

**ACTION: RECEIVE AND FILE****SUBJECT: MTA REAL ESTATE INVENTORY REPORT AND REAL
PROPERTY ASSET MANAGEMENT PRINCIPLES**Metropolitan
Transportation
AuthorityOne Gateway Plaza
Los Angeles, CA
90012-2952**ISSUE**

The Finance and Budget Committee requested a report describing the MTA's real property holdings and management's strategic plan for the management, development and disposition of real property assets.

BACKGROUND

The attached report describes and establishes policy guidelines for the management of real property and directly related assets such as leases and other forms of agreements. The report describes all real properties owned or leased by MTA and used as administrative offices, operating divisions, operational support locations, bus terminals, customer service centers, microwave sites, employee parking lots and numerous rights-of-way and related easements (including revenue-generating easements such as fiber optic rights). The report also describes and inventories rail operating parcels and railroad right-of-way.

The MTA's real estate management practices are governed by the Real Estate Department's Policies and Procedures which were developed in 1994. These policies and procedures are currently being updated to remain consistent with current property management practices.

The Asset Management Principles listed below and included in the report affirms the agency's overall property management objective of "maximizing both financial and public transit benefits by means of professional property management policies and procedures including leasing, licensing, permitting, identifying candidates for surplus property sales, land management and risk management." The principles also provide guidelines for the interim use of properties not immediately needed for transit purposes, the identification and advertisement of properties for lease, including long term joint development lease opportunities, the establishment of rental amounts and the procedures relating to the sale of surplus properties.

ASSET MANAGEMENT PRINCIPLES


The MTA asset management principles are based upon the following premises:

1. Ongoing, long term operating, administrative and business support functions are sited on real properties owned by MTA, such as Gateway and the Operating Facilities, to the greatest extent possible.
2. Short-term, temporary facilities needed to implement MTA projects are leased at competitive market rates. In the event that leased space requirements are materially reduced prior to the expiration of the related lease terms, sub-leasing opportunities at competitive market rates will be pursued for the remainder of the lease term.
3. MTA-owned real property which has been identified for future transit purposes is leased on a short-term basis to generate interim income until it can be put to use for an identified transit purpose.
4. MTA-owned real property adjacent to bus and rail stations may be commercially developed (“joint development”) to generate long-term revenues and to enhance the adjacent transit system, consistent with any Federal or State laws, regulations, or grant funding restrictions.
5. MTA-owned real properties which are no longer required for future transit-related purposes or joint development are declared surplus and sold at market rate pursuant to California law.
6. Space standards are designed to provide work places for employees which are adequate, efficient, and conducive toward the maintenance of productive work environments.

The attached report provides a comprehensive summary of MTA's real property inventory and management philosophy. The inventory will be maintained by the Real Estate Department and updated periodically to remain current.

Prepared by: Velma C. Marshall
Director of Real Estate

Attachment


Frank Cardenas
Executive Officer, Administration


Allan Lipsky
Office of the Chief Executive Officer

MTA REAL ESTATE INVENTORY REPORT AND ASSET MANAGEMENT PRINCIPLES

The Los Angeles County Metropolitan Transportation Authority (MTA) is the owner of or has property interest in more than 607 parcels of real estate and 217 miles of railroad right-of-way in Los Angeles County. The property owned by MTA is a combination of the inventory of real property that was previously owned by the two predecessor agencies: the Southern California Rapid Transit District ("SCRTD" and its predecessor agencies) and the Los Angeles County Transportation Commission ("LACTC"). In addition, the MTA has acquired real property for various transit purposes since its creation in 1993.

Real property owned by the MTA falls into the following categories:

- Administrative Facilities (including leased office space)
- Bus Operating Facilities
- Joint Development Sites at Rail Stations
- Miscellaneous Surplus Properties
- Rail Operating Lines (Light and Heavy Rail)
- Railroad Corridors - Land Lease Revenue
- Railroad Corridors - Operating
- Special Revenue Producing Assets

The management of MTA's real property assets is handled by several internal departments that have specific responsibilities. The department's responsibility is determined based on whether a property is used exclusively to meet MTA's existing operational requirements or whether the property is available for interim uses by third parties pending future transit requirements. This report does not cover asset management plans for non-real property assets such as rolling stock, bus advertising, farebox, film permit fees, etc.

