

=====

GENERAL PLANNING CONSULTANT:
TECHNICAL MANUAL 88.4.5.
POSSESSORY INTEREST PROPERTIES
MOS - 1 BENEFIT ASSESSMENT DISTRICTS

=====

Prepared for:
Southern California Rapid Transit District

Prepared by:
Schimpeler Corradino Associates
Myra L. Frank & Associates

in association with
Cordoba Corporation
Manual Padron
The Planning Group, Inc.

June, 1988

MTA LIBRARY

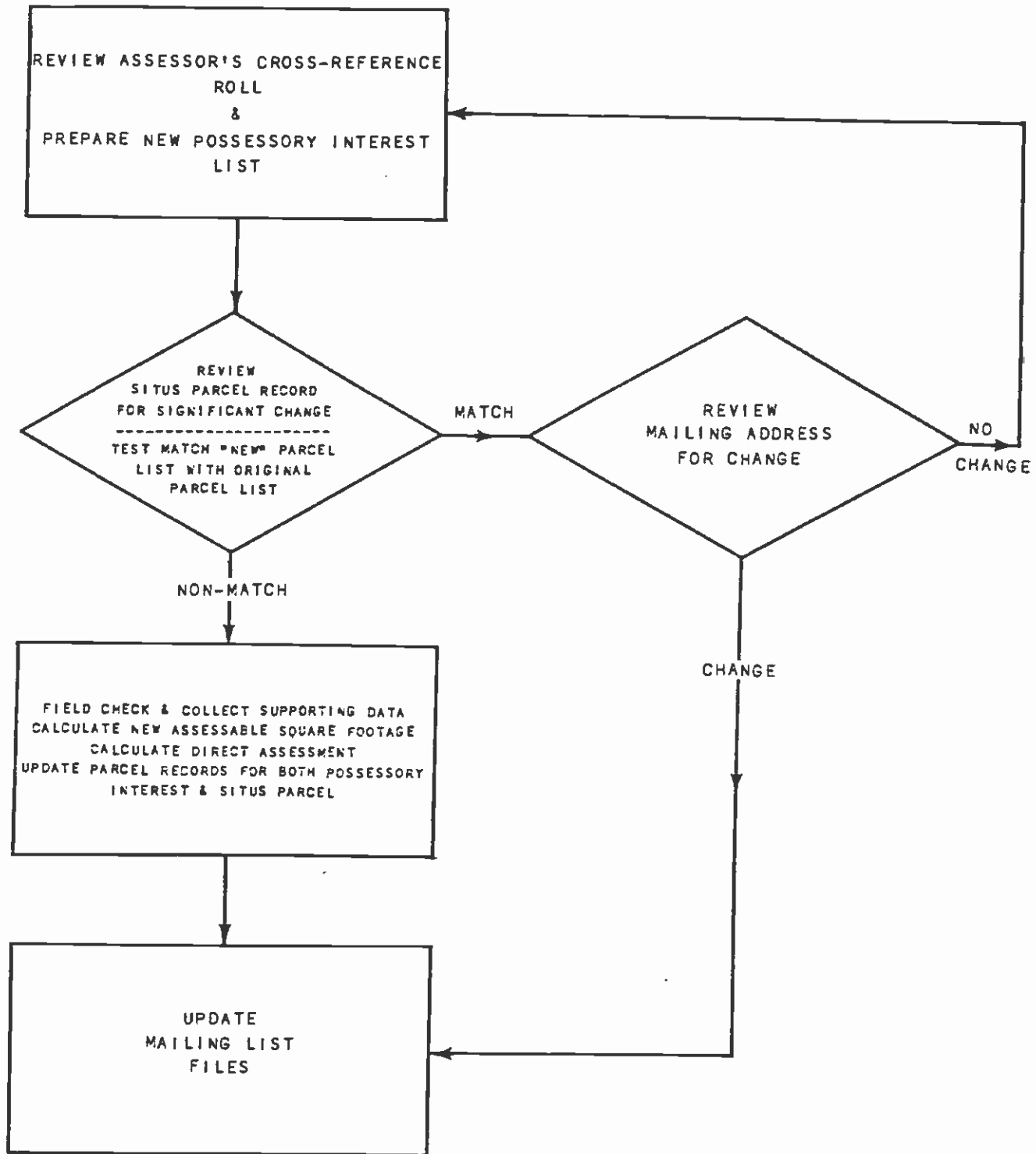
SCRTD
1988
.P68
M01

TABLE OF CONTENTS

	Page
Figure 1.0 Updating The Possessory Interest Records	1
1.0 <u>THE POSSESSORY INTEREST FILE</u>	2
Exhibit 1 Range Map With Both Districts	3
Exhibit 2 Local Assessment Roll of Property in the County of Los Angeles/Cross Reference Roll	4
Exhibit 3 Assessor's Cross Reference	5
Exhibit 4 MOS - 1 Benefit Assessment Data Base	6
2.0 <u>ASSESSOR'S CROSS REFERENCE ROLL</u>	7
3.0 <u>IDENTIFYING POSSESSORY INTERESTS</u>	8
Exhibit 5 County Order Form and Agreement	9
Exhibit 6 County Outside Sales Form	12
4.0 <u>REVIEW ASSESSOR'S CROSS REFERENCE ROLL</u>	13
Exhibit 7 Illustration of Reader/Printer	14
Exhibit 8 MOS - 1 Benefit Assessment District Parcel Range List	15
Exhibit 9 Assessor's Cross Reference With Highlighting	16
Exhibit 10 Mailing Address Listing	18
Exhibit 11 Mailing List Update	19
Exhibit 12 Property Address Listing	20
Exhibit 13 Possessory Interest Record Revision Form	21
Exhibit 14 Possessory Interest Revision Form/Addition	22
Exhibit 15 Possessory Interest Revision Form/Deletion	23
Exhibit 16 Possessory Interest Parcel Data Sheet	24
Exhibit 17 Possessory Interest Packet	25
Exhibit 18 Parcel Data Sheet	26
Exhibit 19 Possessory Interest Record Revision form	27

	Exhibit 20	Government Survey	28
	Exhibit 21	Assessor's Map	29
	Exhibit 22	Building and Safety Documents	30
	Exhibit 23	Building and Safety App. to Add, Alter and Repair	31
	Exhibit 24	*Supplemental Information	32
	Exhibit 25	Request for appeals Information	33
	Exhibit 26	Situs Packet	34
	Exhibit 27	Parcel Data Sheet	35
	Exhibit 28	Government Survey	36
	Exhibit 29	Assessor's Map	37
	Exhibit 30	Building and Safety Documents	38
	Exhibit 31	Building and Safety Plot Plan	39
	Exhibit 32	Request for Appeals Information	40
5.0		<u>POSSESSORY INTEREST RECORD REVISION CHECKLIST</u>	41
6.0		<u>NOTES TO OBTAINING POSSESSORY INTEREST UPDATES</u>	44
	Exhibit 33	LOS ANGELES Mall Space & Square Footages	45
	Exhibit 34	L.A. Mall Site Plan	47

UPDATING POSSESSORY INTEREST RECORDS



1.0 THE POSSESSORY INTEREST FILE

The SCRTD Board resolution which establishes benefit assessment districts authorizes the assessment of Possessory Interest properties. The Los Angeles City Council added specific wording with regard to the assessment of "Possessory Interests," which enables assessment of private entities operating on government owned properties. To implement that authorization, a data base of Possessory Interest information was established. The Possessory Interest file was developed to establish procedures for assessing properties of government ownership, but which are leased to non-government agencies. The apparent conflict between the legal restrictions on who may be assessed by the Los Angeles County Auditor-Controller's Office and the legal requirements for the handling of the special benefit assessments for the MOS-1 Benefit Assessment Districts, required developing alternative methods for processing the direct assessments for these properties. (see Exhibit 1, MOS-1 Benefit Assessment District Boundaries Map).

The Possessory Interest Property list is developed from the Assessor's Cross Reference file (Mapbook 8900) (see Exhibit 2, Assessor's Cross Reference Roll). The Assessor's Cross Reference file consists of all pages from the Local Assessment Roll of Properties in the County of Los Angeles (paper copy). The Local Assessment Roll is created and provided by the County Assessors Office. The Assessors Cross Reference Roll contains information such as the name and address of the owner of record, situs parcel number, description of property use, mailing address, and Possessory Interest number. The Cross Reference file is used to cross check and identify Possessory Interests. The file is available in microfiche form and later incorporated into the data base. (see Exhibit 3, Assessor's Roll List).

Identifying Information must be assembled and field surveys conducted for verification of Possessory Interest properties in the MOS-1 Benefit Assessment Districts. The Possessory Interest Record Range is included in the master MOS-1 Benefit Assessment Data Base. (see Exhibit 4, MOS-1 Benefit Assessment Data Base). Records included in the Possessory Interest data base are identified by parcel numbers with books in the "8900" ranges.

