

SUMMARY

Times Mirror Square is a commercial office complex that spans the block in Downtown Los Angeles bounded by West 1st Street to the north, South Spring Street to the east, West 2nd Street to the south, and North Broadway to the west. Consisting of five buildings constructed between 1935 and 1973, the complex includes: the 1935 eight-story Los Angeles Times Building designed in the Art Deco/Moderne architectural style by Los Angeles master architect Gordon B. Kaufmann (1888-1949); the four-story Plant Building completed in 1935 (original two-story Art Deco/Moderne-style building by Kaufmann), with two one-story additions designed by Los Angeles architect Rowland H. Crawford (1902-1973) in 1946 and 1955; the 12-story Mirror Building designed in the Late Moderne architectural style by Crawford in 1948; and the six-story Times-Mirror Headquarters Building and six-story parking structure designed by master architect William L. Pereira (1909-1985) in the Corporate International architectural style in 1973. The Times Building was originally commissioned by then-company chairman and newspaper publisher Harry Chandler as the new headquarters of the *Times Mirror Company*, the parent company of the *Los Angeles Times*. Subsequent additions were made to the property by the Chandler family, who owned the *Los Angeles Times* from 1917 to 2000, to meet the newspaper's growing needs. Although some spaces were leased to various tenants over time, the subject property continuously served as the headquarters for the *Los Angeles Times* until June 2018.

The five buildings comprising Times Mirror Square are structurally distinct, but internally connected and rectangular in plan. The Times Building is of steel frame and concrete construction with marble, granite, and limestone cladding. Decorative bronze frames surround all windows and doors, and the roof over the central tower is hipped and clad with red clay tiles. Above the windows on the fifth story are three journalism-themed sculptures by artist Robert Merrell Gage. At the sixth story of the center bay on the north-facing elevation there is a large neon clock. The interior of the Times Building features an original lobby consisting of a two-story rotunda with murals designed by artist Hugo Ballin, a large globe sculpture by Robert Merrell Gage, marble flooring, marble columns, and cast metal trim.

Like the Times Building, the Plant Building and Mirror Building are of steel frame and concrete construction with granite and limestone cladding. The first story of the east-facing elevation of the Plant Building is divided into nine bays that originally featured seven large openings for loading docks; five of the seven windows have been infilled with butt-glazed storefront windows. The primary, east-facing elevation of the Mirror Building has three sections; the center section has seven recessed bays that consist of metal windows separated by sculpted bronze spandrels. The entrance to the building is centered on the elevation and is surrounded by granite; the entry doors are recessed in an entrance vestibule that features bronze doors flaked and topped with decorative cast bronze panels.

The Times-Mirror Headquarters Building and parking structure have a steel frame structural system with walls clad in granite and metal coated with a dark bronze silicon copolymer finish. The Headquarters Building was designed to be a complex of box forms consisting of two horizontal boxes atop vertical monolithic granite shafts with a recessed landscaped entrance, an elevated walkway on the second story, and a landscaped deck on the fifth story. At the sixth story there are a central atrium lit by a pyramidal skylight, original executive offices, and an original board room with a built-in circular conference table. The Headquarters Building connects to the parking structure via a second-story walkway.

The Times complex was conceived and executed by several notable leaders and architects.

Harry Chandler was born in Landaff, New Hampshire, in 1864, and became the second publisher of the *Los Angeles Times* after the death of his father-in-law Harrison Gray Otis. He was credited with developing much of Southern California, from the Hollywood Hills to Dana Point. Prior to joining the *Times* he ran a small company that delivered many of Los Angeles' morning papers. He passed away in 1944.

Norman Chandler was born in Los Angeles in 1899, and died in 1973. Joining the *Times* as secretary to his father Harry Chandler, he became the paper's third publisher. Norman worked out of the Times Building, but also was responsible for the construction of the Mirror addition. His wife, Dorothy Buffum Chandler, whom he married in 1922, also took an active role in the *Times-Mirror* newspaper as a director and assistant to the chairman. In 1960, Norman's son, Otis Chandler, succeeded him and became the last member of the Chandler family to hold the post of publisher. Otis passed away at his home in Ojai in 2006, at the age of 78.

Gordon Bernie Kaufmann was born in 1888 in London, England and graduated from London Polytechnic Institute around 1908. He arrived in California in 1914, settling in Fresno, and relocated to Los Angeles in 1915. After a partnership with architect Roland E. Coate, Kaufmann formed his own architectural practice in 1924. Kaufmann's work in Southern California spans over four decades and includes hotels, commercial buildings, residences, theaters, and churches. Between the 1920s and 1940s he constructed several residential and commercial buildings in the Greater Los Angeles area, including Greystone Mansion in Beverly Hills (1926), La Quinta Inn near Indio (1927), the Earl Carroll Theater (1938, HCM #1136), the Hollywood Palladium (1940, HCM #1130), and Park La Brea (1948). Kaufmann passed away at the age of 60 in 1949.

Rowland Henry Crawford was born in Deadwood, South Dakota in 1902 and entered the University of Southern California in 1920, where he was a member of the first architecture class. In 1927, Crawford joined the architectural firm of Webber & Spaulding, and later, in 1930, he worked as a principal Architectural Associate for the office of Gordon B. Kaufmann, where he took part in commissions for the Santa Anita Race Track (1934) and the 1935 Times Building. Crawford opened his own architectural practice in 1938, through which he worked on diverse projects that included the Los Feliz Brown Derby (1941, HCM #843), Town & Country Market (1942), Sears Santa Monica (1947), and the George K. Porter Junior High School in Granada Hills (1959). Crawford passed away at the age of 71 in 1973.

William Leonard Pereira was born in Chicago in 1909 and later graduated with a degree in architecture from the University of Illinois. His first architectural position was in the Chicago office of Holabird and Root where he took part in planning and designing buildings for the 1933 Chicago World's Fair. In 1938, William Pereira relocated to Los Angeles to serve as architect and art designer for Paramount Pictures. After World War II, Pereira began to teach design studios at the University of Southern California and in 1950, he partnered with his college classmate, Charles Luckman, with whom he designed buildings across Southern California and the country. In 1958, Pereira established his own practice and went on to contribute to the more than 400 projects that he took part in throughout his career. Some of Pereira's well-known works in the Los Angeles area include the Theme Building at Los Angeles International Airport (1961, HCM #570), CBS Television City (1953, HCM #1167), the master plan for the University of Southern California, the original Los Angeles County Museum of Art building (1965), and the Otis College of Art and Design (1960). Pereira died in 1985 in Los Angeles at the age of 76.

Over the years, there have been several changes to the Times Mirror Square complex that include the enlargement of the press room on the first and second floors of the Times Building in 1946, the addition of a roof slab and new wall openings on the Times Building in 1950, the alteration of the west-facing façade of the Times Building in 1952, the enclosure of the light court of the Times Building at the third floor in 1954, the removal of the glass block and steel sash along the north wall at the fourth floor on the Mirror Building in 1955, the addition of the Norman Chandler Pavilion to the eastern side of the Times Building in 1965, the demolition of the penthouse and parapet wall on the west-facing elevation of the Times Building in 1971, the addition of visible steel cross-bracing as part of a seismic retrofit of the Mirror Building in 1997, the installation of a sign reading “Los Angeles Times” on the west-facing elevation of the Headquarters Building in 1998, and various tenant improvements across all five buildings from the date of construction until 2014. There are also rooftop additions to the east and west of the central tower of the Times Building that were constructed in the 1940s, 1960s, and 1970s.

The Los Angeles Times Building was determined eligible for listing in the National Register of Historic Places in a 1978 Section 106 review and was individually listed in the California Register. The citywide historic resources survey, SurveyLA, identified Times-Mirror Square as a potential historic district eligible for listing under the state and local designation programs both for its association with the growth and evolution of the *Los Angeles Times*, an important Los Angeles institution, and for its association with the career of Otis Chandler, publisher of the *Los Angeles Times*. The Mirror Building was listed in the California Register in 2009, when it was determined eligible for listing in the National Register of Historic Places in a Section 106 review process. The site on which the Mirror Building is located is also individually listed in the California Register of Historical Resources as the location of the Butterfield Stage Station (demolished).

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Times Mirror Square		Current name of property	
Other Associated Names:			
Street Address: 220 West 1st Street		Zip: 90012	Council District: 14
Range of Addresses on Property: See attached		Community Name:	
Assessor Parcel Number: 5149001006	Tract: Times Square	Block:	Lot: 5
Identification cont'd: See attached			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1935	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? Private Development
Architect/Designer: Gordon B. Kaufman		Contractor:	
Original Use: Newspaper		Present Use: Newspaper-Offices-Filming	
Is the Proposed Monument on its Original Site? <input checked="" type="radio"/> Yes <input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)			

3. STYLE & MATERIALS

Architectural Style: See Attached		Stories:	Plan Shape:
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Steel	Type: Steel	
CLADDING	Material: Select	Material: Select	
ROOF	Type: Hipped	Type: Flat	
	Material: Clay tile, rounded	Material: Select	
WINDOWS	Type: Casement	Type: Casement	
	Material: Aluminum	Material: Aluminum	
ENTRY	Style: Centered	Style: Off-center	
DOOR	Type: Paneled, glazed	Type: Paneled, glazed	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

1948	Rowland H. Crawford Mirror Addition
1965	Norman Chandler Pavilion
1973	William L. Pereira Times Mirror Headquarters Addition

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
<input checked="" type="checkbox"/>	Listed in the California Register of Historical Resources
<input checked="" type="checkbox"/>	Formally determined eligible for the National and/or California Registers
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
<input checked="" type="checkbox"/> Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA People Mover Survey, 1978
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input type="checkbox"/>	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
<input checked="" type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Richard Schave		Company: Esotouric	
Street Address: P.O. Box 31227		City: Los Angeles	State: CA
Zip: 90031	Phone Number: 213-915-8687	Email: schavester@gmail.com	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name: Onni Times Square LP c/o David Bell		Company:	
Street Address: 315 West 9th Street, Suite 801		City: Los Angeles	State: CA
Zip: 90015	Phone Number: 213-629-2041	Email: general@onni.com	

Nomination Preparer/Applicant's Representative

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Nomination Form | 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. <input checked="" type="checkbox"/> Bibliography | 7. <input checked="" type="checkbox"/> Additional, Contemporary Photos |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Facade
(8x10, the main photo of the proposed monument. Also
email a digital copy of the main photo to:
planning.ohr@lacity.org) | 8. <input checked="" type="checkbox"/> Historical Photos |
| | 9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels
(including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Richard Schave June 18, 2018

Name: _____ Date: _____ Signature: _____

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012
Phone: 213-874-3679
Website: preservation.lacity.org

Times Mirror Square

HISTORIC-CULTURAL MONUMENT APPLICATION

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JUNE 28, 2018

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SECTION 1 - PROPERTY IDENTIFICATION

TIMES MIRROR SQUARE

Site Address 220 W 1ST ST

Site Address 214 W 1ST ST

Site Address 212 W 1ST ST

Site Address 202 W 1ST ST

Site Address 121 S SPRING ST

Site Address 145 S SPRING ST

Site Address 224 W 1st ST

Site Address 100 S Broadway

Site Address 110 S Broadway

ZIP Code 90012

PIN Number 130-5A213 10

Lot Area (Calculated) 60,577.3 (sq ft)

Thomas Brothers Grid PAGE 634 - GRID F3

Thomas Brothers Grid PAGE 634 - GRID F4

Assessor Parcel No. (APN) 5149001006

Tract TIMES SQUARE

Map Reference M B 184-21

Block None

Lot 5

Arb (Lot Cut Reference) None

Map Sheet 130-5A213

Council District #14

SECTION 2: CONSTRUCTION HISTORY AND CURRENT STATUS

Construction dates for the three buildings comprising Times Mirror Square. 1935—Gordon B. Kaufmann Building

1949—Rowland H. Crawford Addition

1973—William L. Pereira Times Mirror Headquarters Addition

Threats. There is an immediate threat to integrity of Times Mirror Square. On 12/8/2016, Onni Times Square LP filed documents with the City of Los Angeles Department of Planning stating its intent to demolish the 1973 William L. Pereira addition and the parking structure on Broadway and erect two towers on the site.

(*Case #VTT-74761*

http://planning.lacity.org/caseinfo/casesummary.aspx?case=VTT-74761_)

Designers. Kaufmann Building —Gordon B. Kaufmann, AIA

Crawford Addition—Rowland H. Crawford, AIA

Times Mirror Headquarters Addition—William L. Pereira, AIA

Original/Present Use. Until 2007, when Sam Zell purchased the Los Angeles Times, Times Mirror Square was intact and devoted to the purpose of producing the Los Angeles Times. There was one long-standing bank tenant on the ground floor of the Pereira addition. Bank of America is the current tenant.

Since Zell's purchase, subsequent chapter 11 bankruptcy reorganization, and the difficult years under Tribune/tronc management, the newspaper's staff has been greatly diminished. Large portions of the Times Mirror Headquarters Addition, Crawford Addition and Kaufmann Building have been leased to outside tenants and film crews.

The newspaper's lease for several floors of space in the Kaufmann Times building expires on June 30, 2018. In April 2018, prospective new Los Angeles Times owner Patrick Soon-Shiong announced his intention to move the newspaper's operations to the city of El Segundo, due to an inability to reach a lease extension agreement with Times Mirror Square property owners Onni Group.

SECTION 3: BUILDING STYLE AND MATERIALS

STYLES & MATERIALS

Gordon B. Kaufmann Building. Building clad in Indiana limestone.

The windows accentuated by aluminum spandrels.

The main entrance (1st Street) has a monumental bronze doorway and doors.

Roof is “Spanish” red tile.

There is integrated neon signage (“THE TIMES” and a clock) on three sides of the building.

There is a highly decorated lobby containing a spinning globe set in a sculpted base, murals by Hugo Ballin and artifacts from the newspaper’s history.

Rowland H. Crawford Mirror Addition. The main entrance (Spring Street) has a monumental bronze doorway and doors.

Building clad in Indiana limestone.

The windows accentuated by aluminum spandrels on the tower, and steel casements on the low slung connecting wing.

The roof is flat.

William L. Pereira Times Mirror Headquarters Addition. Large granite panels (flame finished) and curtain wall glazing comprise the facade.

“Bronzed” windows with extruded anodized aluminum trim is the window treatment.

The roof is flat.

SECTION 4: ALTERATION HISTORY

SALIENT ADDITIONS

Rowland H. Crawford Mirror Addition (1949). Ten story addition. Rowland H. Crawford, architect.

Norman Chandler Pavilion (1965). addition on eastern side of Kaufmann building. Glazed reception area. William L. Pereira, architect.

William L. Pereira Times Mirror Addition (1973). addition of Times Mirror Headquarters to the west of the original Kaufmann building. William L. Pereira, architect.

MAJOR CONSTRUCTION HISTORY / ALTERATIONS

Gordon B. Kaufmann Building. 1935 Date of construction, designed by Gordon B. Kaufmann.

June 1934 Constructed quarry tile for roof decks.

December 1934 Completed interior of unfinished corner store for occupancy by the Owl Drug Co.

February 1935 Constructed two terra cotta tile partitions, metal lath and plaster ceiling, granite and bronze store fronts and plate glass windows.

November 1945 Removed existing partition, provided new entry and stairs, reworked display windows to match existing.

May 1946 Added rooms on fifth floor for recreation rooms and cafeteria.

July 1953 Added beams for new press in basement. Altered non-bearing partitions on first floor. Added roller steel door and second street truck entrance.

September 1959 Partition and ceiling changes to rooms 210-213 of the building.

October 1959 Removed existing front and replaced with brick veneer pl. glass for plaster existing wall.

August 1961 Added new black and white press supports foundation.

September 1961 Added new concrete slab fill-in on third floor.

October 1961 Added new steel beam and plate floor in press room.

April 1962 Added new wall, floor and roof openings for waste paper conveyor.

April 1963 Added metal canopy on fifth floor roof deck. Size: 13 x 20 feet.

February 1965 New addition on fifth floor roof. Size: 20 x 74 feet.

June 1966 Change of plans on fourth floor.

January 1967 Added new concrete work for electric power on ground floor.

February 1968 Removed existing walls and installed new metal, stud walls, finished suspended ceiling. Floor and wall.

July 1968 All work on fifth floors' office remodeling, removed existing cafeteria equipment and patched walls with new light fixtures.

January 1971 Demolished penthouse and parapet wall. Size: 30 x 100 feet.

September 1973 Redecorated fifth floor.

May 1975 Added equipment platform in sub-basement. Size: 37 x 22 feet.

August 1990 Changed floor plans and removed walls for permit 90LA/55255 on second floor.

May 1998 Added corridor to connect two exit stairways fully.

August 1998 Replaced mission tile roof, new tile weight did not exceed original weight.

April 2001 Constructed roof top matched equipment platform, added new structural beams.

August 2001 Replaced steel steps with concrete steps. Installed non-bearing partitions and ceiling system on first floor.

Rowland H. Crawford Mirror Addition. *C. 1948* Date of construction, designed by Rowland H. Crawford.

August 1955 Remove glass block and steel sash at 4th floor along north wall.

Mar. 1959 Plastered exterior face of west wall after removal of Hellman Bldg.

June 1959 Added additional plastering and furring on exterior wall.

October 1961 New paper chute floor openings.

November 1961 Added new concrete loading dock.

December 1961 Added new concrete stairway.

October 1967 Added modernize corridors at fourth floor.

December 1970 Added dumbwaiter partitions on fourth and fifth floor.

January 1971 Cut floor for dumbwaiter shaft.

February 1971 Structured steel beam details at fifth floor.

April 1993 Added non-bearing partitions, doors ceilings for tenant improvement of elevation on the Second Street.

October 1997 Addition of concrete shear walls; seismic upgrade; infilled existing openings at first and second floors.

September 1998 Strengthened structure.

SECTION 5: EXISTING HISTORIC RESOURCE IDENTIFICATION

ZIMAS HISTORIC RESOURCES

Eligible for National Register and State Historic Monument. Identified for these resources in the 1978 People Mover Survey.

It is included in SurveyLA—the Los Angeles Historic Resources Survey.

Listed in California Register of Historical Resources.

SECTION 6: HISTORIC-CULTURAL MONUMENT CRITERIA

CRITERIA TIMES MIRROR SQUARE

Building is eligible under the following criteria:

- Associated with the lives of historic personages important to national, state, city, or local history.
- Embodies distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SECTION 7: WRITTEN STATEMENTS

7A—PROPOSED MONUMENT DESCRIPTION

The Los Angeles Times buildings are located on Times Mirror Square, which is bounded by 1st and Spring Streets, 2nd and Broadway. This rectangular block, comprising over 700,000 square feet, with a 326' width and 488' length, is in the civic center of downtown Los Angeles, adjacent to the First Street Federal Courthouse and Los Angeles Police Department Headquarters and catty-corner from Los Angeles City Hall.

Times Mirror Square is a complex containing three buildings dating from 1935 to 1973, plus a parking garage. The Chandler family, who owned the Los Angeles Times from 1884 to 2000, commissioned all of the buildings on Times Mirror Square. The buildings have unique styles, reflecting the popular architectural styles of the period of their respective construction. Gordon B. Kaufmann designed the oldest extant Los Angeles Times building at 1st and Spring Streets in the Modern style in 1935, Rowland H. Crawford designed a ten-story tower in the Late Moderne style at Second and Spring Streets in 1948, and the last building was designed by William L. Pereira in the Late Modern Corporate style at 1st Street and Broadway in 1973.

Gordon B. Kaufmann Los Angeles Times building on Times Mirror Square. Gordon B. Kaufmann designed this six-story newspaper building in the Modern style in 1935. It is situated on the northeast corner of Times Mirror Square, facing 1st Street on the north and Spring Street on the east. The rectangular lot is 165' in width and 360' in length. The building has a ziggurat-like shape, a form common to many Art Deco designs. It features prominent vertical ribs that give it a sense of monumentality as they lead the eye up to the large-scale neon letters "THE TIMES." The structure rises to six stories and a height of 140', flanked by two lower sections of four stories each. The exterior walls are built in Indiana limestone atop a foundation faced in black granite. Decorative bronze frames surround all windows and doors. A red tile low-slope roof with detailed cornice is at the top of the structure. This building has two primary elevations: the main facade and entry facing north on 1st Street, and the east elevation, facing Spring Street, with its large sidewalk-level windows.