Real Estate Department - Responsible for the acquisition, management and disposition of all MTA-owned real property. The department's goal is to maximize the use of parcels not required for immediate operational or administrative needs so as to generate additional revenue to MTA. This goal is met by the employment of a staff of professional real estate officers to manage, market, and when necessary, dispose of MTA-owned real estate. The Real Estate Department is responsible for maintaining ownership records and an updated inventory of all real property assets.

Transportation Development & Implementation Department (TDI) within RTP&D - Responsible for land use planning program which secures the most appropriate long term private and public sector development on MTA property at station sites. TDI ensures that such development supports the MTA's multi-modal transit mission and provides appropriate return on the value of MTA property while being compatible with local community development objectives. This department also advises the Real

Estate Department regarding future transportation plans on railroad right-of-way to assure that the right-of-way is preserved for future transit projects.

General Services - Responsible for maintenance and up-keep of the MTA Gateway Headquarters' Building. Also responsible for space allocation within the Gateway Building.

Operations - Responsible for identifying and managing all real property required for transit operations. The Facilities Maintenance Department within Operations is responsible for the maintenance and upkeep of all MTA owned property designated for transportation uses, including the operating bus divisions, the operating light and heavy rail train stations, active and inactive right of way that is not leased to others.

ASSET MANAGEMENT PRINCIPLES

The MTA asset management principles are based upon the following premises:

1. Ongoing long-term operating, administrative and business support functions are sited on real properties owned by MTA, such as Gateway and the Operating Facilities, to the greatest extent possible.
2. Short-term, temporary facilities needed to implement MTA projects are leased at competitive market rates. In the event that leased space requirements are materially reduced prior to the expiration of the related lease terms, sub-leasing opportunities at competitive market rates will be pursued for the remainder of the lease term.
3. MTA-owned real property which has been identified for future transit purposes is leased on a short-term basis to generate interim income until it can be put to use for an identified transit purpose.
4. MTA-owned real property adjacent to bus and rail stations may be commercially developed ("joint development") to generate long-term revenues and to enhance the adjacent transit system, consistent with any Federal or State laws, regulations, or grant funding restrictions.
5. MTA-owned real properties which are no longer required for future transit-related purposes or joint development are declared surplus and sold at market rate pursuant to California law.
6. Space standards are designed to provide work places for employees which are adequate, efficient, and conducive toward the maintenance of productive work environments.

DESCRIPTION OF MTA OWNED REAL PROPERTY ASSETS

I. OPERATING PROPERTIES

Administrative Facilities - Administrative facilities consist primarily of the MTA Administrative Headquarters Building and other office space leased in downtown Los Angeles. The Headquarters Building was occupied in September 1995. The building is located at One Gateway Plaza at Union Station and was developed as a result of a joint development agreement between MTA and Catellus Development Corporation. The 26 story building, which contains approximately 600,000 square feet of space, houses executive and administrative functions of MTA.

MTA leases approximately 200,498 square feet of space in other office buildings located in the Los Angeles area to house ancillary and consultant staff. Approximately, 67,400 of the leased space is unoccupied and is being marketed by a commercial broker for sublease. Efforts will continue to sublease the surplus space until the last lease expires in February 2003.

As a general rule, MTA staff is located in owned facilities whenever possible to avoid incurring additional lease payments. Sufficient office space is available in the Gateway Headquarters Building to house current and projected personnel requirements for the foreseeable future. Departmental staff projections included in the five-year budget forecast will be monitored to predict any significant requirements for additional office space. The General Services Department implements an on-going program of consolidating departmental staff within the Gateway Building to establish a more coherent and efficient space allocation space for the Building. By consolidating unallocated office space within the building, management can determine whether additional space can be filled within the existing space, whether additional leased space is required and whether there is excess space available for lease to third parties.

Exhibit "A-1" identifies all owned and leased administrative facilities occupied by MTA personnel. Surplus office space is identified on Exhibit "A-2".

Bus and Rail Operating Facilities - This category consists of real properties that are dedicated primarily to transit operations. Such properties include bus and rail divisions, bus terminals, operational support facilities such as the Regional Rebuild Center and South Park, employee parking lots, busy layover areas, Customer Service Centers, and microwave tower sites necessary for bus and rail communications. A list of the Operating Facilities is attached as Exhibits "B-1" through "B-6".