MOS-1 BENEFIT ASSESSMENT
DISTRICT BOUNDARIES

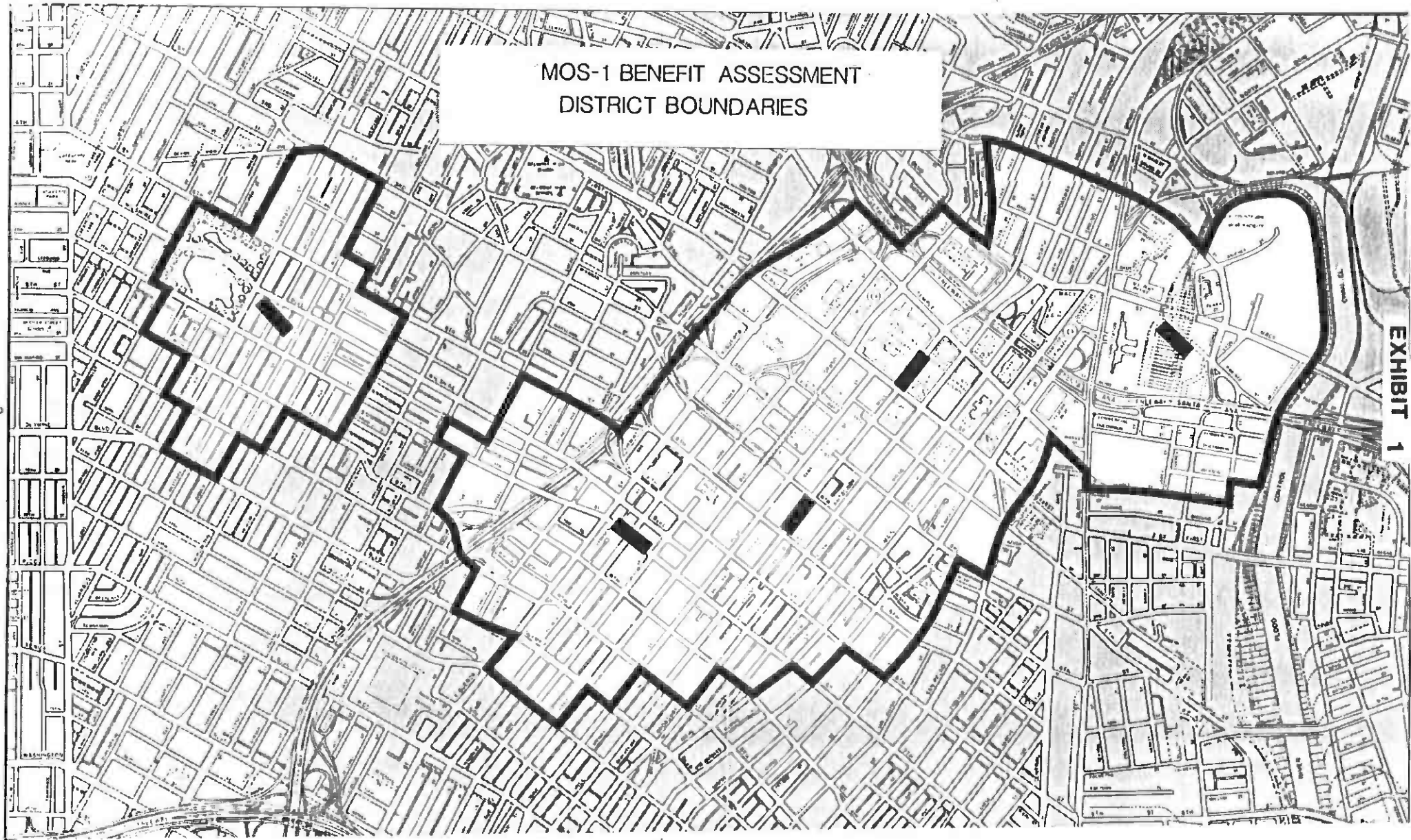


EXHIBIT 2

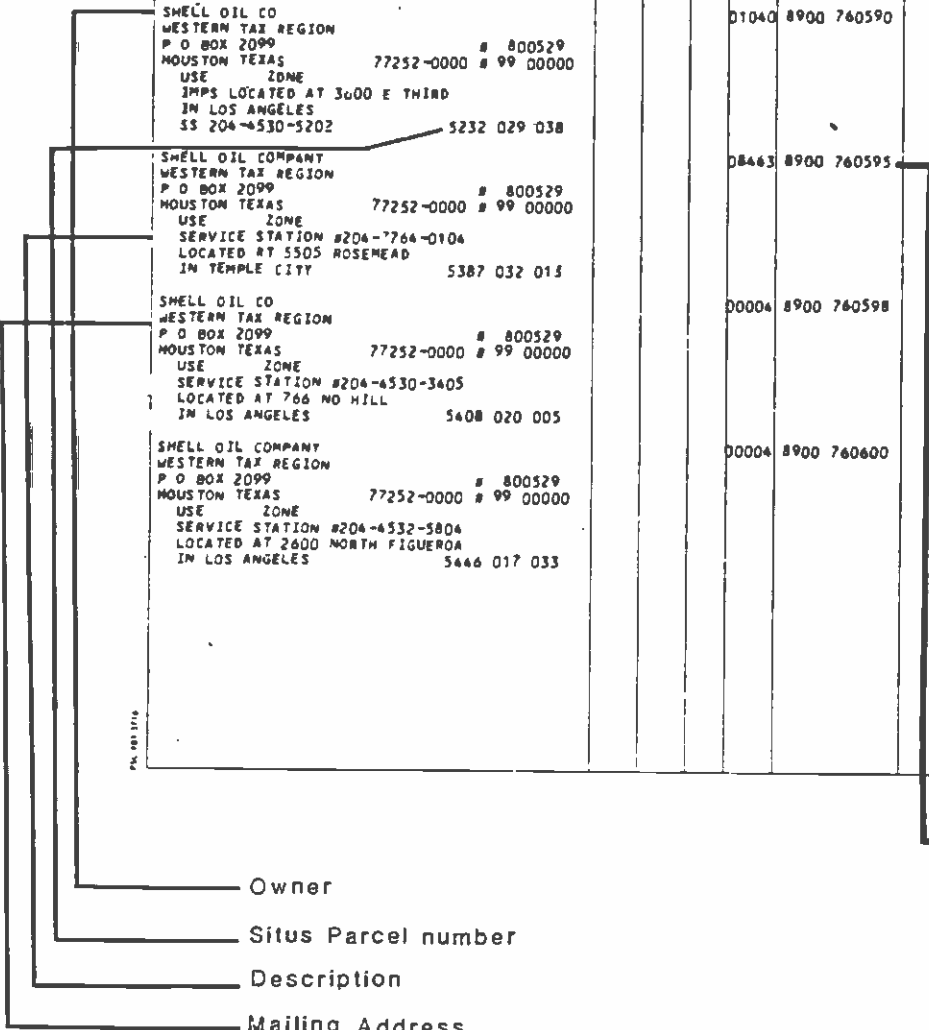
Local Assessment Roll of Property

In The County Of Los Angeles

07/16/87 3126 LOCAL ASSESSMENT ROLL OF PROPERTY IN THE COUNTY OF LOS ANGELES, CALIFORNIA, YEAR												VOLUME	PAGE	
(M2095) EXPLANATION OF ASSESSMENTS AND COMMENTS REFERRED ON PAGE IN FRONT OF THIS VOLUME												1987	46	1670
ASS. DIST. NAME SECTION OF PROPERTY	ASSESSOR'S ID NUMBER			TAX BASE AREA	ASSESSMENT NUMBER	LAND	IMPROVEMENTS	PERSONAL PROPERTY	EXEMPT TYPE	EXEMPTION	TOTAL TAXABLE VALUE	DATE BOOK FOR 1988		
	LOT BOOK	PAGE	PARTS											
GANNETT OUTDOOR CO INC OF SOUTHERN CALIF 1731 WORKMAN ST LOS ANGELES CA 90031-0000 # 830331 USE ZONE # 99 00000 POSS INT DESC AS LEASE #P57009 LEASED FROM L A CITY DEPT WATER & POWER 5511 007 900				00067	8940 360 20	14697					14697			
GANNETT OUTDOOR CO INC OF SOUTHERN CALIF 1731 WORKMAN ST LOS ANGELES CA 90031-0000 # 830331 USE ZONE # 99 00000 POSS INT DESC AS LEASE # W150 LEASED FROM L A CITY DEPT WATER & POWER 5001 037 900				00007	8940 360 21	954					954			
SECURITY PACIFIC BANK CORPORATE TAX HQ-B P O BOX 2097 TERM ANNEX MO 102 # 850514 LOS ANGELES CA 90051-0000 # 99 00000 USE ZONE # 99 00000 POSS INT DESC AS LEASE # P47458 LEASED FROM L A CITY DEPT WATER & POWER 5161 003 910				00004	8940 360 23	11100	58800				69900			
PADILLA PAVING P O BOX 517 SUN VALLEY CA 91352-0000 # 800701 USE ZONE # 99 00000 POSS INT LOCATED AT 11805 S WELDON SUN VALLEY OWNED BY L A CITY DEPT OF WATER & POWER 2537 021 901				00013	8940 360 24	9700					9700			
QUESTOR CORP DBA BABY LINE FURNITURE CORP 6235 S ST ANDREWS PL # 800701 LOS ANGELES CA 90044-0000 # 99 00000 USE ZONE # 99 00000 POSS INT DESC AS LEASE # W56042 LEASED FROM L A CITY DEPT WATER & POWER 6231 019 900				00004	8940 360 26	96145	41386				137531			

Assessor's Roll List Cross Reference

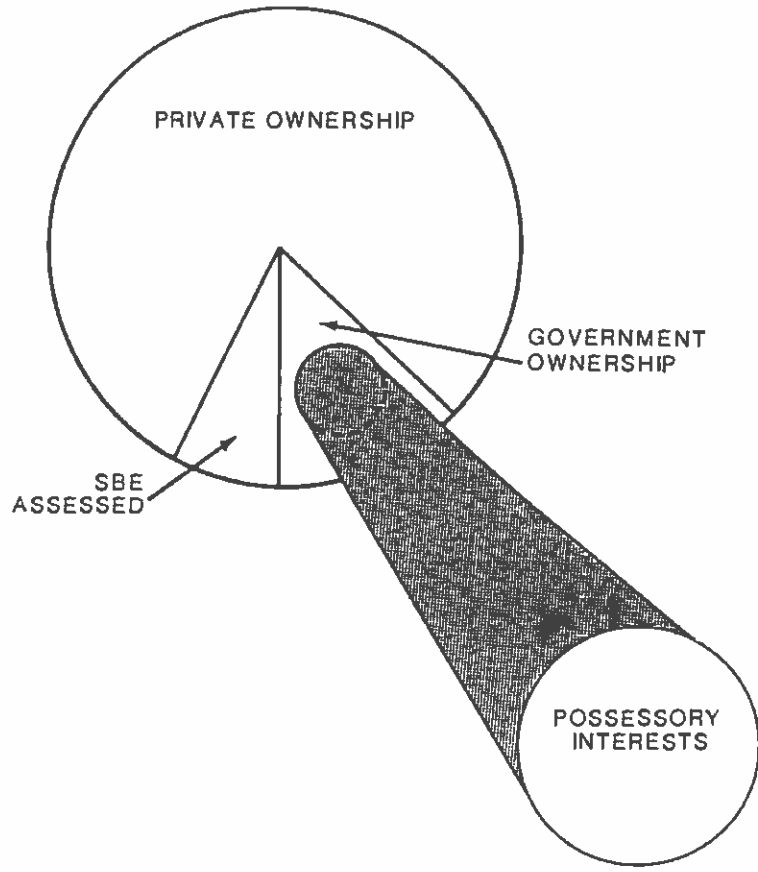
LOCAL ASSESSMENT ROLL OF PROPERTY IN THE COUNTY OF LOS ANGELES, CALIFORNIA, YEAR 1987														
EXPLANATION OF ABBREVIATIONS AND COLUMN HEADINGS ON PAGE IN FRONT OF THIS ROLL														
SITUS PARCEL NO.	MAPPING YEAR	OWNER	DESCRIPTION	MAILING ADDRESS	ASSESSOR'S PARCEL NUMBER			LAND	IMPROVEMENTS	PERSONAL PROPERTY	EXEMPT VALUE	EXEMPTION	TAXABLE VALUE	TAXES PAID FOR YEAR
					MAP BOOK	PAGE	PARCEL							
		SMELL OIL COMPANY WESTERN TAX REGION P O BOX 2099 HOUSTON TEXAS 77252-0000 # 800529 # 99 00000 USE ZONE SERVICE STATION 204-4534-2700 LOCATED AT 1912 BROOKLYN IN LOS ANGELES 5174 004 060			00004		8900 760587		78830				78830	
		SMELL OIL CO WESTERN TAX REGION P O BOX 2099 HOUSTON TEXAS 77252-0000 # 800529 # 99 00000 USE ZONE IMPS LOCATED AT 3600 E THIRD IN LOS ANGELES SS 204-4530-5202 5232 029 038			01040		8900 760590		6556				6556	
		SMELL OIL COMPANY WESTERN TAX REGION P O BOX 2099 HOUSTON TEXAS 77252-0000 # 800529 # 99 00000 USE ZONE SERVICE STATION #204-7764-0104 LOCATED AT 5505 ROSEMEAD IN TEMPLE CITY 5387 032 013			08443		8900 760595		48264				48264	
		SMELL OIL CO WESTERN TAX REGION P O BOX 2099 HOUSTON TEXAS 77252-0000 # 800529 # 99 00000 USE ZONE SERVICE STATION #204-4530-3405 LOCATED AT 766 NO HILL IN LOS ANGELES 5408 020 005			00004		8900 760598		22362				22362	
		SMELL OIL COMPANY WESTERN TAX REGION P O BOX 2099 HOUSTON TEXAS 77252-0000 # 800529 # 99 00000 USE ZONE SERVICE STATION #204-4532-5804 LOCATED AT 2600 NORTH FIGUEROA IN LOS ANGELES 5446 017 033			00004		8900 760600		71471				71471	



Possessory Interest Number

Owner
Situs Parcel number
Description
Mailing Address

MOS-1 BENEFIT ASSESSMENT DATA BASE



2.0 ASSESSOR'S CROSS REFERENCE ROLL

A microfiche version of the Los Angeles County Assessor's Cross Reference Roll is produced once a year (typically at the end of July) after the Secured Basic File for the tax year has been completed. The Cross Reference Roll supplies information not available from other sources including a listing of all Possessory Interests on each secured parcel. Possessory Interests are also known as Local Roll Secured Basic File abstracts, Cross Reference Roll.

