with the applicable charter provisions and ordinances of the City.

5. Pursuant to Education Code section 81432, the Board hereby authorizes the sale of the Property to City, based on the Key Terms and further authorizes District staff to continue negotiating the terms and conditions of a definitive purchase agreement with City, consistent with the Key Terms, which purchase agreement will be considered for approval by this Board at a future multiple metrics. the Prop

CITY OF LOS ANGELES

Ordinance No. 188682 Ordinance No. 188682 An ordinance amending Sections 14.6(a) and 14.6(b) of Article 1 of Chapter 1 of Division 14 of the Los Angeles Administrative Code to enhance the City's ability to identify, apply for, and receive grants during a declared emergency, generally, and during the response and recovery to the Palisades, Hurst, Sunset and Kenneth fires, specifically. THE PEOPLE OF THE CITY OF LOS

ANGELES DO ORDAIN AS FOLLOWS: Section 1. Subsection (a) of Section 14.6 of Article 1, Chapter 1, Division 14 of the Los Angeles Administrative Code is amended in its entirety to read as follows: Section

Angeles Administrative Code is amended in its entirety to read as follows: (a) Non-matching funds grants. (1) General Managers, Officers and/ or Directors may submit applications for competitive and/or discretionary grants to granting agencies without Mayor and City Council approval if no City General Funds, matching funds or other commitments of City resources are required, consistent with any direction from the Mayor under Charter Section 231(h). Simultaneously with the submission of a grant application to a granting agency, the General Manager, Officer and/or Director applying for the grant shall transmit a copy of the grant application and an explanatory memorandum to the Mayor, Office of the Cithe Legislative Analyst (CLA), and to the City Clerk for committee and City Council consideration pursuant to procedures established by the City Council. Offices and departments shall obtain Mayor and City Council approval before accepting and receiving the grant award. (2) Notwithstanding the provisions of

(2) Notwithstanding the provisions of subdivision (a), during the duration of a Major Disaster or Emergency Declaration by either the federal or state government, General Managers, Officers, and/or Directors may both submit applications and accept awards, consistent with direction from the Mayor under Charter Section 231(h), for competitive and/or discretionary grants from granting agencies without Mayor or City Council approval if no City General Funds, matching funds or other commitments of City resources are required. As soon as practicable after receipt of an award letter and/or award documentation, but prior to the certification of acceptance of the award, the General Manager, Officer and/or Director applying for the grant shall transmit a copy of the award thet and/or documentation and any terms and conditions attached thereto to the Mayor, Office of the City Administrative Officer (CAO), and the Office of the City elegislative Analyst (CLA). Offices and departments are not required to obtain Mayor or City Council approval before accepting and receiving the emergency-related grant award. Nothing in this subdivision authorizes an office or department to accept a grant if the acceptance, terms, assurances, or conditions of the grant violate City another provision of City law, the determination of which shall be made by the City Attorney. Sec. 2. Subsection (b) of Section 14.6 of Article 1, Chapter 1, Division 14 of the Los Angeles Administrative Code is amended in its entirety to read a follows:
 (b) Matching funds grants.
 (c) General Managers, Officers and/ or Directors may submit applications for the grant application for the day and/or discretionary grants to granting agencies, consistent with any direction from the Mayor under Charter Section 231(h), which require the commitment of matching funds, General Funds, or other city resources, without prior Mayor and City Council approval, only under circumstances where the Notice of Funding agency. Simultaneously with the

idvertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamer a un aspogado inmediatamente. Si no conoce a un abogado, puede llamer a un aspogado legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California. org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o ponièndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pager el gravamen de la corte es): Los Angeles Superior Court Norwalk Courthouse - 12720 Norwalk Blvd., Norwalk, CA 90650 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (*EL nombre*, la dirección y el numero de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Rebecca E. Neubauer Esq., Morgan & Morgan California LLP 633 W. Sth Street, Suite 2200, Los Angeles, CA 90071 (213)757-6078 DATE (Fecha): 03/27/2025 DAT

value) \$TBD c. Loss of earnings (to date) \$TBD d. Loss of future earning capacity (present value) \$TBD Date: April 3, 2025 \$/ Rebecca E. Neubauer 7/16, 7/23, 7/30, 8/6/25

a granting agency, the General anager, Officer and/or Director applying the grant shall transmit a copy of the ant application and an explanatory

court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www. lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo. ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. *JAVISOI* Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DIAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesens su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede denotrar estos formulanios de la corte y más información en el Centro de Ayuda de las Cortes de California (www. suconte.ca.gov), en la biblioteca de leyees de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte y de la é du un formulario se la corte e le dé un formulario se la fa corte que le dé un formulario se la corte ele dé un formulario te exención de pago de cuotas. Si no presenta su respuesta t fempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que la number of plaintiff's attorney, or plaintiff without an attorney, is (*El nombre*, *la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Abraham Dervishian, D & Z Law Group, LLP, 330 N. Brand Blvd., Ste 920, Glendale, CA 91203 818-937-9433 DATE (<i>Fecha*): 04/27/2023 David W. Slayton, Executive Officer/ Clerk of Court Clerk (*Secretario*), by J. Hemandez, Deputy (*Adjunto*) (*SEAL*)

Clerk of Court Clerk (Secretario), by J. Hernandez, Deputy (Adjunto) (SEAL) STATEMENT OF DAMAGES (Personal Injury or Wrongful Death) To: Ashot Baghdasaryan Plaintiff: Kazbek Khatagov seeks damages in the above-entitled action, as follows: 1. General damages AMOUNT a. Pain, suffering, and inconvenience \$1,000,000.00 b. Emotional distress \$1,000,0000.00 2. Special damages a. Medical expenses (to date) \$TBD b. Future medical expenses (present value) \$TBD c. Loss of earnings (to date) \$TBD

נסופ (to date) לכם ופ Loss of earnings (to date) \$TBD Loss of future earning capacity (present ue) ə te: 5/7/2025

Value) \$ Date: 57/2025 S/ Abraham Dervishian, Esq. STATEMENT OF DAMAGES (Personal Injury or Wrongful Death) To: Tigran Baghdasarian Plaintiff: Kazbek Khatagov seeks damages in the above-entitled action, as follows: 1. General damages AMOUNT a. Pain, suffering, and inconvenience \$1.000,000.00 b. Emotional distress \$1,000,0000.00 2. Special damages a. Medical expenses (to date) \$TBD b. Future medical expenses (present value) \$TBD c. Loss of earnings (to date) \$TBD

Loss of future earning capacity (present

b) Loss of future earning capacity (present value) \$ Date: May 15, 2025 S/ Abraham Dervishian, Esq AMENDMENT TO COMPLAINT (Fictitious /incorrect Name) FICTITIOUS NAME (No order required) Upon the filing of the complaint, the plaintiff, being ignorant of the true name of the defendant and having designated the defendant in the complaint by the fictitious name of: name of: FICTITIOUS NAME: DOE 2

name of: FICTITIOUS NAME: DOE 2 and having discovered the true name of the defendant to be: TRUE NAME: Ashot Baghdasaryan amends the complaint by substituting the true name for the fictitious name wherever it appears in the complaint. DATE: 10/24/2024 /S/ Sara Bedirian Esq. AMENDMENT TO COMPLAINT (Fictitious /Incorrect Name) FICTITIOUS NAME (No order required) Upon the filing of the complaint, the plaintiff, being ignorant of the true name of the defendant and having designated the defendant in the complaint by the fictitious name of:

name or: FICTITIOUS NAME: DOE 3

FIG ITTIOUS NAME: DOE 3 and having discovered the true name of the defendant to be: TRUE NAME: Tigran Baghdasaryan amends the complaint by substituting the true name for the fictitious name wherever it appears in the complaint. DATE: 10/24/2024 /S/ Sara Bedirian Esq. 7/16, 7/23, 7/30, 8/6/25

DJ-3947964#

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Número del Caso): 24NWLC55818 NOTICE TO DEFENDANT (AVISO AL DEMANDADO): HERIBERTO HERRERA YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): WESCOM CENTRAL CREDIT UNION

be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away, if you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services web site (www. call call call care these nonprofit groups at the California Legal Services Web site (www. call call care these nonprofit groups at the California legal Services Web site (www. call care these nonprofit groups at the California legal Services Web site (www. call care of the court be care of the court of the california org), the California Courts Online Self-Help Center (www.courtion. cagovise/fibel), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. (AVISO Lo La han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la información a continuación. Tiene 30 DIA'S DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte que le dé un formulario de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, piad al secretario de la corte quita su sueldo, dinero y bienes sin más advertencia. Histor services legales sin fines de lucro en el sitio web de California (orgi, en el contro de syuda de las Cortes de California (orgi, en el corte una conceas in abogado, puede lamar a u CREDIT UNION NOTICE! You have been sued. The court

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Número del Caso): 23STC/06138 NOTICE TO DEFENDANT (AVISO AL DEMANDAD): ALLISON MICHELLE REEDER and DOES 1 through 50, Indusive may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this

summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hea r you case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center, *unway courtings on a courted thelp*. at the Cantorina Goars of the Carbon Carbon Carbon Conter (www.courtinfo.ca.gov/self/help), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your warge money, and progethe may and your wages, money, and property may be taken without further warning from the

court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a penprofit legal services process from court. be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www. lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo. ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid

case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help before the court will dismiss the case. **¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse

ICUSIVE YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): JPMORGAN CHASE

BANK, N.A. NOTICE' You have been sued. The court may decide against you without your being heard unless you response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court form that you case. There may be a court form that you case there may be a court form that you case. There may be a court form that you case. There may be a court form that you case. There may be a court form that you case. There may be a court form that you case. There may be a court form that you case. There was be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Heip your county law library, or the courthouse hearest you do not file your response on time, you may lose the case by default, and your wages, money, and properly may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away fy you do not know an attorney, you may be eligible for free legal services from a noprofit legal services web site (www. Court or county bar association. **NOTE:** The court has a statutory lien for waived responde dentro de 30 dias, la corts or abourder these nonprofit groups at the child case. The courts lien must be pail before the court sillen mand ado. Si no prued decider on su continuacion fy papeles legales par present run respuesta por escrito en esta corte / hacer Una carta o una llamada telefonica no lo forbige de que torts and ascuchar si uses for puede learch corts a sin singer sillor fuede encontrar estos formularios de la forther de un normulario que viset o puede usar pra su respuesta. *Puede encontrar estos formularios* de leyses te contrus estos pruede pager estorito respuest

DJ-3947910#

/s/ Berc Agopoglu NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days.

