## THIRD AMENDMENT TO LAND LEASE NO. 209

This Third Amendment to Land Lease No. 209 is made and entered into this $\qquad$ day of $\qquad$ 2009, by and between the City of Los Angeles, acting by and through the Board of Recreation and Park Commissioners, hereinafter referred to as CITY, and the Autry National Center of the American West (formerly the Gene Autry Western Heritage Museum), a California nonprofit corporation, hereinafter referred to as AUTRY.

## WITNESSETH

WHEREAS, in 1987 CITY entered into a land lease with AUTRY for the use of certain land in Griffith Park, which land lease (i) was amended in February, 1991 by that certain First Amendment (relating to the construction of an earthen berm, etc.) and (ii) amended in June, 1998 by that certain Second Amendment (relating to the relocation of the Zoo's waste water treatment facility, revising the legal description of the premises, etc.) (collectively, the LEASE).

WHEREAS, CITY and AUTRY desire to amend the LEASE to revise the legal boundaries of the leased premises.

NOW, THEREFORE, in consideration of the premises and of the terms, covenants and conditions contained in the LEASE and herein, the parties agree to amend the Land Lease No. 209 as follows:

1. Bridle Trail and Corral

AUTRY shall relocate portions of the bridle trail and the corral as reflected in Exhibit B-3. The legal description for the Lease Premises shall be revised accordingly as noted in Exhibit A-3, and said Exhibit A-3 shall replace Exhibit A-2. It is the intent of the parties that the bridle trail and corral be outside of the Lease Premises and in the control of CITY.
2. Comply with All Applicable Laws

AUTRY shall comply with all applicable statutes, ordinances, laws, rules and regulations relating to this LEASE.
3. Improvement Project
a. Project Approval. Attached as Exhibit C is the Improvement Project proposed by AUTRY to be constructed on the subject property (hereinafter, Improvement Project). CITY hereby authorizes AUTRY to apply for and obtain all necessary approvals for the Improvement Project, including any required City or other agency land use entitlements and permits and other City land use or building approvals.

Subject to AUTRY obtaining (i) final design approval by the Cultural Affairs Commission (ii) a conditional use permit and (iii) any variances, City approves construction by the AUTRY of the Improvement Project on the subject property, per Article $X X-B$ of the Lease and the associated landscaping and outdoor improvement plan per Article XX-C of the Lease;
b. "As Built" Drawings. AUTRY shall submit to CITY reproducible "as built" drawings of the final new improvements constructed on the Lease Premises, provided that such drawings need not include AUTRY's security system. However, as to the security systems, any and all drawings and other records re the security system(s) shall be provided by AUTRY to CITY, at no cost or expense to CITY, at the expiration or earlier termination of this LEASE. Any other exclusions shall be approved prior to delivery by CITY.
c. AUTRY recognizes and acknowledges that the City retains its full discretionary powers and duties to determine whether or how to grant such land use permits and approvals, and that in acting approving this lease amendment, the City is acting in its proprietary capacity, and in processing and acting on any applications for the Improvement Project, the City is acting in its regulatory capacity. AUTRY acknowledges that the CITY's rights and responsibilities to process applications for land use entitlements or the Cultural Affairs Commission's rights and responsibilities to consider final design approval are separate, distinct and independent from the obligations under this Lease.
4. Article VII of the Lease is amended to add a second paragraph thereto, to read as follows:

AUTRY further agrees to and shall indemnify, save, hold the City, its agents, officers or employees harmless and, if requested by the City, AUTRY shall defend the City, its agents, officers or employees in any action brought by a third party (1) challenging the validity this Amendment to the Lease, the Environmental Impact Report for the Improvement Project, or any land use approvals necessary to implement the Improvement Project as contemplated by this Amendment to the Lease, unless the AUTRY expressly in writing abandons the Improvement Project or (2) seeking damages which may arise directly or indirectly from the negotiation, formation, amendment, execution, enforcement of this Amendment to the Lease. City agrees that it shall fully cooperate with AUTRY in the defense of any matter in which AUTRY is defending and/or holding the City harmless. City may make all reasonable decisions with respect to its representation in any legal proceeding.