The microfiche are available from:

Los Angeles County Assessor's Systems Division
Room 293
500 West Temple Street
Los Angeles, California 90012
Contact: Susie Kwong (213) 974-3363

To obtain the Microfiche write to the Los Angeles County Assessor Systems Division, Attention Ms. Kwong. The letter should request order forms and agreement forms necessary to obtain the Los Angeles County Assessor's Cross Reference Roll (see Exhibit 5 and 6, Order Form and Agreement, and Outside Sales Form) on Microfiche and should include the name of the person making the request as well as the RTD Department and address to which the form should be sent.

The forms will usually be sent to you within the week. These forms should be filled out, approved by the Director of Planning and the Assistant General Manager for Planning and Communications and sent back to Ms. Kwong. Ms. Kwong will transfer necessary papers to the accounting department of the County for approval and billing RTD.

Upon approval of the County, the Systems Division will send the requested documents and RTD will be billed through the accounting department by mail. The accounting department can be reached at (213) 974-3145.

3.0 IDENTIFYING POSSESSORY INTERESTS

The MOS-1 Benefit Assessment Possessory Interest Record Range contains only information on parcels which are government owned and is contained within the MOS-1 Benefit Assessment data base. These records can be identified by the last three digits of their parcel number. In the case of the government owned parcels, these three digits are either equal to "000" or fall within the range of "900" through "999". Parcels which are assigned a parcel number of "000" occur in areas not usually assigned a parcel number such as spaces under stairways, median strips, and areas under freeways, etc.

The owner of record is assessed for privately-owned parcels by the County Assessor's Office and government owned parcels which hold railroads and public utilities are assessed by the State Board of Equalization (SBE). The method of using 900 series on the last three digits for processing direct assessments for the Possessory Interests is already established and in use by the Auditor-Controller's Office. Identifying the private owner of the Possessory Interest on government owned parcels provides the process of assessing the owner of the Possessory Interest directly. This avoids the apparent conflict which would occur if a government agency were assessed for Possessory Interests located on parcels of their ownership. While the cross reference listing does not include square footages, it does supply information not available from other sources. This includes a listing of all Possessory Interests on each secured parcel. A field survey and review of building and safety records supplement the data from the cross-reference listing. The data collection efforts are undertaken to determine actual structural configurations, square footages, and current uses. This data is used to develop square footage values by use for each Possessory Interest. This data is often obtained in the records for the secured parcel (in government ownership) for which the Possessory Interest is identified.

EXHIBIT 5

ORDER FORM AND AGREEMENT

NOTICE: UPON ACCEPTANCE BY THE OFFICE OF ASSESSOR, THIS ORDER CONSTITUTES A BINDING AGREEMENT BETWEEN THE CUSTOMER AND THE COUNTY OF LOS ANGELES, OFFICE OF ASSESSOR, FOR THE SALE OR LEASE OF THE WITHIN DESCRIBED PERSONAL PROPERTY OF THE COUNTY. BEFORE SUBMITTING YOUR ORDER READ THIS ENTIRE DOCUMENT. YOUR SIGNATURE SIGNIFIES YOUR UNDERSTANDING AND ACCEPTANCE OF ALL TERMS.

CUSTOMER: _____
Name

Agency or Firm

Street Address

City, State, Zip

()
Telephone Ext.

SHIP TO: _____
(If different Name
from above)

Agency or Firm

Street Address

City, State, Zip

()
Telephone Ext.

<u>ITEM NAME</u>	<u>MEDIUM</u>	<u>COPIES REQ'D</u>	<u>TAPE NAME/OTHER SPECIFICATIONS*</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

* Other identifying parameters; e.g., Assessor's Identification Number, Outline Maps, etc. (Lists may be on separate sheets, if necessary. Separate sheets must be attached, and are deemed a part of this agreement.)

LEASED MATERIALS WILL BE USED AS FOLLOWS:

(All uses must be listed.)

DELIVERY INSTRUCTIONS: Pick-Up _____

Mail _____

Common Carrier _____

(Name) _____

CONDITIONS OF AGREEMENT

In consideration of the agreement of the Office of Assessor, County of Los Angeles ("Assessor") to provide to the Customer information from the Los Angeles County Assessor's Secured Local Roll File, Secured Basic File, and/or Cross Reference Roll File on magnetic tape or any other medium or format as shown in the Los Angeles County Assessor Sales Catalog, Customer agrees:

1. To pay the standard charges as determined by reference to said catalog upon delivery or within 30 days of billing, whichever is sooner; and
2. Any and all information in the original form provided to Customer under this agreement is for the use of Customer only, and will not be conveyed in such original form to any other firm, agency or individual without the prior written approval of the Assessor; and
3. Except in the case of mailing labels and microfiche, which are sold, THE MATERIALS PROVIDED TO THE CUSTOMER UNDER THIS AGREEMENT REMAIN THE PROPERTY OF THE ASSESSOR. Customer is responsible for the return of leased materials in undamaged condition not later than 12:00 noon on the tenth business day following the date of receipt by Customer. THEREAFTER, A PENALTY EQUAL TO FIFTEEN PERCENT (15%) OF THE TOTAL RENTAL CHARGES SHALL BE CHARGED FOR EACH

BUSINESS DAY OF DELINQUENCY, provided, however, penalties may be waived upon reasonable proof that delinquency is not due to the fault of Customer. Such waiver must be approved by the Chief, Systems Division, Office of Assessor; and

- 4. In the event of loss of leased property by Customer or its agents, Customer shall pay to Assessor the actual cost of replacement. Any penalties provided in 3, above, shall cease to accrue upon Customer's notice to Assessor of such loss. When return of County property is 15 business days delinquent, the property will be deemed lost and Customer will be liable for the delinquent penalties, plus cost of replacement. No further penalties shall accrue thereafter, however; and
- 5. In the event the property is returned in damaged condition, Assessor shall, AT ITS SOLE DISCRETION, determine whether restoration is required. Customer shall bear the actual cost to Assessor of such restoration, if made; and
- 6. Customer shall not be permitted to rent, lease or otherwise receive any property of the Assessor, if any property provided under this or any other agreement with the Assessor is overdue for return, or if there remain unpaid any charges for which the Customer is responsible under such agreement, including sales or rental charges, applicable taxes, penalties, replacement costs or restoration costs.

I (Name) _____ hereby declare that I have read and understand this order and agreement, and that I am duly authorized to place this order in behalf of the agency, firm or individual identified above as "Customer", and to bind Customer to the above terms and conditions. I further understand that it is not possible for the Assessor to state the exact price of the materials ordered until the order is prepared, because price is determined by the amount of media required. This order is submitted on the basis of the unit price of the indicated materials and media, as listed in the Los Angeles County Assessor Sales Catalog.

Signature Date

Title or Position

LOS ANGELES COUNTY ASSESSOR

SYSTEMS DIVISION

OUTSIDE SALES

Agency or Department Cost Record

Name of Agency or Department SCRTD - General Planning Contractor

Address: 425 S. Main Street, Los Angeles, CA 90013

Contact: Maggi Giacosie (213) 972-6776

Date of Request 1-7-88

Date of Delivery 1-14-88 Shipped Via Pick-up

Qty.	Item	Description	Rate	Amount
1	Tape	DSO3 - Secured File Abstract	\$175 each	\$175.00
		- Service Charge		100.00
				.
		Tape #026191		.
				.
				.
				.
				.
				.
				.
				.
				.
				.

**

RETURN DUE DATE: 1/29/88

Sue Kwong will sign off when tapes returned Room 293.

Subtotal	\$275.00
Postage
TOTAL CHARGES

Above Received by (Signature) _____ Date _____

NOTE: The property hereby leased to your Agency/Firm has to be returned to the Office of Assessor, 500 W. Temple Street, Los Angeles, Room 293 not later than the tenth business day, inclusive, after you receive them. Late return will subject your Agency/Firm to monetary penalties. You will not be allowed to lease property of the Office of Assessor in the future if you have not returned this property or have not paid any applicable penalties for late return.

The above policy is applicable only to tape rental and leases.

4.0 REVIEW ASSESSOR'S CROSS REFERENCE ROLL

- 4.1 Scan and print the Assessor's Cross Reference roll creating a paper copy of relevant portion of the Cross Reference Roll from the microfiche version. Each fiche contains 16 columns of 13 pages on each which is 208 pages total to view per fiche. Each page contains 5 parcels. In total there are about 1,040 parcels per fiche to be viewed. To scan the MICROFICHE, use a MICROFICHE machine located in the RTD Library on the fifth floor or in the Accounting Department on the third floor. (See Exhibit 7, Minolta Reader Printer).

To use reader:

1. Flip the on/off switch on the left side of the machine to the on position.
2. Pull the film carrier out and away from the machine, the lid of the carrier will pop up while being pulled.
3. Once the carrier is pulled out far enough, place the fiche in the slot under the lid and push film carrier back in toward the machine.
4. Focus machine by using the focus dial above the film carrier.
5. Start at one end of the fiche and work your way down each column until you reach the other end of the fiche.
6. Create a paper copy of the MICROFICHE by selecting and copying the parcel numbers which fall in the MOS - 1 Benefit Assessment District using the parcel range (See Exhibit 8, MOS-1 Benefit Assessment District Parcel Range List and Map). When you identify a situs parcel number that falls within the range for the MOS-1 Benefit Assessment Districts, copy that page. To copy, leave the MICROFICHE stationary and push the print button on the right of the machine. The printed page will be ejected from the copy return.
7. Repeat process #6 until all parcels that fall within the range are copied.
8. Highlight the parcel(s) that fall within the MOS-1 range on each printed page. Steps 6 and 8 combined should take approximately 30 minutes viewing time for each microfiche sheet containing 13 pages.
9. The paper copy of the Cross Reference Roll of Possessory Interest parcels with the highlighted situs parcel numbers should be copied to create a working copy of listed Possessory Interest properties that can be written on and highlighted (see Exhibit 9, Highlighted Assessor's Cross-Reference Roll).
10. Using this working copy of the Cross Reference Roll, proceed to the next phase, testing the match of this listing with the current Possessory Interest data base and check the corresponding parcels once they are located.
11. File the paper copy of the Cross Reference Roll as a file copy, thus creating the Cross Reference File.