LOS ANGELES DAILY JOURNAL

and your wages, money, and property may be taken without further warning from the

public meeting prior to execution

6. Dr. Leigh Sata, or his designee, is authorized and directed to publish this Resolution in a newspaper of general circulation within the District for once a week for three making the sale

Dr. Leigh Sata, or his designee, is authorized and directed to do any and all things including but not limited to executing and delivering any and all documents, that Dr. Sata deem necessary or advisable in order to carry out, give effect to and comply with the terms intent of this Resolution.

Dr. Leigh Sata, or his designee, is hereby directed to file and post a Notice of and Notice of Exemption under CEQA.

ADOPTED, SIGNED and APPROVED this <u>18th</u>day of <u>June</u>, 2025.

BOARD OF TRUSTEES OF THE LOS ANGELES



NOW, THEREFORE, the Board of Trustees of the Los Angeles Community College District (the "Board") does hereby resolve, determine and order as follo

That the above recitals, information, facts and findings are true and correct and are hereby adopted in their entirety as set forth above.

This action does not result in a binding commitment by the District to sell or otherwise dispose of the Property (or any portion thereof) to City.

 The Board previously declared the Property as "exempt surplus land" under the urplus Land Act and further determines that the Property is not needed for school classroom buildings.

4. The District obtained an appraisal of the Property and engaged in extensive negotiations with LAWA regarding the sales price and terms of the sale of the Property. In accordance with the Term Sheet, the essential terms of the proposed sale by District, as seller, to City, as huyer, which will be memorialized in a definitive purchase agreement are as follows (the "Key Terms"):

(a) The sales price is \$55,114,237.50.

Seller and buyer are to negotiate a definitive purchase agreement after (b) execution of the Term Sh

The sale shall be "As Is," "Where Is," "With All Faults." Buyer shall (c) provide seller an environmental release subject to the Due Diligence Investigation: (defined below).

(d) Buyer has a contingency period following the full execution of the Purchase Agreement, which period may be extended or shortened by mutual agreement, in order to perform its due diligence, investigate all aspects of the Property, and evaluate all relevant documents and materials in order for buyer to determine, in its sole and absolute discretion, the condition and suitability of the Property collectively. Plus Dilarease Investigation?") (collectively, "Due Diligence Investigations").

Closing shall take place (if at all) no later than 45 days after the expiration of the contingency period; provided, however, the parties may mutually agree to modify the closing date.

(f) The Property acquisition is subject to the prior approval by Buyer's BOAC as required by and in accordance with the applicable charter provisions and (f) ordinances of the City.

Pursuant to Education Code section 81432, the Board hereby authorizes the sale of the Property to City, based on the Key Terms and further authorized District staff to continu negotiating the terms and conditions of a definitive purchase agreement with City, consistent wit the Key Terms, which purchase agreement will be considered for approval by this Board at a future public meeting prior to execution

CLERK'S CERTIFICATE

Guadalupe M. Orozco I. Cerk of the Board of Trustees of the Los Angeles Community College District, hereby certify that the foregoing is a full, true and correct copy of a resolution adopted at a regular meeting place thereof on the 18thday of June _____, 2025, of which meeting all of the members of said Board of Trustces had due notice and at which a majority thereof were present, and that at said meeting said resolution was adopted by the following vote:

- AYES: 7
- NOES:

ABSENT:

An agenda of said meeting was posted at least 72 hours before said meeting at the District Board Room, located at 770 Wilshire Boulevard, Los Angeles, California, a location freely accessible to members of the public, and a brief general description of said resolution appeared or said agenda

I further certify that I have carefully compared the same with the original minutes of said meeting on file and of record in my office; that the foregoing resolution is a full, true and correct copy of the original resolution adopted at said board meeting and entered in said minutes; and that said resolution has not been amended, modified or rescription de since the date of its adoption, and the same is now in full force and effect

Dated: 6-18-2125

Brudlyn. gu

lerk of the Board of Trustees of the Los Angeles Community College District

CNSB # 3944072

grant application and an explanatory memorandum to the Mayor, Office of the City Administrative Officer (CAO), and Office of the Chief Legislative Analyst (CLA). Departments shall obtain Mayor and City Council approval before accepting and receiving a fire-related grant award that requires the commitment of matching funds, General Funds, or other city resources. Nothing in this subdivision authorizes an office or department to accept a grant if the acceptance, terms, assurances, or conditions of City law, the determination of which shall be made by the CityAttorney. by the City Attorney. Sec. 3. URGENCY CLAUSE. The City

Manag for the

Sec. 3. URGENCY CLAUSE. The City Council finds and declares that this ordinance is required for immediate protection of the public peace, health and safety for the following reasons: The City of Los Ångeles and its resident are suffering significant risk to life and property due to the devastating effects of the January 2025 Windstorm and Fires, and the immediacy and necessity of obtaining grants during the declared disaster and emergency are vital to Angelenos. The Council, therefore, adopts this ordinance to become effective upon publication pursuant to Los Angeles City Charter Section 253. Sec. 4. The City Clerk shall certify to

City Charter Section 253. Sec. 4. 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 place: in the City of Los Angeles: one copy on the bulletin board located at the Main Stree 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 Hal

Approved as to Form and Legality HYDEE FELDSTEIN SOTO, City Attorney By BARAK VAUGHN, Deputy City Attorne Date <u>May 7, 2025</u> File No. 25-0006-S31

File No. 25-0006-531 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, by a vote of not less than three-fourths of all its members members. Petty F. Santos, City Clerk Ordinance Passed July 1, 2025

Approved July 10, 2025 7/16/25 Karen Bass, Mavo DJ-3947470#



CIVIL

SUMMONS

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Número del Caso): 25NWCV01112 NOTICE TO DEFENDANT (AVISO AL DEMANDADO): MOISES PLASCENCIA; and DOES 1TO 50, Inclusive. YOU ARE BEING SUED BY PLAINTIFF (U.O. ESTÁ. DEMANDANDO. E/

LO ESTÁ DEMANDANDO EL DEMANDANTE): DANIELLE SCORZA; JAMES THOMAS, JR. NOTICE! You have been sued. The court

may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you case use for your serverse. You cas find case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the

CASE NUMBER (Número del Caso): 23GDCV00858 NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Valet Service Unit, LLC, a California Corporation; Graft Restaurant and Banquet, Inc., a California Corporation; and G Lounge Business Organization form Uhknown; and DOES 1 to 100 YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Kazbek Khatagov NOTICE! You have been sued. The court may decide aqainst you without your being

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Número del Caso):

DJ-3947973#

may decide against you without your being heard unless you respond within 30 days

Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in prope legal form if you want the court to hear you There may be a court form that you the for your response. You can find can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp) your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www. lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo. ca.gov/selfhelp), or by contacting your loca court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid ore the court will dismiss the case

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citaciór y papeles legales para presentar una respuesta por escrito en esta corte y hace que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www. Ayuda de las cortes de california (www. sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más

advertencia Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por impone un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): Superior Court of the State of California - County of Los Angeles Glendale Courthouse 600 East Broadway, Glendale CA 91206 The name, address, and telephone

puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación / papeles legales para presentar una espuesta por escrito en esta corte y hace que se entregue una copia al demandante Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto s desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www. ucorte.ca.gov), en la biblioteca de leves de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más dvertencia. Hay otros requisitos legales. Es

ecomendable que llame a un abogado nmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios 'egales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia. org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponei un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court (El nombre y dirección de la corte es) NORWALK COURTHOUSE 1272(NORWALK BLVD, NORWALK CA 90650 12720 The name, address, and telephone number of plaintiffs attorney, or plaintiff without an attorney, is (*El nombre*, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): BRADLEY J. PIZER PIZER & ASSOCIATES, PC 9201 WILSHIRE BLVD. SUITE 105 BEVERLY HILLS, CA 90210

