

ORDINANCE NO. 188683

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.28193 (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.
- 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.
- 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).
- 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.
- 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:

- 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.
- 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:

- 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.
- The Subject Property sought to be acquired by eminent domain and described in the Resolution is necessary for the proposed Project.
- 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).
- 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 Possession of the Subject Property in accordance with eminent domain law. The City Attorney may enter into Stipulated Orders for Prejudgment Possession and 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 is further authorized, subject to approval by the Board when required, to compromise and settle such eminent domain proceedings, if such negotiated settlement can be reached, and in that event, take all necessary action to complete the acquisition, including entering into stipulations as to the judgment and other matters, and to cause all such payments to be made.

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

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

(Space above for County Recorder's Use Only)
EXEMPT FROM RECORDING FEES PER GOV'T. 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.

Dated: _____

GRANTOR:

SWC CA LAX LLC
A California limited liability company

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

EXHIBIT A

Legal Description of Fee Acquisition Area
[APN(s): 4124-026-011]

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.

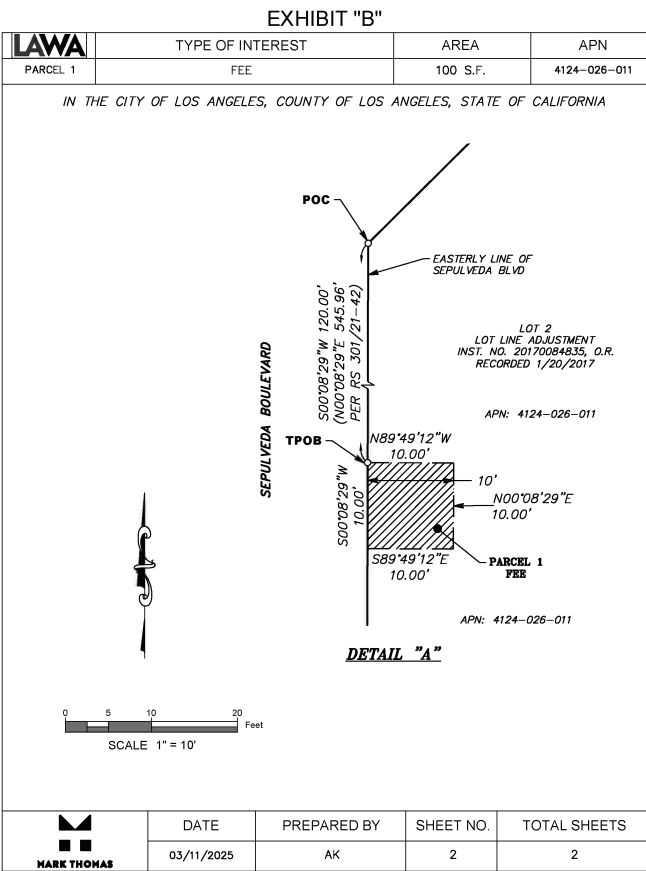
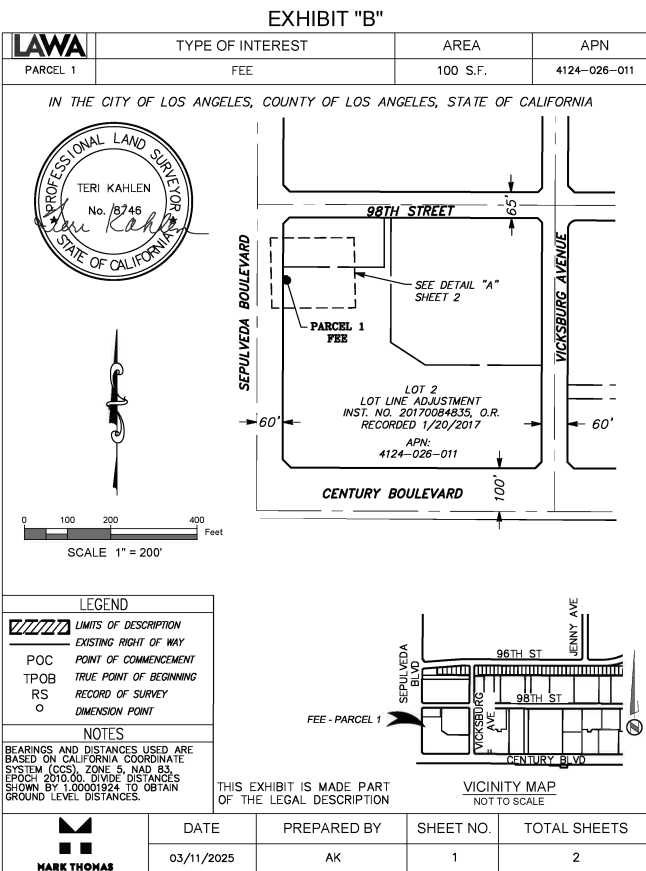
Teri Kahlen 1/15/2025
Teri Kahlen, PLS 8746



EXHIBIT B

Map of Fee Acquisition Area
[APN(s): 4124-026-011]

[attached behind this page]



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

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

(Space above for County Recorder's Use Only)
EXEMPT FROM RECORDING FEES PER GOV'T. CODE §27383
EXEMPT FROM DOCUMENTARY TRANSFER TAX PER REV. & TAX CODE §11922

ROADWAY AND PEDESTRIAN BRIDGE EASEMENT DEED

Grant of Roadway and Pedestrian Bridge Easement

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, SWC CA LAX LLC, a California limited liability company ("Grantor"), the owner in fee of that certain real property located in the City of Los Angeles, County of Los Angeles, State of California, described as Assessor Parcel Number 4124-026-011 ("Grantor's Property"), does hereby GRANT and CONVEY to the City of Los Angeles, a municipal corporation, acting by order of and through its Board of Airport Commissioners ("Grantee"), and its successors and assigns, (i) an exclusive permanent easement and right-of-way for a pedestrian bridge and incidents and appurtenances thereto ("Pedestrian Bridge Easement"), over, above, on, under, in, within, across, along, around, about and through that certain portion of Grantor's Property, more particularly described in the legal description attached hereto as Exhibit C and depicted on Exhibit D attached hereto and incorporated herein by reference ("Pedestrian Bridge Easement Area"), and (ii) an exclusive permanent easement and right-of-way for public streets and incidents and appurtenances thereto ("Street Easement"), over, above, on, under, in, within, across, along, around, about and through that certain portion of Grantor's Property, more particularly described in the legal description attached hereto as Exhibit E and depicted on Exhibit F attached hereto and incorporated herein by reference ("Street Easement Area").