Rail Operating Lines (Light and Heavy Rail) - This category of real estate includes parcels that were purchased for construction and operation of funded rail projects. The MTA ownership includes fee interests, surface and subsurface easements, portal easements, aerial easements, easements for columns, traction power substation sites,

and rail operating yards. MTA (and its predecessor agencies) has acquired approximately 510 property interests since 1983 for the following rail projects:

- Long Beach Blue Line
- Green Line
- Pasadena Blue Line (subsequently transferred to the Pasadena Blue Line Authority)
- Red Line, Segment 1
- Red Line, Segment 2
- Red Line, Segment 3 (includes North Hollywood and East Los Angeles segments)

A summary of the total number of parcels acquired is attached as Exhibit "C". A complete list of the acquired parcels is maintained by the Real Estate Department and can be obtained upon request.

Railroad Corridors - Operating - The former LACTC acquired approximately 350 miles of railroad right of way during the period of 1985 through 1993. Approximately 250 miles of the right of way is located in Los Angeles County and approximately 100 miles is located in San Bernardino County. The rail right of way was purchased for future proposed light rail projects and commuter rail projects. METROLINK is currently operating approximately 161 miles of commuter rail over some of the right of way. Union Pacific and Burlington Northern Railroads retained operating rights over certain portions of the rail right of way. Future bus or rail projects may be planned for the inactive railroad corridors.

A summary of the total railroad right of way purchased is attached as Exhibit "D". Right of way maps of the railroad right of way are maintained in the Real Estate Department and may be obtained upon request.

II. REVENUE PROPERTIES

Railroad Corridors - Land Lease Revenue - The acquisition of the railroad right of way included the assignment of existing leases and licenses held by the railroads. Real property that is not required for a current rail or bus transit project is leased to private users, municipalities, utility companies and others to generate additional revenue for the MTA. The Real Estate Department currently manages approximately 4,149 leases and the total annual revenue generated is approximately \$10,537,090. Exhibit "E-1" provides a breakdown of the annual revenue generated from the lease or rent of all MTA real property.

Special Revenue Assets

There is a category of real property assets that generate revenue due to the nature of their use by the general public or specific private users. These revenue-generating assets are leased or operated by third parties and include assets such as fiber optic

easements, the Gateway Cafeteria, the Gateway parking garage and the East Portal. A list of these unique locations is attached as Exhibit "E-2".

III. SURPLUS PROPERTIES

Properties that are no longer required for public use may be declared surplus and disposed of either by long-term lease or sale. Surplus properties consist of properties that were either passed down from predecessor agencies or are remnant or excess parcels acquired as part of the railroad rights of way. Surplus parcels are leased whenever feasible at market rate to generate revenue. If there is no interim market or if the parcel has no long term joint development potential, the property is recommended for disposition by sale. The current list of surplus properties is attached as Exhibit "F-1".

There is also a category of real property that was originally purchased for a planned transit project, but are not currently being used for transit purposes. These properties are leased on an interim basis until either a permanent transit need is identified, they become ripe for joint development or declared surplus by MTA and sold. These parcels and their current uses are identified on Exhibit "F-2."

IV. JOINT DEVELOPMENT SITES AT RAIL STATIONS

The Joint Development Program focuses primarily on real property asset development and land use planning at transit stations. The goal is to secure the most appropriate private and public sector development on MTA property which will support MTA's multi-modal transit mission and provide appropriate returns on the value of MTA property. Potential Joint Development projects are being evaluated or implemented at the various Metro Red Line Stations, Long Beach Blue Line Willow Station, Chatsworth Metrolink Station, and Taylor Yard. A summary of the existing projects that are being studied are summarized on Exhibit "G".

INVENTORY MANAGEMENT

The Real Estate Department has developed a partial computerized system to maintain track of MTA's real property inventory. Ideally, an accurate, comprehensive, computerized descriptive inventory of all real property assets is desired. A computerized property management system would provide a method of maintaining all of the information necessary to economically and efficiently manage all of MTA owned properties. Accurate records of properties that have been acquired since 1983 by the former SCRTD and the former LACTC are available for the active rail projects. However, a sophisticated computerized program is needed to maintain an accurate record and inventory of the railroad right of way which would contain a record of square

footage, zoning, value, easements, and pertinent detailed information regarding the right of way.