310-843-9729 DATE *(Fecha)*: 07/11/2025 SLAYTON Clerk (Secretario), y E. CANELA, Deputy (Adjunto)

NOTICE TO THE PERSON SERVED: You are served as an individual defendant. 7/16, 7/23, 7/30, 8/6/25 DJ-3947963#

SUMMONS

CITACION JUDICIAL) (CITACION JUDICIAL) CASE NUMBER (Número del Caso): 25TRCV00132 NOTICE TO DEFENDANT (AVISO AL DEMANDADO): JEANNE MARIE DIPULIZA de activitada esta DECE

SPICUZZA, an individual and DOES

1100, inclusive, YOU ARE BEING SUED BY PLAINTIFF (LO_ESTÁ_DEMANDANDO_EL (LO ESTÁ DEMANDANDO EL DEMANDANTE): FC MARKETPLACE, LLC, a Delaware limied liability company NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days

Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court nd have a copy served on the plaintif A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear you case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not tile your response such time, you may lose the case by default,

nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

YOU ARE BEING SUED BY PLAINTIFF (LO ESTĂ DEMANDANDO EL DEMANDANTE): ATILA UGUZ AMENDMENT TO COMPLAINT (Fictitious

/Incorrect Name) FICTITIOUS NAME (No order required)

Upon the filing of the complaint, the plaintiff, being ignorant of the true name of the defendant and having designated the defendant in the complaint by the fictitious name of: DOE 1 and having discovered the true name of the defendant to be **IEAN SAREN** are the defendant to be

the true name of the defendant to be: JEAN SARABIA amends the complaint by

substituting the true name for the fictitious

name wherever it appears in the complaint. Date 08/17/2023

Read the information below. You have 30 CALENDAR DAYS after this

summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you.

Your written response must be in proper legal form if you want the court to hear you

There are other legal requirements. You may want to call an attorney right away If you do not know an attorney, you may want to call an attorney referral service If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program Υοι can locate these nonprofit groups at the California Legal Services Web site (www. lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo. ca.gov/selfhelp), or by contacting your loca court or county bar association. NOTE The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO

Tiene después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hace que se entregue una copia al demandante Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto s desea que procesen su caso en la corte Es posible que haya un formulario que usted pueda usar para su respuesta Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su recurado a tierano puedo perder el caso respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más

advertencia

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia. org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley la corte tiene derecho a reclencha ar ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por impone un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): STANLEY MOSK COURT HOUSE 111 N. Hill Street, Los Angeles, CA 90012 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es) Berc Agopoglu, Esq.--1901 Avenue of the Stars, Suite 1900, Los Angeles 90067-

(310) 461-1438 DATE (Fecha): 03/20/2023 David W. Slayton, Executive Officer/Clerk of Court, Clerk (Secretario), by N. Alvarez, Deputy (Adjunto)

(SEAL) NOTICE TO THE PERSON SERVED:

You are served as an individual defendant. 7/16, 7/23, 7/30, 8/6/25 DJ-3947433#

SUMMONS

CITACION JUDICIAL) (CITACION JUDICIAL) CASE NUMBER (Número del Caso): 240MCV01943 NOTICE TO DEFENDANT (AVISO AL DEMANDADO): FATHIYA M LADADWA, iediticulo del DOES A theorem 05: an individual; and DOES 1 through 25

("Borrower" or 'Obligor') resides and is located in the County of Los Angeles, State of California.
PARTIES
2. Lender is, and at all times mentioned herein was, authorized to conduct business in the State of California.
3. Lender is informed and believes, and thereon alleges, that Borrower is, and at all times mentioned herein has been, an individual residing in the city of Paramount, Los Angeles County, California.
4. The true names and capacities of the defendants named herein as Does 1 through 25, inclusive, whether individual, corporate, partnership, association or otherwise, are unknown to Lender, and as such, are sued by fictitious names pursuant to Section 474 of the California Code of Civil Procedure. When Lender ascertains the true names and capacities of said Doe defendants, it will seek leave of Court to amend this Complaint to include their true names and capacities. Hereinafter, "Defendants" shall include Obligor and Does 1 through 25, inclusive.
5. Lender is informed and believes, and thereon alleges, that Defendants re, and at all times mentioned herein have been, the agents, principals, partners, co-conspirators and/or co-venturers of each other, that each such defendant acted within the course, scope and authority of said relationship, and that, as a result, said Defendants are jointly and severally liable for the acts alleged herein.
THE LOAN
6. Lender made a commercial loan to borrower pursuant to that certain Business

for the acts alleged herein. THE LOAN 6. Lender made a commercial loan to Borrower pursuant to that certain Business Line of Credit and Security Agreement in the amount of \$230,000.00 dated March 22, 2024 (the "Contract"). A true and correct, redacted copy of the Contract is attached hereto as Exhibit "1" and is incorporated herein by reference. 7. Hereinafter, the Contract, and any other documents executed in connection with or evidencing the Contract, may be referred to, collectively, as the "Loan Documents." THE LOAN DEFAULTS 8. Borrower defaulted pursuant to the terms of the Loan Documents by, among other things, failing to make the June 2024 payment, and all other payments due thereafter, as required under the Loan Documents (the "Payment Defaul"). 9. Paragraph 18 of the Contract provides, in pertinent part: 18. Events of Default. If any of the

18. Falagian To the Contact protects, in pertinent part. 18. Events of Default. If any of the following events occur ("Events of Default"), all unpaid principal, accrued and unpaid interest, costs, attorneys fees, and advances if any, shall become due immediately, without notice, at the Bank's obtion.

A. The Borrower fails to pay when due any payment due under this Agreement or the Borrower and/or the Guarantor fails to comply with or to perform any covenant or condition under this Agreement. Exhibit

to comply with or to perform any covenant or condition under this Agreement. Exhibit "1," p. 3. 10. On or about October 7, 2024, following the failure of Obligor to cure the Payment Default under the Loan Documents, Lender made demand on Obligor for payment of the past due amounts owing under the Contract, to be paid to Lender immediately. Obligor defaulted under the Loan Documents by failing to pay the amounts due and owing upon Lender's demand, as required under the Loan Documents. 11. Lender notified Obligor that there had been a breach of the Loan Documents and that all outstanding amounts due to Lender immediately due and payable. However, to date, Obligor has failed and refused to pay all outstanding amounts due to Lender under the Contract. 12. As of November 25, 2024, Borrower was indebted to Lender under the Loan Documents in the total amount of \$246,022,65, comprised of \$229,995,25 in \$11,047,010 in late charges and other fees. These amounts are exclusive of attorneys' fees and costs, to which Lender is entitled under the terms of the Loan Documents. Additional interest, fees and costs, including but not limited to attorneys' fees and costs, continue to accue pursuant to the terms of the Loan Documents. SOLE CAUSE OF ACTION Breach of Contract (As to Borrower and Does 1-25).

SOLE CAUSE OF ACTION Breach of Contract (As to Borrower and Does 1-25) 13. Lender realleges paragraphs 1 through 12 inclusive, and by this reference incorporates the same as though fully set forth herein. 14. Lender and Borrower entered into the Contract and other Loan Documents, as described herein, which constitute valid and binding agreements between Lender and Borrower. 15. At all relevant times mentioned herein, Lender was, and is, the lawful holder of the Contract and other Loan Documents. 16. Lender has performed all of the terms and conditions required on its part to be

LEGAL NOTICES

Continued from Page 14

performed pursuant to the Contract and other Loan Documents. 17. Borrower executed the Contract in

favor of Lender in exchange for valuable consideration. 18. Borrower defaulted pursuant to the terms of the Loan Documents by, among other things, failing to make the June 2024 payment, and all other payments due thereafter, as required under the Loan consideration. Documents.

19. Borrower is obligated to Lender for interest on the principal amounts outstanding under the Contract and other Loan Documents, as well as all costs expenses and attorneys' fees incurred by Lender in enforcing the terms of the Loan Documents.

20. As a direct and proximate result of 20. As a direct and plotting result of borrower's breach of the Contract and other Loan Documents, Lender has suffered damages in the total amount of \$246,022.65, which amount is immediately due and payable. Additional interest, costs and fone grating to the core in individual but and fees continue to accrue, including but not limited to attorneys' fees, legal costs and other expenses. WHEREFORE, Lender prays for judgment

as follows: ON THE SOLE CAUSE OF ACTION: 1. For damages in the amount of at least \$246,022.65, plus accruing late charges, fees, costs, and interest according to proof through and including the date of judgment; For costs of suit incurred herein

. For reasonable attorneys' fees and costs of collection; and 4. For such other and further relief as the

Court may deem just and proper. Dated: December 06, 2024

SNELL & WILMER L.L.P
By: /s/ illegible
Michele S. Assaya
Joshua K. Partingtor
Attorneys for Plaintiff
JPMORGAN CHASE BANK, N.A

7/16, 7/23, 7/30, 8/6/25 DJ-3947156#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. 25CHCP00241 Superior Court of California, County of LOS ANGELES Petition of: Gabriel Alejandro Alonzo and Mikaeyla Ivete Alonzo by and through Erika Nereida Alonzo for Change of Name TO ALL INTERESTED PERSONS: Petitioner Gabriel Alejandro Alonzo and Mikaeyla Ivete Alonzo by and through Erika Nereida Alonzo filed a petition with this court for a decree changing names as follows:

as follows: Gabriel Alejandro Alonzo to Gabriel Alejandro Pardo Alonzo Mikaeyla Ivete Alonzo to Mikaeyla Ivete Pardo Alonzo