1. Pedestrian Bridge Easement.

a. Within the Pedestrian Bridge Easement Area, the easement rights granted in, under and pursuant to this instrument shall include Grantee's right to construct, use, install, maintain, repair, replace, improve, alter, and inspect a public pedestrian bridge structure crossing over the roadway known as Sepulveda Boulevard.

b. Within the Pedestrian Bridge Easement Area, Grantee shall be entitled to locate and place up to, but not more than the following improvements (collectively, the "Pedestrian Bridge Improvements").

i. A new concrete pedestrian bridge, associated structural improvements, and appurtenances as well as ancillary improvements and uses associated therewith, as well as incidentals thereto. The bridge and associated improvements will be placed

within a plane above eighteen (18) feet and below thirty-six (36) feet from the ground line / grade surface. The overhead element will vary in width from twelve (12) feet to sixteen (16) feet. The pedestrian bridge will include one (1) concrete column to support the pedestrian bridge structure. The column will be a maximum of six (6) feet in diameter and extend to the bottom of the overhead element of the bridge approximately nineteen (19) feet. The foundation of the column will be a concrete shaft, ten (10) feet in diameter and approximately sixty five (65) feet below the surface.

ii. New stairs and elevators to provide vertical access to the pedestrian bridge, and appurtenances as well as ancillary improvements and uses associated therewith, as well as incidentals thereto. The stairs shall extend from the existing ground to twenty (20) feet above existing ground surface. The stairs will be supported by two - three (3) foot diameter concrete columns with heights of approximately fifteen (15) feet and seven (7) feet. The foundations for the columns supporting the stairs will be five (5) foot diameter concrete shafts approximately fifty-five (55) feet below the surface. The elevator tower will be supported by thirty (30) inch concrete piles starting at nine (9) feet below existing grade and extending to sixty (60) feet below existing grade. The elevator tower shall extend from the existing ground surface up to fifty (50) feet above existing ground surface.

iii. Utility rooms will measure twenty-six (26) feet by twelve (12) feet plan. The total height will be approximately fifteen (15) feet. The utility room will be founded on six (6) concrete piles approximately forty (40) feet below surface grade.

c. Grantee shall have the right to install new concrete and asphalt hardscape, landscaping, irrigation, and drainage improvements, incorporated herein by reference (collectively, the "Pedestrian Bridge Surface Improvements") within the Pedestrian Bridge Easement Area. Grantee shall be responsible for the maintenance, repair, replacement, improvement, alteration, and inspection of the Pedestrian Bridge Surface Improvements.

2. Street Easement.

a. Within the Street Easement Area, the easement rights granted in, under and pursuant to this instrument shall also include the right to use the Street Easement to construct, use, install, maintain, repair, replace, improve, alter, relocate, and inspect curbs (including without limitation curb returns and curb ramps), gutters, sidewalks, bike paths, crosswalks, storm drains as well as other drainage facilities, utilities, street lighting, traffic signals, striping and other street and/or roadway improvements, as well as appurtenances thereto. The purpose of the Street Easement includes without limitation constructing, upgrading, replacing, maintaining, repairing, and operating streets or roadways known as W. Century Boulevard and Sepulveda Boulevard.

b. Grantee shall have the right to reasonably access the Street Easement Area from the public roadway closest thereto for any and all purposes associated with the Street Easement, as determined by Grantee, in its sole and absolute discretion, which activities may include, but are not be limited to, trimming, cutting or clearing away from the Street Easement Area any trees, brush, and vegetation.

3. Grantee's Rights. Grantee shall have the right to remove all improvements located within the Pedestrian Bridge Easement Area and/or Street Easement Area, including, without limitation, trees, bushes, shrubs, brush and other flora, plants and vegetation as well as hardscape, landscape and other structures and improvements.

4. Use of Grantor's Property by Grantor. At no time shall Grantor commit or permit a use, occupation or enjoyment of Grantor's Property that might cause a hazardous condition to exist with respect to, or that might interfere with, endanger, or otherwise adversely affect the Grantee's rights under or pursuant to this instrument. Grantor acknowledges and agrees that Grantee shall have the right to remove, or cause to be removed any obstructions, which interfere with or threatens to endanger the reliability, efficiency, construction, use, installation, maintenance, repair, replacement, improvement, alteration, and/or inspection of Pedestrian Bridge Improvements, the Pedestrian Bridge Surface Improvements and/or the Street Easement.

5. Assignment. Grantee, in its sole and absolute discretion, shall have the right to transfer, assign and/or convey the Pedestrian Bridge Easement and/or the Street Easement, including without limitation any interest therein and/or in whole or in part, to successors and/or assigns, including without limitation other governmental agencies.

6. Binding Effect. The terms of this instrument are covenants running with the land and inure to the benefit of, and are binding upon, Grantor and Grantee and their respective successors and assigns, including all subsequent owners of all or any portion of Grantor's. References to Grantor and Grantee include their respective successors and assigns.

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

[Signatures on the following page]

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

Dated: _____

GRANTOR:

SWC CA LAX LLC
A California limited liability company

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
COUNTY OF _____) ss.

On _____ before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(AFFIX NOTARIAL SEAL)

NOTARY PUBLIC

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
COUNTY OF _____) ss.

On _____ before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(AFFIX NOTARIAL SEAL)

NOTARY PUBLIC

EXHIBIT "C"
LEGAL DESCRIPTION
APN 4124-026-011
Parcel 1
Permanent Easement

That portion of Lot 2 described in Certificate of Compliance for Lot Line Adjustment, in the City of Los Angeles, County of Los Angeles, State of California, recorded January 20, 2017, as Instrument No. 20170084835 of Official Records, in the office of the County Recorder of said County, described as follows:

BEGINNING at the westerly terminus of that certain course shown as having a bearing of North 89°49'12" West and a length of 565.68 feet in the northerly line of Century Boulevard shown on a map filed in Book 301, Pages 21 through 42 of Records of Survey, in the office of said County Recorder;

thence along said certain course, South 89°49'12" East 40.75 feet;

thence leaving said certain course, North 00°08'29" East 59.00 feet;

thence North 89°49'12" West 60.00 feet to the easterly line of Sepulveda Boulevard as shown on said Record of Survey;

thence along said easterly line, South 00°08'29" West 39.75 feet to the northerly terminus of that certain course shown as having a bearing of North 44°50'22" West and a length of 27.23 feet on said Record of Survey;

thence along said certain course, South 44°50'22" East 27.23 feet to the POINT OF BEGINNING.

Containing 3,355 square feet, more or less.

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

Bearings and distances used in the above description are based on California Coordinate System (CCS), Zone 5, NAD 83, Epoch 2010.00. Divide distances shown by 1.00001924 to obtain ground level distances.

