



APRIL 10, 1996

Los Angeles County
Metropolitan
Transportation
Authority

TO: BOARD OF DIRECTORS

FROM: L. A. KIMBALL *LAK*

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SUBJECT: MTA REAL ESTATE RENTAL AND LEASE ACTIVITY

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ISSUE

This report is submitted quarterly as an informational item to reflect new and pending lease, license and permit agreements that have been negotiated during this quarter on MTA's rights-of-way and other real estate parcels.

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BACKGROUND

The new leases, licenses and permits completed this quarter will generate approximately \$139,000.00 in new revenue to the MTA on an annual basis. Additionally, some of these agreements will substantially reduce MTA's maintenance expenses on various segments of the rights-of-way noted in this report. Other MTA related real estate activities are listed under the section titled "Miscellaneous Real Estate Activities".

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MTA REAL ESTATE RENTAL AND LEASES ACTIVITY FOR THE 1ST QUARTER, 1996

I. COMPLETED TRANSACTIONS

LOCATION	TENANT	USE	TERM	RENT	COMMENTS
ALAP					
4200 Wilshire Blvd. Los Angeles, CA	Baywatch Nights Production	Parking	1 day	\$1,000	Film company cast & crew parking.
4200 Wilshire Blvd. Los Angeles, CA	City of L.A. Marathon	Refreshment Station	1 day	Waived	Food & water station for runners.
4200 Wilshire Blvd. Los Angeles, CA	City of L.A. Office of the Mayor	Parking	1 day	Waived	Shuttle for public/tour of Mayor's home.
4200 Wilshire Blvd. Los Angeles CA	Petaluma Productions, Inc.	Parking	9 days	\$7,000	Film company cast & crew parking.
EXPOSITION BRANCHII					
Durango Ave./ Exposition Blvd.	Salinas Landscaping Company	Storage of vehicles	Mo-to-Mo	\$300 per month	Rent increase to \$400 after 1 yr.
PASADENA SUBDIVISION					
Colorado St. to Union St. Pasadena	Arroyo Seco Building Ltd.	Commercial Parking	Mo-to-Mo	\$1,065 per month	Future Pasadena Blue Line R/W. Relieves MTA of maintenance and security obligations.

LOCATION	TENANT	USE	TERM	RENT	COMMENTS
PASADENA SUBDIVISION					
Johnson & Johnson Bldg. 3360 E. Foothill Blvd. Pasadena	Amelco Electric Co.	Interior work/shop area, storage, and parking	Mo-to-Mo	\$550 per month	Site acquired for Pasadena Blue Line station parking. Relieves MTA of maintenance and security obligations for part of building complex until construction.
Johnson & Johnson Bldg. 3360 E. Foothill Blvd. Pasadena	20 th Century Fox	Filming and related parking	5 days	\$10,000/Term	Does not include an additional \$6,000 in offset for expenses incurred by Tenant to clean-up and repair building recently damaged by vandalism.
407 Lola Ave. Pasadena	Daniel & Maeve Green	Residential	Mo-to-Mo	\$400 per month	Acquired for Pasadena Blue Line R/W. Relieves MTA of maintenance and security obligations until construction.
REDLANDS SUBDIVISION					
Near Tennessee St. and Redlands Blvd. Redlands	Patterson's Inter City Body & Paint	U.G. fire water line	Mo-to-Mo	\$500 per year	Fire water line from Tennessee St. running 379' longitudinally along R/W to Tenant's property.

LOCATION	TENANT	USE	TERM	RENT	COMMENTS
SAN GABRIEL SUBDIVISION - LOS ANGELES COUNTY					
Valley Center Dr. San Dimas	City of San Dimas	7' wide open concrete storm ditch	Mo-to-Mo	\$1,000/one-time fee	Relieves MTA and Metrolink of ditch maintenance obligations. Replaces an old unlined ditch and provides enhanced storm drainage capacity and protection for adjacent Metrolink tracks.
SAN GABRIEL SUBDIVISION - SAN BERNARDINO COUNTY					
Willow Ave. Rialto	City of Rialto	U.G. 48" concrete storm drain	Mo-to-Mo	\$500/one-time fee	Public flood control project crossing R/W.
BURBANK BRANCH					
Aetna Street Van Nuys	All Valley Dealer Auto Auction	Wholesale Auto Auction	Thru May 31, 1997	Amendment increases rent to \$5,000 per month	Existing Tenant requires additional area.
Victory Boulevard Woodland Hills	Pardeep Pannu (Subway)	Sign Placement	Mo-to-Mo	\$600 per year	Neighborhood Business
Reseda Boulevard Tarzana	Andre Telemi	Auto sales	One year	\$672 per month	Tenant starting new business