Mikaeyla Ivete Alonzo to Mikaeyla Ivete Pardo Alonzo The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection that includes the reasons for the objection scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. Notice of Hearing: Date: 08/25/2025, Time: 8:30 AM, Dept.: F51 The address of the court is 9425

The address of the court is 9425 PENFIELD AVE. CHATSWORTH, CA-91311

CA-91311 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: LOS ANGELES DAILY JOURNAL

JOURINAL Date: 06/30/2025 Andrew E. Cooper Judge of the Superior Court 7/9, 7/16, 7/23, 7/30/25

DJ-3945557#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25PSCP00335 Superior Court of California, County of OS ANGELES Petition of: Pak Hin Sang for Change of

Name TO ALL INTERESTED PERSONS:

Petitioner Pak Hin Sang filed a petition with this court for a decree changing names as follows: Pak Hin Sang to Derrin Saan

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court

may grant the petition without a hearing Notice of Hea Notice of Hearing: Date: 08/15/2025, Time: 08:30, Dept.: G, Room: 302 The address of the court is 400 CIVIC CENTER PLAZA POMONA, CA-91766

A copy of this Order to Show Cause shall be published at least once each work for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: LOS ANGELES DAILY JOURNA Date: 06/18/2025 Salvatore Sirna Judge of the Superior Court 7/9, 7/16, 7/23, 7/30/25

un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte. ca.gov), en el sitio web de los Servicios Legales de California (www.lawhejce.a.org) o poniéndose en contacto con el colegio de obrardado

A pointendose en contado. NOTICE—RESTRAINING ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed a lurdement in outpend or is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received

or seen a copy of them. AVISO-LAS ORDENES DE RESTRICCIÓN SE ENCUENTRAN EN LA PÁGINA 2: Las órdenes de restricción están en vigencia en cuanto a ambos cónyuges o miembros de la pareja de hecho hasta que se despida la petición, se emita un fallo o la corte dé otras órdenes. Cualquier agencia del orden público que haya recibido o visto una copia de

estas ordenes puede hacerlas acatar en cualquier lugar de California. FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived

parte. 1. The name and address of the court are for you or the other party. EXENCIÓN DE CUOTAS: Si no puede pagar la cuota de presentación, pida al secretario un formulario de exención de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a petición de usted o de la otra

parte. 1. The name and address of the court are 1. The name and address of the court are (El nombre y dirección de la corte son): Stanley Mosk Courthouse 111 North Hill Street Los Angeles, CA 90012
2. The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, are: (El nombre, dirección y número de teléfono del abogado del demandante, o del demandante si no tiene abogado, son):

parte. 1. The name and address of the court are (EI nombre y dirección de la corte son): STANLEY MOSK COURTHOUSE, 111 NORTH HILL ST, LOS ANGELES, CA 2. The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, are: (EI nombre, dirección y número de teléfono del abogado del demandante, o del demandante si no tiene abogado, son): CYNTHIA J, THORPE, 4902 PRESIDIO DR., 4902 PRESIDIO DR., LOS ANGELES, CA90043 Date (Fecha): FEB 08, 2024 DAVID W. SLAYTON, Clerk, by (Secretario, por) M. TAYLOR, Deputy (Asistente) [SEAL] **PETITON FOR Dissolution (Divorce)** of: Marriage 1. LEGAL RELATIONSHIP: We are married. 2. RESIDENCE REQUIREMENTS: a

der abogado der demandante, o der demandante si no tiene abogado, son): Christopher C. Melcher, Esq.; Chia-Hui Sze, Esq. 5941 Variel Avenue Woodland Hills, CA 91367 (818) 591-3700 Date (Fecha): 2/10/2025 David W. Slayton, Executive Officer/Clerk of Court Clerk hv. (Cesentoric por) V.

 LEGAL NORSHIT : We are married.
 RESIDENCE REQUIREMENTS: a. Petitioner has been a resident of this state for at least six months and of this county for at least six months immediately preceding the filing of this *Petition*.
 STATISTICAL FACTS: 1. Date of marriage: 04022011, 2. Date of separation: 01142023, 3. Time from date of marriage to date of separation: 11 Years 9 Months 4. MINOR CHILDREN: There are no minor children. of Court, Clerk, by (Secretario, por) V. Cabrera, Deputy (Asistente)

EXENCIÓN DE CUOTAS: Si no puede

pagar la cuota de presentación, pida a secretario un formulario de exención de cuotas. La corte puede ordenar que uster pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a petición de usted o de la otra narte.

[SEAL] 7/9, 7/16, 7/23, 7/30/25 DJ-3945288#

SUMMONS (CITACION JUDICIAL) CASE NUMBER: (NUMERO DEL CASO):

24VECV03628 NOTICE TO DEFENDANT: (AVISO AL DEMANDADO): IHACH BABAIAN YOU ARE BEING SUBO BY PLAINTIFF: (LO ESTA DEMANDANDO EL

Petitioner requests that the court make the following orders: 5. LEGAL GROUNDS: Divorce of the marriage or domestic partnership based on: irreconciable differences. 8. SPOUSAL OR DOMESTIC PARTNER SUPPORT: Spousal or domestic partner support payable to Petitioner Other: Respondent owes Petitioner filing/ parcel/defence fees for Civil Atty to defend erroneous judgement that was assigned to Petitioner due to failed construction project Respondent was charged with Breach of Contract. DEMANDANTE): MERCEDES-BENZ FINANCIAL SERVICES USALLC. NOTICE! You have been sued. The court

may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this

Respondent was charged with breach of Contract. 9. SEPARATE PROPERTY: Confirm as separate property the assets and debts in: the following list Item, Confirm to Storage Bin 1137 So. Cal Storage All Content, Petitioner Storage Bin 1063 RV Storage All Content, Petitioner summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information

form. If you do not file your response or time, you may lose the case by default

and your wages, money, and property may be taken without further warning from the

court.

Petitioner Vechicle - Porsche CayanneS 2006 at the California Courts Online Self-Heli Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver

Petitioner requests that the court make the following orders:

Storage Bin 1063 RV Storage All Content, Petitioner Vechicle - Porsche CayanneS 2006, Petitioner 10. COMMUNITY AND QUASI-COMMUNITY PROPERTY: There are no such assets or debts that I know of to be divided by the court. 11. OTHER REQUESTS: Attorneys fees and costs payable by Respondent Other: See form MC-031 Continued on Attachment 11c 12. I HAVE READ THE BACK OF THE SUMMONS, AND I UNDERSTAND THAT THEY APPLY TO ME WHEN THIS PETITION IS FILED. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Date: 10/20/23 S/ Cynthia J. Thorpe, Petitioner DECLARATION Jeffrey Thorpe has incurred excessive debt that has caused me to pay for unforeseen expenses that have depleted my ability to pay ongoing expenses that were otherwised supported by my husband. As a result, I have sudden expenses that continued to decrease efforts to provide housing. Jeffrey, without my knowledge, stopped paying the mortgage agreement he had with the homeowner then allowed our home to go into default and foreclosure causing our eviction and homelessness. Since 2017, Jeffrey ultimately abandoned ourpedigree dog, then his youngest son then me. I have been served with monetary responsibilities steming from Jeff's debt and judgements. I have receipts to show attorney fees, named in the TDW business contract judgement and credit bureaus who have all exhausted my cash on-hand. Jeffrey Thorpe has has multiple accounts of infidelity in our marriage which has led to medical treatments and antibiotics. Jeffrey Thorpe has has multiple accounts of infidelity in our marriage which has led to medical treatments and antibiotics. Jeffrey Thorpe has had it impossible to service him notice of Divorce or Separation. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www. lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo. ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The Court has a statutory lien for waived fees Court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. AVISO! Lo han demandado. Si no responde dentro de ol dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion e constinución acontinuacion. Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte Es posible que haya un formulario que

usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Avuda de las Cortes de California (www.

Legales de California (www.lawhelpca.org) o poniéndose en contacto con el colegio de abogados de su condado. NOTICE—RESTRAINING ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them. AVISO—LAS ORDENES DE RESTRICCION SE ENCLENTRAN EN LA PÁGINA 2: Las órdenes de restricción están en vigencia en cuanto a ambos cónyuges o miembros de la pareja de hecho hasta que se despida la petición, se emita un fallo o la corte dé otras órdenes. Cualquier agencia del orden público que haya recibido o visto una copia de estas órdenes puede hacerlas acatar en cualquier lugar de California. FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party. EXENCIÓN DE CUOTAS: Si no puede time, you may lose the case by default,

time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www. lawhelpcalifornia or), the California Courts Online Self-Help Center (www.courtinfo. ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. *IAVISOI* Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DIAS DE CALENDARIO después de que le entreguen esta crite y hacer que se atregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tien que setar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede de las Cortes de California (www. sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte y más información en el Centro de Ayuda de las Cortes de California (www. sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte le pódi a sidvertencia. Hay otros requisitos

por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamer a un abogado ermisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de california (www.lawhelpcalifornia. org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante ou acuerdo o una corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): CENTRAL-STANLEY MOSK COURTHOUSE 111 N. HILL ST. LOS ANGELES CA 90012 The name, adtores, and telephone number of plaintiffs attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Steffanie Stelnick, Esq. 28001 Smyth Dr., Ste. 101, Valencia, CA 91355 Tel: (661) 917-2224 David W. Slayton Clerk (Secretario), by G.