The 1st Street facade has a symmetrical design that can be divided into three parts: the middle part contains five vertical window openings on each of the five stories, plus a windowless upper section that extends the equivalent of nearly three stories above. The two side parts are four stories high and have eight windows per floor. Within the

middle part, the central three bays are divided by white, fluted ribs and detailed with ornament and sculptures, while the flanking bays are plain. The main entrance is located in the middle bay, accessed by steps, and surrounded by a thick red granite frame with molding and an inscription on top. The entrance leads into the Globe Lobby. Cornerstones were placed on both sides of the entrance with “THIS STONE WAS SET THIS DAY APRIL 10 1934 BY HARRY CHANDLER PUBLISHER OF THE LOS ANGELES TIMES” on the west side and “GORDON B. KAUFMANN ARCHITECT P.J. WALKER CO. BUILDERS” on the east side. On either side of the red granite frame, there appears a stylized eagle in bas-relief by American sculptor Robert Merrell Gage, captioned “LIBERTY UNDER THE LAW” and “TRUE INDUSTRIAL FREEDOM.” The front doors are constructed in bronze, with whole glass at the bottom and bronzed ornamental grilles on top. Two bays flank the entrance with bronzed grate windows surrounded by ornamental molding on the first story.

On top of the lower windows of the central three bays, there are aluminum spandrels, graduating to white limestone molding details above the windows on the fourth story. Above the windows on the fifth story are sculptures, described below. An ornamental molding is atop the sculptures, flanked by another pair of bas-relief eagles.

Robert Merrell Gage designed and personally carved in place the three nine-foot limestone figures between the pylons at the sixth story level. The eastern figure is Father Time with his writing tool, stone tablet and hourglass, symbolizing the element that makes news. The western figure is Johannes Gutenberg, the first man to print with movable type, thereby making possible the press that disseminates news. The central figure, a mail-clad knight, pins a fanged monster to earth with his two-handed sword while an eagle soars behind him. This is the spirit of The Times, ever alert to preserve liberty under the law. These heroic and symbolic figures were designed with large, rugged planes so that their essential features can be easily “read” from the street below. This required an exceptional understanding of the effect of light on sculptural form.

In the center of the middle section of the elevation above the fourth story is a large bronze grate and above that a large neon clock. The two flanking sections of the front facade are identical. Each ground floor bay contains paired steel sash windows framed in bronze molding with a keystone in a flower pattern. On the upper three stories, the paired windows are divided by aluminum spandrels decorated with simple vertical lined ornamental patterns underneath. On top of the windows on the fourth story, there are more aluminum spandrels decorated with vegetal patterns. White fluted vertical ribs divide the bays. There is a plain cornice on top.

On Spring Street, the east elevation connecting Gordon B. Kaufmann’s Los Angeles Times building (1935) to Rowland H. Crawford’s Times Mirror tower (1948) to the south has nine bays. The first story is built in red granite. A small, rolling garage door is in the second bay from the right and a small entrance is next to the garage door on the third bay from the right, framed in metal and glass. The other bays have large windows encased in bronze frames on top of black granite foundations. Large windows fill each bay on the second story. Limestone coursework in the center of the upper part

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of the second story has the inscription "LOS ANGELES TIMES." The third and fourth stories are glazed. The clerestory is made up of small panes above monolithic plate glass. The wall above the third and fourth story glazing is unadorned. To the north, on the Kaufmann building, the three upper stories all contain windows identical to those on the 1st Street facade. The windows are in pairs, embedded in bronzed molding and divided by aluminum spandrels, with vegetal patterned moldings on top. White ribs carved with vertical grooves divide the bays.

Above the fourth floor, there are later additions: two flat concrete rectangular structures on top of the original ribs. The lower space was built in 1946 and has four window openings. A simple staircase is built beside this structure on the north side to access the second box on top. The upper addition is a simple glass structure, surrounded and divided by steel painted in white. It was built as a penthouse for Norman and Dorothy Chandler in 1965.

Behind the ribs, the limestone walls have a detailed cornice. The original windows in this facade have been covered up by the additions. On the plain upper wall, the words "THE TIMES" are carved into the limestone on top of the sculptured ribs and beneath the detailed cornice and the red tile roof. Neon tubes spelling out the words "THE TIMES" are installed in front of the incised letters. When illuminated, the sign is white. The Kaufmann building is surrounded by pavement planted with street trees. It is north of the Crawford building on Spring Street and east of the Pereira building on 1st Street.

Globe Lobby on the First Floor of the Gordon B. Kaufmann Los Angeles Times Building. The Globe Lobby is on the first floor of the Kaufmann building, accessed by steps leading up to the main entrance of the front facade. Dominating the center of the lobby is an aluminum globe of the earth, 5 1/2 feet in diameter and secured by a bronze pedestal secured to a base of stone, surrounded by bronze bas-reliefs symbolizing industry, religion, science and art, along with figures representing personages across the span of human civilization: the Native American, the Greek scholar, the Zulu warrior and the Chinese Mandarin. The globe completes its rotation every five minutes. The map was updated with current borders and names of nations in 1981, when The Times celebrated its 100th birthday.

The upper walls of the lobby are decorated with large, curved murals by the acclaimed Los Angeles artist Hugo Ballin, encircling the globe below. There are two curved horizontal panels measuring 26 by 10 feet, and two curved vertical panels measuring 10 x 7 feet. They are painted in sepia monochrome with silver highlights. The horizontal panels depict, respectively, the world's sources and carriers of news, and the interior processes of a newspaper plant. The two vertical panels depict figures representing periods of Los Angeles history. The eastern mural depicts a Native American and one of the Spanish missionary fathers who came to California in the 18th century, with a Pony Express rider carrying the United States Mail beneath them. The western panel depicts an American farmer in overalls in front of a suit-clad Californio, representing the development of ranching and farming as Los Angeles transitioned from Mexican to American rule in the mid-19th century.

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The north panel, above the entrance, begins with figures of the impatient hours on a turning world. By telegraph and Teletype, the dispatches pour into an editor's desk. Above him, a linotype operator turns typewritten copy into metal type. The machine, which makes stiff paper matrices from the compositor's type forms, and the hooded furnace, which melts yesterday's electrotype plates and casts today's from the matrix are next shown. The remainder of the panel gives accurate pictures of part of the then-new Los Angeles Times color press, an engraving department photographer at work, the dexterous then-new paper-folding machine, and the completed newspapers flowing off the press to delivery truck and to newsboy as eager hands reach for the latest news.

On the south panel, over the elevator lobby, three colossal figures in working garb hold the implements of radio, telegraph and telephone, and the camera. These figures are seated in space, while all about them are seen glimpses of world capitals, the Far East, and the South Seas, wherever news may originate, and the wires, ships, airplanes, trains and automobiles which carry the news. A farmer rests from plowing to read his morning paper. At the far right, the distinctive pyramid tower of Los Angeles City Hall emerges from the clouds.

When the lobby was modernized in the 1960s, Hugo Ballin's murals were covered up. They were uncovered in 1988 and restored in the 1990s, thanks to the perseverance of PBS television host and California history booster Huell Howser.

Displayed around the lobby are bronze busts on pedestals of the first four publishers of the newspaper: Harrison Gray Otis, Harry Chandler, Norman Chandler and Otis Chandler. In a side room adjacent to the circular lobby on the east, there is a permanent exhibition on the history of the Los Angeles Times.

The floor and wall treatment of the circular lobby is marble in red and brown tones with some black. The elevator lobby is of Verte de Sued, a rare marble with very brilliant, sea green color. Elevator doors are trimmed in bronze, the cornice is stainless steel, and the ceiling is decorated in silver leaf. The bronze entrance doors and grilles in the vestibule carry a series of silhouettes in relief depicting the thirty-six departments of the Los Angeles Times at the time of the building's opening.

Also in the elevator lobby is the original five-foot bronze eagle created by Gutzon Borglum, sculptor of Mount Rushmore, which sat atop the original Times Building at 1st and Broadway. A survivor of the 1910 bombing, it sits atop its bronze perch as a testament to the strength and endurance of a free press. The Los Angeles Times Guild adopted this symbol during its successful 2018 campaign to be recognized as a labor union.

Rowland H. Crawford Mirror Addition on Times Mirror Square. This ten-story building was designed by Rowland H. Crawford in 1948 in the Late Moderne style to complement Gordon B. Kaufmann's 1935 building. It is known as the Mirror Building, because it originally housed staff for the Times' afternoon paper, The Los Angeles Mirror. It sits on the southeast corner of Spring Street and 2nd Street. Although constructed in limestone like Kaufmann's building, it is of more modern

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appearance, with less decoration and in a lighter sand color. The middle part of the building is higher than ten stories, rising in a ziggurat form, with a flat roof on top. It has a main facade facing Spring Street, with the secondary elevation on 2nd Street. The first story has a foundation decorated by black granite, like Kaufmann's building.

The Spring Street facade, which faces east, contains three parts. The central part emphasizes its height, with seven vertical bays, exposing windows separated by darker toned plain walls. The monumental doorway is in the middle, three bays wide, accessed by steps and designed similar to the Kaufmann building's monumental entrance. The entrance door is an elaborate design of glass, framed in bronze molding and set deep in the red granite doorway. Cornerstones were placed on both sides of the entrance with "THIS STONE WAS SET THIS DAY OCTOBER 10 1948 DEDICATING THE MIRROR BUILDING BY NORMAN CHANDLER PRESIDENT THE TIMES-MIRROR COMPANY" on the north, and "ROWLAND H. CRAWFORD ARCHITECT P.J. WALKER CO. BUILDERS" on the south side.

Paired tall, narrow windows are on the other bays on first story of the central bay. Windows are bounded in bronze moldings with latticed ornament, the glass set on top of a bronze plate with vegetal patterned molding. The first and second stories are separated by decorative stone molding. Louvered-windows are on each bay of the central part of the second story. The other stories are dominated by tall, narrow windows, divided by bronze panels with decorative moldings between the limestone walls. The glazing of the windows on the third and fourth stories is plain with large panes, while the other floors have multi-panes. Five 18' tall limestone carved figures are installed atop the middle bay, at the tenth story just beneath the roof cornice. These sculptures represent the personification of Culture, Justice, Faith, Progress and Equality. They were executed by the Harry D. Donato Company and Ivan L. Adams. The figures were sketched by architect Rowland H. Crawford at one-quarter scale and modeled in clay by Eugene Romero in Chicago. Crawford went to Chicago to approve the final modeling, and from there the models were sent to the Indiana Limestone Company to be rendered in stone.

The other two parts on the facade have matched horizontal elements of glazing and dark stone. Windows on the third and fourth stories have plain glazing in the bottom and grills on top, divided by transom bars. Bronze bars also divide the windows into three parts vertically. The windows on the other stories are the same, except that the plain part at the bottom is divided by mullions, both horizontally and vertically.

The south side elevation of Crawford's building has seven bays. The four first floor windows are framed with bronze, and are presently used for the display of important front page editions and photographs from the newspaper's history. There is a clerestory above the bronze framed windows made up of glass block, 7 feet high, which runs in a continuous band almost all the way along 2nd Street. Taking the entire first floor window treatment as a whole, it evokes a retail storefront of the 19th century, and the era of the newspaper's founding.

At the western edge of the 2nd Street facade, a rolling door to a garage makes up the last stretch of the wall. The garage entrance is flanked by bronze shutters occupying

two bays. This leads to the original newspaper pressroom, no longer used for that purpose. A small exit door, also built in bronze, is on the westernmost bay. Three long vents are built on the second story, divided by bays. The third and fourth stories are the same as those on the front facade, with massive multi-pane windows. The other stories all include long horizontal windows, the same as the Spring Street facade. A vertical strip of glazing, made of tall and narrow windows separating by bronze molding, begins two stories above the exit door on the westernmost bay and ends just under the cornice.

The upper elevation on the western facade, facing Broadway, is identical to that on Spring Street, with the exception that in place of sculptures there is a large sign replicating the newspaper's header font, reading "THE LOS ANGELES TIMES." The first four stories are obscured by the elevated parking structure, which runs half the length of the block on Broadway and Second.

William L. Pereira Times Mirror Headquarters Addition on Times Mirror Square. This six-story Late Corporate Modern style building in stone, glass and steel was designed by William L. Pereira in 1973. It is located at the northwest corner of Times Mirror Square, at the southeast corner of 1st Street and Broadway, just west of the Kaufmann building. This dark, fortress-like building is designed to be a complex of box forms: two horizontal boxes floating on top, supported by vertical monolithic granite shafts. It was constructed with flame-finished, Luna Pearl Swedish granite. The floor plan includes a setback landscaped entrance, an elevated walkway with landscaping on the second story and a terraced and landscaped deck on the fifth story. A central atrium on the sixth floor, lit by a single massive skylight, included a simple water feature with plantings around it. This informal sunlit courtyard was the nexus for reception for the executive offices of Times Mirror Corporation. It serves as the central, interior focus of the building.

The main entrance is on 1st Street, and is tucked at the bottom of a "floating" four-story curtain wall, underneath the granite structure which hovers above. The setback of the entrance creates a sense of openness. The entrance is flanked by two granite square shafts reaching to a floating box above. On the second story level, there is an outdoor walkway in front of the granite shafts, supported by square concrete columns one story high. The columns sit on top of concrete foundation clad with tiles. The setback from the second to fourth stories is constructed of curtain walls made of dark solar-bronzed glazing framed by spandrels of silicon co-polymer finish in a matching dark solar bronze. The fifth story is mainly a floating box that attaches to the Kaufmann building. It has long horizontal curtain walls with single-pane windows with dark solar bronze curtain walls from the top to bottom of the story. The sixth story is identical to the fifth, but with a small setback. A granite shaft on the north side of the facade reaches through the fifth floor roof to above the top of the sixth story.

The north side of the Broadway facade is the negative space that makes up the corner courtyard, and has the second story walkway running through it, which at a right angle, at the building's perimeter, continues along First Street and connects to the edge of the Kaufmann building.

The southern part of the Broadway facade has four massive granite piers extending down to the parking structure. Each pier is separated by a narrow connection of bronzed window treatment common to the rest of the building. Looking to the south, the second and third dividers between the granite piers have polished metal walls at street level, an external terrace on the second story and vertical curtain walls going up for the other stories. The first divider, at street level, has a deeply recessed entrance, a terrace on the second story and curtain walls on the third and fourth stories. On top of the granite structures, there is a small section of horizontal metal wall, divided by thin metal bars. The top two stories are the same as the First Street facade: two floating boxes. The sixth story has a small setback. These curtain walls are of dark solar bronze windows, framed in steel. A granite shaft reaches up to seven stories on the very south end of the Broadway facade.

The building connects to the parking structure by a second story walkway, which simply extends the parking structure railing on that same level.

The building is surrounded by medium-sized dark glazed paver tiles, and lined with street trees. Under the second story walkway there are narrow raised planter beds of the same glazed paver tiles.

The retail tenant in the courtyard takes up most of the perimeter of the ground floor, and its facade is of curtain wall construction similar to that surrounding the small entrance on the First Street side.

7B—STATEMENT OF SIGNIFICANCE

Times Mirror Square meets the following criteria for designation as a Los Angeles Historic-Cultural Monument:

- Is identified with historic personages or with important events in the main currents of national, state, or local history;
- Embodies the distinguishing characteristics of a style, period or method of construction; or represents a notable work of a master builder, designer, or architect whose individual genius influences his or her age.

Times Mirror Square reflects the Chandler family's influence over Los Angeles for almost a century. Its proximity to City Hall and other municipal buildings demonstrates the newspaper's long relationship with politics and civic power.

Harrison Gray Otis was born near Marietta, Ohio, on February 10, 1837. A veteran of the Civil and Spanish-American Wars, Otis published the Los Angeles Times for more than three decades, during which time he became one of the city's most influential leaders—promoting the virtues of Southern California, which were closely tied to his own family's fortune. He purchased and ran the Santa Barbara Press prior to taking stewardship of the paper (then called the Los Angeles Daily Times). He was known for his conservative and anti-union views that were on clear display on the pages of The Times. Those reactionary views led to a bombing of the newspaper's building on the northwest corner of First and Broadway that killed 21 employees and injured 100 more.

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Otis died on July 30, 1917 at the Los Angeles home of his son-in-law, Harry Chandler.

Harry Chandler was born in Landaff, New Hampshire, on May 17, 1864, becoming the second publisher of the Los Angeles Times after the death of Harrison Gray Otis. He was credited with developing much of Southern California, from the Hollywood Hills to Dana Point. He also lured many of Southern California's signature industries to Southern California, from aerospace to motion pictures, while promoting the construction of the Los Angeles aqueduct that allowed for an explosion of growth. Prior to joining The Times he ran a small company that delivered many of the city's morning papers. He died on September 23, 1944 in his adopted city.

Norman Chandler was born in Los Angeles on September 14, 1899, and died on October 20, 1973. Joining The Times as secretary to his father Harry Chandler, he became the paper's third publisher. He worked out of The Times 1935 building, but also was responsible for construction of the so-called Mirror addition that housed an ultimately unsuccessful experiment in tabloid journalism. As publisher, he deepened his connections to the city's major businesses and took his company public as Times Mirror Co., creating the nation's largest newspaper enterprise.

Dorothy Buffum Chandler, whose father ran a chain of 16 department stores, was born on May 19, 1901 in Lafayette, Illinois. She married Norman Chandler in 1922 after graduating from Stanford University and quickly took an active role in the newspaper as a director of Times Mirror and assistant to the chairman. She worked primarily out of The Times 1935 headquarters and later at the Pereira-designed Times-Mirror building, where she became among the most important cultural forces in Los Angeles. She helped to save the Hollywood Bowl from financial insolvency and singlehandedly raised the funds to build the Los Angeles Music Center. She died on July 6, 1997, in her Hancock Park mansion.

Otis Chandler was born in Los Angeles on November 23, 1927, and became the last member of the Chandler family to hold the post of publisher. After graduation from Stanford University, he tried to enroll in an Air Force training program, but was rejected because he was too large to fit the cockpit of a jet. His next stop was a 7-year executive training program at The Times, where he interned in all departments of the organization. He was ready to hit the ground in 1960 when he succeeded his father Norman Chandler. Over the next 20 years he engineered a dramatic turnaround in the paper's reputation for mediocrity and political bias—turning The Times into one of the most respected and profitable newspapers in the nation. Otis Chandler died at his home in Ojai on February 27, 2006, at the age of 78.

The Los Angeles Times building and its two additions each embody different, distinguishing characteristics of the Art Deco, Late Moderne and Late Modern Corporate styles. The original 1935 Kaufmann Building embodies the character-defining features of the Art Deco style, defined by the treatment of shapes and lines. It incorporates geometrical patterns in symmetrical arrangements, perhaps best epitomized by Robert Merrell's sculptural program on the First Street facade, which depicts Father Time, The Spirit of the Times and Gutenberg. Inspired by

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industrialization and technical progress, Art Deco also employs a range of modern materials, from aluminum to glass, neon tubing to steel, all of which are present in the Kaufmann Building. The 1948 Mirror addition embodies the character-defining features of Late Moderne, with its interlocking volumes and inset beveled and ribbon windows. But the tower's horizontality, massing, and use of sculptural ornament betray a nod to the WPA Moderne. The 1973 Pereira addition embodies the character-defining features of Late Modern Corporate: the architect's interest in the possibilities of modern engineering taken to a higher level reflecting cutting-edge technologies, and extending the reliance on abstract geometries of early modernism into newer, more muscular forms.

Three different master architects designed and built the original Los Angeles Times building and its two additions.

Gordon B. Kaufmann, English-born American architect of the original 1935 building, brought a classical sensibility to new modes of engineering and design, most notably in his nearly concurrent work on the Hoover Dam project.

Rowland H. Crawford, architect of the 1948 addition, was a prolific Los Angeles architect, best known for his commercial structures like schools, restaurants, department stores and shopping centers, most executed in the Late Moderne style.

William L. Pereira, architect of the 1973 addition, is one of the major architects and planners who redefined California in the post-war boom years through civic commissions, museums, universities and city plans.

Times Mirror Square is no common commercial design. Commissioned over a span of nearly 40 years by the city's most influential corporation, it is a showcase of exemplary 20th Century architectural styles. The original Kaufmann building and its two subsequent additions physically symbolize the power of the Chandler dynasty, while forming a cohesive, functional and meaningful urban complex in the city's civic center.

HISTORIC PERSONAGES

Gen. Harrison Grey Otis. The foundation of Southern California's most powerful family was laid on a dusty street in what was then the tiny frontier town of Los Angeles—population, less than 12,000. The Los Angeles Daily Times opened its doors on December 4, 1881, in a small building at Temple and New High Streets.

On that day, there was no hint that this struggling, provincial publication would blossom into a behemoth media empire, housed in an historic complex of buildings that would come to be known as Times Mirror Square. Its tentacles would reach into broadcasting, magazine and book publishing, huge tracts of forest land and, most famously, a chain of newspapers stretching from coast to coast.

