



Los Angeles County
Metropolitan
Transportation
Authority

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July 12, 1995


MEMO TO: MTA DIRECTORS AND ALTERNATES
THROUGH: FRANKLIN E. WHITE
FROM: JUDITH T. PIERCE
SUBJECT: MTA REAL ESTATE RENTAL AND LEASE ACTIVITY

Attached is the report of MTA Real Estate Rental and Lease Activity for the Second Quarter of 1995. 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.

The new leases, licenses and permits completed this quarter generated approximately \$243,000 in new revenue to the MTA (month to month leases were calculated on an annualized basis).

If you desire additional information regarding any item on the report, you may contact Velma Marshall, Director of Real Estate at (213) 244-6555 or Duncan Robb, Manager of Property Management at (213) 244-6425.

Prepared by:


VELMA C. MARSHALL
Director of Real Estate

Attachment

Forms [a:\quarter.ltr]

MTA REAL ESTATE RENTAL AND LEASE ACTIVITY FOR THE SECOND QUARTER, 1995

I. COMPLETED TRANSACTIONS:

LOCATION	TENANT	USE	TERM	RENT	COMMENTS
BURBANK BRANCH					
Valerio & Canoga Ave. Canoga Park	Century 21 Valley Properties	Parking	1 year - Month to month thereafter	\$230/Mo.	Nearby Business
Deering Ave. Canoga Park	Clearview Glass	Storage and Parking	Month to month	\$155/Mo.	Neighboring business
Deering Ave. Canoga Park	Ironman Inc.	Storage & fabrication	Month to month	\$500/mo.	Neighboring business
Deering Ave. Canoga Park	Howard Sommers Towing, Inc.	Vehicle storage	1 year - Month to month thereafter	\$1,485/mo.	Neighboring business
Canoga Ave. Canoga Park	Wield Master	Sign Placement	Month to month	\$540/yr.	Nearby business
Deering Ave. Canoga Park	Canoga Sheet Metal Products	Storage & Parking	Month to Month	\$155/mo.	Neighboring business
Vesper Avenue Van Nuys	Al Atemadi	Auto Repair Shop	1 year - month to month thereafter	\$516/mo.	Nearby business
Winetka Avenue Woodland Hills	L.A. County Public Works	Storm drain	Month to month	\$500.00 fee	Public project license

MTA REAL ESTATE RENTAL AND LEASE ACTIVITY FOR THE SECOND QUARTER, 1995

I. COMPLETED TRANSACTIONS:

LOCATION	TENANT	USE	TERM	RENT	COMMENTS
Fair Avenue North Hollywood	Studio Picture	Auto Storage	Month to month (57 days)	\$5,700 over term	Tenant is former owner of this site acquired for Red Line.
COAST SUBDIVISION					
N. Lar Woodley Avenue Van Nuys	Anheuser-Bush	Underground Crossing	Month to month	\$3,000/yr	6 lines under tracks
EXPOSITION BRANCH					
Hooper Avenue & Exposition Blvd.	Daylight Transport	Parking	Month to month	\$2,500/mo	Adjacent business
Sepulveda Blvd. & Exposition Blvd.	Steiney & Company	Construction job trailer	Month to month	\$880/mo.	Adjacent building
Robertson Boulevard and Venice Boulevard	Venice Associates	Auto parking	20 months- Month to month term thereafter	\$6,350/mo.	Lease for adjacent business operation
Venice Blvd. & Exposition	Cabinet 2000	Cabinet manufacturer	Month to month	\$1,000/mo	New tenant
Washington Blvd. & Exposition	Culver City Import Group	Auto parking	Month to month	\$3,500/mo	Adjacent auto dealership
Venice Blvd.	Dreamscape, Inc.	Consumer electronics sales	2 years - Month to month term thereafter	\$895/mo	New tenant
HARBOR SUBDIVISION					
Slauson Ave. Los Angeles	Linkatel Pacific	Underground crossing	Month to month	\$1,000/yr	License for utility
Slauson Avenue Los Angeles	Pacific Bell	Underground crossing	Month to month	\$1.00 non- collectable	License in public street

MTA REAL ESTATE RENTAL AND LEASE ACTIVITY FOR THE SECOND QUARTER, 1995

I. COMPLETED TRANSACTIONS:

LOCATION	TENANT	USE	TERM	RENT	COMMENTS
PASADENA					
East of San Gabriel Ave. City of Azusa	Lawrence C. Allen	Equipment Storage	Month to month	\$1,200/annum	Site for small business operation
VALLEY SUBDIVISION					
Soledad Canyon	Caravel Entertainment	Camera/lighting set-up	2 days	\$2,000/total	Permit for movie filming support
Canyon Country	The Computer Chip	Sign lease	Month to month	\$800/yr.	Advertising sign for small nearby business
24746 San Fernando Road Newhall	Greg Wightman dba Welding Unlimited & Trailer Sales	Welding shop and trailer sales	Month to month	Rent increased \$7,476/yr.	Renegotiated existing lease on new MTA lease document.
24930 San Fernando Road, Newhall	Ken Bangert & Margaret Cartmill	Spa Sales	Month to month	Rent increased \$2,673/yr in first year; \$3,540/yr., thereafter	Renegotiated existing lease on new MTA lease document.