MINOLTA READER/PRINTER

Operator's manual

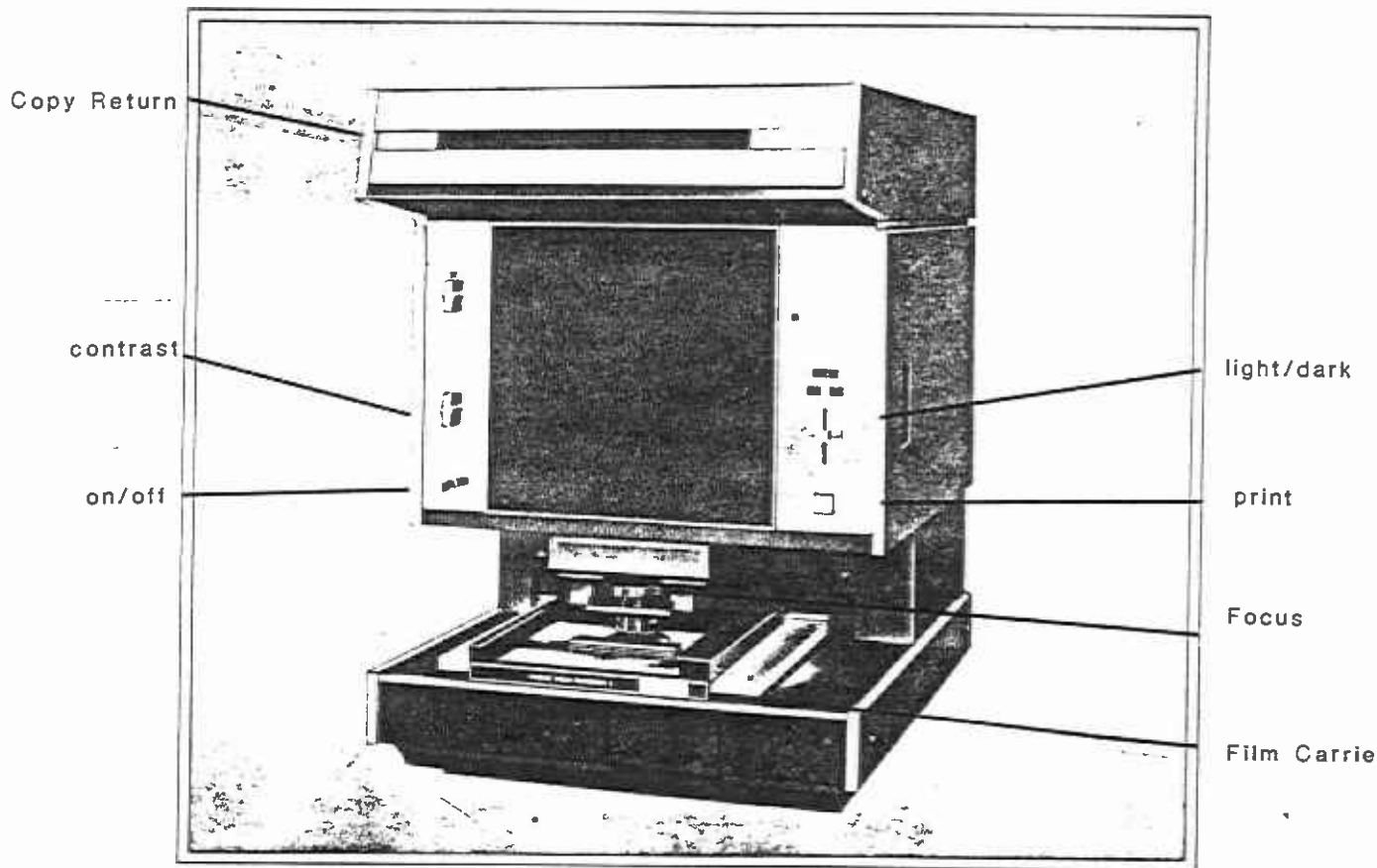


EXHIBIT 8

MOS - 1 BENEFIT ASSESSMENT DISTRICT
PARCEL RANGE LIST

5136 - 007 => 008	5149 - ALL
5138 - 001 => 005 012 => 013	5151 - ALL
5139 - 005 => 008	
5141 - 001 => 003 016 => 021	5154 - 026 => 031
5142 - 001 => 014 016	5161 - 001 => 005 010 => 011 013 => 016 023 => 026
5143 - 004 => 008 020 => 028	5173 - 001 => 007 015 => 021
5144 - 001 => 015 017 => 023	
5148 - 001 => 003 007 => 010 016 => 021	5407 - 015 022 => 025
	5408 - 002 => 028
	5409 - 014 => 023

Highlighted

Assessor's Cross Reference Roll List

LOCAL ASSESSMENT ROLL OF PROPERTY IN THE COUNTY OF LOS ANGELES, CALIFORNIA, YEAR 1987										46	1670	
ADDRESS (OWNER, PARTNER, LESSEE OR RENTOR) WITH ADDRESS OF PROPERTY	ADDRESS OF PARCELS			L.S. PARCELS AREA	ASSIGNMENT NUMBER	LAND	IMPROVEMENTS	PERSONAL PROPERTY	EASEMENT	TAXES	TOTAL TAXABLE VALUE	DATE FOR TAXES
	PAGE	PAGE	PAGE									
GANNETT OUTDOOR CO INC OF SOUTHERN CALIF 1731 WORKMAN ST LOS ANGELES CA 90031-0000 # 830331 USE ZONE POSS INT DESC AS LEASE #P57009 LEASED FROM L A CITY DEPT WATER & POWER 5511 007 900				00067	8940 360 20	14697					14697	
GANNETT OUTDOOR CO INC OF SOUTHERN CALIF 1731 WORKMAN ST LOS ANGELES CA 90031-0000 # 830331 USE ZONE POSS INT DESC AS LEASE # W150 LEASED FROM L A CITY DEPT WATER & POWER 5001 037 900				00007	8940 360 21	954					954	
SECURITY PACIFIC BANK CORPORATE TAX 48-8 P O BOX 2097 TERM ANNEX 40 102 # 850514 LOS ANGELES CA 90051-0000 # 99 00000 USE ZONE POSS INT DESC AS LEASE # P47458 LEASED FROM L A CITY DEPT WATER & POWER 5161 003 910				00004	8940 360 23	11100	58800				69900	
PADILLA PAVING P O BOX 517 # 800701 SUN VALLEY CA 91352-0000 # 99 00000 USE ZONE POSS INT LOCATED AT 11805 SHELDON SUN VALLEY OWNED BY L A CITY DEPT OF WATER & POWER 2537 021 901				00011	8940 360 24	9700					9700	
QUESTOR CORP DBA BABY LINE FURNITURE CORP 6235 S ST ANDREWS PL # 800701 LOS ANGELES CA 90044-0000 # 99 00000 USE ZONE POSS INT DESC AS LEASE # W56042 LEASED FROM L A CITY DEPT WATER & POWER 6001 019 900				00004	8940 360 26	96145	41386				137531	

- 4.2 Verify that the mailing address for the owner of record on the working Possessory Interest listing matches the data on the current Possessory Interest data base.

Using dBase, prepare a hard copy listing of the Possessory Interest Owner of Record Mailing Data (see Exhibit 10, Mailing Address Listing) for the current Possessory Interest parcels in the OBAD data base including both districts. Include the following:

Parcel Number
Owner of Possessory Interest
Mailing Address
Situs Owner
Benefit Assessment District

The mailing address listing can be printed by using the following commands in the dBASE system. Set default equal to C and a dot prompt will appear. At the dot prompt type the following:

. Use OBAD 1186 INDEX OPARCEL (return)
. Set print on (return)
. Report form PMAILIST for PARCELNO > '8900000000' (return)

Cross check the mailing address for the owner of record for the Possessory Interest parcel with the working copy of the Assessor's Cross Reference Roll. Identify all cases where the data does not match on both listings. Process a Mailing List Update Form for each case of non-matching data identified (see Exhibit 11, Mailing List Update).

- 4.3 Verify that the Possessory Interest parcels on the working Possessory Interest listing matches the data on the current Possessory Interest data base.

Using dBASE, prepare a hard copy listing of the Possessory Interest property owner data (see Exhibit 12, Property Address Listing) for the current Possessory Interest parcels in the OBAD database including both districts. Include the following:

Parcel Number
Owner of Possessory Interest
Situs Owner (owner of the situs parcel)
Address of the Parcel Situs number
Benefit Assessment District

The property address listing can be printed by using the following commands in the dBASE system. Set default equal to C and a dot prompt will appear. At the dot prompt type the following:

. use OBAD 1186 INDEX OPARCEL (return)
. set print on (return)
. report form POSSLIST for PARCELNO > '8900000000' (return)

Cross check the Possessory Interest parcel number and situs parcel numbers on the ownership data printout with the working copy of the Assessor's Cross Reference Roll. Identify all cases where the data do not match on both listings. Process a POSSESSORY INTEREST RECORD REVISION FORM for each case of non - matching data identified (see Exhibit 13, Possessory Interest Record Revision Form).

EXHIBIT 10

Page 40
5/26/88

POSSESSORY INTEREST LISTING
0942186.DBF
MAILING ADDRESS LISTING

PARCEL NO	OWNER OF POSSESSORY INTEREST	MAIL ADDRESS / POSS INTEREST	CITY	STATE	SITUS OWNER - OWNER OF PARCEL
8940350010	L AND R AUTO PARTS, INC	928 S HOPE ST	LOS ANGELES, CALIF	90014	LA, COMMUNITY REDEVELOPMENT AGCY A1
8940350011	L AND R AUTO PARTS, INC	901 S BRANK AVE	LOS ANGELES, CALIF	90015	LA, COMMUNITY REDEVELOPMENT AGCY A1
8940350012	V AND J PARKING SERVICES, INC	522 N 9TH STREET	LOS ANGELES, CALIF	90015	LA, COMMUNITY REDEVELOPMENT AGCY A1
8940350015	JOHNNY'S SHIRT BOAT	325 S MAIN STREET	LOS ANGELES, CALIF	90013	LA, COMMUNITY REDEVELOPMENT AGCY A1
8940350017	JOE'S AUTO PARTS	450 S SPRING STREET	LOS ANGELES, CALIF	90014	LA, COMMUNITY REDEVELOPMENT AGCY A1
8940350018	JOE'S AUTO PARTS	450 S SPRING STREET	LOS ANGELES, CALIF	90014	LA, COMMUNITY REDEVELOPMENT AGCY A1
8940350019	JOE'S AUTO PARTS	450 S SPRING STREET	LOS ANGELES, CALIF	90014	LA, COMMUNITY REDEVELOPMENT AGCY A1
8940350020	JOE'S AUTO PARTS	450 S SPRING STREET	LOS ANGELES, CALIF	90014	LA, COMMUNITY REDEVELOPMENT AGCY A1
8940350021	DAVE B FARM	363 S OLIVE ST	LOS ANGELES, CALIF	90013	LA CITY, CNA, BUNKER HILL A1
8940350022	MUTUAL GARAGE	9225 N 38 ST	BEVERLY HILLS, CALIF	90210	LA, COMMUNITY REDEVELOPMENT AGCY A1
8940350023	ALLIEN AUTO PARTS, INC	450 S SPRING ST	LOS ANGELES, CALIF	90014	LA, COMMUNITY REDEVELOPMENT AGCY A1
8940350024	JOE'S AUTO PARTS				
8940350025	FAR EAST NATIONAL BANK	300 W SUNSET BLVD	LOS ANGELES, CALIF	90012	LA CITY DEPT OF GENL SVCS A1
8940350029	WATER BREWING CO	PO BOX 992	CORTE MADERA, CALIF	94925	LA CITY DEPT OF GENL SVCS A1
8940350038	RETIRED LA CITY EMPLOYEES INC	RAMONA ST	LOS ANGELES, CALIF	90045	LA CITY DEPT GENL SVCS A1
8940350039	LAC EMPLOYEES FED CREDIT UNION	303 S UNION AVE	LOS ANGELES, CALIF	90017	LA CITY DEPT GENL SVCS A1
8940350041	AMERICAN LEGION, INC.	700 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL, PARKING AUTHORITY A1
8940350042	BOB'S BIG BOY	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350043	CPDM CAPS & GIFTS	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350044	FEDERAL PHOTO STUDIO	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350045	ELEGANCE	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350046	PASTRY PALACE	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350047	LOS ANGELES MALL MAGGI'S	201 N LOS ANGELES STREET	LOS ANGELES, CALIF	90012	LA CITY MALL, PARKING AUTHORITY A1
8940350048	SECURITY PACIFIC NATIONAL BANK	C/O CORPORATE TAT #20-15	N PO BOX 2047, TERMINAL MARKET BLDG	90051	LA CITY MALL A1
8940350049	RISAN'S JUICE VILLAGE	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350050	SEYMOUR'S JEWELERS	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350051	INTERNATIONAL DELI AND WINES	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350052	RIBS DELITE	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350053	CAFE SAINT RICHEL	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350054	JOEL'S INC	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350055	LEON'S TITCHEN	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350056	LOS ANGELES FEDERAL SAVINGS	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350057	SILVAN'S CLEANERS	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350058	B DALTON BOOKSELLER	9240 S JAMES AVE	MINNEAPOLIS, MINN	55421	LA CITY MALL A1
8940350059	SAV-OR	1500 S ARABEY BLVD	ARABEY, CALIF	92805	LA CITY MALL A1
8940350060	PATRICIA A. HILL	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350061	LOS ANGELES POLICE CREDIT UNION	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350062	EL PUERTO	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350063	MOX INC, INC.	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350064	LOS ANGELES POLICE CREDIT UNION	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350065	CARL'S JR. RESTAURANT	1700 N MAPLE BLVD	ANNEMETH, CALIF	92803	LA CITY MALL A1
8940350066	ARLENE LEE, P.C.S.	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350067	ACESSA	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350068	LOS ANGELES CHILDREN'S MUSEUM	318 N MAIN ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350069	RICHARD BESHK	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350070	JAMES B. MOGAN III, PHOTOGRAPHER	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350071	ANNIE'S FAST FOOD	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350072	YAMAHASHI AND BROS	201 N LOS ANGELES ST	LOS ANGELES, CALIF	90012	LA CITY MALL A1
8940350073	LOS ANGELES CHILDREN'S MUSEUM	301 N MAIN ST	LOS ANGELES, CALIF	90012	LA CITY MALL, PARKING AUTHORITY A1