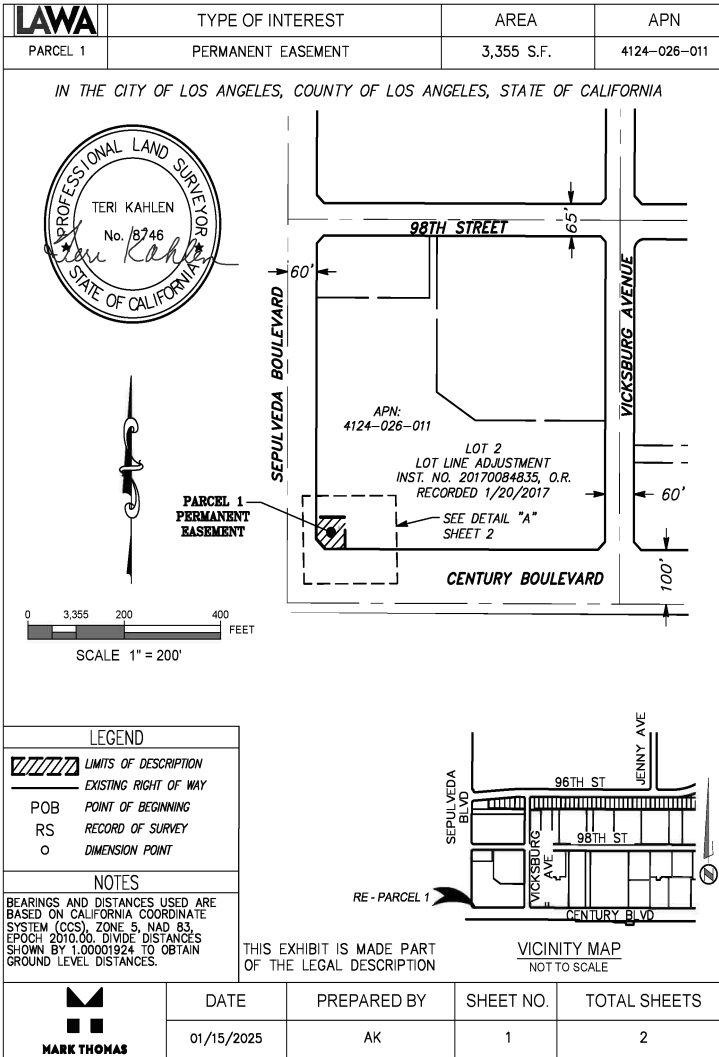
This real property description has been prepared at Mark Thomas & Company Inc. by me or under my direction in conformance with the Professional Land Surveyor's Act.

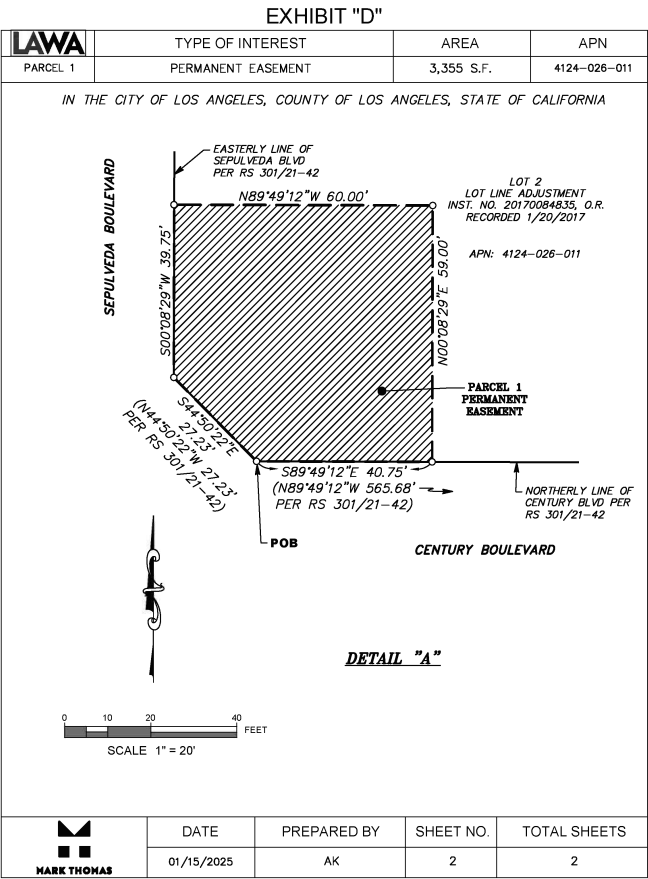
Mark Thomas & Company, Inc.

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



EXHIBIT "D"





That portion of Lot 2 described in Certificate of Compliance for Lot Line Adjustment, in the City of Los Angeles, County of Los Angeles, State of California, recorded January 20, 2017, as Instrument No. 20170084835 of Official Records, in the office of the County Recorder of said County, described as follows:

BEGINNING at the westerly terminus of that certain course shown as having a bearing of North 89°49'12" West and a length of 565.68 feet in the northerly line of Century Boulevard shown on a map filed in Book 301, Pages 21 through 42 of Records of Survey, in the office of said County Recorder;

thence along said certain course, South 89°49'12" East 40.75 feet;

thence leaving said certain course, North 00°08'29" East 13.00 feet;

thence North 89°49'12" West 40.01 feet to the beginning of a tangent curve, concave northeasterly having a radius of 20.00 feet;

thence northwesterly 31.40 feet along said curve through a central angle of 89°57'21" to the easterly line of Sepulveda Boulevard as shown on said Record of Survey;

thence along said easterly line, South 00°08'29" West 13.73 feet to the northwesterly terminus of that certain course shown as having a bearing of North 44°50'22" West and a length of 27.23 feet on said Record of Survey;

thence along said certain course, South 44°50'22" East 27.23 feet to the **POINT OF BEGINNING**.