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed by their duly authorized representatives.

Executed this $\qquad$ day
of $\qquad$ , 2009

Executed this $\qquad$ day
of $\qquad$ , 2009

THE CITY OF LOS ANGELES, a municipal corporation, acting by and through its Board of Recreation and Park Commissioners


By
SECRETARY
AUTRY NATIONAL CENTER OF THE AMERICAN WEST

By
PRESIDENT
By
SECRETARY

## Approved as to Form:

Date:
ROCKARD J. DELGADILLO, City Attorney

By
KEVIN T. RYAN,
Deputy City Attorney

## THIRD AMENDMENT TO LAND LEASE NO. 209

 List of ExhibitsExhibit A-3 Legal Description<br>Exhibit B-3 Map<br>Exhibit C Improvement Project

## EXHIBIT A

## LEGAL DESCRIPTION

## AUTRY NATIONAL CENTER

That portion of the Rancho Los Feliz as finally confirmed to Dona Maria Verdugo in the City of Los Angeles, County of Los Angeles, and State of California shown in the map recorded in Book 1, Pages 163-164, patents in the Office of the County Recorder, of said County described as follows:

Commencing at the most southerly corner of Parcel 1A as described in the Judgement and final order of condemnation in Case No. 856206 in Superior Court of the State of California in and for the County of Los Angeles, the certified copy thereof having been recorded on November 9, 1965, Instrument No. 4300 in Book 3110, Page 614 of Official Records of said County; thence along the westerly line of said Parcel 1A the following five (5) courses:

1. North 18 degrees 30 minutes 23 seconds West 515.96 feet (cited in said Instrument as North 18 degrees 27 minutes 55 seconds West 515.96 feet )
2. North 34 degrees 57 minutes 01 seconds West 128.19 feet (cited in said Instrument as North 34 degrees 54 minutes 33 seconds West 128.19 feet)
3. North 45 degrees 55 minutes 29 seconds West 298.87 feet (cited in said Instrument as North 45 degrees 53 minutes 01 seconds West 298.87 feet)
4. Noith 66 degrees 14 minutes 59 seconds West 68.26 feet (cited in said Instrument as North 66 degrees 12 minutes 31 seconds West 68.26 feet) to the Point of Beginning;
5. North 21 degrees 32 minutes 07 seconds West 20.00 feet (cited in said Instrument as North 21 degrees 29 minutes 39 seconds West 20.00 feet) to the beginning of a
non-tangent curve, concave to the northwest, having a radius of 280.50 fect, and to which beginning a radial line bears South 21 degrees 32 minutes 07 seconds East;
thence leaving said westerly line of Parcel 1A, westerly 105.23 feet along said curve, through a central angle of 21 degrees 29 minutes 39 seconds; thence South 89 degrees 57 minutes 32 seconds West 15.00 feet to the beginning of a curve, concave to the southeast, and having a radius of 74.00 feet; thence southwesterly 106.62 feet along said curve through a central angle of 82 degrees 33 minutes 05 seconds; thence South 07 degrees 24 minutes 27 seconds West 134.80 feet; thence South 00 degrees 30 minutes 57 seconds East 173.50 feet; thence South 00 degrees 02 minutes 27 seconds East 110.22 feet; thence South 00 degrees 11 minutes 00 seconds East 124.42 feet; thence South 00 degrees 15 minutes 31 seconds East 492.86 feet; thence South 20 degrees 55 minutes 20 seconds East 32.32 feet to the beginning of a curve, concave to the west, and having a radius of 30.93 feet; thence southerly 10.86 feet along said curve through a central angle of 20 degrees 07 minutes 05 seconds; thence South 00 degrees 48 minutes 15 seconds East 0.69 feet; thence South 89 degrees 42 minutes 40 seconds East 87.91 feet; thence North 00 degrees 16 minutes 29 seconds East 22.00 feet to the beginning of a non-tangent curve, concave to the northeast, having a radius of 120.98 feet and to which beginning a radial line bears South 44 degrees 59 minutes 40 seconds West; thence northwesterly 54.68 feet along said curve through a central angle of 25 degrees 53 minutes 50 seconds; thence on a non-tangent line, South 71 degrees 41 minutes 32 seconds West 39.99 feet; thence North 18 degrees 18 minutes 28 seconds West 46.00 feet; thence North 71 degrees 41 minutes 32 seconds East 42.86 feet; thence North 72 degrees 09 minutes 56 seconds East 19.14 feet; thence South 18 degrees 18 minutes 28 seconds East 49.02 feet to the beginning of a non-tangent curve, concave to the northeast, having a radius of 104.45 feet and to which beginning a radial line bears South 67 degrees 47 minutes 47 seconds West; thence southeasterly 91.44 feet along said curve through a central angle of 50 degrees 09 minutes 32 seconds; thence on a non-tangent line, South 73 degrees 53 minutes 01 seconds East 35.17 feet to the beginning of a non-tangent curve, concave to the north, having a radius