Mailing List Update

MAILING LIST UPDATE

OWNER: _____

DATE: _____

PARCEL NUMBER: _____

OLD ADDRESS: _____

NEW ADDRESS: _____

_____ data base- _____

_____ data base- _____

NEW OWNER DATA (if applicable):

OLD OWNER- _____

NEW OWNER- _____

data base- _____

data base- _____

SOURCE OF INFORMATION:

____ RETURNED MAIL U.S. POST OFFICE

____ APPEALS PETITION

____ TELEPHONE DIRECTORY

____ TELEPHONE CONTACT

____ GPC RESEARCH

____ OTHER

COMMENTS:

PREPARED BY: _____

DATE: _____

ENTERED INTO DATA BASE: _____

DATE: _____

POSSESSORY INTEREST LISTING
 CHAD1184.DBF
 PROPERTY ADDRESS LISTING

PARCEL NO	OWNER OF POSSESSORY INTEREST	SITUS OWNER - OWNER OF PARCEL	ADDRESS OF PARCEL	SITUS NO	
0940350010	L AND J AUTO PARTS, INC	LA, COMMUNITY REDEVELOPMENT AGENCY	00000	5129027900	
0940350011	L AND R AUTO PARTS, INC	LA, COMMUNITY REDEVELOPMENT AGENCY	00000	5129027900	
0940350012	F AND J PAPER SERVICES, INC	LA, COMMUNITY REDEVELOPMENT AGENCY	00000	5129027900	
0940350015	JIMMY'S SHIPING BOAT	LA, COMMUNITY REDEVELOPMENT AGENCY	00319	S RAIN ST	5149020900
0940350017	JOE'S AUTO PARTS	LA, COMMUNITY REDEVELOPMENT AGENCY	00323	S RAIN ST	5149020900
0940350018	JOE'S AUTO PARTS	LA, COMMUNITY REDEVELOPMENT AGENCY	00327	S RAIN ST	5149020900
0940350019	JOE'S AUTO PARTS	LA, COMMUNITY REDEVELOPMENT AGENCY	00330	S SPRING ST	5149020900
0940350020	JOE'S AUTO PARTS	LA, COMMUNITY REDEVELOPMENT AGENCY			5149020900
0940350021	DAVE H A&M	MUTUAL STORAGE			5149020900
0940350022	ALLIED AUTO PARTS, INC	LA, COMMUNITY REDEVELOPMENT AGENCY			5149020900
0940350023	JOE'S AUTO PARTS	LA, COMMUNITY REDEVELOPMENT AGENCY	00312	S SPRING ST	5149020900
0940350024	JOE'S AUTO PARTS	LA, COMMUNITY REDEVELOPMENT AGENCY	00000		5129027900
0940352024		FAR EAST NATIONAL BANK	00300	SUNSET BLVD	5400000500
0940352025	HAIR BREWING CO	LA CITY DEPT OF GENL SVCS			5129027900
0940352028	RELIED LA CITY EMPLOYEES INC	LA CITY DEPT OF GENL SVCS			5129027900
0940352029	LAC EMPLOYEES FED CREDIT UNION	LA CITY DEPT GENL SVCS			5129027900
0940354001	AMERICAN LEGION, INC.	LA CITY DEPT GENL SVCS	00000		5161010900
0940354002	BOB'S BIG BOY	LA CITY HALL, PARKING AUTHORITY	00000		5161010900
0940354003	CROWN CARDS & GIFTS	LA CITY HALL			5161010900
0940354004	FEDERAL PHOTO STUDIO	MORGAN'S PASSPORT PHOTO			5161010900
0940354005	ELEGANCE	ELEGANCE			5161010900
0940354006	PASTRY PLACE	PASTRY PALACE			5161010900
0940354007	LOS ANGELES HALL RASBI'S	LOS ANGELES HALL RASBI'S			5161010900
0940354008	SECURITY PACIFIC NATIONAL BANK	C/O CORPORATE TAX #20-15	00300	B RAIN ST	5161010900
0940354009	HISAK'S JUICE VILLAGE	HISAK'S JUICE VILGES CANDY STORE			5161010900
0940354010	SEYMOUR'S JEWELERS	LA CITY HALL			5161010900
0940354011	INTERNATIONAL DELI AND WINES	LA CITY HALL			5161010900
0940354012	AINS DELITE	AINS DELIGHT			5161010900
0940354013	CAFE SAINT NICHEL	CAFE SAINT NICHEL			5161010900
0940354014	JOEL'S INC	LA CITY HALL			5161010900
0940354015	LENN'S FITCHER	LA CITY HALL			5161010900
0940354016	LOS ANGELES FEDERAL SAVINGS	LA CITY HALL			5161010900
0940354018	SLOAN'S CLEANERS	LA CITY HALL			5161010900
0940354020	B WALTON BOOKSELLER	LA CITY HALL			5161010900
0940354021	S&H-DW	LA CITY HALL			5161010900
0940354022	PATRICIA A. HILL	LA CITY HALL			5161010900
0940354023	LOS ANGELES POLICE CREDIT UNION	LA CITY HALL			5161010900
0940354027	EL PICUDO	EL PICUDO			5161010900
0940354028	MOX INN, INC.	MOX INN			5161010900
0940354029	LOS ANGELES POLICE CREDIT UNION	LA CITY HALL			5161010900
0940354030	CARL'S JR. RESTAURANT	CARL'S JR			5161010900
0940354031	ARLENE LEE, S.D.S.	LA CITY HALL			5161010900
0940354032	ACEPSA	LA CITY HALL			5161010900
0940354033	LOS ANGELES CHILDREN'S MUSEUM	LA CITY HALL			5161010900
0940354034	RICHARD BENDK	BENDK'S BOOKSTORE, INC			5161010900
0940354035	JAMES B. MORGAN III, PHOTOGRAPHER	NORTH STOSC			5161010900
0940354036	ANNIE'S FAST FOOD	ANNIE'S			5161010900
0940354039	TAKAHASHI AND ASSOC	RAMBOW-DR-MEUR-PHOTO			5161010900
0940354040	LOS ANGELES CHILDREN'S MUSEUM	LA CITY HALL, PARKING AUTHORITY	00000		5161010900

Possessory Interest Record Revision

POSSESSORY INTEREST
RECORD REVISION FORM

Addition to Data Base; Replacement for _____

Deletion from Data Base; Replaces _____

PARCEL NUMBER _____

SITUS NUMBER _____ District _____

Possessory Interest Owner:

Mailing Address:

DESCRIPTION:

COMMENTS:

Prepared by _____
Date _____

Entered by _____
Date _____

4
Possessory Interest Record Revision Form

POSSESSORY INTEREST
RECORD REVISION FORM

Addition

Addition to Data Base; Replacement for _____

Deletion from Data Base; Replaces _____

PARCEL NUMBER _____

SITUS NUMBER _____ District _____

Possessory Interest Owner:

Mailing Address:

DESCRIPTION:

COMMENTS:

Prepared by _____
Date _____

Entered by _____
Date _____

Possessory Interest Record Revision Form

POSSESSORY INTEREST
RECORD REVISION FORM

Deletion

Addition to Data Base; Replacement for _____

Deletion from Data Base; Replaces _____

PARCEL NUMBER _____

SITUS NUMBER _____ District _____

Possessory Interest Owner:

Mailing Address:

DESCRIPTION:

COMMENTS:

Prepared by _____
Date _____

Entered by _____
Date _____

Possessory Interest Parcel Data Sheet

8940		
------	--	--

LAND USE CATEGORY		WORKING DESCRIPTION	SQUARE FOOTAGE	SOURCE	DATABASE USE FIELD	DATA ENTR
OFFICE	<input type="checkbox"/>					
MOTEL/MOTEL	<input type="checkbox"/>					
RETAIL/RESTAURANT	<input type="checkbox"/>					
INDUSTRIAL/WAREHOUSE	<input type="checkbox"/>					
PARKING LOT	<input type="checkbox"/>					
GARAGE	<input type="checkbox"/>					
INSTITUTE/GOVERNMENT	<input type="checkbox"/>					
RESIDENTIAL	<input type="checkbox"/>					
SERVICE	<input type="checkbox"/>					
MIXED COMMERCIAL	<input type="checkbox"/>					
MIXED WITH RESIDENTIAL	<input type="checkbox"/>					
VACANT LAND	<input type="checkbox"/>					
OTHER	<input type="checkbox"/>					
Date and initials:						
			PARCEL AREA			
<u>Comments:</u>						

POSSESSORY INTEREST PACKET

Parcel Data Sheet

18940 365125

Parcel 5161-004-907

LAND USE CATEGORY	WORKING DESCRIPTION	SQUARE FOOTAGE	SOURCE	DATABASE USE FIELD	DAT ENT
OFFICE					
HOTEL/MOTEL					
RETAIL/RESTAURANT	Spa's, 2 restaurants 1 coffee shop	4,634	M.		
INDUSTRIAL/WAREHOUSE					
PARKING LOT					
GARAGE					
INSTITUTE/GOVERNMENT					
RESIDENTIAL					
SERVICE					
VACANT LAND					
OTHER	Art Music & Performance area	444,268	M		
Date and initials:					

09 11 2000 43000 - 1894014

Comments: 448272 * .3 = 134662

EXHIBIT 19

POSSESSORY INTEREST

Addition to Data Base; Replacement for _____

Deletion from Data Base; Replaces _____

PARCEL NUMBER 8940-360-21

SITUS NUMBER 5161-003-910 District A1

Possessory Interest Owner:

SECURITY PACIFIC BANK

Mailing Address:

PO BOX 2097 TA#102

LOS ANGELES, CA

90051-0000

DESCRIPTION: LEASE # P47458

COMMENTS:

