

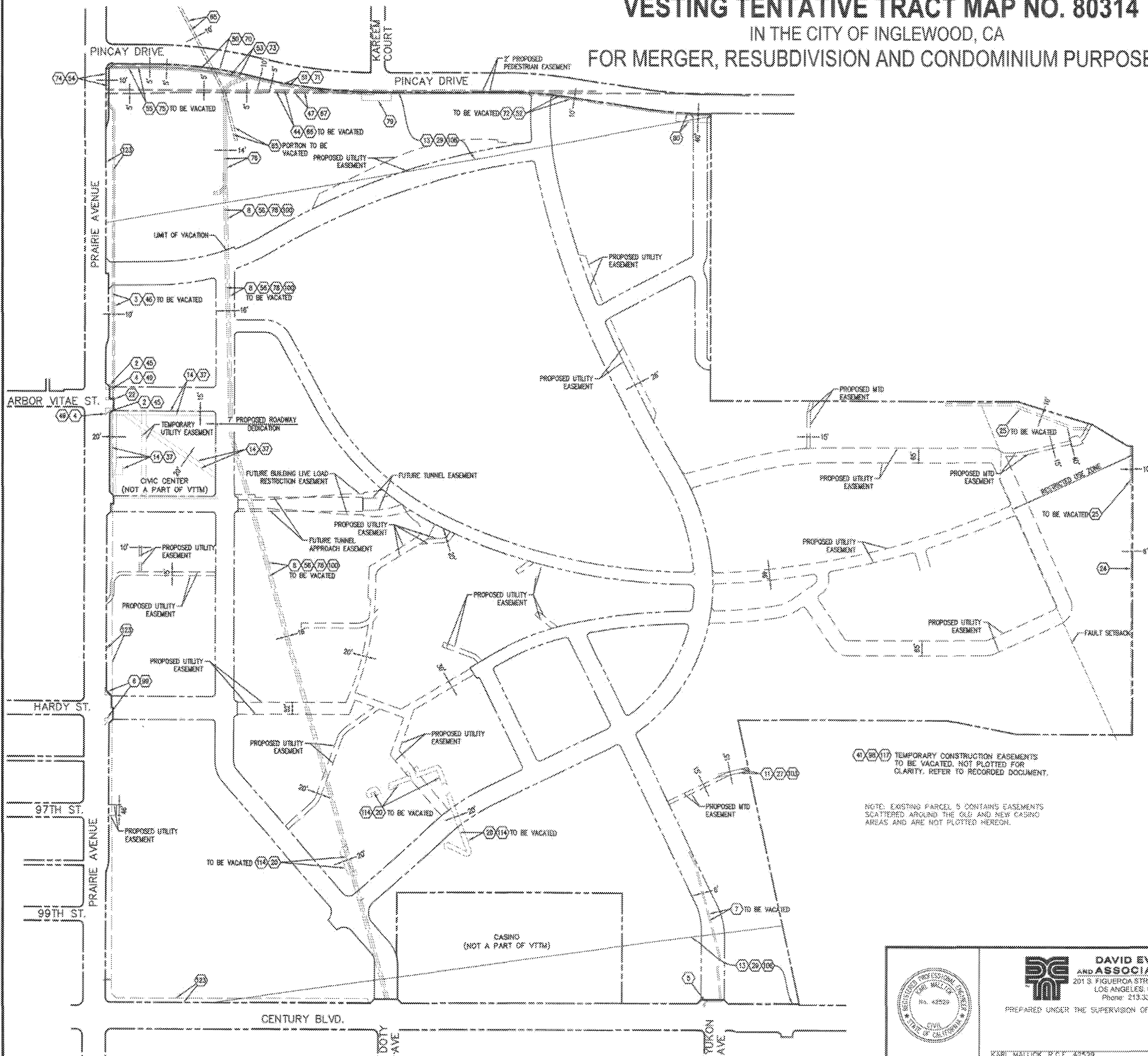
VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES

EASEMENTS OF RECORD
 NUMBERING PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT NO. 996-25002498-A-MLS
 DATE: MARCH 5, 2016