For 125 years, the Chandler family—the descendants of the man who would come to own the paper—would prosper as their power and influence expanded through Western

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America. Their considerable fortunes were to become inextricable entwined with and key to the remarkable growth of Southern California.

Historian David Halberstam said, in a recent documentary *Inventing L.A.: The Chandlers and their Times*, that the Chandlers—operating from their imposing headquarters that looks down on City Hall—dominated Southern California as no other family has dominated any major region of the United States.

“They did not so much foster the growth of Los Angeles as invent it,” he said.

The beginnings were humble, indeed.

In a print shop about a mile south of the where the Spaniards established the city 100 years before, Jesse Yarnell and T.J. Caystile, began publishing *The Los Angeles Daily Times* as a 4-page flyer.

Pugnacious and highly opinionated, Gen. Harrison Gray Otis, who was wounded twice—most notably at the battle for Antietam—had tried newspapering in several cities with mixed results. Having left the Union army, the six-foot, 250-pound Civil War hero was looking for a new career.

In 1882, he arrived in Los Angeles. He found a city without a port. It had meager water supplies. There was no transportation link to the rest of the country. But this newspaper was in dire need of an editor. He quickly grabbed the job and its \$15 weekly salary.

Thus began its transformation from a bland newsletter to a newspaper that effectively crusaded for Republican candidates and for aggressive development of the West.

Almost immediately, the paper’s circulation tripled and began to turn a healthy, 10 percent profit. Soon Otis was able to raise enough money to assume full control of *The Times* and in 1884 incorporated the newspaper and printing company into *The Times-Mirror Co.*

With his wealth and influence growing, Otis decided it was time for a modern newspaper building equipped with the latest technology. This included a double-cylinder perfecting press with almost ten times the capacity of his existing equipment and the ability to put out a big Sunday edition.

At a cost of \$50,000, the building took shape on a large lot at the northwest corner of First and Broadway, opening its doors on Feb. 1, 1887. Otis topped the building with a fierce bronze eagle—sculpted by Gutzon Borglum, who is world-renown for carving the heads of four U.S. presidents on Mount Rushmore. (Today, that eagle is proudly displayed on a brass perch in the lobby of the *Times* building.)

Otis’ rising fortunes also brought a tide of political power for which he was unapologetic. He directed a land company that boasted 862,000 acres of cotton and cattle land near the Colorado River mouth. His Los Angeles Suburban Homes Company owned more than a million acres of land. He waged war against the likes of Rockefeller and Standard Oil and supported nationalizing Vanderbilt’s railroad interests.

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And he overcame fierce opposition from Collis Huntington and his Southern Pacific Railroad to obtain a \$3 million Congressional appropriation for a port in San Pedro—a decision that paved the way for the ascension of Los Angeles as a financial powerhouse.

Otis was well on his way to become the kingmaker of Southern California.

He “quickly developed the fixed idea that he owned Los Angeles, in fee simple,” wrote historian Carey McWilliams, “and that he alone was destined to lead it to greatness.”

Harry Chandler. In fact, it would take a second man, 27-years his junior, and his descendants, to fully realize the dream of Gen. Otis and make permanent the family’s connection to the region through its increasingly influential media empire.

Typical of many transplants of the time, Harry Chandler left New Hampshire for California for health reasons. He had battled a lung condition and had been sent West by his family to recover his strength. Looking for healthy outdoor work, Chandler began acquiring newspaper circulation routes and in short order controlled the Times’ list of its 1,400 subscribers along with a majority of its competitors’ newspaper routes.

The partnership between the bellicose Otis and the quieter but shrewd Chandler was born of a scheme to eliminate Otis’ most hated rival, who owned the Tribune. By using dummy companies, Chandler worked to switch subscribers from the Tribune to Otis’ Times. According to historian Halberstam, within two years, the Tribune was out of business and its equipment sold at five cents on the dollar to another dummy company—one controlled by Chandler. Chandler became Otis’ assistant and California’s new power duo was created.

“Such men as Harry Chandler do not grow on every bush,” Otis was quoted in a book companion to the Chandler documentary by former Los Angeles Times writer and editor Bill Boyarsky. “He is a sly fox—a brainy and resourceful man capable of large achievements. He is the best friend I have on earth.” Seven years later, Chandler cemented the partnership by marrying Otis’ daughter, Marian.

In a stroke of good timing, the power partnership coincided with a huge economic land boom, touched off in part by a rate war between the Santa Fe and Southern Pacific railroads. All of this greatly benefited the fortunes of both men and their holdings. But the boom was short-lived and followed by a huge bust.

Otis, always thinking ahead, used the economic meltdown to establish the Los Angeles Chamber of Commerce. Through it and his newspaper he undertook an historic, decades-long promotional blitz that inundated the country with postcard images of life in “sunny California.”

By 1901, Jack R. Hart a researcher and author of “The Information Empire: The Rise of the Los Angeles Times and Times Mirror Corporation,” estimates that two million pieces of promotional literature had issued from Los Angeles and had been seen “by

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one in every five Americans.” And they came in droves, boosting property values and the fortunes of the Times family.

In terms of weight alone, the Times had become the world’s largest paper, according to Hart.

Otis adopted his own version of the often-quoted saying, “what’s good for General Motors is good for the country.” He wrote: “The Times is conducted and controlled by its owners for their own and the common good.”

But the economic bust had a darker side with an equally important legacy. It produced the first clash between the Times and organized labor in Los Angeles. Printers, upset over a 20 percent pay cut, walked out off the job and Otis locked them out.

The clash not only earned the Times a reputation as one of the nation’s most reactionary papers, it touched off a battle that would set the tone for labor relations in decades to come.

It also led to a tragic bombing that would alter the course of the Chandler family and Los Angeles history.

At 1 a.m. on Saturday, October 1, 1910, an explosion ripped through the first floor of the Times building on Broadway, killing 21. The entire building was engulfed in flames. The trail of evidence lead to the Indianapolis headquarters of the International Assn. of Bridge and Structural Iron Workers Union.

J.J. McNamara, the union’s secretary, and his brother, J.B. McNamara, were arrested.

Eventually both pleaded guilty—turning public opinion in Los Angeles strongly against unions and leading to the defeat of a socialist candidate for mayor.

Los Angeles became an open shop town, undercutting heavily unionized San Francisco to the north and ultimately making the City of Angels a more attractive place to do business.

In the aftermath, one thing was certain: The Times needed a new building. On Oct. 1, 1911, the cornerstone was laid for the third Times building on the site of the second, at First and Broadway.

The reconstruction of the Times, across the street from today’s historic home, was for Otis a symbol of defiance to unions or anyone who would oppose him.

But in a larger sense it signaled a new era. The general’s combative and flamboyant style was giving way to Harry Chandler’s more practical and expansionist views.

The basic philosophy of Otis and The Times remained intact—including their shared anti-union and heavily pro-Republican activism. The Times, according to journalist Boyarsky, would continue to characterize Los Angeles as “the white spot” of America—a city free of crime, corruption, communism, and, by implication, non-white races. The paper encouraged migration, but only for the folks who fit that description.

Yet even as he pressed his reactionary politics, Chandler, in contrast to his partner, had his eye on a rapidly modernizing Los Angeles. A fortune was still to be made in land and in new industries—particularly if he could use the power of his newspaper and his wealthy friends as leverage.

“A great deal of Los Angeles as it appears today,” wrote Joan Didion in a 1990 article for the *New Yorker*, “derived from this impulse to improve Chandler property.”

Chandler, in a practical sense, delegated his political activity to a journalist and political activist named Kyle Palmer. He opened the *Times* Washington bureau in 1919 and soon became Chandler’s political kingmaker. Historian Hart described Palmer as a “bushy-haired little man who thrived on fine wine, good food, and dirty politics.”

Republicans were idealized and Democrats demonized or ignored. But no politician, Republican or Democrat, who was looking for support in California could ignore Palmer. Working on behalf of Chandler, he helped engineer the 1922 election of Republican Governor Friend Richardson, which ended Democratic control in California. He also helped launch and staunchly supported the political career of Richard Nixon.

“It was the role of the paper to create and sustain the political system that protected the economic system, to select and anoint conservative politicians, almost always Republicans and to destroy potential opponents, almost always Democrats. The paper did this with stunning success,” wrote historian David Halberstam.

But Chandler’s real focus was on expanding his holdings. By the 1920s he held a vast amount of acreage in Mexico, Colorado and in the hillsides east of Los Angeles. He also had investments in airlines, oil wells, shipping and aircraft manufacturers.

Dorothy Chandler said this of her father-in-law: “I think of Harry Chandler not as a publisher but as a land developer, a dreamer, a builder. His mind wasn’t on the newspaper, I hate to tell you.”

Specifically, Chandler provided the financing to jump-start Southern California’s fledgling aircraft industry, backing Donald Douglas, among others, to begin building planes in Santa Monica.

Chandler and his wealthy friends invested in the businesses of tire manufacturers and auto makers on the proviso that they build plants in Los Angeles.

With his friend Moses Sherman and his nephew Ralph Chandler, Harry Chandler formed the Los Angeles Steamship Company to run steamers up the coast to San Francisco and to Hawaii.

Chandler, along with railroad baron Henry Huntington and other wealthy friends, raised money to build Caltech into a world-renowned institution that would stoke the growth of local industry.

He also persuaded a number of filmmakers to move from San Francisco to Los Angeles, touting the number of sunny film-friendly days. And he bought the land that would

become Hollywood's first and most famous subdivision—now marked by the world-recognized Hollywood sign.

Chandler used his paper to relentlessly promote all of these interests, enriching himself, but also boosting the fortunes of his adopted city. Los Angeles' population exploded from just over 900,000 in 1920 to 2.2 million in just 10 years.

The Chandler undertaking with the most far reaching implications for the family and the city came with the completion in 1913 of the Los Angeles aqueduct. It was designed to transport water from the Owens Valley to parched Southern California. The Los Angeles Times called the \$23 million aqueduct the "greatest achievement in the history of the city." In fact, it was the single most important factor in supporting the region's continuing massive growth.

The plan was put into action by William Mulholland, head of the newly created Department of Water and Power, and Fred Eaton, a former mayor. Calling on their extensive political contacts and using deception and bribery, the two were able to acquire rights to water on the eastern slopes of the Sierra.

With strong support from the Los Angeles Times and political leaders all the way to President Theodore Roosevelt, voters overwhelmingly approved a bond issue to route the aqueduct directly into the San Fernando Valley. As it turned out, this is where Gen. Otis and Harry Chandler had purchased huge tracts of what had been un-irrigated land.

According to historian Halberstam, after completion of the aqueduct, just two parcels purchased by the Chandler syndicate for about \$3 million were valued at up to \$120 million.

More importantly for the region, Los Angeles and its surroundings were poised for their most explosive growth.

At the Los Angeles Times, the time had come for a new, modern headquarters.

Norman Chandler. On a summer day in 1935, the current Los Angeles Times building was dedicated at the southeast corner of First and Spring Streets. It was designed in the Modern Style by architect Gordon Kaufmann, who was also responsible for the Hoover Dam.

By all outside appearances, little had changed. Above the Times' large bronze front doors were a pair of stylized eagles, created by American sculptor Robert Merrell Gage, with these captions: "Liberty Under the Law" and "True Industrial Freedom." The slogans harkened back to the rock solid conservative values espoused by the family since the paper's founding.

But behind its ornate, bronze doors everything was changing. This would be the building in which the Times would grow into a national media empire with holdings from coast to coast. With that expansion would come rejection of the one-sided political slant of its coverage and a huge investment in its journalism that would propel the Los Angeles Times to the top ranks of U.S. newspapers.

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Equally important, it was in this building where the Chandler family's influence began a slow but important transformation. Power would now come increasingly from its high-impact and more professional journalism rather than from the backroom deals and personal investments that had characterized its ascent to prominence.

The new building was a modern marvel in its own right.

It was designed as a highly integrated manufacturing plant, optimized for the publication of news and advertising. In fact, it was the largest building in the Western United States designed entirely for a daily newspaper and the first in the nation to be air-conditioned throughout. It also was designed with a unique Southern California challenge in mind: it was one of the first built as two separate structures connected by metal slip joints to provide flexibility in the event of an earthquake.

Its dedication coincided with another important passage for the Chandler family; a new generation was about to take over.

More interested in his investments and conservative politics, Harry Chandler all but abandoned the daily operations of the newspaper. Increasingly, he delegated authority to his subordinates who carved out secure fiefdoms for themselves. By the time the building opened its doors, The Times had slipped to a distant third among four city dailies. Circulation was down and the Times' once healthy lead in advertising had eroded.

Norman Chandler, Harry's first son, had already completed internships in all but the paper's editorial department. He had little interest in the journalism, but was ripe for the business challenge that confronted him.

Norman had inherited the Chandler good looks but neither the bellicose personality of his grandfather nor the cunning of his father. He married Dorothy Buffum, daughter of a department store owner, who possessed some of both.

But Norman, who became assistant general manager in 1936 and publisher in 1941, did have a good head for business. He hired an efficiency expert, created the first newspaper personnel department, established pension, medical and retirement plans for employees, made changes in advertising sales policies and expanded news coverage during World War II.

According to Hart, from 1941 to 1946, circulation at The Times climbed from 215,137 to 375,674, propelling the paper back into the lead among Los Angeles dailies. Starting in 1944 revenues began a steady rise that would continue for decades. By 1953, The Times led all newspapers from coast to coast in advertising.

As he gained confidence, the new publisher inserted himself more deeply into the region's business. He served on the boards of Pan American Airlines, Security Pacific Bank, Pacific Western Industries, Kaiser Steel, Safeway Industries and the University of Southern California's Board of Trustees.

In one critical area, Norman continued to carry on the conservative political tradition of his father. He extended and deepened it into City Hall, where decisions could more

directly affect the fortunes of his most important holdings. Political editor Kyle Palmer would regularly attend City Council meetings during which he would signal thumbs up and thumbs down to council members on how to vote on measures that interested Chandler and the paper.

“The Los Angeles Times in that period,” according to one local political reporter quoted by Hart, “was not just merely part of the Los Angeles establishment. It was the Establishment.”

Bob Wells, in a 1973 article in the *Review of Southern California Journalism*, said that if the Chandlers became displeased with the mayor, The Times would choose an opponent, organize and finance his campaign and “elect a new mayor.”

But primary on Norman’s mind, was rebuilding and expanding The Times’ financial model.

He began looking outside of Los Angeles for investments that would strengthen and diversify what was then still a fairly limited family enterprise. Overcoming bitter objections from members of his own family, he decided to take Times Mirror public—eventually creating the nation’s largest newspaper company.

The publicly-held expansion of Times Mirror into a host of new businesses may have been Norman Chandler’s most important legacy. Not only did it diversify and stabilize the family’s fortunes, but it vastly expanded the reach and political influence of the family and of the Times. He would continue to guide this expansion through 1968, years after stepping aside as publisher.

Even as this national expansion was beginning, Norman Chandler saw opportunities closer to home.

Hearst’s afternoon tabloid, The Herald Express, and its sole competitor, the Daily News, were showing great success. So Chandler decided to start his own. In 1948, the Los Angeles Mirror was born with a new mission. It would vie for the attention of minorities and immigrants, many of whom felt shut out by the staid, establishment orientation of his morning broadsheet, the Los Angeles Times.

This new “fighting brand” also needed a new building. A sleek addition to the Times headquarters, designed by architect Rowland H. Crawford, rose along Spring Street to the southeast corner of Second. “The Mirror will become one of America’s largest afternoon papers,” Chandler confidently predicted.

He believed thousands of mass transit users would buy it on the way home from work. At first, it appeared that Chandler’s leap into tabloid journalism might pay off. By 1954, its circulation approached 200,000. This convinced the publisher of the Daily News to fold the operation and sell to Chandler. The tabloid was renamed the Mirror-News.

But Los Angeles failed to develop the way Chandler had envisioned. Mass transit—which historically provided most of the readers for afternoon tabloids—declined in the face of major freeway expansion.

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Meanwhile, after nearly two decades as publisher, Norman felt it was finally time to pass the torch to yet another generation of Chandlers. He decided his successor should begin with a clean slate. The Mirror must fold.

As he contemplated new leadership, Norman also took the first steps to professionalize the paper. Los Angeles was changing. Millions of new immigrants were younger and better educated. Los Angeles had become less parochial and a new kind of paper was needed to meet their needs.

Dorothy, his smart and driven wife, was pressuring him to make improvements. Historian Halberstam said “Buff,” as she was known, had become increasingly aware that the Times “was regarded with absolute contempt within the profession.”

“She and Norman could go to the newspaper conventions and they would always be treated kindly by their peers,” he wrote. “But there was no doubt that the paper was despised; on the occasion that working newsmen voted on which papers they respected and which they did not, the Los Angeles Times ranked at the very bottom, exceeded only by the Chicago Tribune.”

In his last years as publisher, Norman Chandler removed editor L.D. Hotchkiss and replaced him with a more respected, capable editor, Nick Williams. He began pulling the reins in on political kingmaker Kyle Palmer and provided more resources to the newsroom.

But it would take the next generation to make the real break.

At a gathering of political and civic luminaries in April 1960, Norman had a surprise announcement: “I now inform you that there is to be a new image of the Times, but not a radically different one,” he told the crowd of more than 700 dignitaries.

The transition to the Stanford educated, broad shouldered 32-year old surfer named Otis Chandler turned out to be far more radical than anyone could have imagined.

In appointing his son, Norman Chandler passed up a family favorite, his brother Philip, already a Times vice president and general manager. In doing so, he sewed the seeds of a family split that would widen under Otis Chandler’s leadership. Many in the family blamed the growing influence of Buff Chandler, seen inside the family as an outsider who increasingly inserted herself into the business.

Dorothy Chandler. All the while, Buff Chandler was building a reputation as Los Angeles’ most effective advocate and fundraiser.

Working from her Times Mirror Square office, Dorothy Chandler, as assistant to the chairman and chief executive officer, exerted her influence over 40 years on the cultural growth of the city, like no other.

Even before her son took the reins at the Times, Dorothy Chandler had undertaken a successful drive to save the Hollywood Bowl, which had been forced to close in June, 1950, under the weight of about \$200,000 in debt. Persuading top musicians to play

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without pay, the famous venue was able to complete its season. A subsequent fundraising drive led by Mrs. Chandler enabled the Hollywood Bowl to return to profitability.

This was only a warm-up for her greatest accomplishment—a groundbreaking crusade to find a permanent home for the Los Angeles Philharmonic. The result was construction of the Music Center, only two blocks from the Times building and a project that changed the cultural paradigm of Los Angeles.

To do this, she targeted the wealthy Jewish population on the city's Westside, a group that had largely been excluded from the city's WASP downtown establishment. They were banned from the power centers like the Jonathan and California Clubs and the Los Angeles Country Club.

This community included many powerful leaders of the motion picture industry who, while having great influence on popular culture, would do little to help develop an entertainment venue in downtown.

Mrs. Chandler changed their minds in part by refusing to have meetings at these exclusionary clubs. "I felt the Music Center was going to be something to serve the entire community and not the downtown establishment or the older families of Pasadena and (Hancock Park)," she was quoted in *Inventing L.A.* "To me it did more to break down the barriers against Hollywood, against Jews, against new-timers than anything that's happened in our city."

Historian Halberstam agreed. "Culturally, she helped connect West Los Angeles with downtown Los Angeles, two communities that 40 years ago had almost nothing in common and barely spoke the same language," he wrote in his book, *The Powers That Be*. Calling Mrs. Chandler "a critical figure in the modernization of Los Angeles," Halberstam added: "If you're charting the coming of a big, sleepy, conservative community into the modern, affluent, increasingly sophisticated metropolis that exists today, she may be the single most important player."

In raising money for the center, Dorothy Chandler also created a new model for philanthropy.

She rejected any help from the city's Community Redevelopment Agency, which had become the default governmental body for financing major municipal projects. Instead, she raised almost \$19 million with help of a committee of wealthy Angelinos and the Times as her biggest cheerleader. To finish the project and guarantee a steady financing source to operate and maintain the center, she helped create a public/private partnership with the county. It raised an additional \$14 million through private bond sales guaranteed by county government.

That fundraising effort became just one result of a philanthropic attitude exhibited by the Times and Times Mirror Co. during this period. Business-side executives were encouraged to take seats on boards of nonprofits to help promote worthy projects. Arts organizations, non-profit sporting groups, and community organizations all shared in millions of dollars donated annually by the company.

At about the same time that the Music Center opened, a small, but important addition was made to the Times building. A glass and steel structure designed by William L. Pereira went up on the roof of the Kaufmann-designed building along Spring Street.