Prepared by PP
Date May 1988

Entered by SA
Date 5-1988

EXHIBIT 21
Assessor's Map

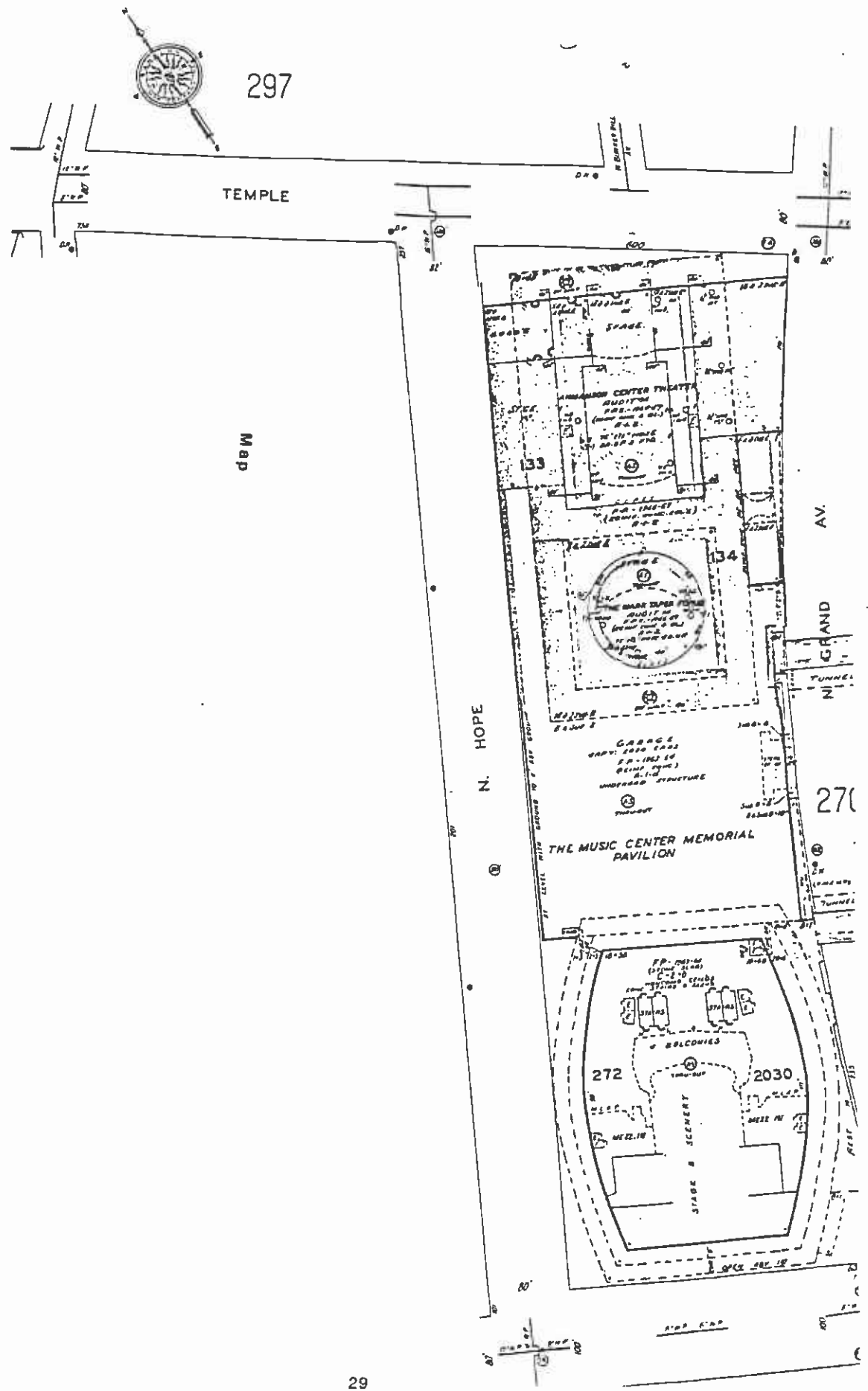


EXHIBIT 22
Building And Safety Documents
Application To Construct a New Building

1		APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY			DEPT. OF BUILDING AND SAFETY		
CITY OF LOS ANGELES							
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.							
1. LEGAL TRACT	TRACT	5161-004-007		ADDRESS APPROVED			
2. LOT ADDRESS	135 N. Grand			DIST. MAP			
3. BETWEEN CROSS STREETS	AND	First St.	Temple St.				
4. PURPOSE OF BUILDING	MUSIC CENTER (MEMORIAL PAVILION, MALL FINISH AND GARAGE)			FIRE DIST.	2		
5. OWNER'S NAME	County of Los Angeles			INSTEAD OF			
6. OWNER'S ADDRESS	P.O. BOX	ZONE	Hall of Administration, Los Angeles 12, Calif.				
7. DEPT. AGENCY	STATE LICENSE NO.	PHONE	Walton Backett and Associates C-22 BR 2-8811				
8. ARCHITECT	STATE LICENSE NO.	PHONE	Stacy & Skinner 250 BR 2-9371				
9. CONTRACTOR	STATE LICENSE NO.	PHONE	Peter Keiuit Sons				
10. CONTRACTOR'S ADDRESS	P.O. BOX	ZONE	SEE MAP				
11. SIZE OF NEW BLDG	STORIES	HEIGHT	NO. OF EXISTING BLDGS ON LOT AND USE	BLDG. AREA	DISTRICT OFFICE		
330,000 sq.ft.	3	121'-11"	One-to be demolished	99,000 sq.			
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF	<input type="checkbox"/> WOOD		
EXT. WALLS	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONSTR.	<input type="checkbox"/> CONC.		
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND ON PROPOSED BUILDING	\$18,000,000			APPROVED	2A 1988		
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit. I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.							
Signed: <i>[Signature]</i>			APPROVED: <i>[Signature]</i>				
This Form When Properly Validated is a Permit to Do the Work Described.							
TIME		MAX. C.C.	P.C.	G.P.I.	B.P.	I.F.	
I		A/F-19250	6733				
CASHIER'S USE ONLY	DATE	AMOUNT	CHECK NO.	CASH	TOTAL		
	FEB-28-62	67506	C-2	CK	6733.50		
	FEB-28-62	15387	C-1	CK	9000.00		
	FEB-28-62	15388	C-1	CK	4017.00		
P.C. No.	4271	GRADING	YES	CRIT. SOIL	NO	CONS.	NO

Building And Safety Documents
Application to Add, Alter and Repair

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
See original				RB
2. BUILDING ADDRESS	135 N. Grand			DIST. MAP
2. BETWEEN CROSS STREETS	First St. AND Temple St.			132-209
4. PRESENT USE OF BUILDING	Music Center			ZONE
4. NEW USE OF BUILDING	Same			II
5. OWNER'S NAME	County of Los Angeles			INSIDE
6. OWNER'S ADDRESS	P.O.	ZONE		KEY
Hall of Administration	LA 12			CON. LIT. XX
7. CERT. ARCH.	STATE LICENSE	PHONE		REV. CON. LIT. SIZE
Welton Peckert and Assoc.	C-22	BR.28811		
8. LIC. ENGR.	STATE LICENSE	PHONE		
Stacy & Skinner	250	ER.29371		Irregular
9. CONTRACTOR	STATE LICENSE	PHONE		REAR ALLEY
Peter Keinit & Sons				SIDE ALLEY
10. CONTRACTOR'S ADDRESS	P.O.	ZONE		BLDG. LINE
				Variable see B
11. SIZE OF EXISTING BLDG. STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		BLDG. AREA
330,000s.f.	6	121'-11"		92,000
3 135 N. Grand				DISTRICT OFFICE
12. MATERIAL	WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input type="checkbox"/> W/PC <input type="checkbox"/> ST. EL. <input type="checkbox"/> ROOFING			SPRINKLERS
EXT. WALLS: STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/>	CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER <input type="checkbox"/>			REQ'D. SPECIFY
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$150,000			DAVITS
14. SIZE OF ADDITION	STORIES	HEIGHT	VALUATION APPROVED	
			APPLICATION APPROVED	
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	E. Scott	
Revise shoring details			PHOS. CHECKED	
			CORRECTIONS VERIFIED	
			PLANS APPROVED	
			APPLICATION APPROVED	
			INSPECTOR	
			DWELL. UNITS	
			SPACES PARKING	
			GUEST ROOMS	
			FILE WITH	
			LA 3988/62	
			COURT. RESP.	

OWNER'S USE ONLY

TYPE I GROUP BE/1 BAL. D.C. N/C P.C. 31 S.P.C. 60 G.P.L. 2 L.P. 2 O.S. 100

_____ 11:50

_____ MAY-23-62 38976 NL - 2 CK 31.00

_____ MAY-23-62 38977 NL - 1 CK 2.00

_____ P.C. No. 1997 GRADING YES CRIT. SOIL NO COND. NO

5161-004-907

Supplemental Information

8940365125

PROPRIETOR
 (The Music Center Lease Co
 POSSESSORY INTEREST LOCATION

OWNER
 LA CO ROAD 10M
 SITE'S ADDRESS

LEASE NO
 5372
 DISCUSSION

* The music center lease Co. does not have offices at the music center but in Parking (see note regarding Tom Gross). The music center operating company is the one I believe to be the current "proprietor" but they are non-profit and very difficult to deal with to get information. However, the county assessor's records indicate the possessory interest to be that of the Music Center Lease Company and (some as Theater Forum Lease Company) owned by Tom Gross again a person who is very difficult to deal with and I am sure will not give anyone much information - at least he wasn't too helpful when I called him.

D.A.D.

Request For Appeals Information

REQUEST FOR APPEALS SUPPORT INFORMATION

TO: General Planning Consultants
 FROM: Benefit Assessment Appeals Office, SCRTD Department of Planning

Date of Request: 1/12/87
 Requested by: STEVE BRYE Phone: 972-6191
 Date of Staff Conference: NOT SET
 Return Information to: STEVE BRYE Phone: _____
 Return Information by: ASAP

PARCEL IDENTIFYING INFORMATION

Mapbook Number: 8940 - 365 - 125
 Situs Address:

Property Owner: THE NUTIL CENTER LEASE CO.

Other Information: A1-31-86
Exempt property
Thomas F. Grose, Pres (218) 907-8064

TO: Benefit Assessment Appeals Office, SCRTD Department of Planning
 FROM: General Planning Consultants

DATE: Jan 14, 1987

RE: Appeals Support Information for Parcel No. possessory interest

Direct Assessment: 134,662

Basis of Assessment Calculation:
(see ATTACHED)

Comments:

EXHIBIT 26

SITUS PACKET

4191

5761 001 07

Parcel Data sheet

BOOK PAGE PARCEL

Land Use Category	Description	LUPAMS	BUILDING & SAFETY	OTHER SOURCE
Office <input type="checkbox"/>				
Hotel/ Motel <input type="checkbox"/>				
Indust./Warehse. <input type="checkbox"/>				
Parking Lot/Gar. <input type="checkbox"/>				
Institutional <input type="checkbox"/>		25.70		
Retail/Restaurant <input checked="" type="checkbox"/>				
Residential <input type="checkbox"/>				
Service <input type="checkbox"/>				
Vacant Land <input type="checkbox"/>				
Other <input checked="" type="checkbox"/> <i>freight</i>	<i>total 1st hand</i>		330,000	Bestest
sq. ft. TOTALS	NUL 7.09	0	330,000	A-F 300,240 sq

REMARKS:

MUSIC CENTER
 135 N. GRAND
 B+S BUILDING AREA
 330,000 sq ft
 Includes office,
 restaurant,
 parking

Government Survey

To: Los Angeles County
Re: Parcel Number 5161-004-907

Land Owned
Bldgs & garage NPC
(Music Center & Theatre & Forum Lease Co.)

*Music Center Complex

What is the gross square footage of the above listed parcel and the improvements if any? List gross square footage in blanks provided.

PARCEL 308,840 sq. ft. IMPROVEMENT *1,151,692 sq. ft.

Is the parcel or any portion of an improvement on this parcel leased to a non-public entity for income production or any other commercial purpose? Check the appropriate answer.

 X yes no

If yes, a complete breakdown of this parcel by use and gross square footage is needed. Please list the square footage of any of the following uses for this parcel in the blanks provided:

USE	GROSS SQUARE FEET
Office -	_____
Hotel/Motel	_____
Industrial/Warehouse	_____
Parking Lot	_____
Parking Garage	<u>702,820</u>
Institutional	_____
Retail/Restaurant	<u>4,604</u>
Service	_____
Vacant Land	_____
Other	<u>444,268</u>

RECEIVED C.S.
OCT 30 1985
SCHIMPFER, CORPADO
ASSOCIATES

Parking Svcs. Contracted Out

3 bars, 2 restaurants and 1 coffee shop

Music & performing arts

*Mark Taper Forum-24,462 sq. ft.
205-11 N. Grand Ave.
bar - 104 sq. ft.
*Ahmanson Theatre-135,662 sq. ft.
215 - 45 N. Grand Ave.
2 bars - 250 sq. ft.

