

WHEREAS, the City of Los Angeles (City) owns that certain real property, under the management and control of the Los Angeles Department of Water and Power (LADWP), identified as a portion of Assessor's Parcel Number 5531-019-900, also known as Receiving Station H; and

WHEREAS, LADWP leased a portion of Receiving Station H to Studio Lending Group (SLG) or its predecessor, Warner Bros., Inc., from approximately January 1, 1993 to March 31, 2017, to facilitate motion picture and television studio operations located on SLG's adjacent property. SLG's property includes a studio building encroaching on a portion of Receiving Station H; and

WHEREAS, LADWP and SLG executed a Right-of-Entry and License Agreement, which expired on May 8, 2021, to allow SLG to install an underground drainage pipe and continue to use that portion of the studio building encroaching on Receiving Station H; and

WHEREAS, SLG has requested to purchase and LADWP has agreed to sell an easement for building encroachment purposes, for and in consideration of the sum of \$15,165, and an easement for underground drainage pipe purposes, for and in consideration of the sum of \$123,600, on portions of Receiving Station H; and

WHEREAS, LADWP and SLG have negotiated an Easement Deed to convey said easement interests for the building encroachment and an Easement Deed to convey said easement interests for the underground drainage pipe to SLG (Easements Deeds).

NOW, THEREFORE, BE IT RESOLVED that it is in the best interest of the City of Los Angeles and LADWP, for and in consideration of the total sum of \$138,765, to sell the easements to SLG for building encroachment and underground drainage pipe purposes, on portions of Receiving Station H, as more particularly described in the Easement Deeds attached hereto as Exhibit A and incorporated herein by reference.

BE IT FURTHER RESOLVED that the Board of Water and Power Commissioners (Board) hereby approves and recommends that the Los Angeles City Council approve the Easement Deeds and authorize by ordinance the sale of said easements to SLG for building encroachment and underground drainage pipe purposes, in accordance with Sections 675(d)(2) of the Los Angeles City Charter.

BE IT FURTHER RESOLVED that upon approval by the Los Angeles City Council, the President or Vice President, or the General Manager, or such person as the General Manager shall designate in writing, and the Secretary, Assistant Secretary, or the Acting Secretary of the Board are hereby authorized and directed to execute the Easement Deeds, approved as to form and legality by the City Attorney, and on file with the