At the Music Center, the impressive auditorium had been named the Dorothy Chandler Pavilion in honor of its most important benefactor. At the Times, this new, stately room took a similar name, but was dedicated instead to her husband, by then the Chairman of Times Mirror Co.

The Norman Chandler Pavilion, was a grand, wood-paneled modernist space with a soaring ceiling and sleek furnishings. At the north end was a comfortable seating area, where presidents, kings, queens, movie tycoons and a host of other dignitaries would meet with the publisher, editor and the editorial board. The meetings were an opportunity to seek support for political positions, projects and personal agendas or simply to accommodate an increasingly important publisher.

At the south end, on a raised platform, stood a giant black granite dining table, with a tiny box equipped with a gleaming silver button—used to summon waiters from behind two hidden, swinging doors.

This room became the face of power for the Times and for Otis Chandler, who was to be the last of the family to lead this influential media empire.

But it also became a personal refuge for members of his family. Hidden doors in the wood panels revealed a full bar and television, where family could entertain themselves before leaving for performances at the Music Center, just blocks away.

Symbolically, the room was positioned so that its vast floor to ceiling glass walls looked down on City Hall, making it clear—for now at least—who the Chandlers considered the real power in town.

Otis Chandler. Like his father, Otis had already undergone a thorough internship in all of the Times business departments. But, but unlike his father, he spent time as a reporter and seemed to gain a special love for it and an interest in how journalism could move the world.

He set out to do what many in the industry thought was impossible: His stated mission was to “knock the New York Times off its perch,” and bring what was then a poorly regarded provincial newspaper into the limelight as a journalistic powerhouse.

He spent big money to attract journalistic talent, using the promise of first class travel, light editing and all the charms of Southern California’s alluring weather. In his first year, he started a local edition in the growing San Fernando Valley, began publishing opinion pages, a separate business section and Calendar, a new section that chronicled the region’s flagship entertainment industry. In short order, he opened bureaus in Sacramento and Washington D.C., and began a worldwide effort to create a foreign staff that would rival the east coast Times in both numbers and qualifications.

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Within only weeks of his appointment he displayed his independence from the politics of his family by ordering an investigative series on the ultra-conservative John Birch Society. Among its members was his uncle Philip's wife. The series also was among the first investigative efforts undertaken in the U.S. by a big city daily newspaper.

But this young publisher also knew he would not remain in his post if he didn't deliver on profits.

He set about replacing 22 of 23 department heads installed by his own father. He spent big on promotion and circulation, noting each change on a huge chalkboard installed in his office.

"If the editorial expenditures I had made—which were substantial—if those were not transferable and translatable into advertising and circulation gains and thus into profitability, all I would have been doing would be adding to the payroll on the editorial side and carrying nothing down to the bottom line," Otis Chandler remarked near the end of his time as publisher in 1980.

The results of all this were nothing less than remarkable.

Daily circulation rose from 500,000 to 750,000 in less than two years. Sunday circulation broke the 1 million subscriber mark in only one year. By 1965, The Times became the first newspaper in history to publish more than 4 million classified advertisements in a single year and the first in the U.S. to publish more than 100 million lines of advertising.

In only a few short years, The Times, routinely considered one the nation's worst papers, had been elevated to among the top three, sharing the spotlight with the New York Times and the Washington Post. During Otis Chandler's years as publisher, the paper would go on to win seven Pulitzer Prizes, more than twice the number earned in the prior 79 years of the paper's history.

Meanwhile, Norman Chandler, as chairman of Times Mirror's Board of Directors, continued to build the power and reach of the corporate holdings.

Wrote historian Halberstam: "No longer would The Times be a small company which published two newspapers. It would become a conglomerate, and it was the real leader in the American newspaper profession at this, and some fifteen years later, papers like the New York Times and the Washington Post were just catching on to what Norman Chandler and his bright young men had done."

As the 1970s dawned, Times Mirror Co. had seen amazing growth under the guidance of Norman Chandler and former UCLA Chancellor Franklin Murphy, the first non-family member to take the top corporate post after Norman's retirement in 1968.

The parent company of the Los Angeles Times had acquired newspapers, magazines, television stations, cable companies, printing plants, and book publishers among others. It also held major stakes in the forest products industry, with paper mills and forests.

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Aside from the investment potential, this guaranteed the publishing company a steady supply of newsprint at a reasonable price.

By 1972 Times Mirror had become the largest publicly held publishing company in the United States, based on its revenues and its net income.

Now it needed a headquarters that reflected its wealth and power.

A modernistic fortress-like building of stone and heavily-tinted glass, designed by architect William L. Pereira, took shape in 1973 along Broadway and First Streets. It literally hugged the 1935 Kaufmann building that housed The Times.

The real power now shifted to this building. While his primary job was to serve as publisher of the newspaper, Otis Chandler, who also was the corporate vice chairman, occupied a second office here, where he spent much of his time exerting influence over the direction of its acquisitions and strategy.

Every detail of the new building projected a quiet sense of authority. An elevator whisked visitors from the Broadway entrance to the sixth floor, opening onto an 80-foot lobby filled with abstract sculptures and designer chairs. The executive offices were arranged around a central atrium, lit by skylights, and filled with tropical plants arranged around a fountain.

Notably, the windows offered a striking vista of the Music Center, Dorothy Chandler's most prized accomplishment.

While Norman Chandler was credited with building Times Mirror into a powerhouse corporation, Murphy was seen more as a cultural pioneer, using his influential position, and the status he gained in running UCLA, to set a tone for philanthropy and support of the arts in Southern California. Much of this was accomplished in concert with Dorothy Chandler. She shared Murphy's interest and passion for the cultural life of Los Angeles and its surroundings.

"So many times you find Franklin's invisible hand in the process," Robert Skotheim, president of the Huntington Library and a confidant of Murphy, told Times Staff Writer Myrna Oliver. "He was just unique in being involved as a mastermind, a planner, a helper behind the scenes. I can't think of anybody who did not have great personal wealth who has had a comparable philanthropic impact on educational and cultural institutions."

Dorothy Chandler was instrumental in recruiting Murphy and convincing the Chandler family he was right for the job. Ironically, two years after her husband's death and the opening of the new corporate headquarters, Murphy was ordered to eliminate Dorothy Chandler's position and move her out of her prestigious corporate office.

The order came from her son, Otis Chandler, who was taking an increasingly strong hand in corporate affairs even while running the newspaper. Once again he demonstrated his independence from his family, this time from his own mother who had helped engineer his career from his first days as a Los Angeles Times intern.

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Five years later, Otis Chandler assumed Murphy's position and helped Times Mirror continue to prosper. Yet by 1986, Otis' conservative cousins and their allies on the Times Mirror board managed to pressure him into retirement.

The Future Of Times Mirror Square. Inside the newsroom, The Otis Chandler era—lauded as the golden period for the Los Angeles Times—actually ended in 1980 when he stepped down as publisher.

Although he moved upstairs to officially assume the chairmanship of Times Mirror Co., forces were already at work eroding Chandler's vision for his newspaper.

Demographic changes saw Los Angeles become less affluent as middle class families increasingly moved to the suburbs of neighboring counties. Immigrants, with poor language skills and little connection to the community, began to make up a larger percentage of the population. At about the same time, mergers and acquisitions among department stores and grocery retailers were eating into the company's rich advertising monopoly—a trend that would accelerate over the coming decades.

But the major change was the decision to turn management over to professionals instead of the next generation of Chandlers. Otis was to be the last family member to run the paper since Gen. Harrison Gray Otis walked through the door 100 years before. "When I came," recalled Anthony Day, Chandler's former editorial page editor, "I thought (Otis) was going to build a progressive newspaper dynasty like the Washington Post or the New York Times. And it became clear over the years that he did not have any such intention. He told me several times, and other people, that no Chandler would again be publisher of the Times."

For a time, Chandler's dreams of a West Coast paper that would be equally or more influential than the New York Times remained intact. Notably, by 1990 The Times' circulation reached more than 1.2 million daily and 1.5 million on Sunday, making it the largest metropolitan daily in the United States. This bested the New York Times by 200,000 readers.

But gradually economic headwinds and clashing strategies among a succession of different publishers—many of whom had no media experience—began to take their toll. The company's plan to follow its readers to the suburbs proved costly and ineffective as the Times faced entrenched rivals in each city.

In 1999, after a particularly difficult year that included a journalistic scandal involving a Times magazine that was secretly controlled by an advertiser, the Chandlers decided to sell the Los Angeles Times and Times Mirror Co. The buyer was the Tribune Co. of Chicago.

The purchase, officially labeled a merger, proved toxic. Tribune managers accelerated layoffs, eliminated sections of the paper, ended all but fully-paid and geographically profitable circulation and ordered increasingly severe budget cuts. Ties to the community were severed and the company ended its generous policies of supporting local arts and community organizations.

The internet also began its disruptive march toward dominance, further depressing circulation and robbing newspapers, including the Times, of their advertising monopolies.

Finally, as the company's strategy failed to bolster share prices, the Chandlers, who remained major Tribune shareholders under their tax-advantaged transaction, forced a sale to a foul-talking Chicago real estate investor named Sam Zell. Despite a complete lack of experience in any form of media, Zell issued a cocky prediction: he alone could save the business.

In less than a year, the entire company fell into bankruptcy. The sale to Zell not only ended the Chandlers' influence over the paper, it also ended their influence over the city they all but invented.

The Tribune Company eventually emerged from bankruptcy, falling under the control of Wall Street interests. The loss of advertising accelerated and the new owners ordered new rounds of layoffs and buyouts that left the Los Angeles Times a shadow of its former self. More recently, the Times was purchased by Dr. Patrick Soon-Shiong, a Los Angeles surgeon, entrepreneur and billionaire. While the sale returns it to local ownership for the first time in nearly two decades, it is unlikely the Los Angeles Times will ever regain the central role it once played in the life of Southern California.

"Today there is no single node of power in the city," former Mayor Antonio Villaraigosa told Times writers Peter H. King and Mark Arax. "It's diffused geographically, diffused among important stakeholders—business, labor, for instance—and also racially and ethnically."

Even the historic buildings of Times Mirror Square face an uncertain future. Times Mirror Square was sold to a development company, reducing the newspaper to merely a rent-paying tenant. It is likely the Los Angeles Times will soon lose its lease and be forced to vacate its long-time home.

Today, the Times Mirror Square complex is all that remains of this powerful story of how Los Angeles came to be and the family that put its unmistakable stamp on the region's history.

ARCHITECTURAL STYLES

Fourth Los Angeles Times Building (Gordon B. Kaufmann, 1935) Modern. Gordon Kaufmann's 1935 Los Angeles Times building is the oldest of the buildings that make up Times Mirror Square. The granite and limestone structure won a Gold Medal in the Industrial and Commercial Architecture Division of the U.S. Pavilion at the Paris International Exposition in 1937. This exposition in 1937 was the follow-up to the 1925 fair, which introduced the term "Art Deco" to the world.

When Harry Chandler commissioned Kaufmann to design the new Times Building, he said: "Let it be fireproof and earthquake proof. Let it be a suitable newspaper plant and a monument to our city."

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Chandler's first requirements were accomplished through a structural design which included lateral bracing and stiffening of the steel frame by additional plates attached to beams and columns. The reinforced columns and beams were necessary to handle the heavy loads of equipment and paper storage. The lateral strengthening is carried to the fifth floor, where heavy buttresses serve the double purpose of strength and architectural treatment. The Times Building was the sturdiest of its kind in the city when it was built in 1935, in the immediate aftermath of the 6.4 Magnitude Long Beach earthquake. The requirements for a suitable newspaper plant that would be a monument to the city were less tangible and provided some of the most interesting problems and challenges that Kaufmann faced.

The plant was designed to be efficient and economic, to operate with the minimum of maintenance and to maximize the comfort of the workers. The smoothness of all departmental operations was facilitated by the careful choice of materials, allowing the possibility to expand when and as needed, and adaptability to new devices and inventions in the mechanical departments. The building was designed so that every step, from the bringing in of the huge rolls of newsprint paper into the plant, the preparing of the copy, the setting of the type and the printing and delivery of the paper, together with all the intervening clerical and business activities, should function as smoothly as possible. A close relationship between the newspaper's management and Kaufmann's office was established to explore this problem space. All modern Eastern newspaper plants were visited, and the latest methods were investigated. In time, a definite program developed which formed the groundwork for the design of the ultimate modern Western newspaper plant.

It is interesting to note how this efficiency program affected the final architectural design and solved the final requirements, a building "which would be a monument to our city."

The most conspicuous example has to do with the large roof structure, which displays the name of The Times in incised stone and neon light. In most buildings, the mechanical equipment is placed in the basement. The Times, however, needed nearly all of the basement space for paper storage, so much of the mechanical equipment was placed on the roof instead. By enclosing this functional space, a distinctly monumental quality is obtained, an aesthetic form reflecting the essential needs of the plant itself.

Another significant innovation is found in the massive piers that separate the windows on the Broadway and Spring Street elevations: these are used to house the ducts of the air conditioning system. This was necessary because the large floor areas could not be suitably ventilated by natural means and also to keep the newsprint stock in good condition for printing. Certainly, these ducts could have been placed inside the building instead of in the exterior piers, but to have so located them would have sacrificed efficiency in operation and considerable floor area, while complicating the room arrangement. By choosing to build the ducts into the piers, the monumental character of the building was enhanced while making it more functional.

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Exterior ornament is used very sparingly as the materials employed, stone and granite, are at their best in large, plain surfaces. The aluminum spandrels serve a double purpose. First, they have value in earthquake resistance, in that they provide a much less rigid tie between the stone piers than would masonry; second, the character of the aluminum is in pleasing contrast to the surrounding stone.

The setback skyscrapers of Raymond Hood, most notably the Chicago Tribune Tower (1922) and New York Daily News building (1929-31) with its circular lobby, were clearly an influence on Kaufmann's designs for the Los Angeles Times Building. He drew too upon the stripped down classicism of Bertrand Goodhue's end-of-career projects in Los Angeles. Goodhue's Central Library (1926), a classically Greek-inspired building rich in symbolism, provided a model for the Helicarnassian monument adapted to the far West, which the Times Building evokes too in its massing.

Hoover Dam and the Times building were ground breaking projects in their innovative concealment of mechanical elements behind aesthetically pleasing surface massing. Kaufmann followed the same edict for both, "as the materials employed are at their best in large, plain surfaces." His treatment of Robert Merrell Gage's architectural sculpture reveals a tremendous sensitivity to the artist's technique, the scale of the project, and the supporting material in which they sit.

Where Hoover Dam is a testament to the harnessing of the physical environment for the betterment of commerce and urban development, the Times building, as a highly functional "information machine" producing newspapers around the clock, harnessed the intellectual environment. The construction created the most efficient mechanism by which humans and machines could interact to produce the product, while promoting an aesthetic that elevated the newspaper as a public institution and the Chandler family as significant players in the civic center.

Richard Guy Wilson asserts that, with Hoover Dam, Kaufmann "took the banal details of the engineers and [turned them] into one of the great moderne landmarks of the 1930s." Kaufmann reflected, "There was never any desire or attempt to create an architectural effect or style but rather to take each problem and integrate it to the whole in order to secure a system of plain surfaces relieved by shadows here and there."

Kaufmann's Modernism was a subtle interpretation of the new role of Power in the 20th century west. Power, as literal electricity, in Hoover Dam. Power of Industry, as at ALCOA in Vernon. Power of Ideas, at the Los Angeles Times plant. Power of Celebrity and Popular Culture, at the Earl Carroll Theatre and Hollywood Palladium.

Gordon Kaufmann took the emerging power sources of Southern California as an inspiration to create a Modernism that was distinctly of its place and time, one that retains its ability to profoundly move and inspire those who use these buildings today.

Mirror Addition (Rowland H. Crawford, 1948) Late Moderne. Late Moderne was the style initially expressing Los Angeles' postwar boom, from 1945 to the

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early 1950s. It was part of the stylistic progression that followed the Zigzag Moderne (AKA Art Deco), morphing into the Streamline Moderne. It became the signature style of commercial architecture after the war, before the advent of structural expressionism as seen in the Case Study style and Googie coffee shops became *de rigueur*.

The Late Moderne idiom borrowed the horizontality, curved canopies, curved walls and flat, spare surfaces from the Streamline Moderne. The Late Moderne also shared a relationship with the International Style, with its rectangular volumes and ribbon windows, but abstracted and simplified the plans, and Late Moderne used warmer and more solid materials, like stone and Roman brick, in contrast to the smooth stucco of the International Style. Late Moderne's commercial, car-centric focus also set it apart, often through large architectonic signage in the form of integral rectangular pylons.

Into the asymmetrical sculptural compositions of Late Moderne were inserted secondary elements, most often bezeled windows and picture frames, egg-crate sunshades, box grids, cutouts, louvers, steel poles, decorative grills, and cantilevered canopies.

Some examples did not feature the trademark irregular horizontal volumes, but instead a more symmetrical design. Wurdeman and Becket's 1947 General Petroleum Building features interlocking stone-clad volumes, fins and bezeled windows, but with more emphasis on symmetry and verticality. Paul R. Williams' 1949 Golden State Mutual Life Building is made up of large intersecting volumes and prominent bezeled windows, and features a large, centralized vertical element in its fenestration.

WPA Moderne structures, associated with the time period between 1935 and 1945, reflect a greater use of conservative and classical elements and have a monumental feel. They were usually built as part of the Works Project Administration agency's attempts at federal relief during the Depression (or by the Public Works Administration, hence the alternate name "PWA Moderne"). In the Crawford Mirror addition, the monumental massing, balanced symmetry, vertical recessed windows and figural sculpture blend WPA Moderne into the Late Moderne characteristics, e.g., bezeled ribbon windows running the length of the structure.

Paul Gleye, architectural historian and author of "The Architecture of Los Angeles," highlights Rowland H. Crawford's achievements in the Late Moderne architectural style by focusing on the Mirror addition of 1948. Gleye argues that the Times-Mirror Building was a key representative example of the style, stating that with the Times-Mirror Building "the Moderne was combined with the International Style... with horizontal bands of windows set off against the accentuated vertical facade."

Crawford is thus acknowledged as one of the few architects closely identified with the Late Moderne architectural style in the Los Angeles area, as expressed in several key buildings, including Crawford's landmarked 1947 Santa Monica Sears building.

The Late Moderne is becoming known and appreciated as a key style bridging the Streamline Moderne of the 1930s and the modern Case Study style of the 1950s. The increasing rarity of intact examples—note the recent demolitions of Stiles O. Clements'

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Mullen & Bluett building (1949), the Beverly Canon Theatre (1946), etc.—makes the Mirror addition especially significant.

The Times-Mirror building stands as a monument to the simplicity and abstraction of Modernism, with its rectangular volumes and ribbon windows, adapted to a Late Moderne vernacular and softened with the decorative ornaments and sculpture not seen in the high art style of International Modern. The solid, tactile use of heavy masonry to define its volumes stands in contrast to Modernism, and this would give way to the structural expressionism of Case Study and Googie styles after 1950.

The Late Moderne style was cut short by the emergence of new modernistic styles, notably the Corporate International style influenced by Mies van der Rohe and the development of the curtain wall. Late Moderne, in its emphasis on softening the intellectual abstraction of Modern form, might show the influence of Hollywood Regency, or in the case of the Mirror addition, WPA Moderne. Some of the best known remaining examples include Wayne McAllister's 1949 Bob's Big Boy (a State Point of Historic Interest); Paul R. Williams' 1949 Golden State Mutual Life Building (Los Angeles Historic-Cultural Monument No. 1000); Wurdeman and Becket's 1947 General Petroleum Building (Los Angeles Historic-Cultural Monument No. 596, National Register); and Wurdeman and Becket's 1947 Bullock's Pasadena (listed on the National Register of Historic Places as a Late Moderne building).

Times Mirror Headquarters Addition (William L. Pereira, 1973) Late Modern Corporate. William L. Pereira's design for Times Mirror Headquarters is a significant project in the career of a major architect who helped to shape modern California. It stands alongside his designs and plans for LAX (with Welton Becket, Paul Williams and Charles Luckman), the Transamerica Pyramid, CBS Television City, the University of California Irvine, the master planned city of Irvine, Geisel Library at the University of California San Diego, multiple buildings at the University of Southern California, Marineland of the Pacific, Union Oil headquarters in Los Angeles, Crocker Citizens Bank, Robinson's department stores, the Disneyland Hotel, the Metropolitan Water District headquarters, Hunt Food headquarters, and the Los Angeles County Museum of Art as defining buildings in a period of tremendous growth and self confidence in the state.