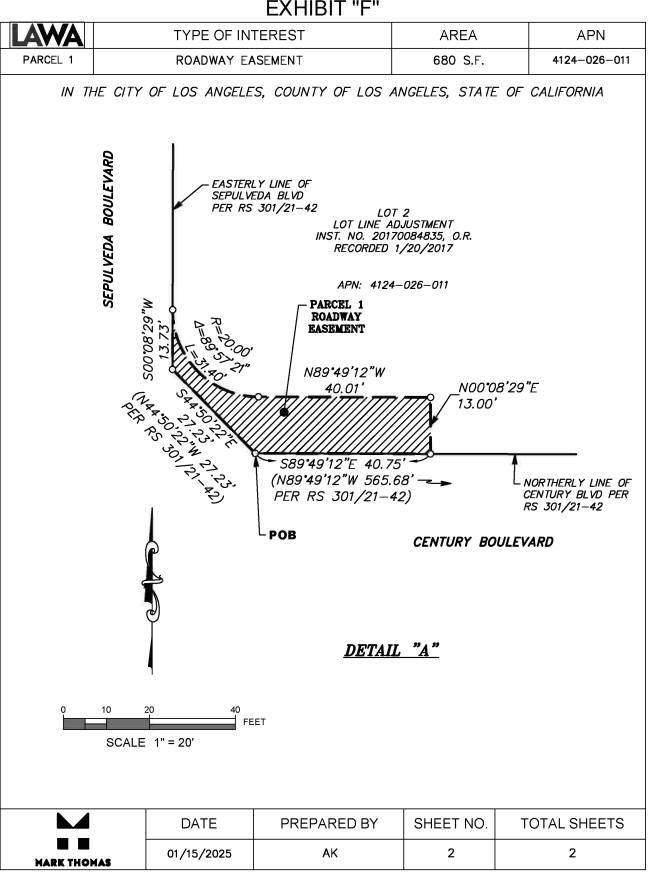
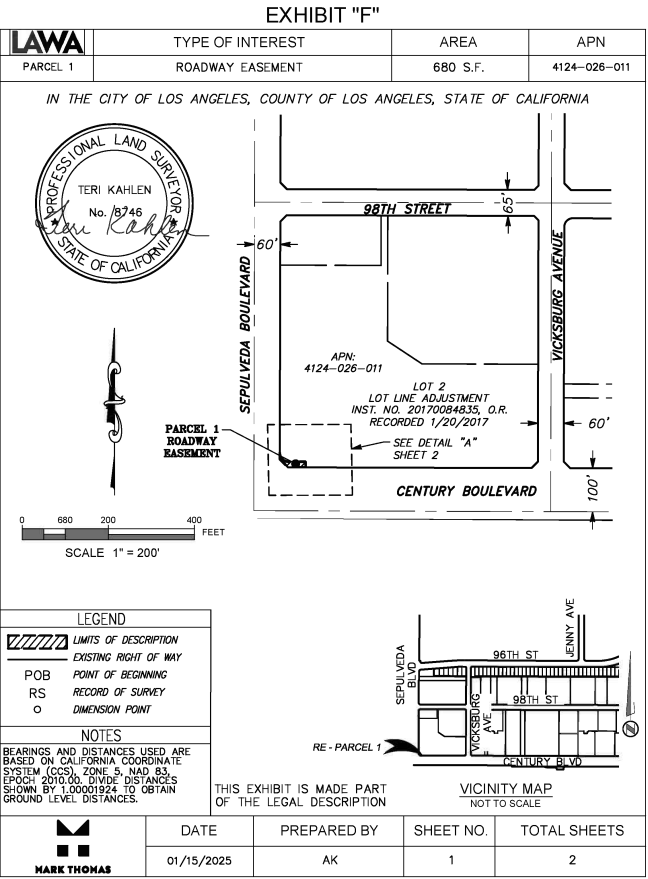
Containing 680 square feet, more or less.

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

Bearings and distances used in the above description are based on California Coordinate System (CCS), Zone 5, NAD 83, Epoch 2010.00. Divide distances shown by 1.00001924 to obtain ground level distances. 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



CERTIFICATE OF ACCEPTANCE

This is to certify that the real property interest conveyed by the foregoing Roadway and Pedestrian Bridge Easement Deed from SWC CA LAX LLC to the City of Los Angeles, a municipal corporation, is hereby accepted by order of the Board of Airport Commissioners of the City of Los Angeles or by the undersigned officer or agent on behalf of its Board of Airport Commissioners pursuant to authority conferred by resolution of its Board of Airport Commissioners adopted on _____ by Resolution No. _____, and the grantee of the foregoing Roadway and Pedestrian Bridge Easement Deed consents to recordation thereof by its duly authorized officer. This Certificate of Acceptance is executed this _____ day of _____, 202_.

CITY OF LOS ANGELES,
a California municipal corporation,
acting by and through its Board of Airport
Commissioners
By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

HYDEE FELDSTEIN SOTO, City Attorney

By: _____
Deputy/Assistant City Attorney

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

(Specs above for County Recorder's Use Only)
EXEMPT FROM RECORDING FEES PER GOV'T. CODE §27382
EXEMPT FROM DOCUMENTARY TRANSFER TAX PER REV. & TAX CODE §11822

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 20211054479 of Official Records of said County, does hereby GRANT and CONVEY to the City of Los Angeles, a municipal corporation, acting by order of and through its Board of Airport Commissioners ("Grantee"), and its successors and assigns, a temporary construction easement ("TCE"), over, above, on, in, within, across, along, about and through that certain portion of Grantor's real property located in the City of Los Angeles, County of Los Angeles, State of California. The portion(s) of the property impacted by and subject to the TCE is more particularly described in:

(1) The legal description attached hereto as EXHIBIT G and depicted or illustrated on the map or drawing attached hereto as EXHIBIT H and incorporated herein by reference ("Overhead Sign TCE Area").

(2) The legal description attached hereto as EXHIBIT I and depicted or illustrated on the map or drawing attached hereto as EXHIBIT J and incorporated herein by reference ("Pedestrian Bridge Construction TCE Area").

(3) The legal description attached hereto as EXHIBIT K and depicted or illustrated on the map or drawing attached hereto as EXHIBIT L and incorporated herein by reference ("Temporary Stripping TCE Area").

(4) The legal description attached hereto as EXHIBIT M and depicted or illustrated on the map or drawing attached hereto as EXHIBIT N and incorporated herein by reference ("Temporary Ingress/Egress Easement Area").

Collectively, the Overhead Sign TCE Area, the Pedestrian Bridge Construction TCE Area, the Temporary Stripping TCE Area, and the Temporary Ingress/Egress Easement Area are referred to in this instrument as the "TCE Areas". The purpose of the TCE includes without limitation the provision of working space and temporary access to the property for the development, construction, building, installation, location, and placement, of aspects of the Airfield and Terminal Modernization Project ("Project"). The TCE is granted together with all rights incidental thereto and for such other purposes as are authorized or permitted by law, whether by statute or deemed by common law or otherwise to be compatible and consistent with the purposes of the TCE.

The purpose of the TCE within the Overhead Sign TCE Area includes, without limitation, the provision of working space and temporary access to the property for the development, construction, building, installation, location, and placement of a new overhead directional guide sign as part of the Project that is necessary to improve driver decision making for northbound traffic on Sepulveda Boulevard. The TCE within the Overhead Sign TCE Area shall continue for a period of sixty (60) consecutive days ("Overhead Sign TCE Area Term"). Construction within the Overhead Sign TCE Area and the Overhead Sign TCE Area shall commence upon written notice from Grantor or its authorized representative to Grantor ("Overhead Sign TCE Area Commencement Date") and it shall terminate on the earliest of: (a) the date upon which Grantee notifies Grantor that it no longer needs to use the TCE within the Overhead Sign TCE Area, or (b) two (2) consecutive months from the Overhead Sign TCE Area Commencement Date. The last date by and/or on which Grantee may use the TCE within the Overhead Sign TCE Area is referred to as the "Overhead Sign TCE Area Expiration Date". Grantee's use of the TCE within the Overhead Sign TCE Area shall be subject to the following provisions:

- (a) During the Overhead Sign TCE Area Term, Grantee's use of this easement will be exclusive.
- (b) Grantee shall use the TCE within the Overhead Sign TCE Area to place personnel, equipment and materials necessary to construct an overhead directional guide sign, concrete foundation, and vertical supports, incorporated herein by reference (collectively, the "Overhead Sign Improvements").