DATE (Fecha): 12/09/2024 David W. Slayton Clerk (Secretario), by G. Delgado,Deputy (Adjunto) (SEAL)

NOTICE TO THE PERSON SERVED: You are served as an individua 7/2, 7/9, 7/16, 7/23/25

DJ-3943855#

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Número del Caso): 25vecv01530 NOTICE TO DEFENDANT (AVISO AL DEMANDADOL: Idformad Abad NOTICE TO DEFENDANT (AVISO AL DEMANDAD): Jeffrey Mohamed Abed YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DEMANDANTE): Ryan J Samson NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on

Summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your each the may and a court form the your to hear your the second second second form the your second hear your the your second second form the your second hear you case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney, referral service. If you cannot afford an attorney, you may be eligible for fee legal services from a nonprofit legal services program. You a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.

GOVERNMENT

Verizon Wireless is proposing antenna Verizon Wireless is proposing antenna collocation atop existing building (Overall height 41.5- feet). The site is located near 656 E 79th Street, Los Angeles, Los Angeles County, California 90001. (Lat: 33° 58' 01.68" N, Long: 118° 15' 47.19" W). Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: Terracon Consultants, Inc., Attn: Seth Moyer, 15080 A Circle, Omaha, NE 68144, 402-330-2202, Seth. Moyer@terracon.com. Moyer@terracon.com. 7/17/25

PC NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you do not file your response. You may use the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may be eligible for free legal services program. You can locat these nonprofit groups at the California Legal Services Web site (www. lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo. ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be plai before the court's lien must be plai before the court will dismiss the case. *¡AVISO! Lo han demandande. Si no* respond dentro de 30 días, Ia corte use decidir en su contra's in escuchar su version. Lea la información a continuación. Tiene 30 DIAS DE CALENDARIO después de que le entregue nest a citación y papeles legales para presentar un respuesta por escrito en esta corte y hacer que set enformato legal correcto si desea que procesen su caso en la corte. Es posible que hay un formulario que usta fundimación en el Centro de Ayuda de las Cortes de California (www. sucotte.ca, Si no presenta su respuesta

Notice is hereby given that the Board of Trustees of the Los Angeles Community College District intends to take action with the conditions and specifications on file in the Contracts Office, at 770 Wilshire Boulevard, 6th Floor, Los Angeles, California 90017. **AUTORIZE LEASE OF DISTRICT FACILITIES** Authorize a lease agreement with Seasonal Adventures, Inc., for use of approximately 390,000 total square foot area to be used for a pumpkin patch with kid-friendly, family activities and parking at Los Angeles Pierce College located at 6201 Winnetka Ave., Woodland Hills, CA 91371. The lease agreement shall be during the term of August 11, 2025 to November 15, 2025, inclusive. Estimated total income: \$113,675. Background: The premises are comprised of a dirt area located in a strip of land along DeSoto Boulevard, between Victory Boulevard and EI Rancho Drive and a strip of approximately 400 ft strip of parking area at the Victory Boulevard driveway entrance. The area will be used for a pumpkin patch, area will be used for a pumpkin patch, aparking lot for event parking, and overnight storage of a period of more than five days but less than five years. This Code provides for this lease to be made without the need to acquire formal or informal bids or proposals. In addition, the Code requires public notice of the intent to take this action and was advertised once a week for three (3) consecutive weeks prior to the board action. In reviewing comparison locations in the area, the college arrived at the fair market value of the location to be leased by conducting a fair market value study of pistrict Colleges, other colleges within a 20-mile radius, and other similar facilities that rent out space, including recreational centers, high schools, etc. Rental market value is based on the colleges within a 20-mile radius, and other similar facilities that rent out space, including recreational centers, high schools, etc. Rental market value is based on the colleges dialy rate of approximately \$725 per event prep and wrap day respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia. Cag), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte si. LOS ANGELES 312 N. Spring St., Los Angeles, CA 90012 The name, address, and telephone number of plaintiffs attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Emahn Counts, Esq. | Counts Law Firm, PC | 15260 Ventura Blvd., 12th Fl, Sherman Oaks, CA 91403 | 626-463-7300 DATE (Fecha): 02/19/2025 David W. Slayton, Executive Officer/ Clerk of Court, Clerk (Secretario), by G. Delgado, Deputy (Adjunto) (SEAL) 7/2, 7/9, 7/16, 7/23/25 Journai. 7/16, 7/23, 7/30/25 REQUEST FOR INFORMATION & QUALIFICATIONS (RFIQ) - Los Angeles Union Station - ADA Site Improvements - MORLIN ASSET MANAGEMENT, LP,

DJ-3942982#

NOTICE OF ENTRY OF JUDGMENT ON SISTER-STATE JUDGMENT Case Number: 24STCP01906 Superior Court of California, County of LOS ANGELES Plaintiff: ON DECK CAPITAL, INC Defendant: R & M PRODUCTION AND SOFIK ASOYAN 1. TO JUDGMENT DEBTOR (name): R & M PRODUCTION AND SOFIK ASOYAN 2. YOU ARE NOTIFIED a. Upon application of the judgment creditor, a judgment against you has been entered in this court as follows: (1) Judgment creditor (name): ON DECK CAPITAL, INC (2) Amount of judgment entered in this court: \$64.976.24 b. This judgment was entered based upon a ciptor stub, judgment provingity optord

b. This judgment was entered based upon

ADMINISTER ESTATE OF: ROSALIND BOYD CASE NO. 25STPB07883 To all heirs, beneficiaries, creditors,

DJ-3948025#

NOTICE OF INTENT TO TAKE ACTION

To all heirs, beneficiaries, creditors who may otherwise be interested in the WILL or estate, or both of RODGER KENZO SHIMATSU

A PETITION FOR PROBATE has been filed by LANCE AKIO SHIMATSU in the Superior Court of California, County of LOS PROBATE

ANGELES. THE PETITION FOR PROBATE requests that LANCE AKIO SHIMATSU be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however,

will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will

be held in this court as follows: 07/31/25 at 8:30AM in Dept. 99 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your

at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a

contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a copped personal corresponding a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code Probate Code. Other California statutes and legal

authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

DJ-3947882#

DJ-3934364#

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IRVINE CA 92612 Telephone (714) 963-7543 BSC 227140

7/16, 7/17, 7/23/25

ANGELES

decedent

- MORLIN ASSET MANAGEMENT, LP, a Delaware Limited Partnership as Agent for the JOINT MANAGEMENT, LP, a Delaware Limited Partnership as Agent for the JOINT MANAGEMENT COUNCIL, an unincorporated association, will receive qualifications packages from General Contractors wishing to become pre-qualified for an available bidding opportunity at Los Angeles Union Station. It is the intent of this Joint Management Council to select a firm that will provide Design/Build services at Los Angeles Union Station at the best overall value. In order to be fully considered for prequalification and subsequent bidding opportunities, please proceed to the RFIQ questionnaire at: https://forms.gle/ DT5Le5DYHa3HhMV5A. Completed forms are due on or before close of business by July 24, 2025. Submissions received after 5:00 pm on July 24, 2025 will be rejected.

be rejected. 6/9, 6/10, 6/11, 6/12, 6/16, 6/17, 6/18,

6/19, 6/23, 6/24, 6/25, 6/26, 6/30, 7/1, 7/2, 7/3, 7/7, 7/8, 7/9, 7/10, 7/14, 7/15, 7/16, 7/17, 7/21, 7/22, 7/23, 7/24/25

PROBATE

NOTICE OF PETITION TO

A PETITION FOR PROBATE has

been filed by MICHAEL BOYD in the

Superior Court of California, County

of LOS ANGELES. THE PETITION FOR PROBATE

requests that MICHAEL BOYD

be appointed as personal representative to administer the

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to

allow the personal representative to

take many actions without obtaining

court approval. Before taking certain

very important actions, however,

the personal representative will be required to give notice to interested persons unless they have

waived notice or consented to the proposed action.) The independent administration authority will be

granted unless an interested person files an objection to the petition and

shows good cause why the court

A HEARING on the authority. A hear of the authority is held in this court as follows:

08/15/25 at 8:30AM in Dept. 44 located at 111 N. HILL ST., LOS ANGELES, CA 90012

IF YOU OBJECT to the granting

of the petition, you should appear at the hearing and state your objections or file written objections

with the court before the hearing.

Your appearance may be in person

a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60

days from the date of mailing or

personal delivery to you of a notice under section 9052 of the California

Other California statutes and legal

authority may affect your rights as

a creditor. You may want to consult

California law. YOU MAY EXAMINE the file kept

by the court. If you are a person interested in the estate, you may

file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal

of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for

Special Notice form is available from

RODNÉY GOULD, ESQ. - SBN

LAW OFFICE OF RODNEY GOULD

DJ-3947988#

with an attorney knowledgeable

Probate Code.

the court clerl

219234

STE, 1020

Attorney for Petitioner

15233 VENTURA BLVD.,

Telephone (818) 981-1760 BSC 227144 7/16, 7/17, 7/23/25

SHERMAN OAKS CA 91403

ROSALIND BOYD.

estate of the decedent.