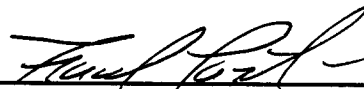
The Real Estate Department and the Information Services Department are working collaboratively to develop a modern computerized Property Management System which will be based upon an enhanced MTA Geographical Information System (GIS). This system would provide a comprehensive inventory and method for maintaining accurate records regarding all real property assets. This system is expected to be operational during the next fiscal year.

A summary of the MTA real property assets is attached as Attachment "1"

Prepared by:



Velma C. Marshall
Director of Real Estate



Frank Cardenas
Executive Officer, Administration

SUMMARY OF MTA'S REAL PROPERTY ASSETS

Facility	Total No.	Owned	Leased/ Other	Acres/ Sq. ft.	Miles
Administrative Offices	3	1	2	798,472 sq. ft.	
Operating Divisions	16	16	0	214.27 acres	
Operating Locations	15	8	7	42.1 acres	
Bus Terminals	23	12	11		
Customer Service Centers	7	2	5		
Microwave Sites	12	0	12		
Employee Parking Lots	5	2	3		
Rail Operating Parcels	510	510	0		
Railroad Corridors				2,453	217
Surplus Properties	10	10	0		
Potential Surplus Properties	6				
TOTAL	607	561	40	2,709.4 Acres	217

MTA ADMINISTRATIVE FACILITIES

ID NO.	LOCATION	OCCUPANCY	LEASED/ OWNED	ANNUAL RENTAL	SQ. FT.	LEASE EXPIRES
99	MTA Headquarters Building 1 Gateway Plaza Los Angeles, CA 90012	Headquarters' staff	OWNED	N/A	598,472	N/A
81A	818 West 7th Street Los Angeles, CA 90017	Inspector General Management Audit Surplus Office Space	LEASED	\$879,186	24,074 8,708 31,486	02/28/2003
		Lani Transportation Foundation	LEASED	\$111,671	2,214	06/30/2000*
82	707 Wilshire Boulevard Los Angeles, CA 90017	EMC Staff Parsons Dillingham Other consultants Surplus office Space	LEASED	\$2,869,888	35,403 35,574 10,343 35,914	01/31/2002
	4640 Lankershim Blvd	JMA Staff	LEASED	\$344,891	16,782	12/31/2000
4	TOTAL SQUARE FOOTAGE			\$4,205,637	798,970	

*THIS SPACE WILL NOT BE RENEWED UPON EXPIRATION IN JUNE 2000
TOTAL LEASED SPACE EQUALS 200,498 SQUARE FEET

EXHIBIT "A-2"

SURPLUS OFFICE SPACE
(Included in totals above)

ID NO.	LOCATION	LOCATION		ANNUAL RENTAL	SQ. FT.	LEASE EXPIRES
81A	818 West 7th Street Los Angeles, CA 90017	6th Floor	VACANT	\$430,728	31,486	02/28/2003
82	707 Wilshire Boulevard Los Angeles, CA 90017	27th Floor 28th Floor	VACANT VACANT	\$440,101 \$439,073	17,978 17,936	01/31/2002
TOTAL				\$1,309,903	67,400	

01/31/2000

OPERATING DIVISIONS

Division	Address	Size/acres	Status
1	1130 E. 6th Street Los Angeles, CA 90021	6.66	Owned
2	720 E. 15th Street Los Angeles, CA 90021	7.6	Owned
3	630 W. Avenue 28 Los Angeles, CA 90065	8.7	Owned
4	7878 Telegraph Road Downey, CA 90240	8.99	Owned
5	5425 S. Van Nes Avenue Los Angeles, CA 90062	9.5	Owned
6	100 Sunset Ave., Venice Venice, CA 90291	3.13	Owned
7	8800 Santa Monica Avenue Los Angeles, CA 90069 (West Hollywood)	9	Owned
8	9201 Canoga Avenue Chatsworth, CA 91311	18	Owned
9	3449 Santa Anita Avenue El Monte, CA 91731	13	Owned
10	742 N. Mission Road Los Angeles, CA 90033	20.17	Owned
11	Blue Line 4350 E. 208th Street Long Beach, CA 90810	18.17	Owned
12	970 W. Chester Place Long Beach, CA 90813	5.06	Owned
15	11900 Branford Street Sun Valley, CA 91352	21.6	Owned
18	450 W. Griffith Street Carson, CA 90248	15.3	Owned
20	Metro Rail Division 320 So. Santa Fe Avenue Los Angeles, CA 90013	40	Owned
22	Green Line 14724 Aviation Boulevard Lawndale, CA 90260	9.39	Owned
16	TOTAL ACRES	214.27	