The purpose of the TCE within the Pedestrian Bridge Construction TCE Area includes, without limitation, the provision of working space and temporary access to the property for the development, construction, building, installation, location, and placement of a new pedestrian bridge, elevators, stairways, including associated structure footings, foundations, walls and appurtenances associated with the Project. The TCE within the Pedestrian Bridge Construction TCE Area shall continue for a period of twenty-six (26) consecutive months ("Pedestrian Bridge Construction TCE Area Term"). Construction within the Pedestrian Bridge Construction TCE Area and Pedestrian Bridge Construction TCE Area Term shall commence upon written notice from Grantor or its authorized representative to Grantor ("Pedestrian Bridge Construction TCE Area Commencement Date") and it shall terminate on the earliest of: (a) the date upon which Grantee notifies Grantor that it no longer needs to use the TCE within the Pedestrian Bridge Construction TCE Area, or (b) twenty-six (26) consecutive months from the Pedestrian Bridge Construction TCE Area Commencement Date. The last date by and/or on which Grantee may use the TCE within the Pedestrian Bridge Construction TCE Area is referred to as the "Pedestrian Bridge Construction TCE Area Expiration Date". Grantee's use of the TCE within the Pedestrian Bridge Construction TCE Area shall be subject to the following provisions:

- (c) During the Pedestrian Bridge Construction TCE Area Term, Grantee's use of this easement will be exclusive.
- (d) Grantee shall use the TCE within the Pedestrian Bridge Construction TCE Area to place personnel, equipment and materials necessary to construct a new pedestrian bridge crossing Sepulveda Boulevard including, without limitation, a new elevator and corresponding elevator pit and core walls, staircase and miscellaneous concrete walkway / platform improvements, and as necessary electrical services and miscellaneous appurtenances associated with the new pedestrian bridge, elevator system, and stair case improvements, incorporated herein by reference (collectively, the "Pedestrian Bridge Improvements").
- (e) Grantee may remove conflicting asphalt concrete, plain cement concrete (pcc), landscaping, and irrigation improvements within the Pedestrian Bridge Construction TCE Area. Grantee shall restore surface conditions within the Pedestrian Bridge Construction TCE Area immediately adjacent to the Pedestrian Bridge Improvements to replace removed asphalt concrete, pcc, landscaping, and irrigation improvements to match similar conditions prior to Pedestrian Bridge Construction TCE Area Commencement Date.
- (f) Six (6) parking stalls within the Pedestrian Bridge Construction TCE Area will be inaccessible to the Grantor during the Pedestrian Bridge Construction TCE Area Term.
- (g) Grantee may remove and relocate existing underground conflicting utilities in conflict with the Pedestrian Bridge Improvements. Grantee will provide reasonable efforts to minimize disruption to Grantor's use of the existing conflicting utilities and any disruption shall not last longer than twelve (12) consecutive hours and not more than a single instance of disruption. Grantee shall provide a minimum of thirty (30) days advanced written notice to Grantor prior to performing work that may disrupt Grantor's use of existing underground utilities.

The purpose of the TCE within the Temporary Stripping 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 Stripping TCE Area shall continue for a period of six (6) consecutive months ("Temporary Stripping TCE Area Term"). Construction within the Temporary Stripping TCE Area and Temporary Stripping TCE Area Term shall commence upon written notice from Grantor or its authorized representative to Grantor ("Temporary Stripping 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 Temporary Stripping TCE Area, or (b) six (6) consecutive months from the Temporary Stripping TCE Area Commencement Date. The last date by and/or on which Grantee may use the TCE within the Temporary Stripping TCE Area is referred to as the "Temporary Stripping TCE Area Expiration Date". Grantee's use of the TCE within the Temporary Stripping TCE Area shall be subject to the following provisions:

- (a) Grantee shall use the TCE within the Temporary Stripping TCE Area to place personnel, equipment and materials necessary to remove, replace, repair, and construct asphalt concrete and pcc concrete parking and walkway improvements, parking lot signage, striping, landscaping, and irrigation improvements, incorporated herein by reference (collectively, the "Temporary Stripping Improvements").
- (b) During the Temporary Stripping TCE Area Term, portions of the Temporary Stripping TCE Area shall be intermittently inaccessible to the Grantor during construction of Temporary Stripping Improvements, however Grantee shall maintain ingress and egress through the Temporary Stripping 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 Stripping TCE Area.
- (c) Fifteen (15) parking stalls within the Temporary Stripping TCE Area will be inaccessible to the Grantor during the Temporary Stripping TCE Area Term.
- (d) Grantee may not store materials or equipment overnight within the limits of the Temporary Stripping 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 Stripping TCE Area. The TCE within the Temporary Ingress/Egress Easement Area shall continue for a period of twenty-six (26) consecutive months ("Temporary Ingress/Egress Easement Area Term"). Construction within the Temporary Ingress/Egress Easement Area shall commence upon written notice from Grantor or its authorized representative to Grantor ("Temporary Ingress/Egress Easement Area Commencement Date") and it shall terminate on the earliest of: (a) the date upon which Grantee notifies Grantor that it no longer needs to use the TCE within the Temporary Ingress/Egress Easement Area, or (b) twenty-six (26) consecutive months from the Temporary Ingress/Egress Easement Area Commencement Date. The last date by and/or on which Grantee may use the TCE within the Temporary Ingress/Egress Easement Area is referred to as the "Temporary Ingress/Egress Easement Area Expiration Date". Grantee's use of the TCE within the Temporary Ingress/Egress Easement Area shall be subject to the following provisions:

- (a) During the Temporary Ingress/Egress Easement Area Term, Grantee's use of this easement will be non-exclusive and Grantee shall maintain ingress and egress through the Temporary Ingress/Egress Easement Area to the Grantor, including their agents, employees, assigns, successors, customers, and vendors to the existing parking area and drive aisles immediately east of the Temporary Ingress/Egress Easement Area.

Grantee's use of the TCE shall be subject to the following general provisions:

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

- (c) Grantee shall install, as reasonably necessary, irrigation improvements where existing facilities are in conflict with Project improvements within the Overhead Sign TCE Area, Pedestrian Bridge Construction TCE Area, and Temporary Stripping TCE Area to ensure existing irrigation outside the limits of the Temporary Construction Easement will work similarly to existing conditions during the Overhead Sign TCE Area Term, Pedestrian Bridge Construction TCE Area Term, and Temporary Stripping TCE Area Term.
- (d) Use of construction equipment that includes, but not necessarily limited to, that equipment needed for demolition and removal of existing infrastructure, and construction of the Overhead Sign Improvements, Pedestrian Bridge Improvements, and Temporary Stripping Improvements.