Attorney for Petitioner MICHAEL E. GODBE, ESQ. - SBN 250858

THE LEGACY LAWYERS PROFESSIONAL CORPORATION 18872 MACARTHUR BLVD., SUITE

NOTICE OF PETITION TO ADMINISTER ESTATE OF: REYNOLD RAMOS CUSTODIO CASE NO. 25STPB06246

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested

in the WILL or estate, or both of REYNOLD RAMOS CUSTODIO. A PETITION FOR PROBATE has been filed by GILBERT R. CUSTODIO in the Superior Court

of California, County of LOS

THE PETITION FOR PROBATE

requests that GILBERT R. CUSTODIO be appointed as personal representative to administer the estate of the

THE PETITION requests authority

DJ-3947916#

DJ-3945534#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. 25SMCP00368 Superior Court of California, County of LOS ANGELES Petition of: Chelsie Parvaneh Ahdout for Change of Name TO ALL INTERESTED PERSONS: Petitioner Chelsie Parvaneh Ahdout fied

Change of Name TO ALL INTERESTED PERSONS: Petitioner Chelsie Parvaneh Ahdout filed a petition with this court for a decree changing names as follows: Chelsie Parvaneh Ahdout to Chelsie Parvaneh Yashar Ahdout The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. Notice of Hearing: Date: 08/15/2025, Time: 8:30 a.m., Dept.: K

K The address of the court is 1725 Main St. Santa Monica, CA-90401 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: LOS ANGELES DAILY JOURNAL JOURNAL Date: 07/03/2025 Hon. Lawrence Cho Judge of the Superior Court 7/9, 7/16, 7/23, 7/30/25

DJ-3945347#

AMENDED SUMMONS (Family Law)

CITACIÓN (Derecto familiar) CASE NUMBER (NÚMERO DE CASO): 24STFL12814 NOTICE TO RESPONDENT (Name): AVISO AL DEMANDADO (Nombre): Puro Adridi Alemeto:

Bryan Adalid Alcantar You have been sued. Read the information

below and on the next page. Lo han demandado. Lea la información a

continuación y en la página siguiente. Petitioner's name is: Nombre del

demandante: Marina Vanoff You have 30 calendar days after this Summons and Petition are served on you to file a Response (form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court

appearance will not protect you. appearance will not protect you. If you do not file your Response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and

attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), at the Celfernia Load Sectione working www. California Legal Services website (www lawhelpca.org), or by contacting your local

county bar association. Tiene 30 días de calendario después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefónica o una audiencia de la corte no

basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar órdenes que afecten su matrimonio o pareja de hecho, sus bienes / la custodia de sus hijos. La corte también puede ordenar que pague manutención

y honorarios y costos legales. Para asesoramiento legal, póngase en contacto de inmediato con un abogado. Puede obtener información para encontrar

sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no pueda pagar la cuota de presentacion, pida al secretario de la de presentación, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertancia. advertencia.

Hay otros requisitos legales. Es Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia. org), en el Centro de Ayuda de las Cortes del California, (www.sucorte.cagov) o poniendose en contacto con la corte o el colegio de abogados locales. AVISO: Por lev. la corte tiene derecho a reclamar las cuotas v los costos exentos por impone un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una conce arbitraie en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is: (El nombre y direccion de la corte es): SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES VAN NUYS **DIVISION - UNLIMITED CIVIL CASE** 6230 SYLMAR AVE, VAN NUYS, CA 91401 The name, address, and telephone

number of the petitioner's attorney, or the petitioner without an attorney, are: (El nombre, direccion y numero de telefono del abogado del demandante, o del demandante si no tiene abogado, son): Law Offices of Patenaude & Felix, A.P.C 9619 Chesapeake Drive Suite 300, Sar Diego, CA 92123 (858) 244-7600 DATE: (Fecha): July 31, 2024 Clerk, by (secretario) David W. Slavtor A. Salcedo , Deputy (Adjunto) 7/16, 7/23, 7/30, 8/6/25 DJ-3944066#

SUMMONS (Family Law) CITACIÓN (Derecho familiar) CASE NUMBER (NÚMERO DE CASO): 24STFL01404 NOTICE TO RESPONDENT (Name):

245[†]FL0140⁴ NOTICE TO RESPONDENT (Name): JEFFERY L. THORPE You have been sued. Read the information below and on the next page. Lo han demandado. Lea la información a continuación y en la página siguiente. Petitioner's name is: Nombre del demandante: CYNTHA J. THORPE You have 30 calendar days after this Summons and Petition are served on you to file a Response (form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your Response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer t the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), at the California Legal Services website (www. lawheipca.org), or by contacting your local county bar association.

county bar association. Tiene 30 días de calendario después

county bar association. Tiene 30 días de calendario después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefónica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar órdenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte también le puede ordenar que pague manutención, y honorarios y costos legales. Para aseoramiento legal, póngase en contacto de inmediato con un abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte. ca.gov), en el sitio web de los Servicios

to medical treatments and antibiotics. Jeffrey has refused to release where is he living and has had it impossible to service him notice of Divorce or Separation. Over the last year, Jeffrey has regularly made on demand trips out of the country co-habitating with multiple woman and has made no effort to reconcile our marriage. He has regularly contacted me through social media and messessing an video calls and has made little effort to communicate the logistics of our divorce petition.

communicate the logistics of oar 4.1512 petition. Jeffrey stopped paying the mortgage-rent on our residence and a judgement was entered against him for Unlawful Detainer. I did not know he had stopped payments. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Date: 10/19/2023 /s/ Cynthia J. Thorpe, declarant. 7/9, 7/16, 7/23, 7/30/25 DJ-3943919#/

AMEND ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. 25LBCP00249

DJ-3943919#

Superior Court of California, County of LOS ANGELES LOSANGELES Petition of: DARANPHOP PHATTHARASIRINUD for Change of

Name TO ALL INTERESTED PERSONS: P e ti ti o n er D A R A N P H O P PHATTHARASIRINUD filed a petition with this court for a decree changing names as follows:

this court for a decree changing names as follows: DARANPHOP THONGNUT to DARANPHOP PHATTHARASIRINUD The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes Any per Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing

Notice of Hearing: Date: 7/29/25, Time: 8:30AM, Dept.: S25, Room: 5600 The address of the court is 275 MAGNOLIA, LONG BEACH, CA 90802 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your

ac so on the court's website. To find your court's website, go to www.courts.ca.gov/ find-my-court.htm.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspape

circulation, printed in this count of general circulati DAILY JOURNAL Date: JUN 24, 2025 NICOLE M. HEESEMAN

Judge of the Superior Court 7/2, 7/9, 7/16, 7/23/25 DJ-3943908#

SUMMONS

(CITACION JUDICIAL) CASE NUMBER (Número del Caso): 24STLC09009 NOTICE TO DEFENDANT (AVISO AL

DEMANDADO): Maria Soria YOU ARE BEING SUED BY PLAINTIFF (LO ESTĂ DEMANDANDO EL DEMANDANTE): Steffanie Stelnick NOTICE! You have been sued. The court

may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this

summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff A letter or phone call will not protect you Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp) your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on California Legal Borlices version and the state (www. Iawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo. ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived face and costs on any cottlement or fees and costs on any settlement or arbitration award of \$10,000 or more in a

civil case. The court's lien must be paid before the court will dismiss the case. *jAVISO! Lo han demandado. Si no* responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO Tiene después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer respuesta por escrito en esta cone y nacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www. sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede the su contrado o en la conte que le que le que de más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencio.

advertencia. Hay otros requisitos legales. Es ray otros requisitos regares. El recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia. org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las ley, la corte tiene derecno a recianar inse cuotas y los costos exentos por imponer cubro cuelquier recuperación un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): VAN NUYS COURTHOUSE EAST 6230 SYLMAR AVE. VAN NUYS CA 91401 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): demandante que no tiene abogado, es): Mac E. Nehoray 24007 Ventura Blvd. Suite 200 Calabasas CA 91302 DATE (*Fecha*): 6/20/2025 David W. SLayton Clerk (*Secretario*), by J. Nechole, Deuty (*Adiuta*)

Nochols, Deputy (Adjunto)

(SEAL) NOTICE TO THE PERSON SERVED:

NOTICE TO THE PERSON SERVED: You are served STATEMENT OF DAMAGES Case Number: 25vecv01530 To: Jeffrey Mohamed Abed Plaintiff: Ryan J Samson seeks damages in the above-entitled action, as follows: G e n e r a 1 D a m a g e s 2 0 0 , 0 0 0 0 0 0 Punitive Damages:Plaintiff reserves the right to seek punitive damages in the amount of (specify). \$600,000.00 when pursuing a judgment in the suit filed against you.