II. PENDING TRANSACTIONS:

LOCATION	TENANT	USE	TERM	RENT	COMMENTS
BALDWIN PARK SUBDIVISION					
Near I-15 & Heritage Circle, City of Fontana	Pac Bell Mobile Services	Wireless Communications Antenna	5-year initial lease; then yr-to-yr with 30-day termination	Approx. \$700/mo.	Vacant surrounding area; non-op right of way
BURBANK					
Deering Avenue Canoga Park	Jim Harp	Equipment storage	Month to month	\$150/mo.	Adjoining property owner
Vesper at Bessemer Van Nuys	L.A. Fast Tow	Auto impound lot	1 year - Month to month thereafter	\$1,500/mo.	New Lease
Bessemer Street Tarzana	Bestway Recycling	Staging Area for recycling	1 year - Month to month thereafter.	\$4,105/mo increase	Amendment to existing leases
West of Kester Avenue Van Nuys	V.A. Cable	Material & vehicle storage	1 year - Month to month thereafter	\$3,350/mo increase	Amendment to existing lease
Victory Boulevard Woodland Hills	West Coast Plastics	Sign placement	Month to month	\$600/yr.	Sign lease for neighboring business
Victory Blvd. Woodland Hills	New York Bagel Exchange	Sign placement	Month to month	\$600/yr.	Sign Lease for neighboring business
Kester Avenue Van Nuys	MCI	Underground cable	Year to year	\$1,000/yr	Part of areawide network.
West of Sepulveda Van Nuys	Wiltae Corporation	Truck storage	1 year - Month to month thereafter	\$460/mo.	Adjoining property owner
Victory and De Soto Woodland Hills	Yule Tree Supply	X-mas tree sales	3 months	\$2,000 over term	Submitted highest bid for Xmas tree sales lot
Deering Avenue Canoga Park	Classic Mustang	Parking	Month to month	\$200/mo.	Neighboring business
Deering Avenue Canoga Park	Vern's Auto Body	Parking	Month to month	\$300/mo.	Neighboring business

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Victory and Balboa Encino	Wiltae Corp.	X-mas Tree sales	3 months, 6 days	\$19,510 over term	Submitted highest bid for X-mas tree sales lot
Deering and Sherman Way Canoga Park	Jorge Woolfolk	X-mas tree sales	3 months	\$1,500 over term	Submitted highest bid for X-mas tree sales lot
Kester Ave. Van Nuys	MCI	Underground crossing	Year to year	\$1,000/yr	Part of areawide network
HARBOR SUBDIVISION					
Manchester Blvd. Inglewood	Paul O'Halloran	Parking	1 year - Month to month thereafter	\$200/mo	Neighboring business owner
PASADENA SUBDIVISION					
Bet. Union & Holly streets, City of Pasadena	Pasadena Design Center	Temp. parking & storage for construction	Month to month	\$425/mo.	Nearby property owner.
NWC Arroyo Parkway and Del Mar, Pasadena	Wiltae Corp.	Sale of pumpkins, X-mas trees, parking for Rose Parade	10/01/95 to 1/06/96	\$23,700 for full term	Highest bidder in closed bidding.
Bet. Colorado & Union, City of Pasadena	Arroyo Seco Limited Partnership	Parking	Month to month	\$600/mo.	Adjacent property owner
VALLEY SUBDIVISION					
Justin St. & R/W, Glendale	Rene Lambert	Parking & deliveries	Month to month	\$333/mo	Lease to adjacent property owner
Golden Oak Road & Golden Triangle Road, Saugus	Mountasia Entertainment	Slope encroachment	60 months - Month to month thereafter	\$2,000/yr.	Benefits adjacent public street
Balboa Blvd. & R/W, Sylmar	Metropolitan Water District	Survey permit	60 days-	\$1,000 1-time fee	Public project improvement work

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LOCATION	TENANT	USE	TERM	RENT	COMMENTS
Brazil St. & R/W, Glendale	City of Glendale	Licenses for traffic signal, sidewalk & curb	Month to month	\$1,000 1-time fee	Public project improvement work
Behind 927 Thompson Ave., Glendale	Automation plating corp.	Lease for parking & access	Month to month	\$187.50/mo.	Lease to adjacent property owner
Southerly of Thompson Ave. and R/W, Glendale	Don Macdonald (Decotec)	Lease for parking and access	Month to month	\$200/mo.	Lease to adjacent property owner
Behind 912 Ruberta Street, Glendale	M+M Production Services	Lease for parking & access	Month to Month	\$200/mo.	Lease to adjacent property owner
Behind 905 East Thompson Ave., Glendale	Minarik Electronic Company	Lease for parking and access	Month to month	\$375/mo	Lease to adjacent property owner
Aliso Canyon Road and R/W, Acton	LADPW	License allowing drainage improvements	Initial term: 1 yr, month to month thereafter	None	Drainage improvements benefit MTA property
Soledad Canyon Road; Agua Dulce Canyon Road, Agua Dulce	LADPW	Right-of-entry for soil borings	60 days	None	Geotechnical work for seismic retrofit of bridge
Angeles Forest Highway and R/W, Vincent	Airtouch Cellular communications	Access License	Year to year	\$2,000/yr	Allows access to Communication Tower
Penlon Road to Golden Oak Road, Canyon Country	City of Santa Clarita	Bicycle/Pedestrian path, bus turnouts & right-hand turn lanes	Month to month	None	Facilitates MTA's goal to construct urban bikeways/greenways

*Terminable upon 30-days notice by MTA for transit needs.

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