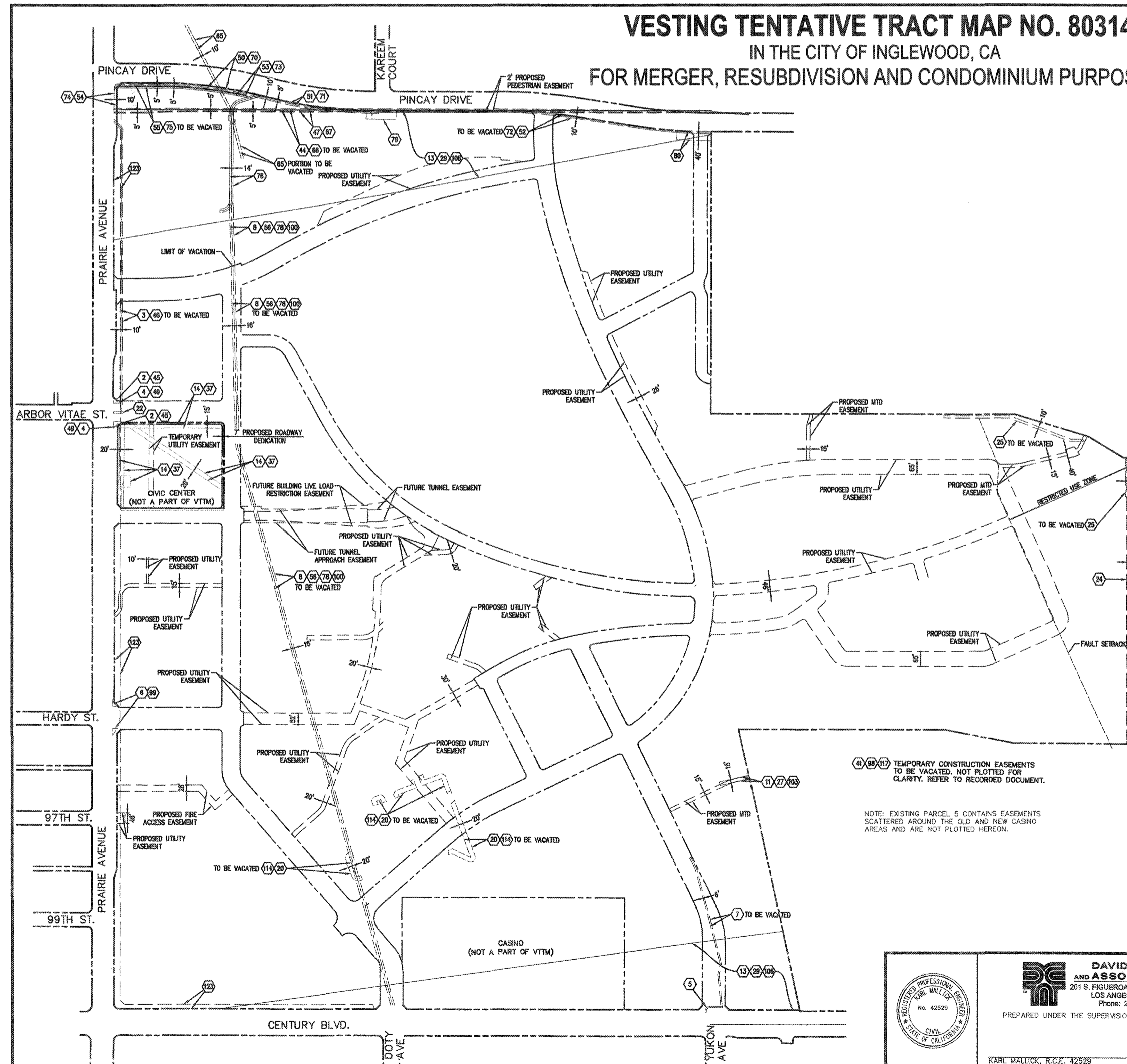



**VESTING TENTATIVE TRACT MAP NO. 80314**  
 IN THE CITY OF INGLEWOOD, CA  
 FOR MERGER, RESUBDIVISION AND CONDOMINIUM PURPOSES



**EASEMENTS OF RECORD**  
 NUMBERING PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT NO. 996-25002498-A-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 35015, 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, LLC AND PINCKAY 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, 1998, 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, 1981, 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, 1983, INSTRUMENT NO. 4822, BOOK D-1962, PAGE 73 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 TARKET 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. 20100858221 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. 20140382863 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



**DAVID EVANS AND ASSOCIATES, INC.**  
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PREPARED UNDER THE SUPERVISION OF:  
 KAREL MALLICK, R.C.E. 42529

**HOLLYWOOD PARK LAND CO., LLC**  
 L.A. STADIUM AND ENTERTAINMENT DISTRICT  
 AT HOLLYWOOD PARK

**VESTING TENTATIVE TRACT MAP NO. 80314**  
**EASEMENTS**

DRAWN BY: LR	SCALE: N.T.S.
DESIGNED BY: KM	DATE: 03/07/18
CHECKED BY: KM	SHEET NO: 04
APPROVED BY: _____	DATE: _____
CITY ENGINEER	DATE: _____