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[^0]of 92.78 feet and to which beginning a radial line bears South 00 degrees 57 minutes 19 seconds West; thence easterly 33.88 feet along said curve through a central angle of 20 degrees 55 minutes 24 seconds; thence North 70 degrees 01 minutes 55 seconds East 265.74 feet to the beginning of a curve, concave to the northwest and having a radius of 36.00 feet; thence northeasterly 56.49 feet along said curve through a central angle of 89 degrees 54 minutes 51 seconds; thence North 19 degrees 52 minutes 56 seconds West 34.92 feet; thence North 11 degrees 34 minutes 06 seconds West 205.33 feet; thence North 10 degrees 52 minutes 03 seconds West 39.89 feet to the beginning of a curve, concave to the east and having a radius of 68.69 feet; thence northerly 31.81 feet along said curve through a central angle of 26 degrees 32 minutes 03 seconds to the beginning of a non-tangent curve, concave to the southeast, having a radius of 26.58 feet and to which beginning a radial line bears North 68 degrees 06 minutes 53 seconds West; thence northeasterly 23.57 feet along said curve through a central angle of 50 degrees 48 minutes 49 seconds; thence North 72 degrees 41 minutes 56 seconds East 119.07 feet to the beginning of a curve, concave to the northwest and having a radius of 68.07 feet; thence northeasterly 16.09 feet along said curve through a central angle of 13 degrees 32 minutes 50 seconds to the beginning of a non-tangent curve, concave to the northwest, having a radius of 524.66 feet and to which beginning a radial line bears South 36 degrees 07 minutes 30 seconds East; thence northeasterly 21.54 feet along said curve through a central angle of 02 degrees 21 minutes 07 seconds; thence on a non-tangent line, North 10 degrees 17 minutes 05 seconds West 12.45 feet; thence North 73 degrees 05 minutes 32 seconds East 16.37 feet; thence North 16 degrees 54 minutes 28 seconds West 140.95 feet; thence North 10 degrees 17 minutes 05 seconds West 49.31 feet; thence North 31 degrees 05 minutes 42 seconds West 90.87 feet; thence North 00 degrees 00 minutes 00 seconds East 8.21 feet; thence North 90 degrees 00 minutes 00 seconds West 4.95 feet; thence North 31 degrees 05 minutes 42 seconds West 13.65 feet; thence North 00 degrees 00 minutes 00 seconds East 15.31 feet; thence North 90 degrees 00 minutes 00 seconds West 9.23 feet; thence North 31 degrees 05 minutes 42 seconds West 18.92 feet to the bcginning of a non-tangent curve. concave to the southwest, having a radius of 80.94 feet
and to which beginning a radial line bears South 89 degrees 32 minutes 05 seconds East; thence northwesterly 80.74 feet along said curve through a central angle of 57 degrees 09 minutes 25 seconds; thence North 56 degrees 41 minutes 30 seconds West 29.22 feet; thence North 45 degrees 47 minutes 06 seconds West 299.07 feet to the Point of Beginning.