LOCATION	TENANT	USE	TERM	RENT	COMMENTS
BURBANK BRANCH					
Balboa Boulevard Encino	LAPD Explorer Benefit Carnival	Weekend Carnival	8 Days	\$1 non- collectable	Benefit for Van Nuys LAPD Youth Explorer Program
Bessemer Street Van Nuys	J&J Tree Service	Equipment storage	Mo-to-Mo	\$462 per month	Neighborhood business
Vesper Avenue Van Nuys	Van Nuys Motors	Auto Parking	One year	\$350 per month	Neighborhood Business
Hazeltine Avenue Van Nuys	Active Recycling	Sign Placement	Mo-to-Mo	\$1,200 per year	Neighborhood Business
COAST SUBDIVISION					
Chatsworth Wye	Kenny Easterline	Access to remove illegally dumped concrete	3 days	Waived	Permittee dumped concrete on MTA property.
Chatsworth Metrolink Station	Chatsworth Chamber of Commerce	Installation of Concrete Pavers	Mo-to-Mo	Waived	Pavers to be engraved to raise money for Historic Station Development.
HARBOR SUBDIVISION					
600 Block of Crenshaw Boulevard City of Torrance	City of Torrance	Posting of Banner on Railroad Bridge	2 months	Waived	Banner Advertising Armed Forces Day Parade.
Sepulveda Blvd. between 228 th St. & Middlebrook	City of Torrance	Installation of conduit under track	Mo-to-Mo	Fees waived per request of MTA Construction	Computer traffic control.
Sepulveda Blvd. at 235 th Street	City of Los Angeles	Installation of conduit under track	Mo-to-Mo	Fees waived per request of MTA Construction	Computer traffic control.

LOCATION	TENANT	USE	TERM	RENT	COMMENTS
VALLEY SUBDIVISION					
Above Newhall Tunnel Newhall	L.A. Cellular	Lease for cellular communication facility	60 months - Mo-to-Mo thereafter *	\$7,200 per year	Lease to allow operation of cellular antenna facility on MTA property.
South of Branford Avenue Sun Valley	Hugo Nue-Profer	Sign Lease	Mo-to-Mo	\$3,400 per year	Agreement to allow signboard for business adjacent to R/W.
Highland Avenue Glendale	City of Glendale	License Agreement for Water Pipeline	Year-to-Year	\$1,000 one-time fee	Public project to install water pipeline under R/W.
Sunland Blvd. Sun Valley	Los Angeles Neighborhood Initiative (LANI)	License Agreement for public project	3 year* initial term; year-to-year, thereafter	Standard fee waived, in lieu of R/W upgrades & funding of 100 l.f. of security fencing	Street, sidewalk, bus stop & beautification improvements to R/W at Sunland Blvd. Crossing.
Sunland Blvd. Sun Valley	LANI & the Sun Valley Rotary Foundation (SVRF)	Assignment Agreement	N/A	N/A	Assigns all of LANI's right, title & interest in the License Agreement noted above to the SVRF upon completion of construction.
Magic Mtn. Pkwy. And Bouquet Canyon Rd. Santa Clarita	City of Santa Clarita	License Agreement for Drainage Improvements	Mo-to-Mo	Waived	License replaces existing license; drainage improvements benefit the R/W.
Soledad Canyon Road & Agua Dulce Canyon Road Agua Dulce	L.A. County Department of Public Works	Right-of-Entry for geotechnical soil testing	4 months	Waived	Second right-of-entry allowing further soils testing for seismic retrofit of bridge.

II. PENDING TRANSACTIONS

LOCATION	TENANT	USE	TERM	RENT	COMMENTS
BUS PROPERTIES					
3501 N. Santa Anita Ave. El Monte, CA Division 9-Bus Property	Greyhound Bus Lines	Office Space & two bus berths	3 years	\$131,672.40/total for term	Renegotiation of existing lease.
Baldwin Hills Oil Fields/ La Cienega & Stocker	MTA as Tenant to Sublease to Daniel Freeman Hospital	Antenna & rack space	3 years	\$19,800/total for term	Negotiations pending for sublease of MTA leasehold.
8800 Santa Monica Blvd. West Hollywood, CA	Metropolitan Community Church	Parking	2 years	\$1,000 per month	Parking for church staff.
3501 N. Santa Anita Ave. El Monte, CA	Caltrans/DOT	Installation of Bicycle Lockers	Mo-to-Mo	Waived	Bicycle lockers for public use.
S/E/C Apple Street & Washington Blvd.	City of L.A./DOT	Installation of Bicycle Lockers	3 years	\$1 per year	Bicycle lockers for public use.
EXPOSITION BRANCH					
Centinela Ave	Spelling Television	Parking & equipment	6 months	\$2,700 per month	Tenant in adjacent building.
Centinela Ave.	Ambrose Development Ltd.	Parking	Mo-to-Mo	\$3,800 per month	Adjacent property owner.