From his arrival in Los Angeles in 1938, Pereira studied the new ways of life and the new attitudes toward architecture that were evolving in the city as it gained national prominence in the fields of architecture and planning. Though his early work often reflected the International Style of Modern architecture (CBS Television City being an important example), the attitudes of experiment, of breaking with the conventions of Modernism, and of expressing the environment and culture of Los Angeles lead his designs in new and innovative directions.

We are used to celebrating these characteristics of innovation in the work of independent practices, such as those of Richard Neutra and R. M. Schindler; Pereira, however, applied them to a sizable corporate architecture practice which designed buildings and campuses for major commercial, public, and educational institutions.

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Such large commercial architectural projects have not, for the most part, been considered as serious architecture, however. This has led to Pereira's role in history being sidelined by many critics and in many history books. This bias is the challenge we face today if we are to accurately assess the historical significance of Times Mirror Headquarters. It demands that we seek out new research and rethink the long held biases toward buildings of this type and era.

Pereira's Times Mirror Headquarters is Late Modern Corporate architecture. It is Modern because it uses modern materials and structures (such as steel, glass and luxurious stone facings) in a manner that expresses an abstract and functional composition rather than a historical style. It is a Late Modern design because of its date, and because it has moved beyond the minimalist cubes and rectangles of the International Style into a more complex composition of verticals and horizontals, of a mix of materials, of solids and voids, of large masses lifted effortlessly into the air. It is also an urban building which expresses and takes advantage of its urban site at the heart of the city's civic and commercial district. It is Corporate architecture because it was designed specifically for one of the most influential corporations in California, Times Mirror Co., and was meant to express the place of that company physically and symbolically.

Considering the political, economic, and cultural power of the client (the Chandler family), and the building's prominent site across from City Hall, the architect clearly intended Times Mirror Headquarters to be an important design, not simply a conventional commercial office building. Pereira's design intentions must be given due consideration.

Among many aspects of this design, three major components in particular show its originality and quality: its composition, its creation of public space, and its relation to its historic neighbor. I offer these as ways to analyze a long-neglected style and type in order to understand and appreciate its distinctive and landmark-worthy character.

First, the composition of the building plays the upper stories' long horizontal lines off against the strong stone-clad verticals that rise from the sidewalk defining its two sides and corner. These verticals advance, and the glass voids between them recede. The form of the building expresses its structure, even though that structure is not exposed. It also expresses its interior functions, with a tall public bank space on the ground floor behind the glass voids, and offices on the upper, horizontal floors. This primary composition is then modified by secondary entry functions on the far left on West First Street, and the far right on South Broadway.

This composition relates to other trends in Late Modern architecture. In its bold proportions and the muscular appearance of lifting large masses high in the air, it reflects beton brut designs, though it is not concrete. Like beton brut, Pereira's many Late Modern designs were creative explorations that moved architecture past the minimalist simplicity of early Modernism, while still adhering to the fundamentals of Modernism.

Second, this design is shaped by its urban site. William L. Pereira was a planner as well as an architect, so the relation of buildings to each other and the need for buildings to work at both the macro and micro scale were often key to his approach. Here, the main facade is set back off the edge of the sidewalk, forming a small plaza that widens the public space, creating usable urban space out of the path of the busy sidewalk. This space is marked by planters and columns that lift the second-floor walkway above the sidewalk, visually and spatially defining this quieter public space and adding a third habitable dimension overhead. The landscaping was designed by noted landscape architect Robert Herrick Carter, a frequent Pereira collaborator on such designs as the Metropolitan Water District in Los Angeles, the University of California, Irvine, and Avery Headquarters in Pasadena.

Third, Times Mirror Headquarters' design responds to its physical and symbolic position next to the historic Los Angeles Times building by Gordon Kaufmann. It should be noted that historic preservation (let alone sensitive additions to historic buildings) was not yet a major concern in the architecture profession at this time; the Los Angeles Conservancy was not founded until 1978. Pereira's acknowledgement of the older building in this design reflects one of the many ways that he was ahead of his times as an architect.

In keeping with Modernist theory, Times Mirror Headquarters is a new design, with new materials and new forms for a new era; it does not attempt to mimic the details or look of the older building. Yet even though it is several times larger than the Kaufmann building, it intentionally does not overwhelm the older building; indeed, its design is guided by respect for the older building by playing a secondary, supporting role. It is lower than its neighbor. The darker materials of the newer building's stone, steel and glass cause it to recede visually in comparison with the lighter tone of the older building. The Times Mirror Headquarters steps back from the older building, both at ground level and on its upper stories. Its entry likewise does not compete with the main Kaufmann building entry.

It is true that Times Mirror Headquarters attaches to the older building's northwest facade, thus removing a large amount of original fabric. This is counter to today's accepted practice of retaining original fabric as much as possible. However, at this very early stage in the evolution of historic preservation, such practices had not yet been generally formulated. Overall, Pereira's design decisions deferring to the older building are ahead of their time, and create a remarkably dynamic combination of the new and old for the entire block.

Though its design is thus intentionally less dramatic than other landmark buildings Pereira designed in the 1960s and 1970s, Times Mirror Headquarters belongs to a period when Pereira was exploring bold geometric forms which consciously emphasized their site or structure at an urban scale. In buildings such as the LAX Theme Building (1961), the Geisel Library (1965) at the University of California San Diego, and the Transamerica Pyramid (1973) in San Francisco, those qualities were used to great effect in singular designs that are truly iconic urban landmarks, as time has proven. It takes an unusual skill to create such eye-catching landmarks that are not simply bombastic.

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The Times Mirror Headquarters shares their urbanity, formal boldness, and polished detail, though, as mentioned above, in a building which defers to its neighbor.

Clearly William L. Pereira's Times Mirror Headquarters is not a common commercial design of the period. It carefully considered its purpose as a symbol of an important corporation, and its site in the city's civic center. It gave that purpose a distinctive, well-crafted form. With the Kaufmann and Crawford buildings it forms a cohesive urban complex that reflects the galvanizing power of passing time in a city. The building demonstrates not only Pereira's role as a master architect who helped to shape the city we know today, but a building which is symbolically, urbanistically, and creatively part of the life of the city.

MASTER ARCHITECT

Gordon B. Kaufmann. "It is probable that we shall never again have a distinctive style, but what I hope and believe we shall someday possess is something akin to a style—so flexible that it can be made to meet every practical and constructive need, so beautiful and complete as to harmonize the heretofore discordant notes of Art and Science, and to challenge comparisons with the wonders of past ages, yet malleable enough to be moulded at the designer's will." - Bertram Goodhue, *The Craftsman*. June 1905

Gordon Bernie Kaufmann (1888—1949), AIA, the architect of the Los Angeles Times Building, was born in London, England. Educated at the Whitgift School, Croyden and London Polytechnic Institute, he moved to Vancouver, Canada around 1908. Kaufmann settled in Los Angeles in 1914. By 1917, he was employed as a draftsman for Pasadena architect Reginald Johnson, and was a partner with Johnson and Roland Coate, Sr. from 1921-24. In 1925, Kaufmann launched his own architecture practice in the boomtown of Los Angeles. He became a naturalized American citizen in 1936.

During a relatively short career, he would prove to be among the most versatile architects of his time, as at home with historically minded, residential commissions like Greystone Mansion for the Doheny family as with the cutting-edge engineering marvel of Hoover Dam. Among his notable projects are Santa Anita Racetrack, Scripps College campus, the Hollywood Palladium, the Park La Brea housing development (with architect J.E. Stanton), the Earl Carroll Theatre and the 1935 Los Angeles Times Building.

Honors and achievements include: Head, Southern Section, Building Congress of the California State Chamber of Commerce, Los Angeles, 1932; Co-Supervising Architect (with Edwin Bergstrom), Works Progress Administration (WPA), Los Angeles County, 1933, (appointed by the Los Angeles County Board of Supervisors); Architectural Consultant, U.S. Reclamation Bureau; Architectural Consultant, Scripps College; Architectural Consultant, Vultee Aircraft Corporation, Los Angeles, 1939-1943 and the Legion of Merit, for US Army service in World War II.

Gordon Kaufmann was a architect of tremendous output and versatility, from beach houses for the Chandler family, to the Hollywood Palladium, Santa Anita Racetrack,

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Greystone Mansion for the Doheny family, the Times Building, and the Hoover and Grand Coulee dams (Hoover was contemporaneous to the Times Building and Grand Coulee was completed in 1941). The last three structures display such an exquisite integration and balance of aesthetics and engineering that Kaufmann, in the Western United States, has no peer.

The Hoover (1936) and Grand Coulee Dams (1941), were the largest dams in the world at the time. The Hoover Dam would divert the Colorado, one of the country's most powerful rivers, through tunnels drilled and blasted through solid rock walls of a canyon, and then contain it in a plastic, curving concrete and steel wedge that rose to a height of 726 feet. This wedge, tapering up from the bottom (660' thick) to a mere 45' thickness at the top, had a width of a quarter mile, and accommodated a four-lane highway. It would take five million barrels of concrete to create, and would hold back 12 trillion gallons of water. The dam curbed the mighty Colorado River and tamed it for agricultural and urban use further downstream.

Working closely with the Bureau of Land Reclamation's Denver office, which was responsible for the dam's engineering, Kaufmann created an appealing aesthetic for the structure which grew out of a close concordance between function and a deep understanding of his materials' fundamental qualities. The dam's basic shape, the curved wedge, was the result of pure engineering, expressed with grace and finesse.

Four setback towers rise as extrusions from the dam's ridge, creating in Kaufmann's words, "an orderly series of small vertical shadows punctuated by the larger shadows of the elevator and utility towers." The four towers received cutback corners and cornice lines reminiscent of the setback Times Building.

Engineers originally had planned for large overhead gates for the spillway, but Kaufmann collaborated with them to create a more streamlined solution of low rolling drum gates separated by substantial concrete piers. The horizontal speed-lines incised in the piers carry the notion of streamlining out from the hidden spillways and causeways of the dam to the viewer's eye.

The Norwegian-born, naturalized American sculptor Oskar J. W. Hansen was selected by Kaufmann to produce the dam's ornamental program, which was executed as monumental concrete bas-relief panels in the Art Deco style. Over the doors to the two public entrances, Hansen depicts the history of the area and of flood control, irrigation, and hydroelectric power generation.

The dedicatory monument for the dam, on the Nevada side, was also by Hansen. A 142' flagpole stands between two 30' bronze seated figures on 6' diorite base. Hansen called them "Winged Figures of the Republic." And with, perhaps, a tip of the hat to the winged symbolism of the Los Angeles Times project, Hansen describes the figures as an "inspirational gesture... that symbolizes the readiness for defense of our institutions and the keeping of our spiritual eagles ever ready to be on the wing."

In 1938, Kaufmann designed a Streamline Moderne factory complex for the Aluminum Co. of America (ALCOA) at Fruitland and Alcoa Avenues, Vernon, with exterior

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ornamentation expressed through extruded aluminum. Critic Richard Guy Wilson says that the design came directly out of Hoover Dam, with the treatment of large plain surfaces interpreted by the occasional shadow.

Also in 1938, Kaufmann designed a Sunset Boulevard theatre for musical comedy impresario Earl Carroll. The Streamline Moderne facade made innovative use of its integrated signage elements, from the 24' high neon silhouette of showgirl Beryl Wallace (soon to be recreated on the recently landmarked building) to the adjacent wall / tourist attraction comprised of movie star signatures set in concrete blocks. State-of-the-art engineering advances enhanced the theatrical experience, among them a revolving stage within a larger revolving stage.

In 1939, Kaufmann (working with J.E. Stanton and William F. Stockwell) designed an office wing and rotunda for Vultee Aircraft Corporation in Downey. With its rounded corners and integrated awnings, the elegant low-rise structure anticipates Welton Becket's Capitol Records tower by almost two decades.

In 1940, Kaufmann designed the Hollywood Palladium, across from his Earl Carroll Theatre. Funded in large part by Los Angeles Times publisher Norman Chandler, the ultra-modern complex included an integrated seven-lamp spotlight array surrounding the entry tower and a special 200' raised platform in the parking lot to facilitate passenger unloading.

Kaufmann's final commission, completed after his death, is the Musician's Union Local Number 47 in Hollywood, with highly functional community and performance spaces, and its elegant porte-cochere reminiscent of the parking lot transition at the Hollywood Palladium. This building was recently declared a Los Angeles Historic-Cultural Monument.

Kaufmann was an extraordinary architect in the Western American Modern canon. Irving Gill, R.M. Schindler, Richard Neutra, Frank Lloyd Wright all contributed to the unique Southern California approach to the Modern and International Styles, but the majority of their work here was residential. Kaufmann was designing complex built environments, ranging from the commercial to residential to industrial, with sensitivity, a high degree of tolerance, finesse, and scale beyond anything his peers tackled. Kaufmann is a master architect, who in the decade before World War II, reached a far shore, that was after ornament, after style, on the edge of pure design. It took each challenge as it came and integrated with the whole to, as Kaufmann expressed, "secure a system of plain surfaces relieved by shadows here and there."

Gordon Kaufmann created a Modern cannon of architecture in Los Angeles by responding to the need to integrate modern technology seamlessly into buildings, while still satisfying his clients' demands for bold and beautiful aesthetic forms. He developed a vocabulary of forms and ornament that spoke to an emerging idea of modern life, and achieved Bertram Goodhue's goal of creating that flexible new thing, akin to a style, but "meet[ing] every practical and constructive need."

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Rowland H. Crawford. Rowland Henry Crawford (1902-1973), AIA, the architect of the Mirror addition, was born in Deadwood, South Dakota. Crawford graduated from Polytechnic High School in Los Angeles, entering the University of Southern California in 1920, where he was a member of the first Architecture class. He did his graduate work at the University of Pennsylvania in 1924-25. Thereafter, Crawford spent two years on a Davis Traveling Scholarship at the American Academy in Rome, where he studied painting.

On his return to Los Angeles in 1927, Crawford joined the architectural firm Webber & Spaulding, during which time the firm designed the Avalon Casino on Catalina Island, and the Harold Lloyd Estate, known as Greenacres. In 1930, Crawford joined the office of Gordon B. Kaufmann, where he worked as principal Architectural Associate on the Santa Anita Race Track (1934) and the Los Angeles Times building (1935).

In 1938, Crawford established his own practice at 9397 Wilshire Boulevard, Beverly Hills. Some of his accomplishments include:

In 1939, Robert Cobb of the Brown Derby Restaurant hired Crawford to design the Art Deco-style Gilmore Field, a 13,000-seat baseball stadium, adjacent the Pan-Pacific Auditorium.

Also in 1939, Crawford was the architect of 8844 Wilshire Boulevard in Beverly Hills, a Georgian-style structure for Roger Marino, opening as Martini's Restaurant.

Also in 1939, Crawford was architect of a seven-unit, Regency-style apartment building via Janss Investment, which handled purchase of the site for the Menig Family, on Hilgard Avenue in the Westwood hills.

Also in 1939, Crawford designed the expansion of Desmond's Westwood clothing store at Weyburn Avenue and Westwood Boulevard, doubling its 1929 size and remaking the Spanish Colonial structure in a neoclassical, Art Deco style.

1940 also saw his design for the Chandler Shoe store at 1060 Westwood Boulevard, with deep marble facing and bronze metal trim.

The spring of 1942 saw the opening of the Town & Country Market at Third Street and Fairfax Avenue, opposite the Farmers Market. Crawford utilized a traditional American design bearing a heavy debt to Colonial Williamsburg for his clock tower commanding the main entrance (the central clock tower predated the clock tower at Farmers Market, which was not constructed until 1948); it encompassed seven and one-half acres, with twenty-six enclosed shops and seventy-five semi-enclosed stalls.

1947 saw the erection of the Beverly Hills Law Building at 424 South Beverly Drive, Beverly Hills. With its horizontal massing, corner windows, flagstone planters and pierced doorway overhang, it can be considered one of the first Late Moderne expressions for which Crawford is known.

Crawford's Santa Monica Sears opened in 1947 at 302 Colorado Avenue. The massing, with horizontally-patterned striations on the building's corners, a grid of incised squares on the remaining elevations, and the curved projecting cantilevered canopies,

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define the structure as Late Moderne. The large neon letters spelling SEARS in stylized period typeface on each elevation, and stylized bas-relief sculptures that embellish both ends of the north facade, are additional Moderne elements. Crawford's Santa Monica Sears was designated a City Landmark by the Santa Monica Landmarks Commission in 2004.

The Crawford-designed Brentwood Country Mart opened in November 1948 at 225 26th Street. Inspired by the red-boarded American and English country marketplaces, it is based as well on Crawford's own Town and Country Market from 1942. The red barn-style structure fit into the rural nature of Brentwood at the time.

Begun in 1947, and opening in October 1948, is the Los Angeles Times Mirror addition at Spring and 2nd Streets in downtown Los Angeles. Crawford is best remembered for skillfully marrying elements of Moderne style with aspects of International style in his projects. The architectural features of the Mirror addition make it an excellent illustration of the post-war high rise idiom. The World War II years essentially halted the evolution of architectural styles, such that following the war many Southern California commercial buildings were strongly influenced by architectural designs popular in the late 1930s. The Late Moderne style was based on a blend of the International Style with the Moderne; the Mirror addition shows the influence of the Late Moderne, and of the Monumental Moderne, as typified in many WPA buildings of the 1930s, befitting the grand scale of a building for a Chandler newspaper. The horizontal bands of glass brick windows, as they make their curved turn around the building, show a Moderne element, while its angularity and monumentality are character-defining features of Monumental, International Moderne. Crawford also made additions and alterations to the Spring Street side of the Times compound, where the Composing Room, Press Room and Concourse were enlarged and made to connect the old and new buildings. This aided in Crawford's integration of the two structures, for example through the use of the ornamental belt course that continues across the Spring Street facade in its entirety.

Above the tenth floor there exist five large figures carved in limestone. These sculptures, representing Culture, Justice, Faith, Progress and Equality, were executed by the Harry D. Donato Company and Ivan L. Adams of Bloomington, Indiana. The figures were sketched by Crawford at one-quarter full size and then forwarded to the modeler Eugene Romero, in Chicago, where they were modeled in clay. Crawford went to Chicago to consult in the final modeling, and from there they were sent to the Indiana Limestone Company in Bedford, Indiana to be carved in their eighteen-foot form.

Rancho Santa Anita opened the first phase of its development, the El Rancho Supermarket, in mid-1948 on Huntington Drive in Arcadia, near the Santa Anita Race Track that Crawford had worked on in the early 1930s. It is designed in the Late Moderne style, with a large sign pylon. The San Marino Tribune reported on June 1, 1948, "The market has two walls made almost entirely of glass so that customers have view of the mountains while they shop." At one time the shopping and business center had twenty stores and twenty-four offices, Arcadia Mayor Thomas C. Sullivan officially

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dedicated it in May 1950. Crawford's Valley National Bank was an addition in 1955.

April of 1949 sees completion of the Mackay Building, a two-story store and office building at Canon Drive and Dayton Way, Beverly Hills. It is executed in the Late Moderne style with stylized bas-reliefs.

Also in 1949 Crawford designs the Los Angeles Times Boys' Club at 2635 Pasadena Avenue in Lincoln Heights.

Later in 1949 Crawford designed an addition to the two-story art gallery to the Fine Arts Building, on the campus of the University of Southern California at 829 Exposition. It housed a jade collection.

Across from the University of California, Los Angeles, the University Religious Conference Center is designed in the Late Moderne style, opening in September 1950. Described by Crawford as executed in the "modified monumental contemporary" style, it is faced in Roman brick. It features a bas-relief by sculptor George Stanley, the designer of the Academy Award Oscar statue. Stanley, also known for the monumental Muse Statue outside the Hollywood Bowl, worked on a number of Crawford buildings. Stanley's stylized bas-reliefs adorn Crawford's 1950 American Potash building at Sixth Street and Westmoreland Avenue, and Stanley in all likelihood was the sculptor of the reliefs on the Mackay Building in Beverly Hills and on the Santa Monica Sears.

1950 sees the opening of the Crawford-designed, 153,000 square foot Times-Mirror Directory Plant at 1115 South Boyle Avenue. Crawford, in his capacity as Chief Architect for the Times-Mirror Company, also designed, in 1958, an 18,000 square foot truck maintenance garage on Alameda Street at Factory Place.

In 1952, Crawford produces the Atlas Insurance Agency at 1100 South Beverly Boulevard in Beverly Hills, in which the architect streamlines his traditional strong massing.