Operating Locations

Location	Address	Use	Size/Acres	Status
14	5413 Avalon Boulevard Los Angeles, CA 90011	South Park Shops Police Sub-station	9	Owned
29	706 E. 15th Street Los Angeles, CA 90021	Cash Counting Room	7,772 sq. ft of Div 2	Owned
30	900 Lyon Street Los Angeles, CA 90012	Regional Rebuild Center	27.9	Owned
33	3369 Santa Anita Avenue El Monte, CA 91731	Instruction Dept	Part of Div 9	Owned
34	4462 Pacific Boulevard Vernon, CA 90058	Vernon Yards	5.2	Owned
35	3369 Santa Anita Avenue El Monte, CA 91731	Telecommunications	Part of Div 9	Owned
60	2200 E. Imperial Hwy Compton, CA 90059	Central Control Facility	Part of Imperial Blue Line Station	MOU with Caltrans
61	284 S. Santa Fe Avenue Los Angeles, CA 90012	Maintenance of Way Rail Shops	Part of Div 20	Owned
70	421 1/2 W. 37th Street Los Angeles, CA 90007	37th St. Harbor Transit Way Station	N/A	MOU with Caltrans
71	350 1/2 W. Slauson Avenue Los Angeles, CA 90003	Slauson Avenue Harbor Transitway Station	N/A	MOU with Caltrans
72	452 1/2 Manchester Avenue Los Angeles, CA 90003	Manchester Avenue Harbor Transitway Station	N/A	MOU with Caltrans
74	622 W. Rosecrans Avenue Los Angeles, CA 90248	Rosecrans Avenue Harbor Transitway	N/A	MOU with Caltrans
76	FUTURE	Carson Street Harbor Transitway	N/A	MOU with Caltrans
77	FUTURE	PCH Harbor	N/A	MOU with Caltrans
80	628 Aliso Street Los Angeles	Material Storage	9,138 sq.ft.	Owned
15	TOTAL ACRES	Transitway	42.1	

Bus Operating Terminals

Terminal	Address	Use	Status
17	632 Maple Avenue Los Angeles, CA 90014	Bus Layover Area	Owned
19	3501 Santa Anita Avenue El Monte, CA 91731	El Monte Station	Caltrans MOU
24	14557 Sherman Way Van Nuys, CA 91405	Bus Layover Area	Easement
26	5729 Apple Street Los Angeles, CA 90016	West LA Transit Center	Leased
27	6111 West 96th Street Los Angeles, CA 90045	LAX Transit Center	Leased
28	111 W. 18th Street Los Angeles, CA 90015	Bus Layover Area	Leased
31	938 N. Vignes Street Los Angeles, CA 90012	Bus Layover Area	Owned
36	SE Corner Sepulveda/Slauson Culver City, CA	Fox Hills Mall Transit Cen	MOU
37	8145 Seville Avenue South Gate 90280	Bus Layover Palm Place Loop	Owned
38	8500 S. Central Avenue Los Angeles, CA 90001	Bus Layover Area 85th & Central	Owned
39	3012 W. Jefferson Boulevard Los Angeles, CA 90018	Bus Layover Area 10th Ave & Jefferson	Owned
40	4646 West Pico Boulevard Los Angeles, CA 90020	Bus Terminal Pico & Rimpau Loop	Owned
41	530 West Wilton Place Los Angeles, CA 90020	Bus Layover Area 6th & Wilton	Owned
42	2200 Echo Park Avenue Los Angeles, CA 90026	Bus Layover Area Echo Park & Donaldson	Owned
43	4302 Whittier Boulevard Los Angeles, Ca 90023	Bus Layover Area Whittier & Brannick	Owned
44	427 N. Rowan Avenue Los Angeles, CA 90063	Bus Layover Area Dozier & rowan	Owned