Containing 11.93 Acres

This legal description are delineated on accompanying "EXHIBIT B" and is made a part hereof for reference purposes.


Prepared under the direction of


PSOMAS

## Sheet 4 of +





DETAIL D
NTS
DETAIL A
SCALE $1^{\prime \prime}=60^{\circ}$


EXHIBIT B

Parcel name: AREA-2

North: 166927.55
Line Course: N 21-32-07 W North: 166946.16
Curve Length: 105.23 Delta: 21-29-39 Chord: 104.61
Course In: N 21-32-07 W RP North: 167207.08
End North: 166926.58
Line Course: s 89-57-32 North: 166926.57
Curve Length: 106.62 Delta: 82-33-05 Chord: 97.63
Course In: S 00-02-28 E
RP North: 166852.57
End North: 166862.11 urse: S 07-24-27 North: 166728.43
Line Course: s 00-30-57 North: 166554.94
Line Course: s 00-02-27 North: 166444.72
Line course: s 00-11-00 North: 166320.30
Line Course: s 00-15-31 North: 165827.45
Line Course: s 20-55-20 North: 165797.26
Curve Length: 10.86 De1ta: 20-07-05 chord: 10.80
Course In: s 69-04-40 W
RP North: 165786.21
End North: 165786.65
Line Course: s 00-48-15 North: 165785.96
Line course: s 89-42-40 North: 165785.52
Line Course: N 00-16-29 North: 165807.52
Curve Length: 54.68 Delta: 25-53-50 Chord: 54.22
Course In: N 44-59-40 E
RP North: 165893.07
End North: 165853.47
Line Course: s 71-41-32 W North: 165840.91
Line Course: $N$ 18-18-28 w North: 165884.58
Line Course: N 71-41-32 E North: 165898.04
Line Course: N 72-09-56 E North: 165903.90
Line Course: S 18-18-28 E North: 165857.37

East : 202664.19
Length: 20.00 East : 202656.85
Radius: 280.50
Tangent: 53.24
course: S 79-12-42 W
Course out: s 00-02-28 E
East : 202553.89
East : 202554.09
Length: 15.00 East : 202539.09
Radius: 74.00
Tangent: 64.95
Course: 5 48-40-59 W
Course Out: N 82-35-33 W
East : 202539.14
East : 202465.76
Length: 134.80
East : 202448.38
Length: 173.50
East : 202449.95
Length: 110.22
East : 202450.02
Length: 124.42
East : 202450.42
Length: 492.86
East : 202452.65
Length: 32.32
East : 202464.19
Radius: 30.93
Tangent: 5.49
Course: 5 10-51-48 E
Course out: $N$ 89-11-45 E
East : 202435.30
East : 202466.22
Length: 0.69
East : 202466.23
Length: 87.91 East : 202554.14
Length: 22.00
East : 202554.25
Radius: 120.98
Tangent: 27.82
Course: N 32-03-25 W
Course Out: S 70-53-30 w
East : 202639.79
East : 202525.47
Length: 39.99
East : 202487.50
Length: 46.00
East : 202473.06
Length: 42.86 East : 202513.75
Length: 19.14 East : 202531.97
Length: 49.02 East : 202547.36