The covenants contained in this instrument shall run with the land. For the purposes of this instrument and the TCE, the word "existing" when used in this instrument means "currently existing as of the date of this instrument as set forth below in this instrument."

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

Dated: _____ GRANTOR:
SWC CA LAX LLC
A California limited liability company
By: _____
Name: _____
Title: _____
By: _____
Name: _____
Title: _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____) ss.
COUNTY OF _____)

On _____ before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(AFFIX NOTARIAL SEAL.) _____ NOTARY PUBLIC

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____) ss.
COUNTY OF _____)

On _____ before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(AFFIX NOTARIAL SEAL.) _____ NOTARY PUBLIC

EXHIBIT G

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

[attached behind this page]

EXHIBIT "G"
LEGAL DESCRIPTION
APN 4124-026-011
Temporary Construction Easement

A strip of land, 12.00 feet wide, over that portion of Lot 2 described in Certificate of Compliance for Lot Line Adjustment, in the City of Los Angeles, County of Los Angeles, State of California, recorded January 20, 2017, as Instrument No. 20170084835 of Official Records, in the office of the County Recorder of said County, the westerly line of said strip of land being described as follows:

COMMENCING at the northerly terminus of that certain course shown as having a bearing of North 00°08'29" East and a length of 545.96 feet in the easterly line of Sepulveda Boulevard, shown on a map filed in Book 301, Pages 21 through 42 of Records of Survey, in the office of said County Recorder;

thence along said certain course, South 00°08'29" West 114.89 feet to the **TRUE POINT OF BEGINNING**;

thence continuing along said certain course, South 00°08'29" West 5.10 feet to a point hereinafter referred to as Point "A";

thence continuing along said certain course, South 00°08'29" West 54.90 feet to the **POINT OF TERMINUS**.

EXCEPT THEREFROM that portion described as follows:

BEGINNING at the hereinabove described Point "A";

thence along the hereinabove described certain course, South 00°08'29" West 10.00 feet;

thence leaving said certain course, South 89°49'12" East 10.00 feet;

thence North 00°08'29" East 10.00 feet;

thence North 89°49'12" West 10.00 feet to the **POINT OF BEGINNING**.

Containing 620 square feet, more or less.
Shown graphically on Exhibit "H", attached hereto and made a part hereof.

Bearings and distances used in the above description are based on California Coordinate System (CCS), Zone 5, NAD 83, Epoch 2010.00. Divide distances shown by 1.00001924 to obtain ground level distances.

This real property description has been prepared at Mark Thomas & Company Inc. by me or under my direction in conformance with the Professional Land Surveyor's Act.

Mark Thomas & Company, Inc.

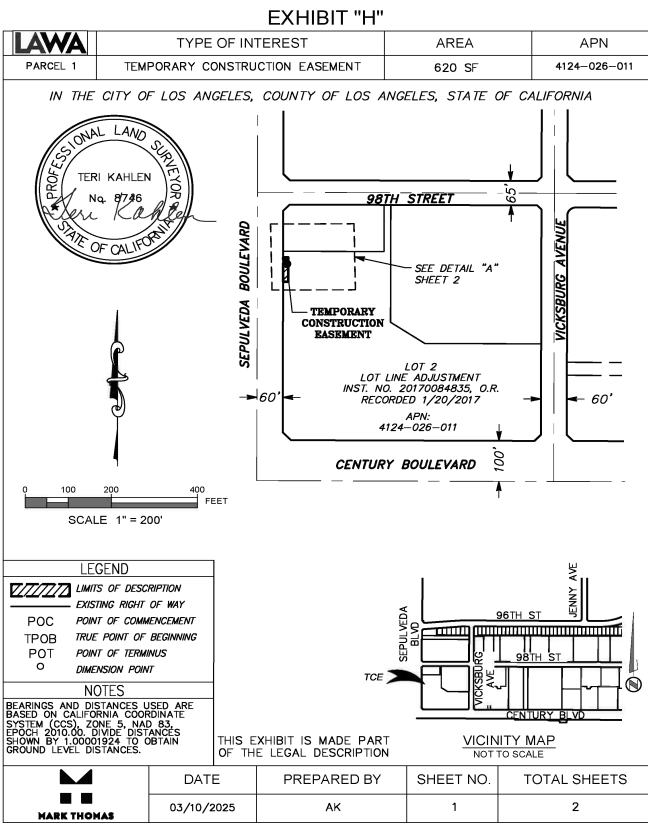
Teri Kahlen 3/11/2025
Teri Kahlen, PLS 8746



EXHIBIT H

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

[attached behind this page]



CNSB # 3947452

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 EXHIBIT "C1" 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 Grantor ("TCE 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 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;

(b) access to the Property shall be maintained throughout construction along Airport 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 Grantor 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;

(d) 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;

(e) while on the TCE Areas or any of them in connection with the use of the Temporary 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 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.

Dated: _____

GRANTOR:

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

By: _____
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
A California limited liability company, as to an undivided twenty-five percent (25.00%) interest

By: _____
Name: _____
Title: _____

EXHIBIT C1

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

[attached behind this page]

EXHIBIT "C1"
LEGAL DESCRIPTION
APN 4124-029-040
Temporary Construction Easement

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;

thence northwesterly 14.73 feet along 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.