Bus Operating Terminals

Terminal	Address	Use	Status
45	4592 Huntington Drive North Los Angeles, CA 90032	Bus Terminal Rose Hill Station	Agreement with City
46	Arygle Street Los Angeles, CA	Red Line Bus Terminal Hollywood/Vine	Owned
47	1930 Pomeroy Avenue Los Angeles, CA	Bus Terminal USC Medical Center	MOU
48	5150 State Street Los Angeles	Bus Terminal Cal State	MOU
49	1340 N. Brand Boulevard Glendale, CA 91202	Bus Layover Mountain & Brand	Owned
50	305-7 N. Tamarind Avenue Compton, CA 90220	Compton Transit Center	Leased
52	Galleria Transit Terminal 1850 Kingsdale Avenue, Redondo Beach	Bus Terminal	Leased
23			

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Customer Service Centers

Location	Address	Owned/Leased	Expiration Date
Loc. 101	ARCO Plaza 515 So. Flower St., Level C Los Angeles, CA 90071	Leased	12/31/2004
Loc. 103	San Fernando/Van Nuys 14435 Sherman Way, Suite 107 Van Nuys, CA 91405	Leased	09/30/2002
Loc. 105	Baldwin Hills Baldwin Hills Crenshaw Plaza 3650 Martin L. King Blvd. Los Angeles, CA 90008	Leased	03/31/2001
Loc. 106	Wilshire 5301 Wilshire Blvd. Los Angeles, CA 90036	Owned	N/A
Loc. 107	Hollywood 6249 Hollywood Blvd. Los Angeles, CA 90028	Leased	Month to Month
Loc 109	Gateway - East Portal One Gateway Plaza Los Angeles, CA 90012	Owned	N/A
Loc 110	East Los Angeles 4501 "B" Whittier Blvd. Los Angeles, CA 90022	Leased	09/30/2002

Microwave sites

EXHIBIT "B-5"

MICROWAVE SITE LOCATIONS			
Location	Address	Status	Expiration Date
300	Mt. Washington 4990 Glenalbyn Drive, Los Angeles 90065	Leased	Pending
301	Verdugo Peak Approximately five miles South of La Tuna Canyon Road and the Foothill Freeway, Glendale	Leased	Pending
301B	Verdugo Peak, Access Road	Leased	Year to Year
302	San Pedro Hill 3900 West Crest Road, Rancho Palos Verdes	Leased	05/29/2007
303	Beverly Glen Near the Intersection of Beverly Glen Boulevard and Mulholland Drive, Los Angeles 90014	Leased	Pending
304	Rio Hondo Puente Hills Drive near Rio Hondo College, Whittier	Leased	07/01/2001
305	Sierra Peak West of Corona	Leased	Year to Year
306	First Interstate Bank 707 Wilshire Boulevard, Los Angeles 90017	Leased	Year to Year
308	Mt. Lukens #2 Tujunga, CA	Leased	Year to Year
309	Mt Lukens #1 Angeles Crest National Forest, La Crescenta	Leased	12/31/2003
311	Baldwin Hills La Cienega Blvd. and Stocker near Kenneth Hahn Park, Los Angeles, 90008	Leased	01/01/2002
313	Oat Mountain Orcutt Ranch, Chatsworth	Leased	07/31/2000
314	Hauser Peak Red Rover Mine Road, Palmdale	Leased	07/31/2000
12			

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Employee Parking Lots

EXHIBIT "B-6"

Employee Parking Lots

Location	Address	Status	Expiration Date
401	DIVISION 1 Northwest Corner of 6th Street and Central Avenue	Owned	N/A
402	DIVISION 1 West Side of Central Avenue Between Wilde Street and Industrial Street	Owned	N/A
403	DIVISION 2 SE Corner of 16th and Griffith Avenue Under 1-10 Freeway	Leased	02/28/2004
404	DIVISION 6 346 3rd Avenue Venice, CA	Leased	02/29/2000
405	DIVISION 12 South Side of Division 12, Under 7th Street on-ramp to the Long Beach Freeway	Leased	Month to Month

