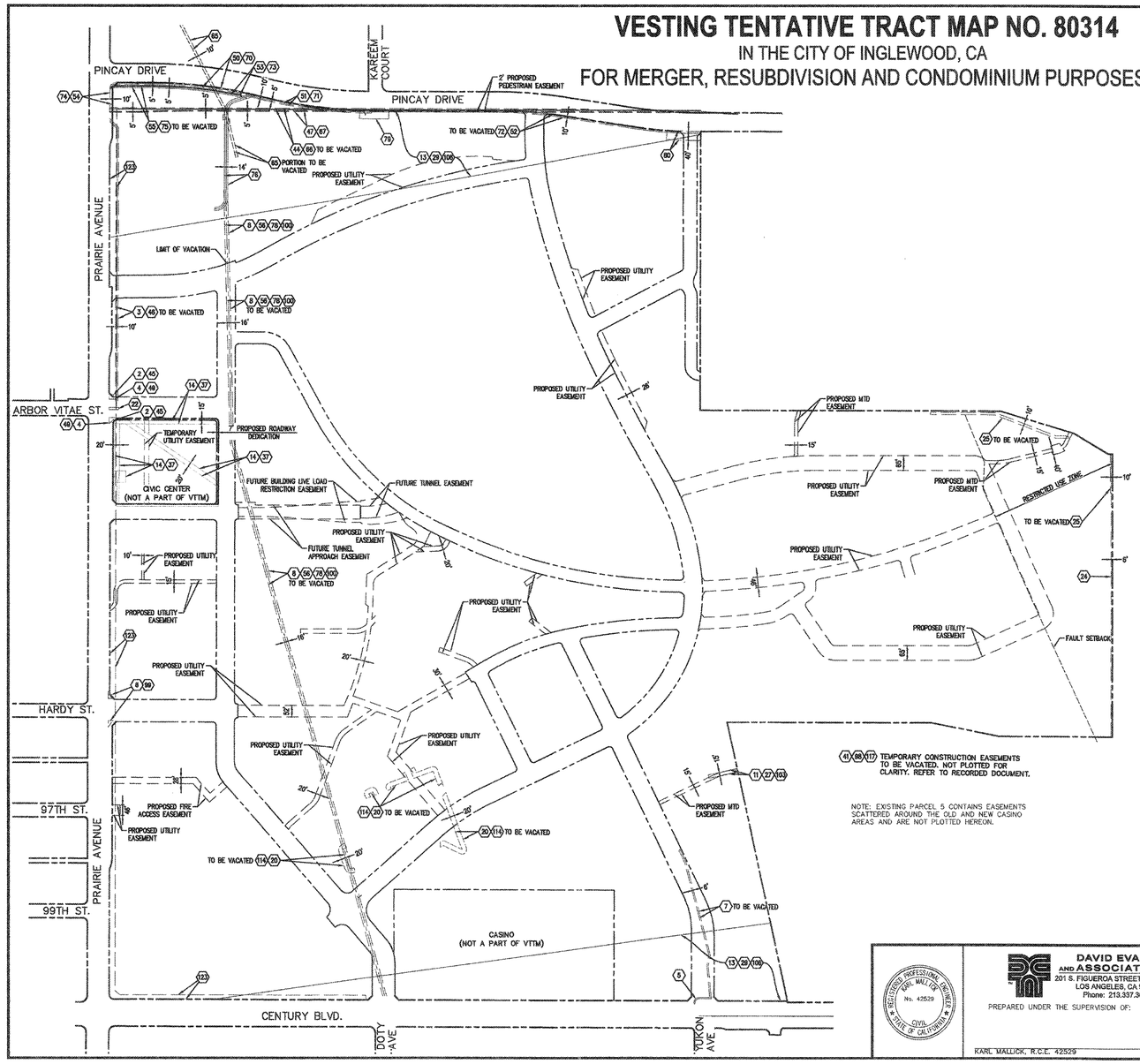
VESTING TENTATIVE TRACT MAP NO. 80314

IN THE CITY OF INGLEWOOD, CA

FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



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

EASEMENTS OF RECORD

NUMBERING PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT NO. 996-25002498-A-ML2
DATE: MARCH 5, 2018

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, 1949, INSTRUMENT NO. 1590, BOOK 29160, PAGE 305 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 36015, PAGE 410 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED THEREIN

A PORTION OF SAID EASEMENT HAS BEEN QUITCLAIMED 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, LLC AND PINCAY RE, LLC 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, 1960, INSTRUMENT NO. 2813, BOOK D-986, 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, 1961, 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-1962, 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, 1976, INSTRUMENT NO. 3581, BOOK D-7336, 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. 20091016044 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. 20100858621 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, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOLLYWOOD PARK RETAIL/COMMERCIAL INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND HOLLYWOOD PARK CARD CLUB INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JUNE 05, 2014, INSTRUMENT NO. 20140582862 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. 20150346011 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

SEE NEXT SHEET FOR CONTINUATION

03/07/18

REGISTERED PROFESSIONAL ENGINEER — KARL MALLICK — No. 42529 — CIVIL — STATE OF CALIFORNIA

DAVID EVANS AND ASSOCIATES INC.
201 S. FIGUEROA STREET, SUITE 240
LOS ANGELES, CA 90012
Phone: 213.337.3680

PREPARED UNDER THE SUPERVISION OF:

KARL MALLICK, R.C.E. 42529 DATE:

HOLLYWOOD PARK LAND CO., LLC

L.A. STADIUM AND ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK

DRAWN BY: LR	VESTING TENTATIVE TRACT MAP MAP NO. 80314 EASEMENTS	SCALE: N.T.S.
DESIGNED BY: KM		DATE: 03/07/18
CHECKED BY: KM	APPROVED BY: CITY ENGINEER DATE	SHT NO.: 04 OF 25

Drawing Name: N:\2013\JN-201310273-00\Mapping\VTTM\JN-201310273-00-VTTM-04.dwg
Last Saved: Apr 07, 2015 - 6:13pm By: kcra