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Curve Length: 91.44
    Delta: 50-09-32
        chord: 88.55
    Course In: N 67-47-47 E
    RP North: 165896.84
    End North: 165797.30
Line Course: s 73-53-01 E Length: 35.17
        North: 165787.53
Curve Length: 33.88
Curve Length: 33.88
        chord: 33.69
    Course In: N 00-57-19 E
    RP North: 165880.30 East: 202647.76
    End North: 165793.10 East : 202679.44
Line Course: N 70-01-5S E Length: 265.74
                North: 165883.85 East : 202929.20
Curve Length: 56.49 Radius: 36.00
        Delta: 89-54-51 Tangent: 35.95
        Chord: 50.87 Course: N 25-04-30 E
    Course In: N 19-58-05 W
    RP North: 165917.68
Course: N 25-04-30 E
    East : 202916.91
    End North: 165929.92 East : 202950.76
Line Course: N 19-52-56 W Length: 34.92
                North: 165962.76 East : 202938.89
Line Course: N 11-34-06 W Length: 205.33
                North: 166163.92 East : 202897.71
Line Course: N 10-52-03 W Length: 39.89
                North: 166203.09 East : 202890.19
Curve Length: 31.81 Radius: 68.69
                Mength: 31.81 ravius: 68.69
                Chord: 31.53
    course In: N 79-07-57 E
    RP North: 166216.04
        End North: 166234.60
Course: N 02-23-58 E
Course out: N 74-20-00 W
        East : 202957.65
        East : 202957.65
Curve Length: 23.57
        Delta: 50-48-49
    Radius: 26.58
    Tangent: 12.63
        chord: 22.81
    Course In: S 68-06-53 E
    RP North: 166224.69
    East : 202916.17
End North: 166250.07 East : 202908.27
Line Course: N 72-41-56 E Length: 119.07
        North: 166285.48 E Length: 119.07 : 203021.95
Curve Length: 16.09
    Radius: 68.07
        Delta: 13-32-50
    Tangent: 8.08
        Chord: 16.06
    course In:N 17-18-04 W
    RP North: 166350.47
    End North: 166292.03
Curve Length: 21.54
Curve Length: 21.54
        chord: 21.53
    Course: N 65-55-31 E
Course Out: S 30-50-54 E
                East : 203001.71
        East : 203036.62
    Radius: 524.66
    Tangent: 10.77
    Course: N 52-41-57 E
    course In: N 36-07-30 W
        RP North: 166715.81
Line Course: N 10-17-05 W Length: 12.45
w
                Line Course: N 10-17-05 w Length: 12.45 ( 
Line Course: N 73-05-32
E North: 166322.09
course Out: S 38-28-37 E
                East : 202727.30
        End North: 166305.08
                                East : 203053.74
        AUTRY MUSEUM BOUNDARY.tXt
    Radius: 104.45
    Tangent: 48.88
    Course: S 47-16-59 E
Course Out: S 17-38-15 W
        East : 202644.07
        East : 202644.07
        East : 202646.21
    Radius: 92.78
    Tangent: 17.13
    Course: N 80-29-37 E
Course Out: S 19-58-05 E
    Course: N 47-17-31 E
                                se out: N 17-18-04 W
                                East : 202908.27
Curve North. 166285.48
                                    East : 203051.52
Line Course: N 16-54-28 w
Line Course: N 16-54-28
Length: 16.37
Line Course: N 10-17-05 W
Line Course: N 10-17-05
                                    East : 203067.18
Line Course: N 31-05-42 w Length: 90.87
Length: 140.95
                                    East : 203026.19
                                    East : 203017.39
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# AUTRY MUSEUM BOUNDARY.tXt 

 North: 166583.28 East : 202970.45Line Course: N 00-00-00 E Length: 8.21 North: 166591.49 East : 202970.45
Line Course: $N$ 90-00-00 W Length: 4.95 North: 166591.49 East : 202965.50
Line Course: N 31-05-42 w Length: 13.65 North: 166603.17 East : 202958.45
Line Course: N 00-00-00 E Length: 15.31 North: 166618.48 East : 202958.45
Line Course: N 90-00-00 w Length: 9.23 North: 166618.48 East : 202949.22
Line Course: N 31-05-42 W Length: 18.92 North: 166634.69 East : 202939.45
Curve Length: 80.74
Radius: 80.94 Delta: 57-09-25 Tangent: 44.09 Chord: 77.44