1. NOT USED
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE CITY OF INGLEWOOD
 PURPOSE: TRAFFIC CONTROL SIGNALS
 RECORDED: JANUARY 13, 1948, INSTRUMENT NO. 1590, BOOK 2816G, PAGE 306 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED THEREIN
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: L.A. COUNTY SANITATION DISTRICT NO. 5
 PURPOSE: SEWER
 RECORDED: APRIL 10, 1951, INSTRUMENT NO. 3434, BOOK 3501S, PAGE 410 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED THEREIN
 A PORTION OF SAID EASEMENT HAS BEEN OUTCLAIMED BY DEED RECORDED NOVEMBER 08, 2016 AS INSTRUMENT NO. 20161391419 OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "SEWER ABANDONMENT AGREEMENT", EXECUTED BY AND BETWEEN COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY AND HOLLYWOOD PARK RESIDENTIAL INVESTORS, L.L.C. AND PINCAY RE, L.L.C. RECORDED MARCH 21, 2017, INSTRUMENT NO. 2017-0316734 OF OFFICIAL RECORDS
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE CITY OF INGLEWOOD
 PURPOSE: TRAFFIC CONTROL SIGNALS
 RECORDED: SEPTEMBER 26, 1980, INSTRUMENT NO. 2813, BOOK D-886, PAGE 145 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED THEREIN
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
 PURPOSE: CABLES, CONDUITS, MANHOLES, MARKERS AND NECESSARY FIXTURES AND APPURTENANCES
 RECORDED: JANUARY 20, 1951, INSTRUMENT NO. 4602, BOOK D-1099, PAGE 598 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF PARCEL 2 AS MORE PARTICULARLY DESCRIBED THEREIN
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE CITY OF INGLEWOOD
 PURPOSE: TRAFFIC CONTROL SIGNALS, DEVICES AND FACILITIES FOR THE CONTROL, DIRECTION AND REGULATION OF PEDESTRIAN AND VEHICULAR TRAFFIC
 RECORDED: MARCH 21, 1963, INSTRUMENT NO. 4622, BOOK D-1982, PAGE 75 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED THEREIN
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
 PURPOSE: WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES
 RECORDED: MARCH 01, 1972, INSTRUMENT NO. 4967, BOOK D-5373, PAGE 907 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED THEREIN
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: L.A. COUNTY FLOOD CONTROL DISTRICT
 PURPOSE: COVERED STORM DRAIN
 RECORDED: NOVEMBER 30, 1978, INSTRUMENT NO. 3581, BOOK D-7338, PAGE 142 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED THEREIN
11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "STORM DRAIN AGREEMENT" DATED OCTOBER 16, 2000, EXECUTED BY AND BETWEEN HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, AND TARGET CORPORATION, A MINNESOTA CORPORATION RECORDED OCTOBER 20, 2000, INSTRUMENT NO. 00-1643133 OF OFFICIAL RECORDS
13. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR AVIGATION:
 RECORDED: JULY 07, 2009, INSTRUMENT NO. 20091018044 OF OFFICIAL RECORDS
 AFFECTS: THOSE PORTIONS OF PARCELS 2 AND 3 AS MORE PARTICULARLY DESCRIBED THEREIN
14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT DEED AND IRREVOCABLE OFFER OF DEDICATION" DATED JUNE 23, 2010, AS INSTRUMENT NO. 2010088821 OF OFFICIAL RECORDS, AMONG OTHER THINGS, SAID DOCUMENT PROVIDES VARIOUS RESERVED EASEMENTS IN FAVOR OF GRANTOR, AND A CONSTRUCTION AND SLOPE EASEMENT IN FAVOR OF THE CITY OF INGLEWOOD. THE CITY EASEMENT AFFECTS THAT PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED THEREIN
20. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "CARD CLUB ENCROACHMENT EASEMENT AGREEMENT" DATED JUNE 04, 2014, EXECUTED BY AND BETWEEN HOLLYWOOD PARK RESIDENTIAL INVESTORS, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, HOLLYWOOD PARK RETAIL/COMMERCIAL INVESTORS, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, AND HOLLYWOOD PARK CARD CLUB INVESTORS, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JUNE 05, 2014, INSTRUMENT NO. 2014082862 OF OFFICIAL RECORDS
21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
 PURPOSE: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS
 RECORDED: MARCH 31, 2015, INSTRUMENT NO. 2015048911 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF PARCELS 2 AND 3 AS MORE PARTICULARLY DESCRIBED THEREIN
22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY
 PURPOSE: SEWER
 RECORDED: JULY 06, 2016, INSTRUMENT NO. 20160781187 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED THEREIN





NOTE: EXISTING PARCEL 5 CONTAINS EASEMENTS SCATTERED AROUND THE OLD AND NEW CASINO AREAS AND ARE NOT PLOTTED HEREON.

14, 16, 17 TEMPORARY CONSTRUCTION EASEMENTS TO BE VACATED, NOT PLOTTED FOR CLARITY. REFER TO RECORDED DOCUMENT.

SEE NEXT SHEET FOR CONTINUATION

08/28/18

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|  | DAVID EVANS AND ASSOCIATES INC. 201 S FIGUEROA STREET, SUITE 240 LOS ANGELES, CA 90012 Phone: 213.337.3880 | HOLLYWOOD PARK LAND CO., LLC L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK | | |
| | PREPARED UNDER THE SUPERVISION OF: KARL WALLICK, R.C.E. 43529 | VESTING TENTATIVE TRACT MAP MAP NO. 80314 EASEMENTS | | SCALE: N.T.S. DATE: 08/28/18 SHEET NO: 04 OF 25 |
| DATE: _____ | | DESIGNED BY: LP CHECKED BY: KM ORDERED BY: KM | APPROVED BY:  DATE: 9-18-18 | DATE: 08/28/18 |