Crawford was the chief architect for the Brown Derby restaurant chain. In 1952 Crawford designed the coffee shop adjacent the Brown Derby on Wilshire Boulevard; in 1953, he designed the coffee shop to the north of the Brown Derby on Vine Street; in 1954, he designed the Brown Derby Coffee Shop in the Broadway-Crenshaw Shopping Center. In 1959, Crawford worked on the exterior remodeling of the Hollywood Brown Derby on Vine Street executed in a stripped Regency, or "Directoire Motif," as described by the newspapers. It was noted for its simple, plastered walls and decorative light fixtures.

In 1953, Crawford designed Smith's El Rancho, a modernist drive-in of concrete brick, slump stone, tile and glass for client Elmer Smith. Smith's El Rancho was near the aforementioned El Rancho Market on Huntington Drive in Arcadia, but was its own entity. The drive-in also featured a coffee shop and cocktail lounge.

In 1956, Crawford was tasked with the \$500,000 alteration and expansion of the Murrell Building at Sixth Street and Harvard Boulevard. The Murrell Brothers were general agents for Mutual Benefit Life Insurance Co. The Harvard Boulevard frontage

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was finished with an exterior treatment of porcelain enamel metal panels with aluminum trim.

In 1958, Crawford executed the girl's gymnasium for Venice High School, at the corner of Zanja Street and Redwood Avenue.

In 1958, Crawford completes the Citizens National Trust & Savings Bank, at the southeast corner of 1st Street and Broadway, in the formal Corporate Modern style, on land leased from the Times-Mirror Company. Its exterior is of plaster with ceramic veneer base and trim; the windows were fitted with adjustable aluminum louvers. The Times-Mirror Company would demolish this structure in early 1970 for construction of its William L. Pereira addition.

In 1959, Crawford designed the George K. Porter Junior High School at 15960 Kingsbury Street in Granada Hills.

In 1960, Crawford designed the Science Building for Beverly Hills High School.

In 1962, Crawford was architect of the corporate headquarters of Industrial Asphalt, at 6840 Hayvenhurst Avenue, adjacent to the Van Nuys airport. The executive offices and attendant IBM facilities were for the world's largest asphalt manufacturer.

In 1966, Crawford served as architect for structural improvements for the Santa Anita racetrack.

Through 1967-70, Crawford was in charge of \$6,000,000 in additions made to the Beverly Hills High School, e.g., a north wing to the Main Building, a five-story classroom structure and bi-level parking garage.

Crawford was in charge of the master planning for the Beverly Hills Board of Education, and served on the Beverly Hills Zoning Commission; served more than ten years as the chairman of the Bel-Air Architectural Supervisory Committee, and nearly thirty years on the Westwood Architectural Supervisory Committee; and was a member of the Los Angeles Chamber of Commerce Construction Industries Committee. Crawford was Supervising Architect for the Times-Mirror Company from 1945-1956, Supervising Architect for the Janss Investment Corporation from 1938-1955, and Consulting Architect for the Brown Derby Restaurant Corporation from 1939 until 1956, architectural consultant for Union Federal Savings & Loan, and was chairman of the Honors, Ethics & Awards Committee of the American Institute of Architects. He also founded and was the first president of the University of Southern California's Architectural Guild in June 1961, and an associate Founder-Member of the Los Angeles Music Center.

Rowland Henry Crawford died in 1973, at the age of 71, and is interred at Forest Lawn-Glendale.

William L. Pereira. William L. Pereira was on the cover of Time Magazine on September 6, 1963. The caption read, "Planner William L. Pereira." A schematic of the City of Irvine was the background. From that point forward, Pereira's career helped to redefine the role of architect, of which he ranks as a master, from that of concern with

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historic reflections in structure and in its ornamentation to that of the total environment in which people live, work, recreate and travel across the landscape. His work helped to redefine urban living, and what a city really is: a place with many different lifestyle choices shaped by the master's hand.

Pereira's journey began in Illinois, where as a journeyman architect, he designed a number of motion picture theaters. The Depression brought he and his brother Hal to Los Angeles. The motion picture industry was under both their skins. Hal became a studio art director, and by the end of World War II he would rise to the head of Production Design at Paramount Pictures. William L. Pereira designed the first buildings for the Motion Picture Country House in Woodland Hills in 1942, a commission from the Motion Picture Relief Fund.

When the architectural commissions slowed, Hal's contacts helped William turn his hand to work as a motion picture art director, effects master, assistant director and producer (decades later, he would return the favor by making Hal a designer in the Pereira architectural firm). William L. Pereira's work on the film *Reap the Wild Wind* (1942) earned him an Academy Award for Best Special Effects. His production credits include *This Gun for Hire* (1942), *Jane Eyre* (1943), *Since You Went Away* (1944), *Johnny Angel* (1945) and *From This Day Forward* (1946).

In 1949, Pereira joined the faculty for the School of Architecture at the University of Southern California, and soon reconnected with his old classmate, Charles Luckman (University of Illinois, '31). They formed the partnership Luckman & Pereira, dedicated to serving the mid-century Southern California development boom. Luckman & Pereira would become one of the busiest firms in the nation, with commissions including the Los Angeles Airport Master Plan (LAX), CBS Television City and Marineland of the Pacific. Pereira and Luckman dissolved their partnership in 1959. The new firm William L. Pereira & Associates, also extremely prolific, would complete more than 250 projects in the 1960s and 1970s.

Pereira's firms would design iconic buildings, like the LAX Theme Building, the hyper Unocal 76 Station in Beverly Hills and San Francisco's Transamerica Tower. But beyond the standalone structure, his built master plans for three universities and the City of Irvine brought a new focus to how public space is expressed and defined. Pereira introduced into our vocabulary greenbelts and rooftop parks, two and three-level spaces shared between pedestrians, automobiles and public transit, meandering paths that linked residential and shopping districts, crafting a new mode of urban living with the rural comforts of suburbia folded in.

It is through this creation of his branded environments, with their sensitivity to site and a passion for materials, that Pereira's career came to define a Modernism that is unique to Los Angeles and the larger Southland, an ambitious style that the critic Alan Hess has designated as "Imperial California."

Downtown Los Angeles.

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Union Oil Headquarters, 1958. Luckman & Pereira completed their Union Oil Headquarters in 1958. Sitting atop a knoll at Fifth and Boylston Streets, it was at the time the tallest building in Downtown Los Angeles. This commission shows the early expression of Pereira's passion for louvers and screens for passive solar design, which would play out to maturity in his Metropolitan Water District campus commission five years later. The International-style hexagonal tower, its angled facades covered with a grid of thin aluminum louvers, is part of a larger campus, complete with courtyard, water features, adjoining wings, underground parking garage, auditorium and cafeteria, all connected by pedestrian bridges. This late collaboration with Luckman contains many of the integrated elements that Pereira will bring to maturity in his later projects.

Metropolitan Water District, 1961-1970. An important, early commission for the firm of William L. Pereira & Associates, the Metropolitan Water District campus (or MWD, 1961-1970) at Sunset and Beaudry in Victor Heights is comprised of Pereira's signature design motifs: integrated sunshade screens, illuminated water features, landscaped terracing, causeways for foot traffic and vehicles woven throughout the campus, and an integrated landscape which softens the man-made and accentuates the organic.

The sunscreens at the MWD are recognizably Pereira's, as are the treatment of the twinned structural columns and the railings. If one were to place a column from the MWD alongside one from the Los Angeles County Museum of Art and one from the UC Irvine Library, a clear family resemblance would be revealed. Each conveys the weight of the structure's outer walls with grace and style, whether through the double fins of LACMA or the simple entasis at MWD.

The MWD campus evolved over a period of years, with a tower added on the western side in 1970. The campus expansion maintained the guiding notion of a soaring base above pools of water surrounded by lush shrubbery, mature trees and meandering pedestrian paths. It is an eloquent, highly functional Southern California response to the International Style in the later 20th century.

Occidental Center, 1965. The Occidental Center (1965), was yet another great work of a Master Plan executed to perfection. Given the challenge by the Occidental Life Company to find an appropriate site for their new Los Angeles Headquarters, Pereira Associates came back with a innovative six-acre urban campus plan in South Park, a quarter million square-foot tower on South Broadway, and another on Hill Street, three parking decks with 3,500 spaces, and a staff cafeteria, all connected by underground pedestrian tunnels. It also featured a rooftop helipad, to whisk executives to the terminals at LAX (another Pereira design).

Built in Pereira's characteristic style, the Occidental Center Tower was city's second tallest building upon completion in 1965. It was graced with concrete blades which ran the length of each bay, on each side of the bay, from roof to street, providing shade and rich play of light and shadow. The penthouse was a whimsical treatment of a basilica, with thin steel-cased flying buttresses and fully glazed walls instead of stone masoned

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tracery. It would take 40+ years for development in South Park to catch up with Pereira's urbanist vision.

Crocker-Citizens Tower, 1969. Crocker-Citizens Tower (1969) was one of a handful of buildings—among them the Union Bank Tower (1968) and Pereira's own Occidental Tower (1965)—built to exceed the long held 28-story height limit of Los Angeles City Hall. Sited at Sixth and Grand, it was a revolution in high-rise design, its cruciform shape allowing more air and light to reach offices than in a conventional, square building. Its extruded aluminum fins formed an eloquent frame for the massive concrete slab, 600' high, on which was emblazoned the "Crocker Bank" logo. From the nearby Harbor Freeway, the juxtaposition with the nearby Church of the Open Door's lower rooftop signage created the amusing montage sign "Jesus Saves [at] Crocker Bank." The tower was supplemented with seven acres of underground parking.

Greater Los Angeles.

CBS Television City, 1952. CBS Television City (1952) was an early commission for the partnership of Luckman & Pereira. Drawing on the philosophical and pragmatic advances of European industrial modernism and the Bauhaus, the partners created the world's first purpose-built television production studio as a self contained ecology, optimized for the smooth creation, recording and dissemination of media for the hungry post-war consumer culture.

For the interior, flexibility was key: studio walls, and even some exterior walls, could be moved and rearranged to accommodate the needs of specific productions. In this functional reinterpretation of the modified horse barns and roofless studios that had epitomized early film production, they produced a stark International Style compound: flat-roofs with glass walls or un-ornamented stucco to delineate rectangular volumes, all in black and white with bright red accents. The sprawling parking lots were accessed through a graceful extended porte-cochere, providing shade and drawing the eye to the most prominent decorative feature: the mega-graphic CBS eye logo.

LAX Theme Building, 1961. Pereira & Associates' space age Theme Building (1961) is the centerpiece of Luckman & Pereira's 1958 master plan expansion of Los Angeles Airport. The tension, energy and power expressed in its large span plastered steel arches are undeniable. Nothing symbolizes the thrill of arrival in Los Angeles, city of the future, quite like this whimsical structure.

Los Angeles County Museum of Art, 1965. The Board of Trustees for the Los Angeles County Museum of Art (or LACMA, 1965) considered Mies van der Rohe and Edward Durrell Stone for the important commission of their new museum campus, but ultimately chose the local firm of Pereira & Associates. Pereira conceived of the museum as an indoor/outdoor space, with tall, cool galleries surrounding an expansive open air central plaza hovering above pools enlivened with modernist sculptures. The design recognized the performative aspects of Southern California patronage, with the need for versatile spaces that would serve as a photogenic backdrop for galas and

Times Mirror Square HCM Application

fundraisers. Although much diminished through insensitive later development, Pereira's original LACMA campus set a high bar for what the public expected of its leading civic and cultural institutions. It is a pure expression of mid-century Imperial California modernism.

Unocal Station Beverly Hills, 1965. The hyperbolic paraboloid structure that serves as the Southland's most beautiful gasoline station occupies a prominent site near the end of the Mother Road, Route 66. Expressing compressed energy and tension, the soaring, elegant roof nearly takes flight, which is fitting, as the building was originally intended as part of the LAX Master Plan.

Times Mirror Square, 1973. Pereira's Times Mirror Square (1973) represents a masterful distillation of the themes and ideas the architect had developed throughout his career. The building sits on the southeast corner of First and Broadway. Constructed in the Late Modern Corporate style as the corporate headquarters for Times Mirror Company, which controlled, among other media outlets, the Los Angeles Times, it can be viewed as a sacrament, a literal manifestation of the spiritual and public policy ascendancy of the Chandlers as the most influential family in 20th Century Southern California.

The counterpoise between Pereira's addition and the fourth Los Angeles Times Building (Gordon B. Kaufmann, 1935), with which it respectfully integrates, is powerful. Their massing could not be more different, and yet the structures flow together with a storyteller's coherence that befits the expanded home of a media conglomerate.

The monolithic granite shafts of Pereira's building, which surround and support the offices and attached parking garage, create the classic floating Mid-Century Modern silhouette. The fifth and sixth floors have strong horizontal slabs of glass and fittings, which visually tie into the Rowland H. Crawford Mirror addition (1948) at the other corner of the block. The elevated walkways on the second floor in the deep setback within the northern facade were originally conceived of as part of a larger People Mover System to extend throughout downtown Los Angeles. Although no longer extant, the landscaping on these now defunct hanging gardens along the second floor walkways were by Pereira's favorite landscape architect, Robert Herrick Carter, and brought a sense of openness and tranquility to the busy intersection. During the building's years of use, the shaded courtyard in the massive granite setback atrium was a popular lunch and meeting place for Times employees and other downtowners.

The entrance to Times Mirror Headquarters is nearly hidden at the intersection with the Kaufmann building, through innocuous glass doors, while the entrance to the retail tenant (originally Crocker Bank) is tucked modestly between granite shafts and hardscape. It is only upon entering the building, passing through security and being granted access to the elevator that the structure begins to reveal itself. The sixth floor atrium, completely invisible from street level, was the hub of the building, with an airy, enclosed courtyard with a pyramidal glass roof, expressing Japanese Zen ideals in its mood and materials. The top floor also held Times Mirror Executive Suites and Executive Commissary, with Modern Art masterpieces on its walls.

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Characteristic of Pereira, the materials for the addition are of the highest quality and their application is first rate, but not ostentatious. Gin D. Wong served as Supervising Partner for Pereira & Associates and oversaw the interior work of designer Charles Kratka. Kratka had previously worked for Pereira on the LAX commission. A key member of the design team was interior designer Jan Hornbeck, a longtime consultant to the Times-Mirror Company who had supervised the updating and redesign of the dated editorial and business offices in the Kaufmann building.

And at the top of the Design Team Leadership chart sat the indomitable Dorothy Buffum Chandler, who said, “I used the same technique for the Music Center [as for the Times-Mirror Headquarters]: I approved the concept, the architecture and all the materials used, right down to the ashtrays.”

Times Mirror Square & Pereira as Master Planner. The Times-Mirror Headquarters comes at the height of Pereira’s career as Master Planner. In the Special Collections department of USC’s Doheny Library are Pereira’s eighty master plans for cities all across Southern California, each encased in its own matte black jacket. In addition to the civic master plans, Pereira designed and implemented the master plan for three local universities: USC (1961), UC Irvine (1963), and Pepperdine (1973). The Chandler Family first commissioned William L. Pereira in the early 1960s. The first project was a San Marino residence for Norman and Dorothy Chandler in 1962. The second was a 1965 addition to the eastern facade of the Kaufmann building, colloquially known as the Norman Chandler Pavilion, replacing the buttresses below the neon signage with a glass rectangle, and building atop the glass atrium that had been added in 1946 as part of an expansion of the fifth floor cafeteria.

In 1968, Pereira produced a Master Plan for the Chandler family’s aspirations to transform a part of the Civic Center into a project called Times Mirror Square. Massive in scope, stretching from First to Third, Main to Broadway, the Chandlers envisioned transforming the privately held properties just south of Los Angeles City Hall into a sort of Rockefeller Center West, with the Times-Mirror Co. headquarters at the north end of the property (as built), and a massive hotel, retail and office complex at 3rd and Broadway (not realized) as the southern anchor. A green belt would stretch through the project from First to Third, creating a pedestrian path from City Hall into the Historic Core, with the intent that the City of Los Angeles would develop its own green belt running from Union Station to City Hall as a complimentary project.

This ambitious project was perhaps not as far fetched as it appears in hindsight. Since the 1930s, the Chandler family had had an outsized influence on the shaping of the Civic Center, from the preservation and rebranding of Olvera Street (1930) to the construction of Union Station (1938), Terminal Annex (1939) and the Dorothy Chandler Pavilion (1964). The general proliferation of Federal buildings in the Civic Center in the first half of the 20th Century can be directly attributed to the advocacy of Harry Chandler.

William L. Pereira’s speculative “Vision of 1990 Downtown Los Angeles,” as outlined in his “Master Plan for Times Mirror Square” (1968) comes directly out of ideas

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successfully implemented in his planning work for the City of Irvine and UC Irvine: leveraging axes of circulation to create transit hubs that alleviate traffic while stimulating local economic engines, and creating green belts to facilitate the separation of vehicles and pedestrians. Pereira's ideas specific to Downtown Los Angeles are finally being realized today, with the region becoming a destination outside of business hours, the revitalization of lower Broadway as a commercial and entertainment corridor and the possibility of a green belt to extend from Union Station to City Hall.

But like Pereira's Occidental Tower in South Park, forty years ahead of its time, so too was Times Mirror Square. The acquisition of such a large area of private property for a commercial venture proved daunting, even for the Chandlers. In the end, the project was revised and scaled back to just the 1973 Times Mirror Headquarters, a sensitive addition to the Kaufmann Building. It is all that remains of Pereira's astonishing 1968 "Vision of 1990 Downtown Los Angeles," a beautiful and functional symbol of what might have been.

The point where these two buildings meet starts a fascinating conversation about the evolution of architecture in Southern California and beyond. In the 38 years between the erection of Gordon B. Kaufmann's fourth Los Angeles Times building and William L. Pereira's Times Mirror addition, architecture and design underwent a profound transformation. In Kaufmann's time, much more attention was given to on-site craftsmanship and detail. By Pereira's time, as now, many elements could be shop-fabricated and inserted into new construction as completed sections. What is lost in the architect's supervision of bold new forms (like extruded aluminum frames for windows) is gained in the opportunity to focus on larger questions of how a building interacts with the surrounding urban plan. William L. Pereira's work as a city planner who brought his planner's sensibility to smaller campus projects and individual buildings has had a profound influence on the architects who came after him.

When Kaufmann designed the fourth Los Angeles Times Building in 1935, he produced an Art Deco machine, rich in symbolism, to hold the factory that produced the top-selling Southern California newspaper. Pereira's addition reflects the environmental concerns of its times, functioning as a self-contained corporate headquarters while also offering the corporate gift of a usable public-private space in the form of a shaded oasis stepped back from the sunbaked sidewalk in the heart of the city.

It is a masterful expression of the expanding power of the Chandler family at a pivotal moment, when the Los Angeles Times was cementing its newfound reputation as a serious American newspaper and Times Mirror Company was looking to a future that seemed limitless.

Even today, with the newspaper merely renting a few floors of the Kaufmann building and the Pereira building vacant save for occasional filming, these thoughtful, beautiful and useful spaces tell a powerful Southern California story and demand our respect.

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Name: Times-Mirror Square



Description:

Times-Mirror Square is a commercial office complex that acts as the headquarters of the Los Angeles Times. The complex occupies a large, flat parcel near the Civic Center neighborhood of Downtown Los Angeles. The complex is surrounded almost entirely by institutional buildings and is bounded by First Street on the north, Second Street on the south, Spring Street on the east, and Broadway on the west.

The property is composed of four buildings that are associated with the newspaper, and is roughly divided between east and west. Earlier buildings are located on the east, and more contemporary buildings are located on the west. At the northeast corner of the site is an Art Deco style building known as the Los Angeles Times Building and Plant (1935, listed in the California Register), at 202 West First Street. Designed by architect Gordon Kaufmann, it was the first building to be erected on the complex. At the southwest corner of the site is a Late Moderne style building known as the Mirror Building (1948, listed in the California Register), at 145 South Spring Street. The Mirror Building was designed by architect Rowland Crawford and is appended to the Los Angeles Times Building and Plant.

The other two buildings comprising the complex were constructed in 1972 and were designed by the architectural firm of William Pereira and Associates. These buildings are located on the west half of the property. To the west of the Los Angeles Times Building and Plant is a multi-story, Late Modern style building known as the Executive Building. Located at 100 South Broadway, the Executive Building is appended to the west elevation of the Los Angeles Times Building and Plant. To the south of the Executive Building is a multi-story parking structure at 240 South Broadway, which exhibits some characteristics of the Late Modern style.

Each building on the property has a prominent street presence and is flush with the public right-of-way. The property is entirely developed and features minimal landscape features. Mature sycamore trees span the perimeter of the property and are incorporated into the adjacent streetscape. Alterations include the addition of new buildings to the site in 1948 and 1972. A small, glazed addition was also appended to the upper story of the Los Angeles Times Building at an unknown date.