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RAIL OPERATING LINES (LIGHT AND HEAVY RAIL)

RAIL LINE	PART-TAKES	FULL TAKES	EASEMENTS	TOTAL PARCELS
LONG BEACH BLUE LINE	97	2	0	99
GREEN LINE	13	3	2	18
PASADENA BLUE LINE	REAL ESTATE TRANSFERRED TO PBLCA			
RED LINE, SEGMENT 1	22	11	44	77
RED LINE, SEGMENT 2	18	17	39	74
RED LINE, SEGMENT 3 - NORTH HOLLYWOOD	98	4	116	218
RED LINE, SEGMENT 3 - EAST LOS ANGELES	0	24	0	24
 TOTAL PARCELS	248	61	201	510

01/31/2000

Railroad Corridors - Operating

EXHIBIT "D"

RAILROAD CORRIDORS - OPERATING

NO.	LINE OR SUBDIVISION	TOTAL NO. OF MILES	SQ. FT. AREA	TOTAL ACRES
1	ALLA BRANCH	1.3	406,412	9.3299
2	AZUSA BRANCH	4.3	1,818,443	41.7457
3	BURBANK BRANCH	20.3	11,708,253	268.7800
4	COAST SUBDIVISION	20.6	4,068,954	93.4103
5	EAST BANK SUBDIVISION	4	1,513,011	34.7340
6	EXPO LINE	14.2	4,714,130	108.2215
7	HARBOR SUBDIVISION	23.3	9,491,354	217.8915
8	PASADENA SUBDIVISION*	1.2	316,800	7.3000
9	SAN GABRIEL SUBDIVISION	33.7	7,786,779	178.7598
10	SANTA MONICA BLVD	1.6	536,837	12.3241
11	VALLEY SUBDIVISION	76.5	59,289,552	1,361.1008
12	WEST BANK SUBDIVISION	3.3	843,700	19.3687
13	WEST SANTA ANA SUBDIVISION	13	4,350,540	99.8746

TOTAL	217.3	106,844,765	2,453
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*Excludes ROW transferred to Pasadena Blue Line Construction Authority

01/31/2000

Land Lease Revenue

EXHIBIT "E-1"

LAND LEASE REVENUE

Territory	Leases	Licenses	Total Contracts	Annual Income
Advanced Land Acquisition	9	0	11	\$ 184,720.00
Alla Subdivision	7	7	14	\$ 12,223.00
Azusa Branch	2	30	32	\$ 4,829.00
Baldwin Park Branch	14	165	179	\$ 40,665.24
Blue Line Long Beach	9	100	109	\$ 96,071.04
Burbank Branch	224	155	379	\$ 3,253,070.92
Bus Properties	17	4	21	\$ 282,433.00
Coast Subdivision	28	94	122	\$ 92,068.80
East Bank Subdivision	1	21	22	\$ 16,325.00
Exposition Branch	131	101	232	\$ 1,863,173.21
Green Line	5	42	47	\$ 476,392.00
Harbor Subdivision	86	925	1011	\$ 1,644,075.22
Master Agreements	0	4	4	\$ 39,434.00
Pasadena Subdivision	1	83	93	\$ 2,400.00
Redlands Subdivision	13	359	372	\$ 24,663.42
Red Line	8	3	11	\$ 574,386.08
San Bernardino County Sub	2	11	13	\$ 18,000.00
San Gabriel Sub Los Angeles	25	163	188	\$ 262,029.00
San Gabriel Sub San Bernardino	22	431	453	\$ 131,222.00
Santa Monica Boulevard	8	13	21	\$ 171,049.00
Valley Subdivision	262	416	678	\$ 1,077,919.35
West Bank Subdivision	5	41	46	\$ 108,495.00
West Santa Ana	16	84	100	\$ 161,446.00
TOTALS	895	3252	4158	\$ 10,537,090.28

01/31/2000

REVENUE ASSETS

EXHIBIT "E-2"

SPECIAL REVENUE ASSETS

NO	LOCATION	USE	ANNUAL REVENUE*
1	Parking Garage Union Station Gateway	Transit Plaza and public parking garage	\$779,610
2	East Portal Union Station Gateway	Small Retail Vendors	\$16,000
3	Cafeteria Union Station Gateway	Cafeteria for Gateway employees and the public	\$31,939
3	TOTAL		\$827,549