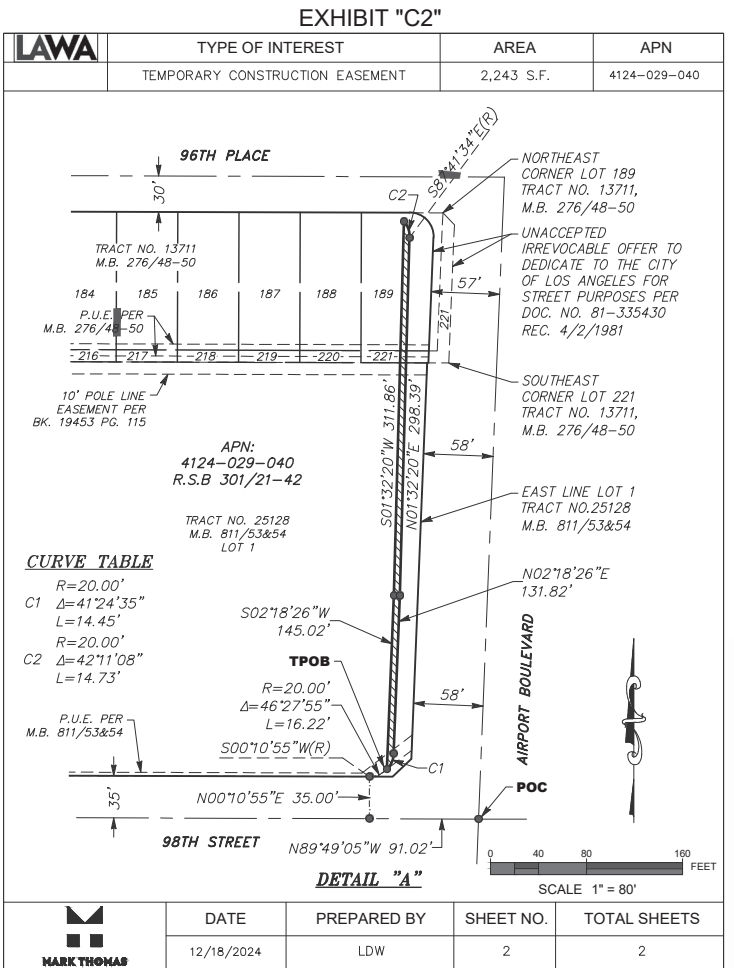
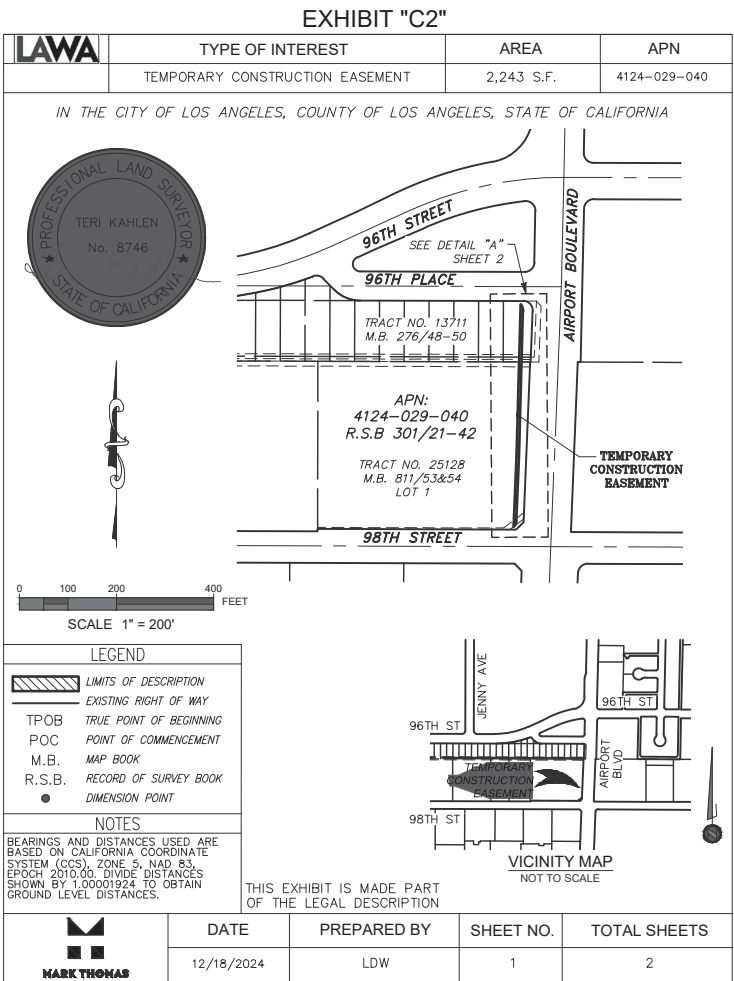
Teri Kahlen 12/18/2024
Teri Kahlen, PLS 8746 Date



EXHIBIT "C2"

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

[attached behind this page]



Attachment 4

EXHIBIT "D1"
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

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.

PREPARED UNDER MY SUPERVISION:

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

11-18-19
DATE

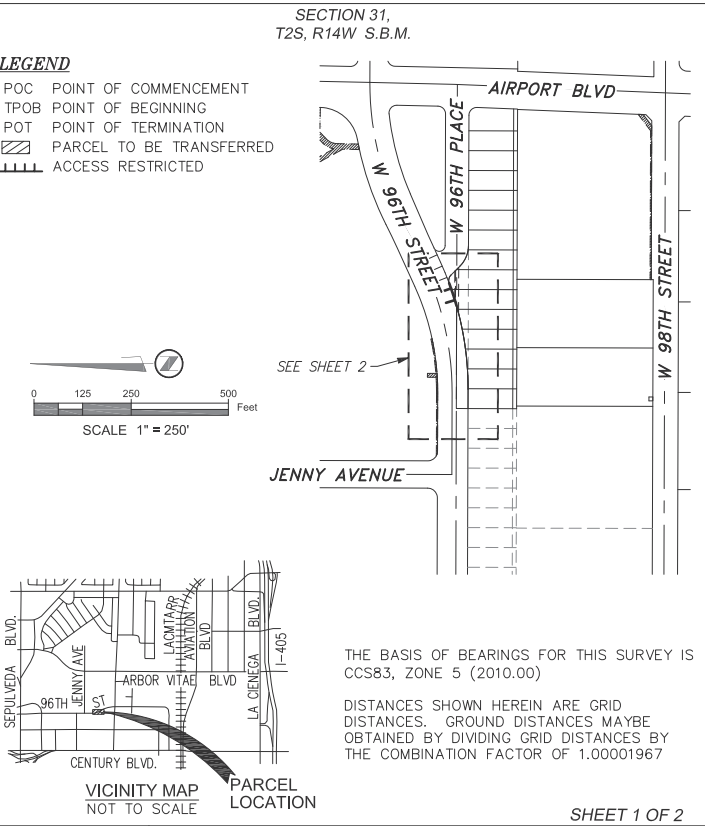


Exhibit D-2
Access Denial
APN 4124-029-037 & -038
Plat to Accompany Legal Description
In the City of Los Angeles
Los Angeles County, California

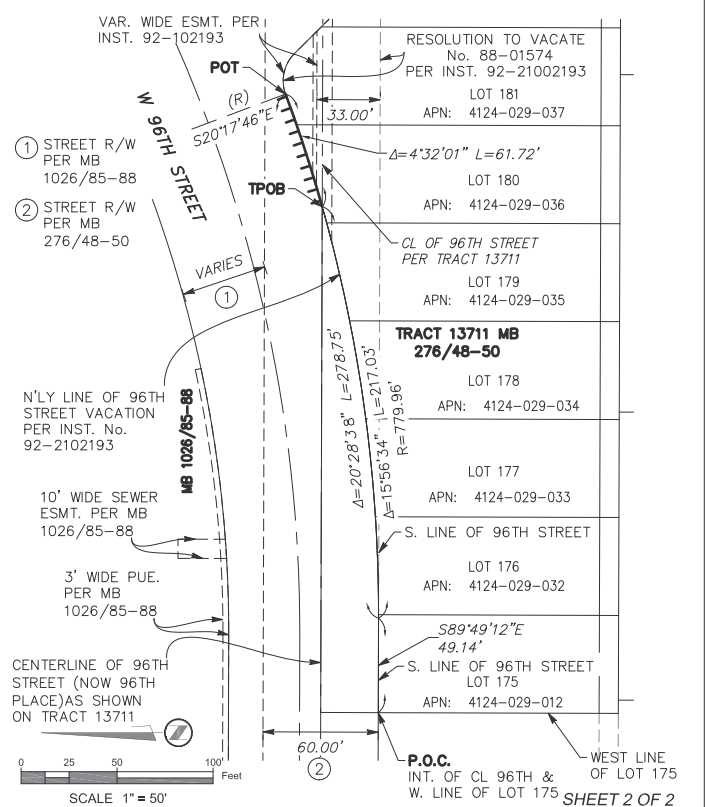


Exhibit D-2
Access Denial
APN 4124-029-037 & -038
Plat to Accompany Legal Description
In the City of Los Angeles
Los Angeles County, California