*Dorothy Chandler Pavilion
135 N. Grand Ave.
Pavilion-288,548 sq. ft.
Parking Garage-702,820 sq. ft.
2 Restaurants - 4,250 sq. ft.
1 Coffee Shop

EXHIBIT 29
Assessor's Map

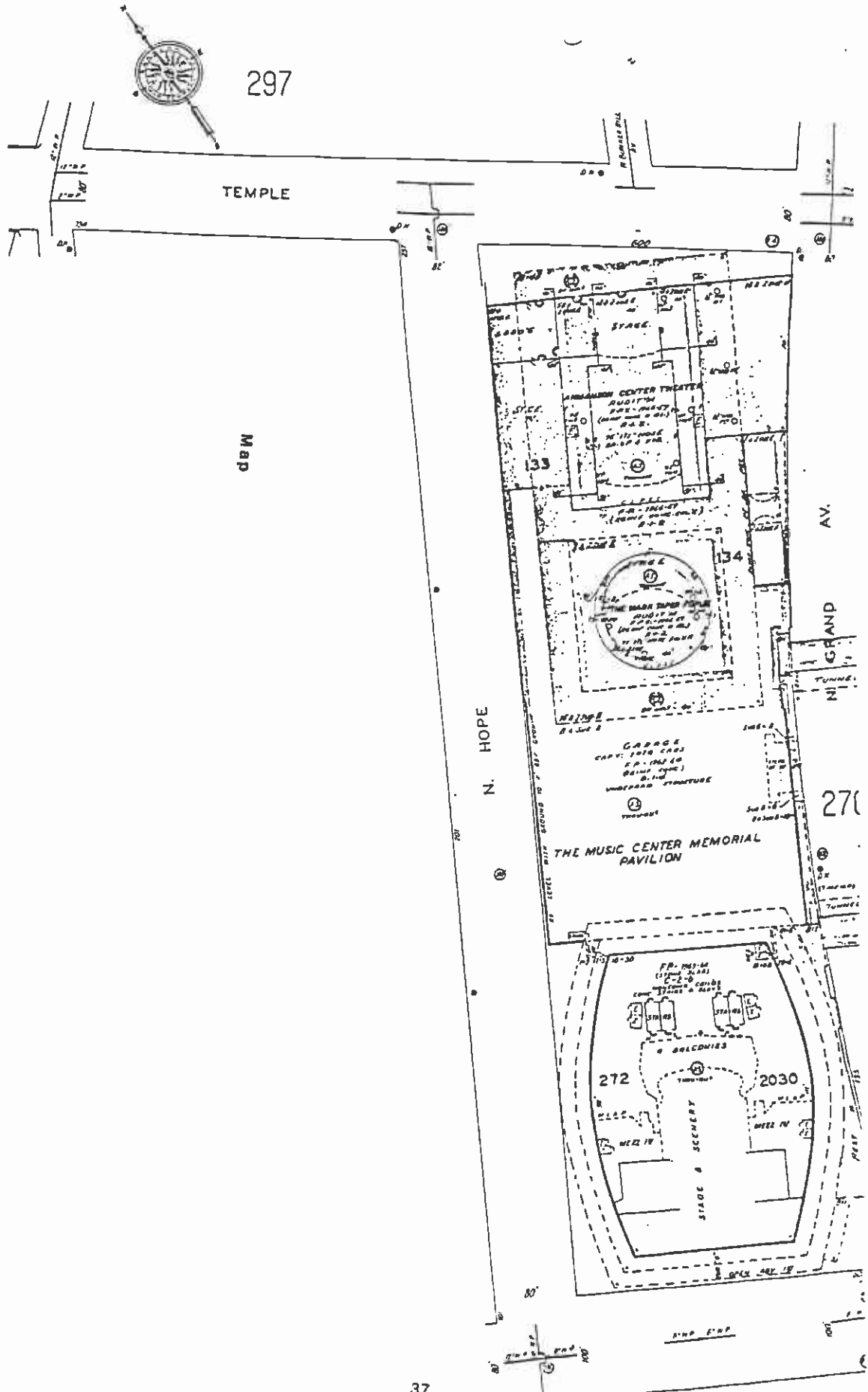


EXHIBIT 30
Building And Safety Documents
Application To Add, Alter and Repair

3 APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY Form 8-B
 CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

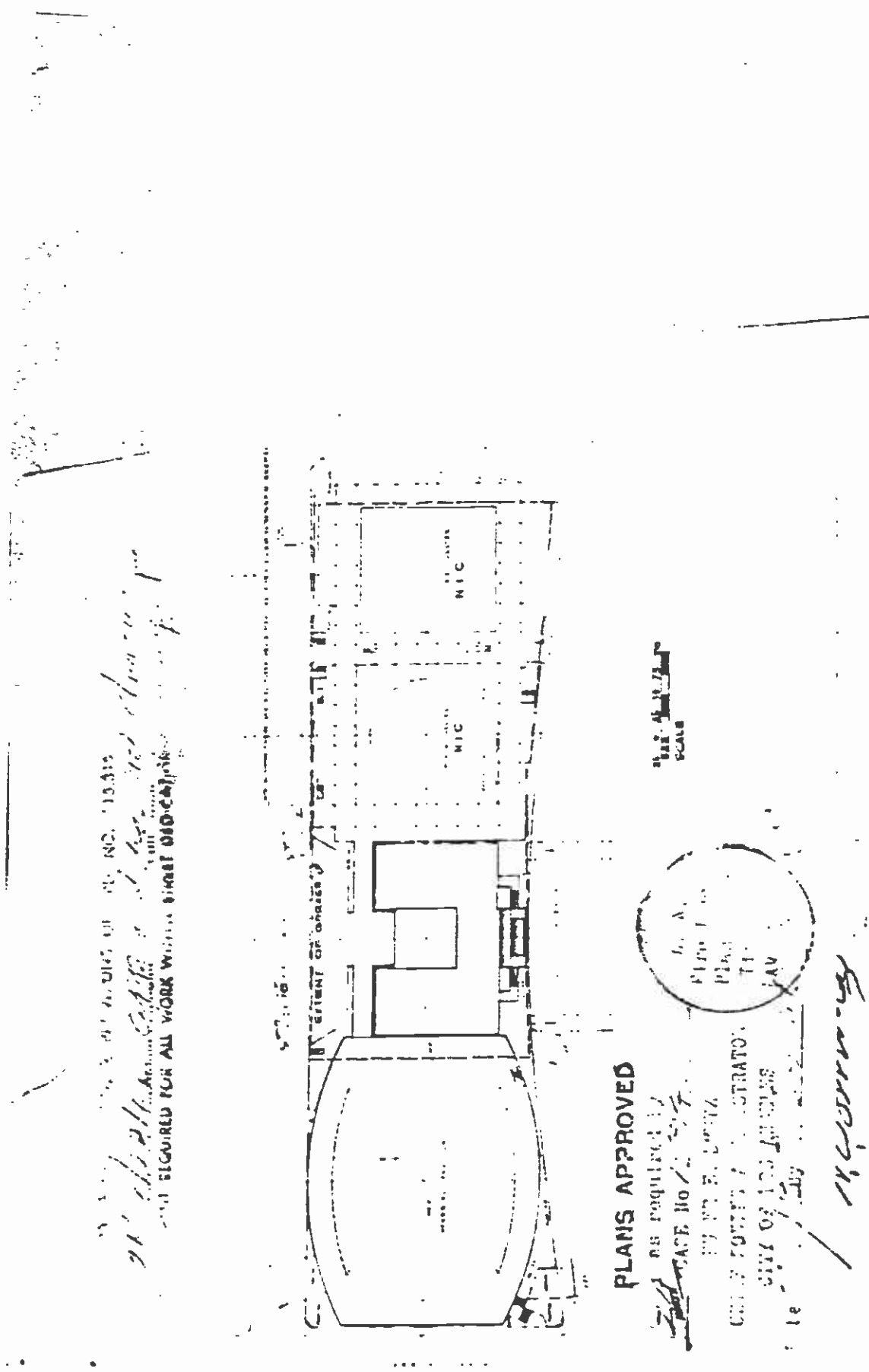
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
See original				RB
2. BUILDING ADDRESS				DIST. MAP
135 N. Grand				132-209
3. BETWEEN CROSS STREETS				ZONE
First St. AND Temple St.				CR-1
4. PRESENT USE OF BUILDING				FIRE DIST.
Music Center				IT
5. OWNER'S NAME				INSIDE
County of Los Angeles				KEY
6. OWNER'S ADDRESS				COR. LOT XX
Hall of Administration LA 12				REV. COR.
7. CONT. ANGL.				LOT SIZE
Wilton Eckert and Assoc. C-22 ER.28811				
8. LIC. ENGR.				IRREGULAR
Stacy & Skinner 250 ER.29371				
9. CONTRACTOR				REAR ALLEY
Peter Keinit & Sons				SIDE ALLEY
10. CONTRACTOR'S ADDRESS				BLDG. LINE
				Variable see R
11. SIZE OF EXISTING BLDG. STORIES		HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
330,000 S.F.		6	121'-11"	92,000
3 135 N. Grand				DISTRICT OFFICE
				T.A.
12. MATERIAL				SPRINKLERS
<input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input type="checkbox"/> W/PC <input type="checkbox"/> ST. EL. <input type="checkbox"/> ROOFING				REQ'D.
EXT. WALLS: <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER				SPECIFY.
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				10 AVITS
14. SIZE OF ADDITION				
STORIES HEIGHT APPLICATION APPROVED				
F. Scott				
15. NEW WORK: EXT. WALLS ROOFING				DWELL UNITS
Revise shoring details				SPACES PARKING
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.				GUEST ROOMS
Signed: [Signature]				FILE WITH LA 3988/62
This Form When Properly Validated is a Permit to Do the Work Described.				CONT. INSP.

TYPE	GROUP	MAX. D.C.	P.C.	S.P.C.	G.P.C.	S.P.C.	I.P.	O.S.	P.C.
I	BE/11	N.C.	31						
MAY-23-62 38976 NL - 2 CK 31.00 MAY-23-62 38977 NL - 1 CK 2.00									
P.C. No. 4997 GRADING YES CRIT. SOIL NO COND. NO									

EXHIBIT 31
Building And Safety Documents

Plot Plan



PLANS APPROVED

AS REQUIRED BY
CASE No. 10-10-10

BY THE CITY ENGINEER

CITY ENGINEER

CITY OF LOS ANGELES



SCALE
1" = 10'-0"

SECURED FOR ALL WORK WITHIN STREET DISCLOSURE

Request For Appeals Information

REQUEST FOR APPEALS SUPPORT INFORMATION

TO: General Planning Consultants

FROM: Benefit Assessment Appeals Office, SCRTD Department of Planning

Date of Request: 1/12/87
Requested by: STEVE RYAN

Phone: 972-6191

Date of Staff Conference: NOT SET
Return Information to: STEVE RYAN
Return Information by: ASAP

Phone: _____

PARCEL IDENTIFYING INFORMATION

Mapbook Number: 8940 - 365 - 125
Situs Address:

Property Owner: THE MVTIC CENTER LEASE CO.

Other Information: A1-31-26
Exempt property
Thomas F. Gruse, Pres (218) 907-8064

TO: Benefit Assessment Appeals Office, SCRTD Department of Planning

FROM: General Planning Consultants

DATE: Jan 14, 1987

RE: Appeals Support Information for Parcel No. possessory interest

Direct Assessment: 134,662

Basis of Assessment Calculation:

(SEE ATTACHED)

Comments:

5.0 POSSESSORY INTEREST RECORD REVISION CHECKLIST

Prepare a Possessory Interest Record Revision Form for each property to be added to the data base (see Exhibit 14, Possessory Interest Record Revision form, Addition) or to be deleted (see Exhibit 15, Possessory Interest Record Revision form, Deletion). For properties where one concern replaces another in the same location, both an addition and deletion form must be completed.