FIBER OPTIC AGREEMENTS

1	Valley Subdivision	Crude Oil Pipeline Easement with Pacific Pipe Line	One time payment
2	Valley Subdivison	Fiber Optic Easement with Qwest Communications	One time payment
3	Harbor Subdivision	Fiber Optic Easement with Qwest Commuunications	One time payment
4	West Bank Subdivision	Fiber Optic Easement with Williams Communications	Annual payment plus one time Adm fee
4			

MISCELLANEOUS SURPLUS PROPERTIES

Location/Parcel No.	Address	Current Status
S0101	Gage Avenue between Central & Avalon, Los Angeles	Carry over parcels from former RTD. Vacant strip of land located in the median of the public street. Very little utility and no market interest
S0102	West side of Vermont Avenue between 47th and 48th Streets, Los Angeles	Carry over parcel from former RTD. Parcels advertised for sale and no market interest. Currently leased to community group for community garden.
S0103	East Side of Vermont Avenue between 47th and 48th Streets, Los Angeles	Carry over parcel from former RTD. Parcel advertised for sale and no market interest. Currently leased to community group for community garden.
S0200	Mealy Street, Compton	Carry over parcel from LACTC. Parcel advertised for sale and no market interest. Currently available for sale.
S0202	1838 South Flower Street Los Angeles	Carry over parcel from LACTC. Parcel approved for sale to Los Angeles Community College District (LACCD). Escrow pending
S0203	419 West Washington Blvd. Los Angeles	Carry over parcel from LACTC. Parcel approved for sale to LACCD. Escrow pending
S0204	9920 Flora Vista Bellflower	Excess parcel adjacent to RR right of way. Parcel approved for sale to City of Bellflower. Escrow pending.
S0205	Walnut Street ROW Pasadena	Portion of former surplus railroad ROW in Pasadena. Two parcels retained from transfer to Pasadena Blue Line Construction Authority will be sold. One parcel sold, one remaining.

POTENTIALLY SURPLUS PARCELS

PARCEL ID	LOCATION	CURRENT STATUS
Loc 505	530 Ramirez Street Los Angeles	Property purchased for construction of Ramirez Flyover. Project currently On Hold. Parcel leased to owner of Denny's Restaurant with a remaining term of 4 years.
A2-300	SW corner of Wilshire and Crenshaw Los Angeles	Parcel purchased for original alignment of Metro Rail Project. Alignment subsequently changed. Parcel is leased to LAUSD for parking until decision is made regarding future transit projects.
A2-301	SE corner of Wilshire and Lorraine Los Angeles	Same as above
A2-362	5301 - 5323 Wilshire Boulevard 677 S. LaBrea Avenue, Los Angeles	Several parcels purchased for original alignment of Metro Rail Project and a Customer Service Center. The alignment was subsequently changed. A MTA Customer Service Center occupies a portion of the building on the property and the remainder of the building is leased. A portion of the lot is used as a public parking lot by the City of Los Angeles and the remainder is vacant.
B-103/102	1105-117 W. Temple, 419-425 Beaudry, NE corner of Temple and Beaudry	Parcels purchased for downtown layover area. Site has been vacant for several years and is now the proposed location for the new Cash Counting Facility
A1-015/16*	841 Ducommon Street and 830 Commercial Street, Los Angeles	Parcels were purchased for original alignment of Red Line Segment 1. The alignment was subsequently changed. The parcels are currently used for the storage of excavated soil for MOS 2 & 3.
A1-021* Loc 80	628 Aliso Street	Parcel was purchased for the original alignment of Red Line MOS 1. The building is currently leased to an adjacent property owner; however, the MTA Materials Group will occupy the building starting in March 2000.
B2-120*	3160 West 6th Street, Los Angeles 6141 Century Boulevard, Los Angeles	Parcel was purchased as part of the Wilshire/Vermont Metro Station area. The existing office building is leased on a year to year basis until required for joint development. Parcel was purchased for the North Coast Extension of the Green Line. The project was not funded. The site is currently leased for commercial parking and outdoor advertising sign.