Significance:

Two buildings on the Times-Mirror Square property are currently listed in the California Register. In 1979, the Los Angeles Times Building and Plant (1935, 202 West First Street) was evaluated as part of the Section 106 review process and was determined eligible for the National Register. In 2009, the Mirror Building (1948, 145 South Spring Street) was evaluated as part of the Section 106 review process for the Los Angeles County Metropolitan Transportation Authority (Metro) Regional Connector Transit Corridor project. It was also determined eligible for the National Register. Since they were formally determined eligible for the National Register, the Los Angeles Times Building and Plant and the Mirror Building are both listed in the California Register.

In addition, the Executive Building (1972, 100 South Broadway) is significant for its association with the growth and maturation of the Los Angeles Times. The Times witnessed unparalleled growth and prominence after World War II, and many of the most consequential decisions associated with the paper's growth took place in this building. It is also significant for its association with Otis Chandler, whose tenure as publisher culminated in the Times' evolution from a local publication to a newspaper of national acclaim. The period of significance begins in 1972, when the building was constructed, and ends in 1980, when Otis Chandler retired as publisher. Since the Executive Building is less than 50 years of age and is not of exceptional importance, it does not appear eligible for the National Register at the time of the survey.

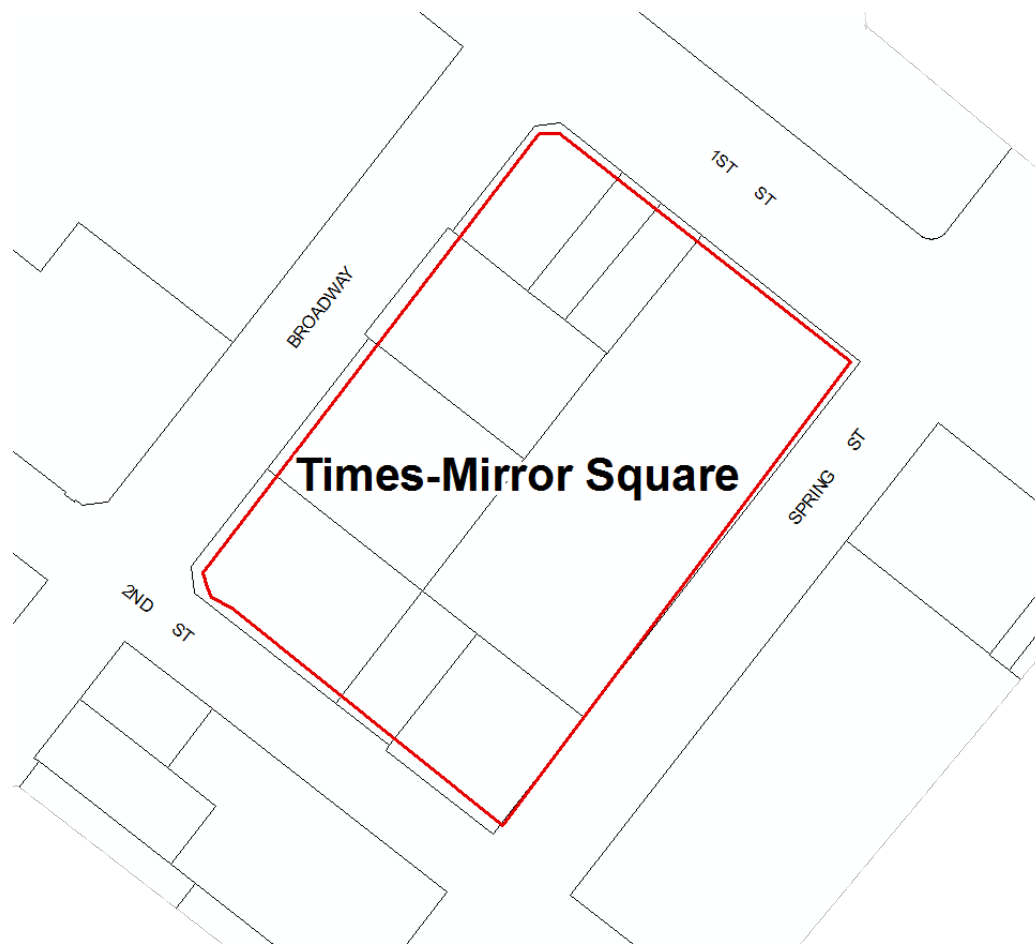
The Los Angeles Times has long been an important Los Angeles institution. The newspaper was first published in 1881 as the Los Angeles Daily Times, when Los Angeles was still a semi-rural outpost. Harrison Gray Otis became the newspaper's first publisher in 1882, and under his tenure the publication became a financial success. In its early years, the Times acted as a civic booster and frequently published stories extolling the virtues of Los Angeles. The paper was also known for its fervent opposition to labor unions, which roiled labor leaders and infamously resulted in the bombing of The Times' headquarters in

1910. Otis's son-in-law, Harry Chandler, took over as publisher of the Times upon Otis's death in 1917. Harry Chandler was succeeded by his son, Norman Chandler, in 1944, who in turn was succeeded by his son, Otis Chandler, in 1960.

The development of the Times-Mirror Square complex is a reflection of the evolution and growth of the Times, starting with the construction of the Art Deco-style Los Angeles Times Building and Plant in 1935. The Mirror Building was added to the site in 1948 when the Times grew to include a second, afternoon periodical known as "The Mirror." Publication of "The Mirror" is considered to be one of the foremost achievements of the Norman Chandler era.

However, it was under Otis Chandler, grandson of Harry Chandler, that the newspaper arguably made its greatest strides in the publication circuit. During Otis Chandler's tenure as publisher (1960-1980), the Times was retooled from a small-scale publication into a nationally-acclaimed news outlet. Sensitive to how others in the publishing industry – and especially those on the East Coast – perceived his family's business, the youngest Chandler professionalized the paper by significantly investing in newsroom staff and expanding into other media markets. It was during this time that the paper was thrust into the front ranks of American journalism. Circulation doubled, and the paper won more Pulitzer prizes under the leadership of Otis Chandler than it had in all other eras combined.

As the paper grew in circulation and stature, so too did its physical plant. In 1972, at the apex of Otis Chandler's tenure, a substantial addition was made at the west end of Times-Mirror Square when the architectural firm of William Pereira and Associates was commissioned to develop the west side of the property with the Executive Building and a new parking structure. Within the Executive Building were offices and boardrooms where Otis Chandler and other executives collaborated and made decisions important to the newspaper's growth.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	District
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Significant for its association with the growth and evolution of the Los Angeles Times, an important Los Angeles institution. After World War II, and particularly in the 1960s and 1970s, the Los Angeles Times evolved from a local publication into a nationally-acclaimed newspaper. Evaluation pertains to the Executive Building at 100 South Broadway only; other buildings on the property are already listed in the California Register. The Executive Building is directly associated with the professionalization and expansion of the Times. Less than 50 years of age and not of exceptional importance; therefore not eligible for the National Register at the time of the survey.

Context 2:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Important Persons/Individuals, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	District
Criteria:	B/2/2
Status code:	3CS;5S3
Reason:	Significant for its association with the career of Otis Chandler, publisher of the Los Angeles Times. It was under Otis Chandler's leadership that the Los Angeles Times evolved from a local publication into a nationally-acclaimed newspaper. Evaluation pertains to the Executive Building at 100 South Broadway only; other buildings on the property are already listed in the California Register. The Executive Building is directly associated with Otis Chandler and his myriad contributions to the Los Angeles Times. Less than 50 years of age and not of exceptional importance; therefore not eligible for the National Register at the time of the survey.

SECTION 8: CONTACT INFORMATION

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Historic & Current Photos











GORDON B. KAUFMANN BUILDINGS



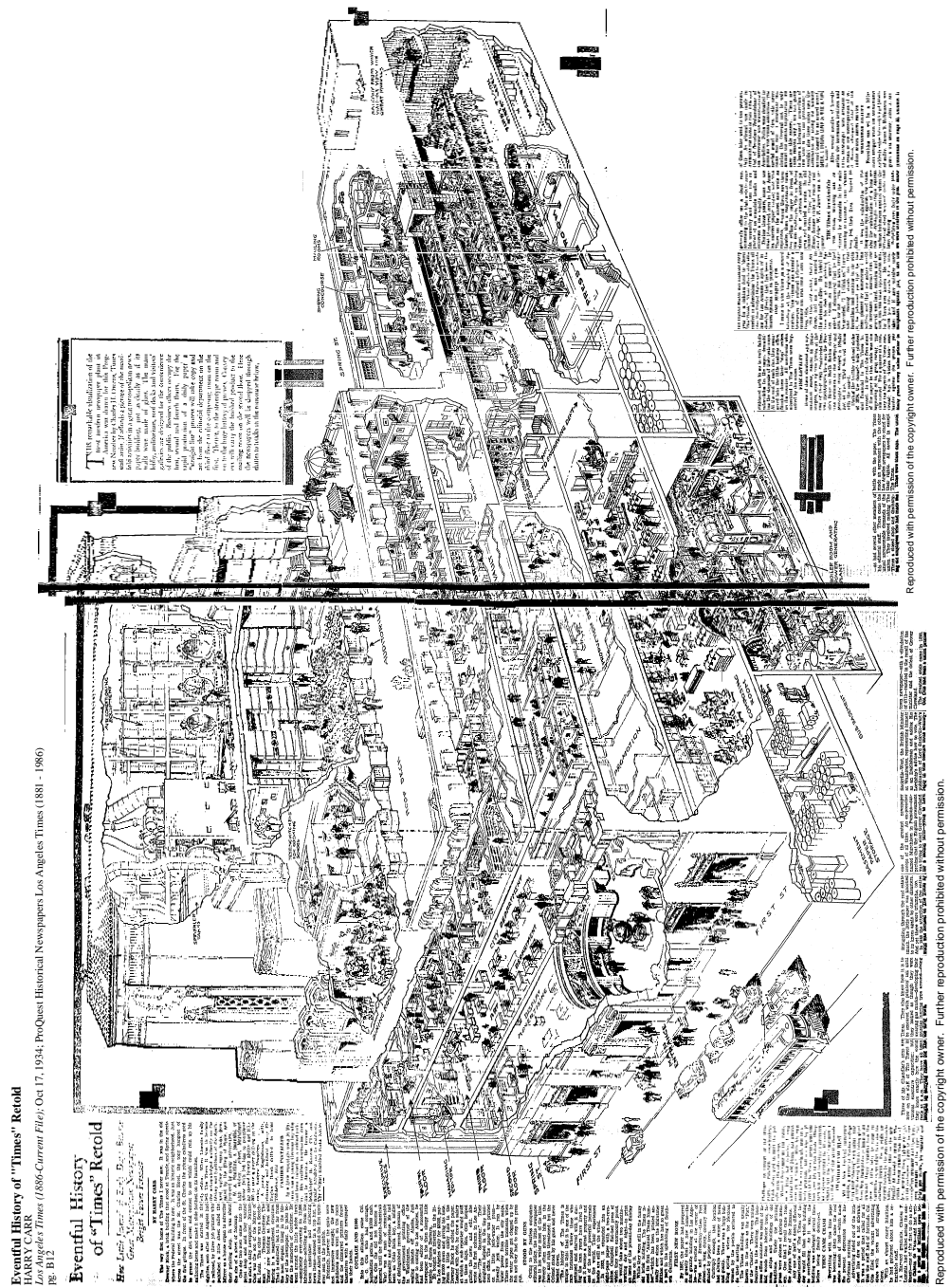
FIGURE 1. Installation of the eagle sculpture by Gutzon Borglum, which survived the 1910 bombing of the Los Angeles Times.



FIGURE 2. Lobby of Kaufmann Building–Globe & Hugo Ballin Mural–
Photography Elizabeth Daniels



FIGURE 3. Kaufmann Building 2008



Eventful History of "Times" Retold
 HARRY CARR
 Los Angeles Times (1896-Current File); Oct 17, 1934; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
 pg. B12

Eventful History
 of "Times" Retold
 The Last Layer of the Building
 Great Morning News
 Regular Evening Edition

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FIGURE 4. Diagram of Kaufmann Building, a fully integrated newspaper—1934

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FIGURE 5. Hoover Dam



FIGURE 6. Spillway Gates

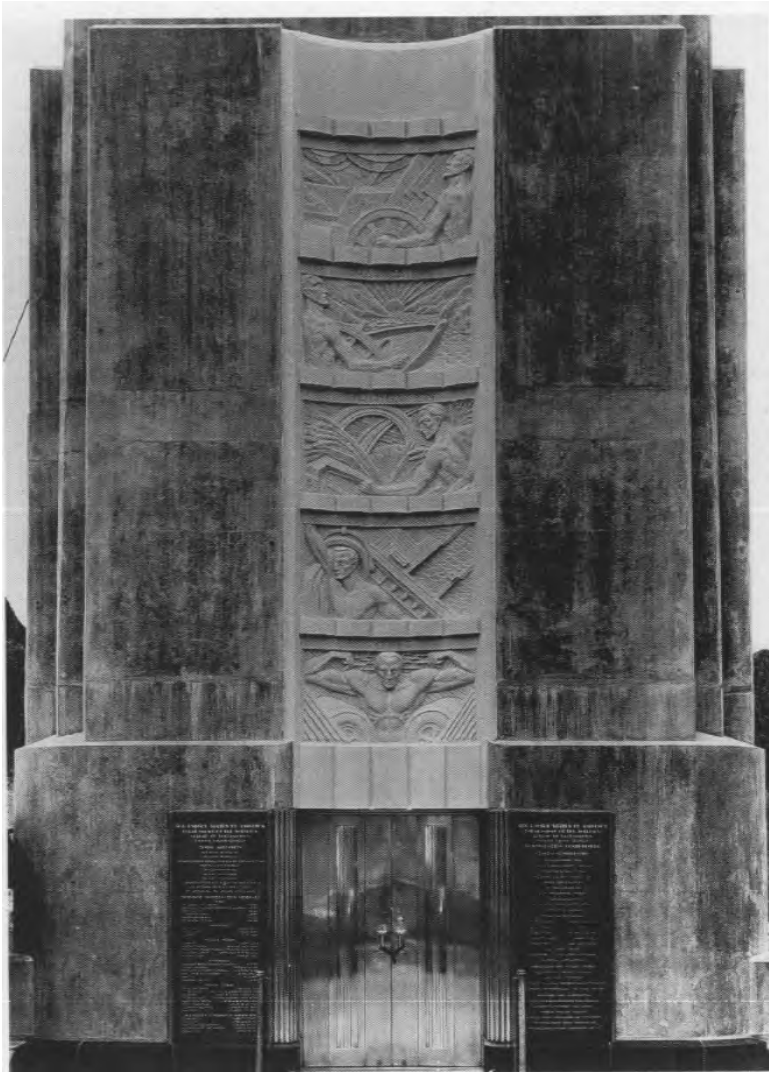


FIGURE 7. Tower Entrance with Hansen Sculpture



FIGURE 8. Harry Chandler & son, Norman, Spring Street Entrance, Kaufmann Building, 1935



FIGURE 9. Norman Chandler at the printing presses

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FIGURE 10. Norman Chandler, Crawford Addition

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FIGURE 11. ALCOA Headquarters, Vernon



FIGURE 12. Earl Carroll Theatre



FIGURE 13. Earl Carroll Theatre



FIGURE 14. Hollywood Palladium



FIGURE 15. Vultee Airplane Plant–Kaufmann Wing

MIRROR ADDITION & OTHER ROWLAND H. CRAWFORD BUILDINGS



FIGURE 16. Gilmore Field/Gilmore Stadium, Beverly at Genesee, 1939.

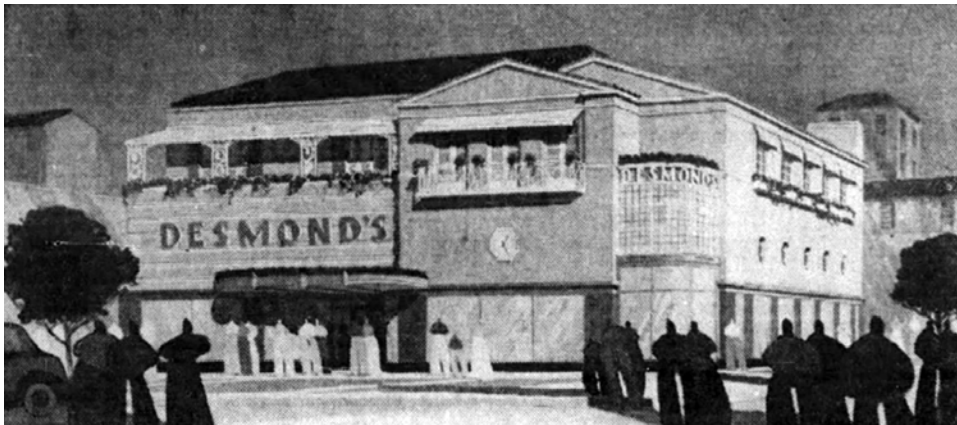


FIGURE 17. Desmond's remodel, Westwood at Weyburn, 1939.



FIGURE 18. Town and Country Market, Third and Fairfax, 1942.



FIGURE 19. Beverly Hills Law Building, 424 South Beverly Drive, Beverly Hills, 1947.



FIGURE 20. Santa Monica Sears, 1947.



FIGURE 21. Brentwood Country Mart, 26th & San Vincente, 1948.



FIGURE 22. Times-Mirror Building, First Street facade, 1948.



FIGURE 23. Times-Mirror Building, Spring Street facade, 1948.



FIGURE 24. El Rancho Supermarket, Huntington Drive, Arcadia, 1948



FIGURE 25. The addition of Crawford's Valley National Bank to the El Rancho Shopping Center, 1955.



FIGURE 26. Los Angeles Times Boys' Club, 2635 Pasadena Avenue, Lincoln Heights, 1949

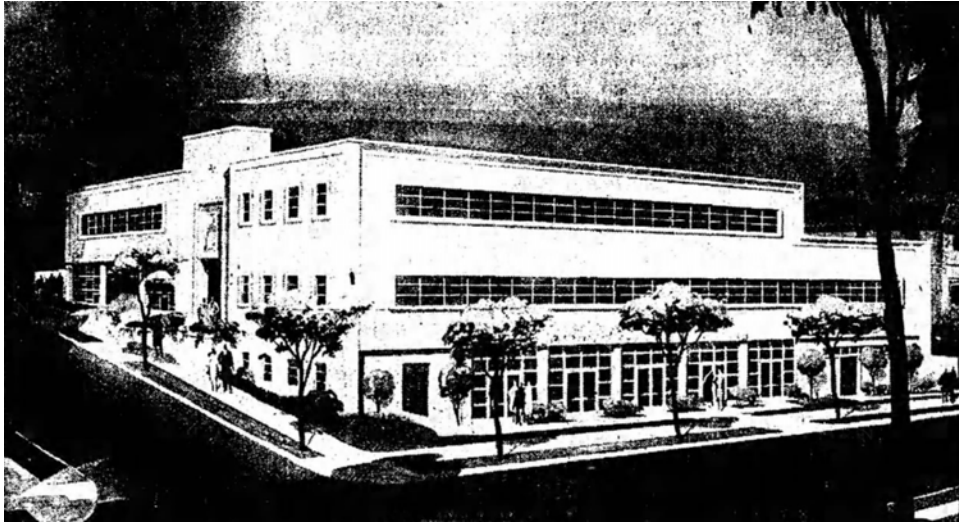


FIGURE 27. University Religious Conference Center, 580 Hilgard Avenue, 1950.



FIGURE 28. Times-Mirror Directory Plant, 1115 South Boyle Avenue, 1950

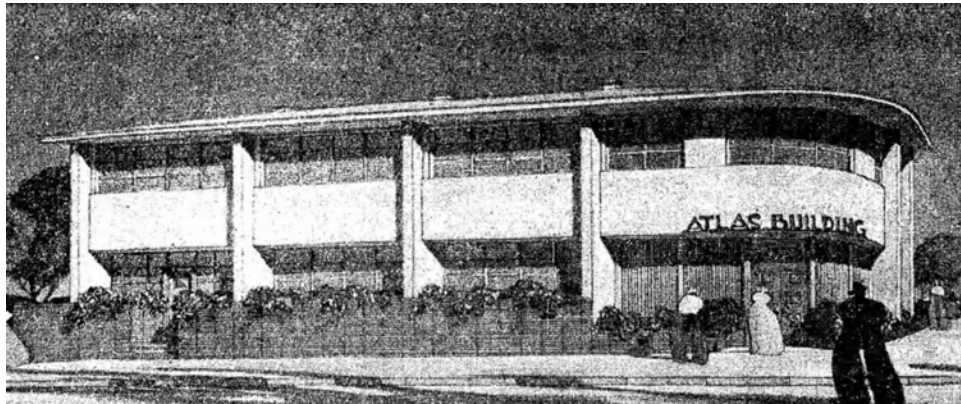


FIGURE 29. Atlas Insurance Agency, 1100 S Beverly, Beverly Hills, 1952.