/ou. DATE: 6/27/2025

S/ Mac E. Nehoray 7/2, 7/9, 7/16, 7/23/25 DJ-3943514#

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Número del Caso): 25STCP00682 NOTICE TO DEFENDANT (AVISO AL DEMANDADO): WENDY MORALES REYNOSO YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): COUNTS LAW FIRM,

D. Inis judgment was entered based upon a sister-state judgment previously entered against you as follows: (1) Sister state (name): UTAH (2) Sister-state court (name and location): DISTRICT COURT OF THE THIRD JUDICIAL DISTRCIT IN AND FOR SALT LAKE COUNTY, STATE OF UTAH, 450 SOUTH STATE STREET, SALT LAKE CITY, UT 84114 (3) Judgment entered in sister-state on contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of

CITY, UT 84114 (3) Judgment entered in sister-state on (date): 12/28/2022 (4) Title of case and case number (specify): ON DECK CAPITAL, INC V. R & M PRODUCTION AND SOFIK ASOYAN Case Number: 22000/276

PRODUCTION AND SOFIK ASOYAN Case Number: 229908725 3. A sister-state judgment has been entered against you in a California court. Unless you file a motion to vacate the judgment in this court within 30 DAYS after service of this notice, this judgment will be final. This court may order that a writ of execution or other enforcement may issue. Your wages, money, and property could be taken without further warning from the court. If enforcement procedures further warning from the court. If enforcement procedures have already been issued, the property levied on will not be distributed until 30 days after you are served with this notice. Detro (6/13/20024

Date: 06/13/2024 DAVID W. SLAYTON, EXECUTIVE OFFICER CLERK OF COURT, Clerk, by N. ROSE, Deputy

JUDGMENT ON SISTER-STATE JUDGMENT ON SISTER-STATE JUDGMENT ON SISTER-STATE JUDGMENT Judgment based upon a sister-state judgment of follow:

udgment as follows: I. Judgment creditor (name snd address):

Judgment of dutters).
 On Deck Capital, Inc.
 c/o Law Offices of Stuart A. Katz, P.C.
 940 South Coast Dr., Suite 203, Costa
 Mesa, CA 92626
 2. a. Judgment debtor (name):
 R & M Production and Sofik Asoyan
 b. An individual (last known residence address)

audiess) 6358 Yucca Street, Apt. 109, Los Angeles, CA 90028

c. A corporation of (specify place of ncorporation): 6358 Yucca Street, Apt. 109, Los Angeles,

6358 Yucca Śtreet, Apt. 109, Lo CA 90028 3. a. Sister state (name): UTAH

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, 3. a. Sister state (name): UTAH b. Sister-state court (name and location): DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT IN AND FOR SALT LAKE COUNTY, STATE OF UTAH, 450 SOUTH STATE STREET, SALT LAKE CITY, UT 84114 c. Judgment entered in sister state on (date): 12/28/2022 4. An authenticated copy of the sister-state judgment is attached to this application. Include accrued interest on the sister-state judgment in the California judgment (item 5c). you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the either (1) four months from the date of first issuance of letters to

a. Annual interest rate allowed by sister

at Animat integrities tate allowed by sister state (specify): 2.29 % b. Law of sister state establishing interest rate (specify): Utah Code Section 15-1-4 5. a. Amount remaining unpaid on sister-state judgment: \$62,479,32 b. Amount of filing fee for the application: \$435.00

c. Accrued interest on sister-state judgment 4. Amount of judgment to be entered (iota) of 5a, b, and c): \$64,976.24
7. An action in this state on the sister-state judgment is not barred by the statute of limitatione

limitations. 8. I am informed and believe that no stay of

enforcement of the sister state judgment is now in effect in the sister state. 9. No action is pending and no judgment

has previously been entered in any proceeding in California based upon the sister-state judgment. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct expect as to foregoing is true and correct except as to

those matters which are stated to be upon information and belief, and as to those matters I believe them to be true.

Date: 6/12/2024 /s/ Stuart A. Katz STUART A. KATZ

(118098) LAW OFFICES OF STUART A. KATZ, P.C. 940 South Coast Dr., Suite 203 Costa Mesa, CA 92626 Attorney for: On Deck Capital, Inc. 7/2, 7/9, 7/16, 7/23/25

DJ-3942448#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: RODGER KENZO SHIMATSU CASE NO. 21STPB09275

to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however,

personal will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court

A HEARING on the petition will be held in this court as follows: 09/02/25 at 8:30AM in Dept. 67 located at 111 N. HILL ST., LOS ANGELES, CA 90012

ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections the court before the hearing. Your appearance may be in person

or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California

Probate Code. California statutes and legal Other authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in

California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request fo Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. In Pro Per Petitioner

GILBERT R CUSTODIO 141 JULIE BETH STREET CYPRESS CA 90630 7/16, 7/17, 7/23/25 DJ-3947547#

NUTICE OF HEARING - DECEDENT'S ESTATE OR TRUST CASE NUMBER: 23STP8060809 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES ESTATE OF: ALFONSO TRUJILLO, DECEDENT The period

DECEDENT This notice is required by law. You are not required to appear in court, but you may attend the hearing and object or respond if you wish. If you do not respond or attend the hearing, the court may act on the filing without you.

Without you.

 NOTICE is given that: German Trujillo has filed a petition, application, report, or

account:

Account: Appointment Hearing - Decedent's Estate 2. A HEARING on the petition will be held as follows: November 4, 2025 at 8:30 AM Dept.: 5, Room 236 Address of court: 111 North Hill Street, Los Angeles, CA 90012 NOTICE

NOTICE NOTICE If the filing described in 1 is a report of the status of a decedent's estate administration made under Probate Code section 12200. YOU HAVE THE RIGHT TO PETITION FOR AN ACCOUNTING UNDER SECTION 10950 OF THE PROBATE

CODE

CODE. Requests for Accommodations Assistive listening systems, computer-assisted real-time captioning, or sign language interpreter services are available

LEGAL NOTICES

Continued from Page 15

if you ask at least five days before the hearing. Contact the clerk's office or go to www.courts.ca.gov/forms for Request for Accommodations by Persons With Disabilities and Response (form MC-410). (Civ. Code, § 54.8.) ATTORNEY:

ATTORNEY: Joseph McHugh - SBN 128665 LA Law Center, PC, 2600 W. Olive Avenue, 5th Floor, Burbank, CA 91505 Telephone No.: 818-241-4238 Fax No.: 818-507-0785 Attorney For: German Trujillo 7/16, 7/17, 7/23/25

DJ-3947528#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: THOMAS KEVIN NORMAN CASE NO. 25STPB07836

To all heirs, beneficiaries, creditors contingent creditors, and persons who may otherwise be interested the WILL or estate, or both of HOMAS KEVIN NORMAN.

A PETITION FOR PROBATE has been filed by ELAINE COGER in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that ELAINE COGER be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority administer the estate under Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will

be held in this court as follows: 08/20/25 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting

of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a

contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in

California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner THOMAS CALDWELL - SBN

239336 CALDWELL LAW 21650 OXNARD STREET, SUITE

1580 WOODLAND HILLS CA 91367

Telephone (818) 651-6246 7/16, 7/17, 7/23/25

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DEBRA RUTH VEGA

CASE NO. 25STPB07644 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DEBRA RUTH VEGA. A PETITION FOR PROBATE has been filed by ADAM MATTHEW VEGA in the Superior Court of Collifornia County of LOS California, County of LOS ANGELES THE PETITION FOR PROBATE

requests that ADAM MATTHEW VEGA be appointed as personal representative to administer the estate of the decedent. THE PETITION reque PETITION requests authority

to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain

very important actions, however will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court

A HEARING on the petition will be held in this court as follows: 08/08/25 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person

or by your attorney. IF YOU ARE A CREDITOR or contingent creditor of the decedent you must file your claim with the court and mail a copy to the by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative as defined in section 58(b) of the

California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal the court clerk.

authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law YOU MAY EXAMINE the file kept

by the court. If you are a person interested in the estate, you may 1500 file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for

Special Notice form is available from the court clerk. In Pro Per Petitioner ADAM MATTHEW VEGA

4432 ALBURY AVENUE LAKEWOOD CA 90713 7/15, 7/16, 7/22/25

DJ-3947369#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ANNE STUART PERRY CASE NO. 24STPB10641 To all heirs, beneficiaries, creditors contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ANNE STUART PERRY.

A PETITION FOR PROBATE has been filed by MARGARET DAVIS AND SIMON MACDONALD in the Superior Court of California, County of LOS ANGELES. DJ-3947491# THE PETITION FOR PROBATE

requests that VICTORIA ZACKHEIM be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL

and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will

allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration cuthority will be administration authority will be granted unless an interested person files an objection to the petition and

shows oped cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 08/28/25 at 8:30AM in Dept. 2D located at 111 N. HILL ST., LOS ANGELES, CA 90012

YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing Vour appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a

contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept

by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for

Special Notice form is available from the court clerk. Attorney for Petitioner LESLIE S. KLINGER - SBN 49562 STACEY M. DAVY - SBN 265192 KOPPLE, KLINGER & ELBAZ, LLP

10866 WILSHIRE BLVD., SUITE LOS ANGELES CA 90024

Telephone (310) 475-1444 BSC 227136 7/15, 7/16, 7/22/25 DJ-3947325#

NOTICE OF PETITION TO ADMINISTER ESTATE OF STEPHEN BARRY KATZ CASE NO. 25STPB07784

To all heirs, beneficiaries, creditors contingent creditors, and persons who may otherwise be interested

in the will or estate, or both, of: STEPHEN BARRY KATZ A PETITION FOR PROBATE has been filed by HANA BRENNER-KATZ in the Superior Court of California, County of Los Angeles. THE PETITION FOR PROBATE requeste that HANA BRENNEP requests that HANA BRENNER-KATZ be appointed as personal representative to administer the estate of the decedent

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THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with full authority . (This authority will allow the personal representative to take many actions

Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration

authority will be granted unless an interested person files an objection

without obtaining court approval.

Interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on 08/08/2025 at 8:30AM in Dept. 5 located at 111 N. HILL ST. LOS ANGELES CA 90012 STANLEY MOSK COURTHOUSE. IF YOU OBJECT to the granting of the petition, you should appear of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing Your appearance may be in persor or by your attorney. IF YOU ARE A CREDITOR or a

contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A pequet for Special Notice 1250. A Request for Special Notice form is available from the court clerk

Attorney for Petitioner BRITTANY BRITTON (SBN:303084) 2312 W. OLIVE AVENUE. SUITE D BURBANK, CA 91506 Telephone: (626) 390-5953 7/15, 7/16, 7/22/25

DJ-3947281#

NOTICE OF PETITION TO ADMINISTER ESTATE OF LAURA ZOE HYATT CASE NO. 25STPB07775 To all heirs, beneficiaries, creditors outlinguistic gradition and paragements

contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: LAURA ZOE HYATT

A Petition for Probate has been filed by MAUREEN HAKALA in the Superior Court of California, County of LOS ANGELES.

of LOS ANGELES. The Petition for Probate requests that MAUREEN HAKALA be appointed as personal representative to administer the that repre estate of the decedent.

The Petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, very important actions, nowever, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held

in this court on August 8, 2025 at

8:30 AM in Dept. 9 located at 111 North Hill Street, Los Angeles, CA 90012, Stanley Mosk Courthouse. you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal

authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice is available from the court form

Attorney for Petitioner: ANNA C. HOWARD, ESQ., 2725 JEFFERSON STREET, SUITE 4B, CARLSBAD, CA 92008, Telephone: 858-800-2532 7/16, 7/17, 7/23/25

DJ-3947212#

NOTICE OF COMPETING PETITION TO ADMINISTER ESTATE OF: WILLIAM ALLEN BEELOW CASE NO. 25STPB02505 To all heirs, beneficiaries, creditors, contingent creditors, and persons

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take meru actions without obtaining

who may otherwise be interested in the WILL or estate, or both of WILLIAM ALLEN BEELOW.

A COMPETING PETITION FOR PROBATE has been filed by CINDY STONE in the Superior Court of California, County of LOS ANGELES. THE COMPETING PETITION FOR

PROBATE requests that CINDY STONE be appointed as personal representative to administer the estate of the decedent. THE COMPETING PETITION

requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will

be held in this court as follows: 10/09/2025 at 8:30AM in Dept. 44 located at 111 N. HILL ST., LOS ANGELES. CA 90012

YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person

or by your attorney. IF YOU ARE A CREDITOR or a authority may affect your rights as a creditor. You may want to consult you must file your claim with the court and mail a copy to the California law. YOU MAY EXAMINE the file kept personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the

a general personal representative, filing of an inventory and appraisal as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for personal delivery to you of a notice under section 9052 of the California Special Notice form is available from Probate Code.

Attorney for Petitioner CARLOS A. ARCOS - SBN 146774 Other California statutes and legal authority may affect your rights as a creditor. You may want to consult CARLOS A. ARCOS, A LAW CORPORATION 2975 HUNTINGTON DRIVE, #105 SAN MARINO CA 91108 with an attorney knowledgeable in Telephone (626) 284-9003 7/16, 7/17, 7/23/25

California law YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the of estate assets or of any petition or account as provided in Probate Code section 1250. A Request fo Special Notice form is available from

the court clerk. Attorney for Petitioner ROBIN L. KLOMPARENS - SBN 127966

IFNNLL HARMON - SBN 271411 FENNEMORE WKBKY 10640 MATHER BLVD., SUITE 200

BETWEEN Rakuten Group, Inc. MATHER CA 95655

Telephone (916) 920-5286 7/15, 7/16, 7/22/25

contingent creditors, and persons

who may otherwise be interested in the WILL or estate, or both of DAVID

A PETITION FOR PROBATE has

been filed by RYAN ALEGRIA in the Superior Court of California, County

of LOS ANGELES. THE PETITION FOR PROBATE requests that RYAN ALEGRIA be appointed as personal representative to administer the control of the decedent

take many actions without obtaining

court approval. Before taking certain very important actions, however, the personal representative

the personal representative will be required to give notice to interested persons unless they have

waived notice or consented to the

proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court objuid act grow the authority

should not grant the authority. A HEARING on the petition will be held in this court as follows: 08/01/25 at 8:30AM in Dept. 4

located at 111 N. HILL ST., LOS ANGELES, CA 90012

IF YOU OBJECT to the granting

of the petition, you should appear at the hearing and state your objections or file written objections

with the court before the hearing. Your appearance may be in person

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of

by the court within the later of

either (1) four months from the date of first issuance of letters to

a general personal representative,

as defined in section 58(b) of the California Probate Code, or (2) 60

days from the date of mailing or personal delivery to you of a notice under section 9052 of the California

Other California statutes and legal

with an attorney knowledgeable in

Probate Code.

ALEGRIA.

of LOS ANGELES

estate of the decedent.

DJ-3947199# Huang Jianhui (also known as Kent Huang) Defendant (Judgment Debtor) NOTICE TO DEFENDANT (JUDGMENT NOTICE OF PETITION TO ADMINISTER ESTATE OF: DAVID ALEGRIA CASE NO. 25STPB07500 To all heirs, beneficiaries, creditors

LOS ANGELES DAILY JOURNAL

the court clerk

DEBTOR): JIANHUI HUANG (also known as KENT HUANG) TAKE NOTICE THAT on 16 June 2025

LEGAL NOTICES

IN THE HIGH COURT OF THE

HONG KONG SPECIAL ADMINISTRATIVE REGION COURT OF FIRST INSTANCE

ACTION NO. 132 OF 2023

DJ-3946148#

HCA 132 / 2023

(Judgment Creditor) and

Plaintif

TAKE NOTICE THAT on 16 June 2025, the Judgment Creditor issued a Summons at the High Court of the Hong Kong Special Administrative Region Court of First Instance returnable on 16 July 2025 at 11:30 am and filed the Affirmation of Katsuhiko Kobayashi filed on 16 June 2025, the Affirmation of Lam Natalie Kate filed herein on 16 June 2025 and the 2nd Affirmation of Lam Natalie Kate filed herein on 16 June 2025. on 16 June 2025. TAKE FURTHER NOTICE THAT on

25 June 2025, Mr. Registrar Hui of the High Court of the Hong Kong Special Administrative Region Court of First Instance issued an order as follows:

HCA 132 / 2023 IN THE HIGH COURT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION COURT OF FIRST INSTANCE

ACTION NO. 132 OF 2023 BETWEEN Rakuten Group, Inc.

Plaintiff (Judgment Creditor) and Huang Jianhui (also known as Kent Huang) Defendant

(Judgment Debtor

(Judgment Debtor) BEFORE MR. REGISTRAR HUI OF THE HIGH COURT IN CHAMBERS ORDER UPON the ex-parte application of the Plaintiff for adjournment of hearing and for order for substituted service AND UPON READING the Affirmation of Lam Shek Fai filed herein on 18 June 2025 together with the exhibits referred to therein and the 8th Affirmation of Lam Genevieve Jasmine filed herein on 19 June 2025 17 IS ORDERED THAT: 1. The hearing fixed before Mr. Registrar Hui on 16 July 2025 at 11:30 am be vacated and adjourned to 1 September 2025 at 11:30 am; 2. The service of the Summons dated 16 June 2025, at copy of the Affirmation of Katsuhiko Kobayashi filed on 16 June 2025, the Affirmation of Lam Natalie Kate filed hererin on 16 June 2025, the 2nd Affirmation of Lam Natalie Kate filed hererin on 16 June 2025, and a sealed copy of the Order of Mr. Registrar Hui dated 25 June 2025 in this action (collectively, "HK Court Documents") be effected by inserting an advertisement of a notice of the HK Court Documents in 4 issues of an English. newspaper published and widely IT IS ORDERED THAT:

the HK Court Documents in 4 issues of an English newspaper published and widely circulating in California, United States of America once a week for 4 successive weeks with at least 5 days intervening between the respective publication dates not counting such publication dates shall be good and sufficient service of the HK Court Documents on the Defendant; and 3. Costs be reserved.

Solicitors for the Plaintiff Address: 5th Floor, Alexandra House, 18 Chater Road, Central, Hong Kong, Tel No. : +852-2825 9211

(Ref : JCHUNG:LAGENE:tapris R:589210)

Fax No. : +852-2810 0431

Registra

DJ-3945431#

Dated the 25th day of June 2025.

7/9, 7/16, 7/23, 7/30/25



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