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

By: _____
CYNTHIA ALEXANDER
Deputy City Attorney

Date: June 2, 2025

File No. 20-0028-S1

M:\Muni\Course\ORDINANCES\LAW\Final Ordinance (LAMP-LAX).docx

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, by a vote of not less than two-thirds of all its members.

CITY CLERK

MAYOR

Ordinance Passed July 1, 2025

Approved 07/10/2025

CNSB # 3947457

"The settlement says we have to publish next week in thirty newspapers."

"Is this a law office or an advertising agency?"

PUBLIC NOTICE ADVERTISING SPECIALISTS

The California Newspaper Service Bureau specializes in notification by publication. That means publishing Class Action, Proposition 65, Bankruptcy and all other public notices are as simple as one phone call.

We'll do what the statute says, what the judge requires, what the other counsel demands, what the

CALIFORNIA NEWSPAPER SERVICE BUREAU, A DAILY JOURNAL COMPANY
Call for more information: 800/788-7840



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 Documents.

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

20. As an direct and proximate 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 fees continue to accrue, including but not limited to attorneys' fees, legal costs and other expenses.

WHEREFORE, Lender prays for judgment as follows:

1. THE SOLE CAUSE OF ACTION:
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;
2. Costs of suit and attorneys' fees;
3. For reasonable attorneys' fees and costs of collection; and
4. For such other and further relief as the court deems just and proper.

Dated: December 06, 2024

SNELL & WILMER LLP,
By: /s/ illegible
Michelle S. Assayag
Joshua K. Parfitt
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. 25CICP0024
Superior Court of California, County of LOS ANGELES

Petition of: 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:

Gabriel Alejandro Alonzo to Gabriel Alejandro 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 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: 08/25/2025, Time: 8:30 AM, Dept.: F51

The address of the court is 9425 NEWFIELD AVE. CHATSWORTH, 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

Date: 06/30/2025
Andrew E. Cooper
Judge of the Superior Court
7/16, 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 LOS 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 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 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

Date: 06/18/2025
Salvatore Sirna
Judge of the Superior Court
7/16, 7/16, 7/23, 7/30/25

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 Ahoudt for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner Chelsie Parvaneh Ahoudt filed a petition with this court for a decree changing names as follows:

Chelsie Parvaneh Ahoudt to Chelsie Parvaneh Yashar Ahoudt

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

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

Date: 07/03/2025
Hon. Lawrence Cho
Judge of the Superior Court
7/16, 7/16, 7/23, 7/30/25

DJ-3945347#

AMENDED SUMMONS (Family Law) CITACION (Derecho familiar)

CASE NUMBER (NUMERO DE CASO): 24STFL1281

NOTICE TO RESPONDENT (Nombre): AVISO AL DEMANDADO (Nombre): 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: MARGARET 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 to appear before 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, 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 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, usted puede 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 asesoramiento 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

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 ÓRDENES DE RESTRICCIÓN SE ENCUENTRAN EN LA PAGINA 2: Las órdenes de restricción están en vigencia en cuanto a ambos cónyuges o miembros de la pareja de hecho hasta que se despidia la petición, se emita un fallo o la corte dé otras órdenes. Cualquiera agencia del orden público que haya recibido o visto una copia de estas órdenes puede hacerlas acatar en cualquier lugar de California.

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AVISO—LAS ÓRDENES DE RESTRICCIÓN SE ENCUENTR

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:
Joseph McHugh - SBN 128665
LA Law Center, P.C., 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 in the WILL or estate, or both of THOMAS 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 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: 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

DJ-3947491#

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 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 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: 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 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.
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.
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 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: 08/28/25 at 8:30AM in Dept. 2D 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
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-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 requests that HANA BRENNER-KATZ be appointed as personal representative to administer the estate of the decedent.
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

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 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 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:
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 PETITION TO ADMINISTER ESTATE OF: WILLIAM ALLEN BEELOW CASE NO. 25STPB02505
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of WILLIAM ALLEN BEELOW.
A PETITION FOR PROBATE has been filed by CINDY STONE in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that CINDY STONE be appointed as personal representative to administer the estate of the decedent.
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 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
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:
ANNA C. HOWARD, ESQ., 2725 JEFFERSON STREET, SUITE 4B, CARLSBAD, CA 92008, Telephone: 858-800-2532
7/16, 7/17, 7/23/25

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
ROBIN L. KLOMPARENS - SBN 127966
JENNI L. HARMON - SBN 271411
FENNEMORE WKBKY
10640 MATHER BLVD., SUITE 200
MATHER CA 95655
Telephone (916) 920-5286
7/15, 7/16, 7/22/25

DJ-3947199#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DAVID ALEGRIA CASE NO. 25STPB07500
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DAVID ALEGRIA.
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 estate of the decedent.
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 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: 08/01/25 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 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
CARLOS A. ARCOS - SBN 146774
CARLOS A. ARCOS, A LAW CORPORATION
2975 HUNTINGTON DRIVE, #105
SAN MARINO CA 91108
Telephone (626) 284-9003
7/16, 7/17, 7/23/25

DJ-3946148#

LEGAL NOTICES

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)
NOTICE TO DEFENDANT (JUDGMENT DEBTOR): JIANHUI HUANG (also known as KENT HUANG)
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.
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)
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
IT 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, a copy of the Affirmation of Katsuhiko Kobayashi filed on 16 June 2025, the Affirmation of Lam Natalie Kate filed herein on 16 June 2025, the 2nd Affirmation of Lam Natalie Kate filed herein 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 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.
Dated the 25th day of June 2025.
Registrar
Deacons
Solicitors for the Plaintiff
Address: 5th Floor, Alexandra House,
18 Chater Road, Central, Hong Kong.
Tel No.: +852-2825 9211
Fax No.: +852-2810 0431
(Ref.: JCHUNG-LAGENE:tapris R:589210)
7/9, 7/16, 7/23, 7/30/25

DJ-3945431#

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