Course: N 28-06-47 w
Course In: N 89-32-05 W RP North: 166635.34 Course out: $N$ 33-18-30 E End North: 166702 East : 202858.52
Line Course: N 56-41-30 W Length: 29.22 North: 166719.03 East : 202878.54
Line Course: N 45-47-06 w Length: 299.07 North: 166927.59 East : 202664.19
Line Course: $N$ 68-46-10 E Length: 0.00 North: 166927.59 East : 202664.19

Perimeter: 3452.30 Area: 519,534.37 sq.ft. 11.93 acres
Mapcheck Closure - (Uses listed courses and chords)
Error closure: 0.04 Course: N 02-38-08 w
Error North: 0.039
East : -0.002
precision 1: $85,727.50$




















A wall signs
A1 $\underset{\substack{\text { wall sign } \\ 35^{\prime}-0^{\prime \prime} h \\ x \\ 37 \\ \text { 2 }}}{ }$
$35^{\prime}-0^{\prime \prime} \mathrm{h} \times 37^{\prime}-0 \mathrm{w}$
illuminated from ground
A2 wall sign Whn $\times \cos ^{6}-0^{\prime \prime} w$
non-illuminated non-illuminated
wall sign wall sign
$35^{\prime}-\operatorname{lon}^{\prime \prime} \times 44^{\prime}-0^{\prime \prime} w$

## B pole signs

B1-9 $\begin{aligned} & \text { pole signs } \\ & 10^{\prime}-0 . h \text { pole }\end{aligned}$ $100^{\prime}-0^{\prime \prime h}$ pole
$7^{\prime}-0^{\prime \prime} \mathrm{h} \times 3^{\prime}-0^{\prime \prime} w$ banner $7^{7}-0^{-0} \mathrm{~h} \times 3^{1}-0^{\prime \prime} w$ banner
illuminated from ground
B10 pole sign $8^{8}-0^{\prime \prime \prime} \mathrm{h}$ pole
$5^{5}-0 \mathrm{OH} \times 25^{2}-0^{\prime \prime} \mathrm{w}$
non-illuminated
B11
pole sign
$12^{2}-0^{\prime \prime} h$ pole
$12^{2} h \times 22^{2}-0^{\prime \prime}$
$12^{\prime 2} \mathrm{~h} \times 22^{2}$-O"
illuminated from steel frame

## monument signs

C1 monument sign $5^{\prime}-0^{\prime \prime} h \times 20^{\prime}-0^{\prime \prime} w$ each side

D information sign
D1 information sign $36 \mathrm{~h} \times 24 \mathrm{w}$ non-illuminated
screened on glass
D2 information sign illuminated internally free standing
D3 information sign $36^{7 " h} \times 24^{1 " w}$ screened on glass
D4 information sign $30^{\prime \prime} \mathrm{h} \times 30^{\prime \prime} \mathrm{w}$ illuminated from ground

D5-15 information signs information signs
less than 25 sq.ft. per sign
non-illuminted

E identification sign
E1 identification sign
illuminated from canopy
-B4

- B5
-B6
- D10


## western heritage way



AUTRY NATIONAL CENTER NORTH ELEVATION
not to scale


AUTRY NATIONAL CENTER EAST ELEVATION
not to scale
decorative feature
wall sign

pole sign



## AUTRY NATIONAL CENTER WEST ELEVATION

not to scale


GROUND floor plan

AUTRY NATIONAL CENTER beoll \& Assocmates Architects


second floor plan





[^0]:    vilcekn102001surveylegalsilegal descriphon-muscom dos
    $\therefore 21 / 08$
    ERSM