LOCATION	TENANT	USE	TERM	RENT	COMMENTS
METRO BLUE LINE					
Caldwell Ave. Compton	City of Compton	12" sewer line crossing	Mo-to-Mo	\$1,000 one-time fee	Emergency repair/replace license.
METRO GREEN LINE					
6141 Century Blvd.	Wally Park	Parking	5 years*	\$5,000 per month	Lease awarded via RFP process.
Douglas Street El Segundo	Kilroy Industries	Parking	5 years*	\$1,400 per month	Adjacent property owner.
WEST SANTA ANA					
Woodruff Ave and Bellflower Blvd.	City of Bellflower	Driveway access	Mo-to-Mo	\$500 one-time fee	Permit agreement for benefit of City..
BALDWIN PARK					
3 rd and "C" Streets Upland	City of Upland	Parking for nearby senior citizen home	10-Year w/ (1) 10-Year Extension w/ 180 days cancellation notice	\$1 per year	SANBAG lease to City of Upland for City operated senior center parking lot.
Near East Ave. Rancho Cucamonga	Pacific Bell Mobile Services	Communications antenna and monopole	5-Year w/ (5) 5- Year Extensions w/ 60 days cancellation notice	\$700 per month	Lease to allow operation of cellular antenna facility on SANBAG property.

LOCATION	TENANT	USE	TERM	RENT	COMMENTS
PASADENA SUBDIVISION					
Johnson & Johnson Bldg. 3320 E. Foothill Blvd. Pasadena	David Mayo and Mari Mayo, DBA Pathways Enterprises	Storage and Parking only	Mo-to-Mo	\$200 per month	Tenant also responsible for landscaping maintenance and litter removal of all J&J Bldg. Complex; approx. \$600/month in maintenance expense savings to MTA.
Duarte Rd. and Mountain Avenue Monrovia	City of Monrovia	Construction and maintenance of traffic signal pole	Mo-to-Mo	\$500/one-time fee	Public benefit.
Near Bellevue Ave. Pasadena	Plati German Car Service	Employee parking only	Mo-to-Mo	\$250 per month	Pasadena Blue Line R/W. Relieves MTA of maintenance and security until construction.
BURBANK SUBDIVISION					
Canoga Ave. near Roscoe Canoga Park	F.R. C & F Shams	Used Car Lot & Office	Mo- to- Mo	\$500 per month	Small business owner.
Canoga Ave. at Vanowen Street Canoga Park	City of Los Angeles ATSAC program	Under track crossing	Mo- to- Mo	\$1,000 per year	Casing for Automated Traffic Control Signals.
HARBOR SUBDIVISION					
Aviation near Century Los Angeles	L. R. W. Investment Company	Employee Parking	Three years*	\$400 per month	Lease for adjacent business.

LOCATION	TENANT	USE	TERM	RENT	COMMENTS
HARBOR SUBDIVISION					
Crenshaw and Dominguez Torrance	Mobil Pipeline	Underground Oil Line Crossing	Mo-to-Mo	\$1,000 per year	Converted old railroad agreement to new MTA license with annual rental.
Aviation & Century Overpass Los Angeles	Dept. of Airports City of L.A.	Two Sign Placements	Three years*	\$2,000 per year	Converted old railroad agreements to new MTA agreement with annual rental.
VALLEY SUBDIVISION					
Verdugo Wash & R/W Glendale	City of Glendale	License for drainage improvements	Mo-to-Mo	\$1,000 one-time fee	Public project to improve drainage at City facility.
Hubbard St. to Wolfskill Street San Fernando	City of San Fernando	Bicycle/Pedestrian path	3 year initial term year-to- year thereafter	Waived	Facilitates MTA's goal to construct urban bikeways/greenways.
Valley Subdivision Glendale to Sylmar	Metropolitan Outdoor Advertising	Signboards	Mo-to-Mo	\$336 per year per sign face	Review, amend and update 32 sign lease agreements.
Polk Street & R/W Sylmar	Metropolitan Outdoor Advertising	Sign Lease/ for Signboard	Mo-to-Mo	\$672 per year	Agreement o cover signboard located on MTA R/W.
Larkspur Street & R/W Sylmar	Metropolitan Outdoor Advertising	Sign Lease for Signboard	Mo-to-Mo	\$336 per year	Agreement to cover signboard located on MTA R/W.
Sierra Hwy. & R/W Sylmar	Mobil Oil Company	License Agreement to provide access	30 days	\$1,000 one-time fee	Agreement will allow Mobil to access R/W to get to adjacent property.