5.1 Addition to Data Base

- 5.1.1 Using Exhibit 14, if the Possessory Interest is a replacement for a property previously included, insert the prior Possessory Interest number in the "Replacement for _____". For properties previously existing fill out a Deletion Form (see Exhibit 15, Possessory Interest Record Revision Form, Deletion). For new Possessory Interests, insert N/A in this space.
- 5.1.2 Complete a parcel data sheet for the Possessory Interest (see Exhibit 16, Possessory Interest Parcel Data Sheet).
- 5.1.3 Review situs parcel records and compare with Possessory Interest parcel records.
- 5.1.4 Complete Field Survey and Building and Safety Records review.
- 5.1.5 Process a MAILING LIST UPDATE FORM to add owners name and mailing address to mailing list (Exhibit 11).
- 5.1.6 Complete data entry.
- 5.1.7 Assemble all forms and supporting documentation into the parcel data packet (see Exhibits 16-25, Possessory Interest Packet) and file in the parcel data notebook for Possessory Interests.
- 5.1.8 Create a second copy of forms and supporting documentation excluding supplemental information for the situs notebooks (see Exhibit 26-32, Situs Packet).
 - 5.1.8.1 The situs notebook contains the corresponding information from each packet. However, the situs notebook differs from the parcel data notebook for Possessory Interests in that the situs notebook is a listing of all parcels filed and listed in the MOS-1 Benefit Assessment District. The situs notebook files each parcel by its situs number which is the map book number for each parcel.
 - 5.1.8.2 The parcel data notebook for Possessory Interests contains the corresponding information from each packet. The notebook contains only Possessory Interests and is filed by the parcel number which is the Possessory Interest number.

5.2 Deletion from Data Base

- 5.2.1 Using Exhibit 14, if the Possessory Interest is a replacement for a property previously included, insert the new Possessory Interest number in the "Replaces _____". For properties previously existing fill out a Addition Form (see Exhibit 13, Possessory Interest Record Revision Form, Addition). For Possessory Interests for which no replacement is made, insert N/A in this space.

- 5.2.2 Complete a parcel data sheet for the Possessory Interest.
- 5.2.3 Review situs parcel records and note that the cross-reference with Possessory Interest parcel records should contain some of the same documents, however, it is not necessary for the situs packet to contain any supplemental information.
- 5.2.4 Complete Field Survey and Building and Safety Records reviews to verify existence of superceding Possessory Interest as the building and safety documents for the situs number would have the current use of the building. Be sure to verify the use as documented on both sheets.
- 5.2.5 When a corresponding record does not appear on the Assessor's Roll Listing for Possessory Interests present in the database, review is necessary prior to removal of the record from the data base to verify that the Possessory Interest is indicated, data collection procedures should be followed to be sure that another interest has taken over the property subsequent to the preparation of this roll:
 - 5.2.5.1 Check the information that appears on the Assessor's Roll listing as it is considered the most current information.
 - 5.2.5.2 A field check must be completed to verify non existence of a building or the change in occupancy or a new building.
 - 5.2.5.3 All information must be noted and dated on the update Sheet and the Possessory Interest Record Revision Form, Deletion.
 - 5.2.5.4 Process the deletion for the parcel only after all the checks have been completed.
- 5.2.6 Process a MAILING LIST UPDATE FORM (Exhibit 11) to remove owner's name and mailing address from mailing list.
- 5.2.7 Complete data entry.
- 5.2.8 Assemble all forms and supporting documentation into the parcel data packet, and file in the parcel data notebook for Possessory Interests.
- 5.2.9 Create a second copy of forms and supporting documentation excluding the supplemental information for the situs notebooks (see Exhibits 26-32).

5.3 Possessory Interest Packet and Situs Packet

Both the Possessory Interest Packet and the Situs Packet should contain the following documentation:

- 5.3.1 Parcel Data Sheet - used in the field to document the use of the building and to calculate the square footage of the parcel and improvement.
- 5.3.2 Possessory Interest Record Revision Form - used when a parcel or situs number should be added or deleted from the data base based on information supplied on the Assessor's Cross Reference Roll.
- 5.3.3 Government Survey Form - a form previously used in collecting information from the County prior to the completion of the Assessor's Tape. The form and parcel number for which the information is needed was mailed to the County. The County

filled in the form with the parcel information and mailed back to the RTD. The Government Survey form was used to update subsequent to the assessors tape.

- 5.3.4 Assessor's Map - map book page pertaining to the parcel which is used to verify location of parcel and obtain and verify the parcel area.
- 5.3.5 Building and Safety Documents - copies of the most recent permit can be obtained at City Hall, 500 W. Temple St., Los Angeles, CA, 90012, Department of Building and Safety. Also the most current copies of certificates and plot plans for the parcel can be found at that location and can be used to verify the and address of the parcel.
- 5.3.6 Request for appeals information - form used to document information or a request by the petitioner to appeal, containing the name of petitioner, parcel and case number, and \$ amount of case.

6.0 NOTES TO OBTAINING POSSESSORY INTEREST UPDATE

The Possessory Interest parcels contained within the El Pueblo Historic State Park and The Los Angeles Mall are updated annually, usually during the summer months. Telephone contact with these two entities is the quickest and easiest way to obtain the needed data. The lease data necessary to review El Pueblo & Los Angeles Mall may be found in the Assessor's Records, however, it is not complete. There are only portions of the data found in the Assessor's Records, therefore the most accurate information on the sites is obtainable through the following sources:

The Los Angeles City Hall's Department of General Services handles the leases for the L.A. Mall. Sylvia Landis leasing manager for the Mall, as of May 1988, can be reached at City Hall East, Room 800, (213)485-2863. She maintains current information, including tenant's name, site plan, and associated square footages for the entire Mall. The City requires several notice days for the information to be compiled. Normally, only small changes occur from year-to-year. Ms. Landis should be notified by phone and in letter form, keep a copy of the letter for reference to until the requested documents are received (see Exhibits 33 and 34, Los Angeles Mall Space and Square Footages, and Los Angeles Mall Site Plan).

Similarly, Possessory Interest information may be obtained on an annual basis, from the El Pueblo Historic State Park [Olvera Street]. Albert Young, chief accountant for the park is the contact person as of May 1988, and can be reached at the park offices which are located at 845 N. Alameda Street, (213) 628-7165. Again, a phone call to the park's office is required along with a letter requesting the updated information including tenants roster, site plan, and square footages for the entire park. This information is stored in the Park's office computer and only minor changes occur from year-to-year.

Los Angeles Mall
 Official Lease Space Square Footage
 Alphabetically by Tenant Name

<u>Tenant</u>	<u>Space</u>	<u>Sq. Ft.</u>
ACEBSA	10B	1,230
American Legion, Inc.	11	363
Annie's Fast Foods	106	937
Bob's Big Boy	9	3,611
Cafe Saint Michel	7	925
Carl's Jr., Restaurant	103	926.25
Civic Center Entertainment	21A	1,137
Councilwoman Galanter	20	911
Councilwoman Galanter	21	1,293
Crown Cards & Gifts	6	2,800
B. Dalton Bookseller	3A	1,095
El Pueblo	104	1,110
Elegance	18	2,479
Federal Photo Studio	23	1,252
Great American First Savings Bank	15A	991
Patricia A. Hill	23A	460
James B. Hogan III Photographer	10D	234
International Deli and Wines	12 & 13	5,125
Joel's, Inc.	15	2,028
Arlene Lee, D.D.S.	10A	1,095
Leon's Kitchen	105	893
Los Angeles Children's Museum	301	14,065
Los Angeles City Employees Assoc.	14A	413
Los Angeles City Employees Assoc.	17	1,535

<u>Tenant</u>	<u>Space</u>	<u>Sq. Ft.</u>
Los Angeles Federal Credit Union	201	9,935
		11788
Los Angeles Mall Maggi's	202	1,853
	22	2,480
Misak's Juice Village	24	1,009
Oscro Drugs, Inc.	4 & 5	11,910
Pastry Place	8	998
Ribs Delite	101	833
Sears Shoe Service	19	884
Security Pacific National Bank	2	6,264
Seymour's Jewelers	16	2,081
Sloan's Cleaners	13A	510
Spectrum Systems One Hour Lab	< Kiosk	234
Today's Look	8A	2,334
Wok Inn, Inc.	102	885
Vacant	14	700
Vacant	3	13,884
		<hr/>
		104,507.25

Note: On April 17, 1986, all of the above spaces were researched and confirmed against the architectural drawings.

SL/L2.4 (5/11/88)

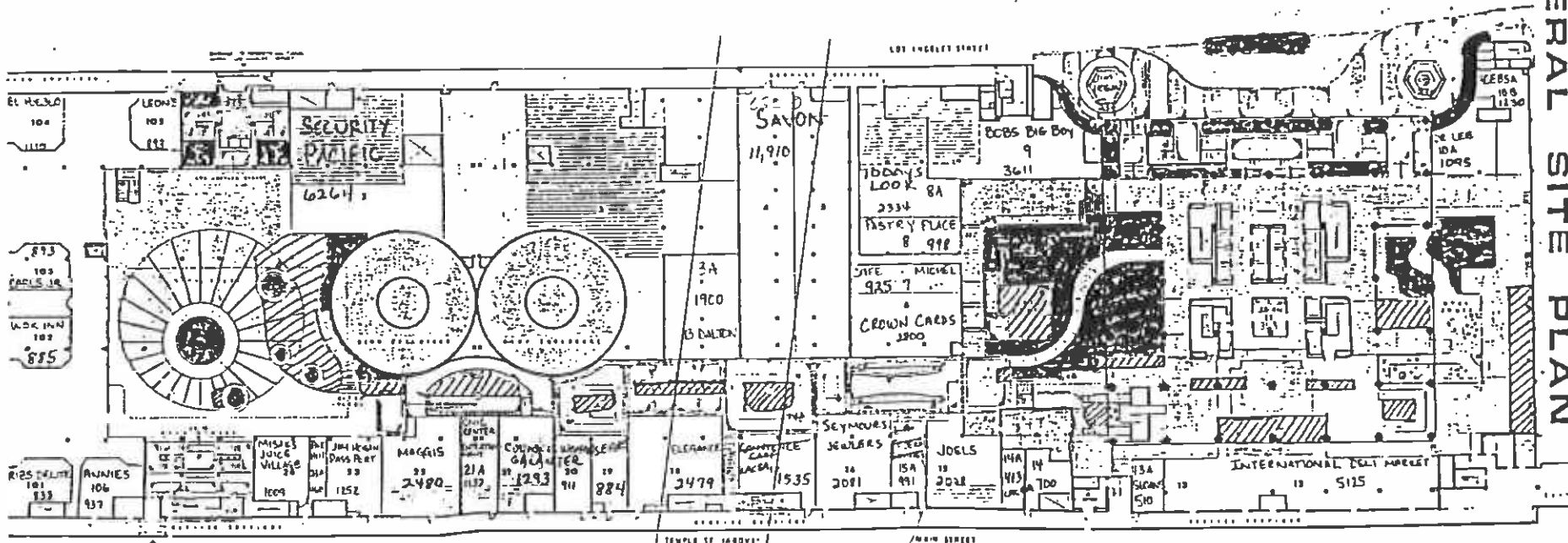
Page 2 of 2

Not shown:

- LA Federal Credit Union - 11,738
- LA Children's Museum - 14,065

GENERAL SITE PLAN

GENERAL SITE PLAN



LOS ANGELES MALL SHOPPING CENTER - LAYOUT

Allow 8 feet on each side of concourse.

Possible Messing Area Limited to 1/3 of Floor Area

No displays in front of Joel's

GREAT AMERICAN