LOCATION	TENANT	USE	TERM	RENT	COMMENTS
VALLEY SUBDIVISION					
College Street and North Spring Street Chinatown	Community Redevelopment Agency (CRA)	Permit Agreement	2 days	Waived	Agreement to allow parking on MTA parcel in conjunction with CRA sponsored event.
Harvard Street Glendale	City of Glendale	Day Labor Facility	Mo-to-Mo	\$711 per month	Pending agreement with City to establish a day labor hiring facility on the R/W.
Avenue S and Sierra Hwy. Palmdale	Avenue S Mobil	Diesel Fuel dispensing facility/Car wash	24 months	\$12,000 per year	Pending lease to adjacent property owner.
24666 San Fernando Rd. Santa Clarita	Ed Austen Realty	Real Estate Office	Mo-to-Mo	\$714 per month	New lease for neighborhood business.
Harold Station	MCI Metro Access Transmission Services	Underground fiber optic crossing	Mo-to-Mo	\$1,000 per year	New License Agreement covering existing facilities
Pine St. and R/W Santa Clarita	CalEx Engineering	Private Road Crossing	As yet undetermined (replaces old existing railroad agreement)	\$1,000 one-time fee + cost of crossing imps. (incl. Signals)	New Crossing Agreement will provide for approx. \$250,000 of owner-financed safety, signal and other imps. to an existing private grade crossing.
Sylmar to Union Station	Pacific Pipeline	24" crude oil pipeline	Easement	Approx. \$1.24 million/yr.	Planning route of pipeline to be installed under an easement agreement we assumed from Southern Pacific

LOCATION	TENANT	USE	TERM	RENT	COMMENTS
MISCELLANEOUS REAL ESTATE ACTIVITIES					
East L.A. /Downtown L.A.	MTA as tenant	Office Space for Metro Red Line East Side Integrated Project Office	Through 12/31/2003	Pending completion of negotiations	Awaiting Board approval to proceed with project
4657 Hollywood Blvd Hollywood	MTA Public Affairs	Public Affairs field Office- Claims Center for Red Line project	1 year term	\$800 per month	Negotiate 1 year extension to Lease term and revision to premises
N. Hollywood Blvd. Hollywood	MTA Public Affairs	Field office to inform businesses and residents of Red Line project	Estimated term 3 to 4 years	\$4,000 per month	Currently researching market for appropriate office lease site and rates to propose options to Public Affairs Department.
Cherokee St. Hollywood	MTA Public Affairs	40 -50 parking stalls for MTA's contractor	1 year	\$1,500 per month	
972 Vermont Avenue Hollywood	MTA Public Affairs	Construction field office for Red Line project	2 years; with 1 year right of first refusal	\$2,000 per month	Extension of term and renegotiation of rental and terms of existing lease to the Public Affairs Department.
S/E/C of Apple Street & Washington Blvd. Landlord: Caltrans/DOT	MTA as Tenant	Bus Terminal #26	20 years	To be determined upon completion of Appraisal by Caltrans	Negotiations pending.

LOCATION	TENANT	USE	TERM	RENT	COMMENTS
MISCELLANEOUS REAL ESTATE ACTIVITIES					
111 W. 18 th Street Landlord: Caltrans/DOT	MTA as Tenant	Bus Terminal #28	5 years w/(1)5 year option	\$5,450 per month	Bus layover site.
Vincent Grade/Acton Metrolink Station	County of L. A. & the SCRRRA	Funding and station use MOU	Through 1/20/98	N/A	Provides for: (i) full funding by L.A. County of Vincent Grade/Acton Metrolink Station through 1/20/98 (est. @ ±\$144K) & (ii) County's maintenance and use of the station (incl. a portion of MTA R/W).

*Terminable upon notice by MTA for transit needs.

NOTE: All completed and pending transactions include new lease, license, and permit agreements and revisions to existing agreements.