FIGURE 30. Brown Derby Coffee Shop, Wilshire at Alexandria, 1952



FIGURE 31. Smith's El Rancho, Huntington Drive, Arcadia, 1953



FIGURE 32. Murrell Brothers/Mutual Benefit Life, Sixth at Harvard, 1958



FIGURE 33. Venice High School Gymnasium, Zanja at Redwood, Venice, 1958



FIGURE 34. Venice High School Gymnasium, Zanja at Redwood, Venice, 1958



FIGURE 35. Citizens National Bank, First at Spring



FIGURE 36. George K. Porter Junior High School, 15960 Kingsbury, Granada Hills, 1959

TIMES MIRROR HEADQUARTERS & OTHER WILLIAM L. PEREIRA BUILDINGS



FIGURE 37. Union Oil Headquarters, 1958



FIGURE 38. Unocal Station, Beverly Hills, 1965

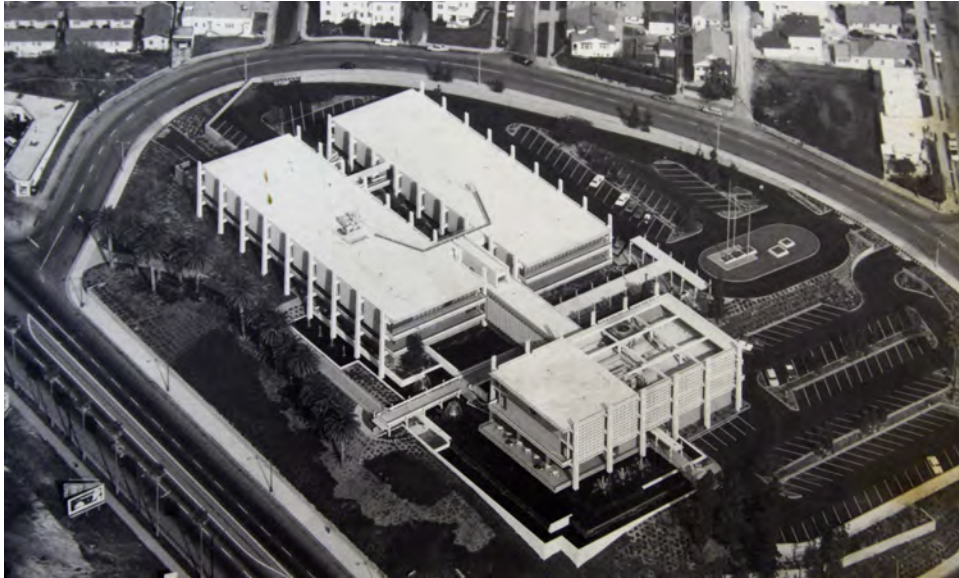


FIGURE 39. Metropolitan Water District, 1961



FIGURE 40. Metropolitan Water District, 1961



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FIGURE 41. Occidental Center, 1965



FIGURE 42. Crocker-Citizens Tower, 1969

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FIGURE 43. CBS Television City, 1952



FIGURE 44. LAX Theme Building, 1961



FIGURE 45. Los Angeles County Museum of Art, 1965



FIGURE 46. Pereira with UC Regents & UC Irvine Plan

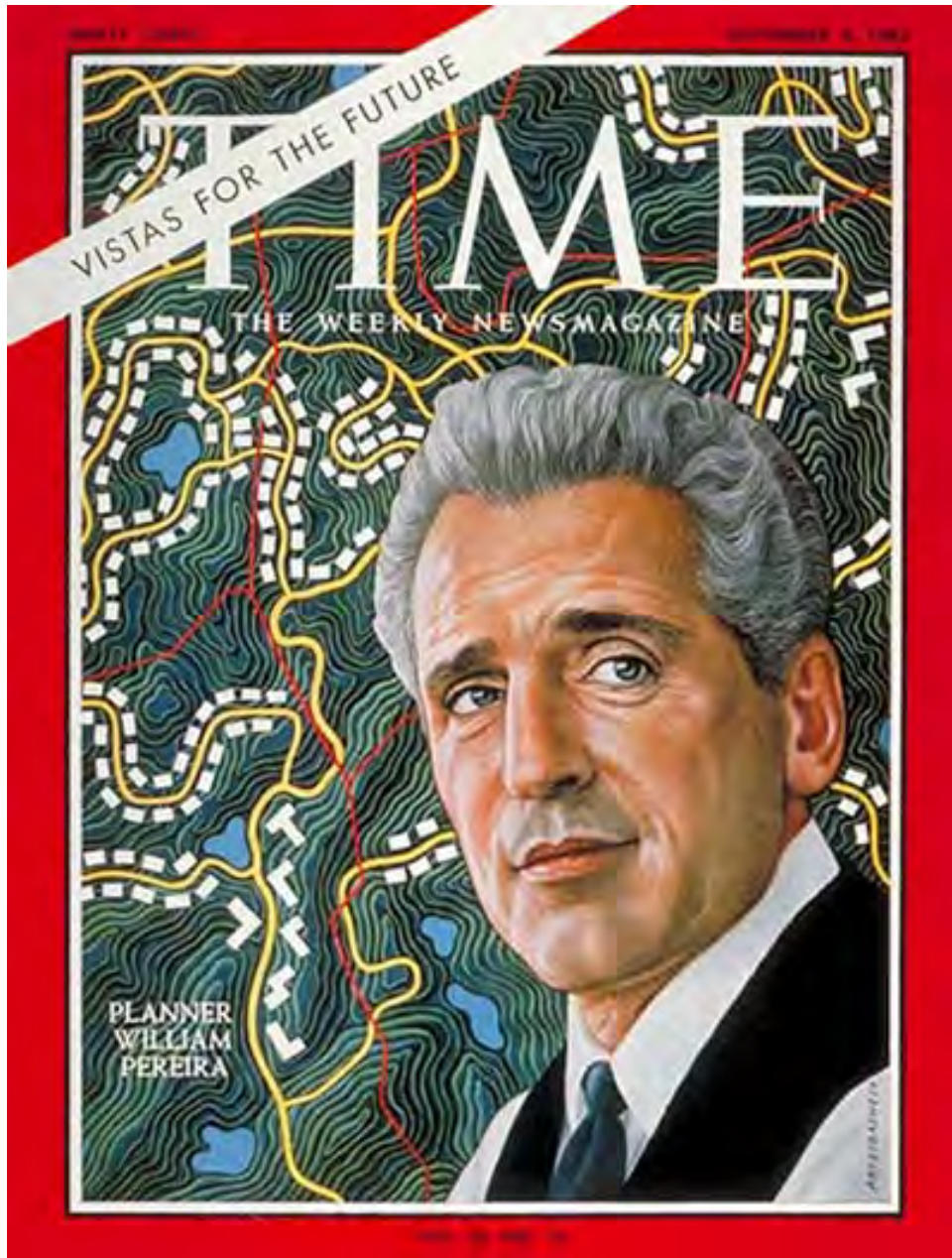


FIGURE 47. Time Magazine, 1963

Times Mirror Square HCM Application

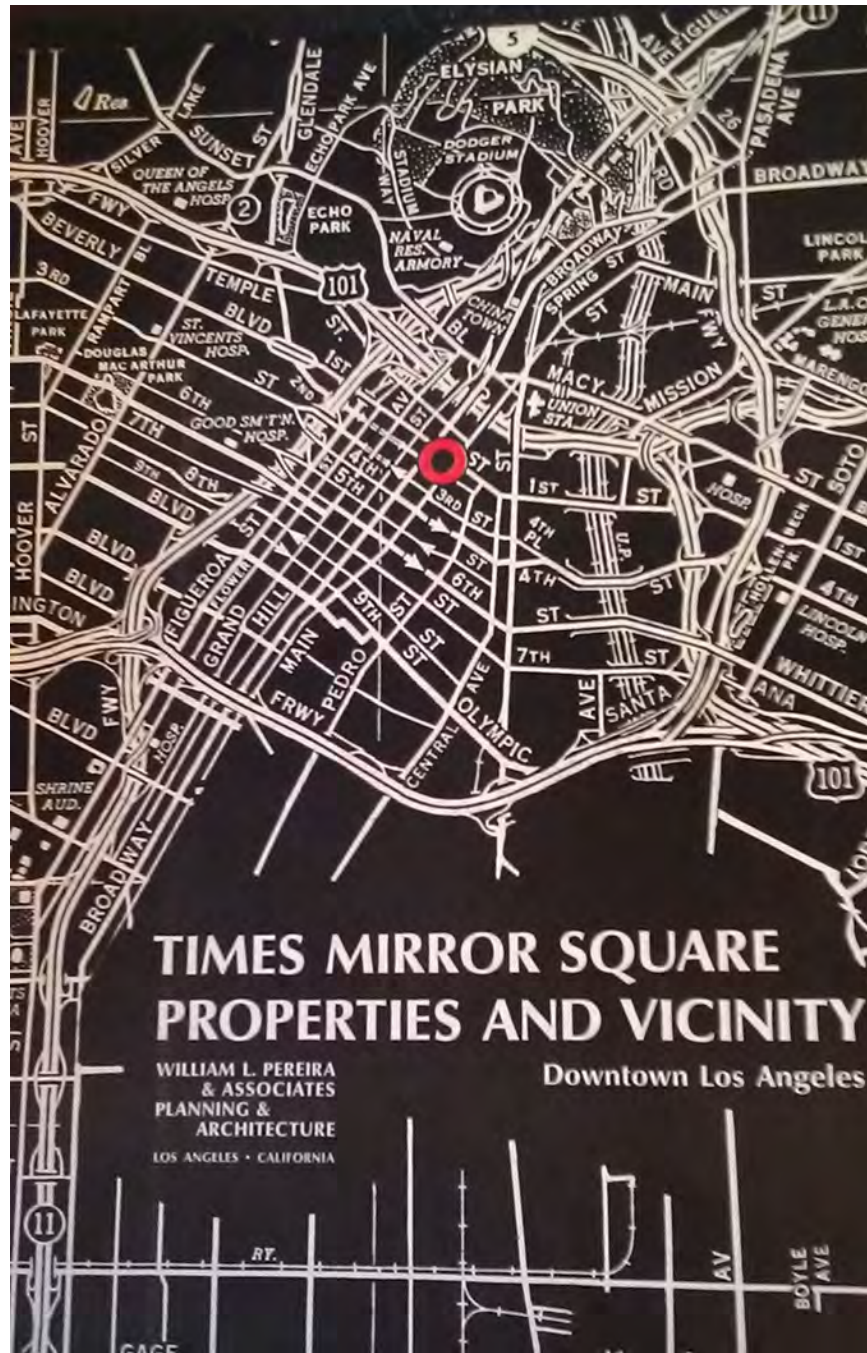


FIGURE 48. Master Plan Times Mirror Square, 1966

Times Mirror Square HCM Application



FIGURE 49. William Pereira—Man With The Plan



FIGURE 50. Exterior Times Mirror Headquarters—1st & Broadway
[Elizabeth Daniels Photographer]



FIGURE 51. Atrium Times Mirror Headquarters



FIGURE 52. Times Mirror Headquarters 1st Street [Elizabeth Daniels Photographer]



FIGURE 53. Times Mirror Headquarters 1st Street [Elizabeth Daniels Photographer]

Permit Kaufmann Building

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

W.B. Form 1

1

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of Buildings CLASS "A" ~~Steel~~ *Steel Frame*

To the Board of Building and Safety Commissioners of the City of Los Angeles
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Registrar of Buildings, for a building permit, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions attaching to the certificate of the permit if issued.
First: That the applicant does not grant any right or privilege to erect any building or other structure therein, nor any portion thereof, upon any street, alley, or other public place or public square.
Second: That the permit does not grant any right or privilege to use any building or other structure therein, nor any portion thereof, for any purpose not as hereinafter specified.
Third: That the applicant does not intend to prejudice any claim of title to, or right of possession in, the property described in this permit.

Lot No. 2-34 Block 2
(Description of Property)
CITY CLERK PLEASE VERIFY
Ords Survey
District No. _____ M. B. Page _____ F. B. Page _____
No. 202 W. FIRST ST. Street
S.W. Cor. 1st & Spring
(Location of Job)
ENGINEER PLEASE VERIFY
(USE INK OR INDELIBLE PENCIL)

- Purpose of Building NEWS PAPER PRINT. No. of Rooms 300 No. of Families _____
- Owner's name Times Mirror Co. Phone MA 2-348
- Owner's address Times Bldg - First St. & Broadway
- Architect's name W. H. Walker Co. License No. 1800 Phone MA 2-348
- Contractor's name W. H. Walker Co. License No. 32296 Phone _____
- Contractor's address _____
- TOTAL VALUATION OF BUILDING [including all Material, Labor, Finishes, Etc.] \$1,650,000.00
- Any other building or permit for a building on lot at present? No. How used? _____
- Size of proposed building 364'-9" x 163'-9" Size of lot 364'-9" x 163'-9" feet
- Number of stories in height 14 Height to highest point 148'-7"
- Material of foundation CONCRETE Character of soil BLU. CLAY
- Material of exterior walls TERRAZO, COTTA & GRANITE & CONCRETE REINFORCED
- Material of interior construction STRUCTURAL STEEL & CONCRETE REINFORCED
- Material of floors CONCRETE REINFORCED
- Material of roof CONCRETE & T.I.L.
- Will all lathing and plastering comply with Ordinance? YES
- What zone is property in? MA 16-28 41 E.D. 16-28 41

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER (Sign Here) W. H. WALKER CO.
(Name of Applicant)

PERMIT No. 14794	Plans and Specifications checked and found to conform to Building Ordinance. <i>[Signature]</i>	Application checked and found correct. <u>10-13-33</u> <i>[Signature]</i>	SEAL L.A. OFFICE Stamp here when permit is issued. OCT 13 1933
----------------------------	--	---	---

SPRINKLER PROPOSED
VALUATION INCLUDED - YES -

Permit Mirror Addition

1

**APPLICATION TO
ERECT A NEW BUILDING**

CITY OF LOS ANGELES
DEPARTMENT
OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. A PORTION OF BLOCK 2, JOHN'S SURVEY AT NORTHWEST CORNER OF SECOND & SPRING STREET

Tract TIMES SQUARE

Location of Building 202 WEST FIRST STREET

Between what cross streets SPRING STREET & BROADWAY

LINE INK OR INDELEIBLE PENCIL 1/2" x 1/2"

1. Purpose of building OFFICE BUILDING & PLANT EXTENSION Facilities Booms

2. Owner TIMES MIRROR CO. Phone _____

3. Owner's address 202 WEST FIRST STREET P.O. LOS ANGELES, CALIF.

4. Certified Architect HOWLAND H. CRAWFORD State License No. C-260 Exam. No. 2-2278

5. Licensed Engineer JAMES E. HARVEY State License No. 7238

6. Contractor P.J. WALKER, CO. State License No. 6161

7. Contractor's address 3100 WHITESIDE AVE LOS ANGELES, CALIF.

8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilation, water supply, plumbing, fire protection, electrical wiring and strength independent thereof or thereon)

9. State how many buildings now in line ONE STORY & AUTO WASH \$2,800,000

10. Size of new building 100' x 164' No. Stories 10 Height to highest point 116' 6" \$2,800,000

11. Material Exterior Walls MAISONRY Type of Roofing COMBINATION GABLE

12. For Accessory Buildings and similar structures:

(a) Footing Width _____ Depth in Ground _____ Width of Wall _____

(b) Size of Stacks _____ SEE STRUCTURAL PLANS

(c) Size of Floor Joists _____ Size of Rafters _____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign, Specifications and other data need to be filed.

Noted by HOWLAND H. CRAWFORD
By Boyd Williams

FOR DEPARTMENT USE ONLY					
PLANS CHECKED	BY SUPERVISOR	DATE	The building referred to in this Application will be more than 100 feet from		
			Street	Corner of Adjoining Street	Other
Receipt No. <u>5523</u> Volume <u>10003</u> Fee Paid <u>10.00</u>	Checked by <u>[Signature]</u> Date <u>[Date]</u>	Date of Issue <u>[Date]</u> Expiration Date <u>[Date]</u>	Street <u>[Street]</u>	Corner of Adjoining Street <u>[Corner]</u>	Other <u>[Other]</u>
EXPIRES <u>5523</u> BY <u>[Signature]</u> DATE <u>[Date]</u>	BY <u>[Signature]</u> DATE <u>[Date]</u>	BY <u>[Signature]</u> DATE <u>[Date]</u>	BY <u>[Signature]</u> DATE <u>[Date]</u>	BY <u>[Signature]</u> DATE <u>[Date]</u>	BY <u>[Signature]</u> DATE <u>[Date]</u>

1651

Permit Times Mirror Headquarters

3 APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY

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

1. LEGAL LOT DESC. / TRACT		1. LEGAL LOT TRACT	
See Back of Application		2073	
2. PRESENT USE OF BUILDING / NEW USE OF BUILDING		DIST. MAP	
12 Newspaper - Printing / 13 Same & Offices & Printing		129-213	
3. NEW ADDRESS		ZONE	
224 W. 1st St.		M-2-4	
4. BETWEEN CROSS STREETS		FIRE DIST.	
Broadway AND Spring		1100	
5. OWNER'S NAME		LOT (FRONT)	
The Times Mirror Co. 625-2345 x 246		Con/Thru	
6. OWNER'S ADDRESS		LOT SIZE	
202 W. 1st St. L.A. 90005		330x487.	
7. ARCHITECT OR DESIGNER		STATE LICENSE NO. / PHONE	
William L. Pereira Assoc. C339 933-8341		/	
8. ENGINEER		STATE LICENSE NO. / PHONE	
Brandow & Johnson S532 385-2894		/	
9. CONTRACTOR		STATE LICENSE NO. / PHONE	
C. W. Pack Contractor 182753 308-0171		/	
10. LENDER		BLDG. LINE	
		51 Broadway	
11. SIZE OF EXISTING BLDG. / NO. OF EXISTING BUILDINGS ON LOT AND USE		APPROXIMATE	
110x164 384 6		0B11737	
12. MATERIALS OF CONSTRUCTION		FLOOR	
Conc/Granite Water/Blt. Up Conc.		PKS 3033	
13. JOB ADDRESS		DISTRICT OFFICE	
224 W. 1st St.		L.A.	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		GRADING	
\$ 1,000,000 - See Only		/	
15. NEW WORK (Describe)		DRY SOIL	
Add office Building & PARKING GARAGE		/	
NEW USE OF BUILDING		HIGHWAY O.C.D.	
NEW PARKING OFFICE BUILDING		Yes	
TYPE / GROUP		FLOOD	
I / 1B-2		/	
BLOG. AREA		ZONED BY	
45090 sq ft		HARRINGTON	
DWEELL UNITS		FILE WITH	
/		/	
P.C. No.		INSPECTOR	
3893		M	
P.C.		C/O	
2049.91		sel	
PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.			
CLIENTS USE ONLY			
APR 27 71 2 41 24 5			

STATEMENT OF RESPONSIBILITY

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.

This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 L.A.M.C.)

Signature	Name	Date
<i>Benjamin E. Walls</i>		
Bureau of Engineering	ADDRESS APPROVED	6/3/70
5' E of Broadway	SEWERS AVAILABLE	6/3/70
EX. UNDER EXISTING	DRIVEWAY APPROVED	6/3/70
Highway 104550	HIGHWAY DEDICATION REQUIRED	6/3/70
5' E of 1st St.	HIGHWAY DEDICATION COMPLETED	6/3/70
WHERE OF HIGHWAY	FLOOD CLEARANCE APPROVED	6/3/70
Conservation	APPROVED FOR ISSUE	
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER	
Fire	APPROVED TITLE 19 (L.A.M.C. 5700)	4-21-71
Traffic	APPROVED FOR DISSEMINATION LOCATIONS	J. G. Braden 11-8-71



TIMES MIRROR SQUARE PROPERTIES AND VICINITY

WILLIAM L. PEREIRA
& ASSOCIATES
PLANNING &
ARCHITECTURE
LOS ANGELES • CALIFORNIA

Downtown Los Angeles



SUMMARY AND TABLE OF CONTENTS

INTRODUCTION AND ASSIGNMENT

Page 11

In June, 1966, the firm of William L. Pereira & Associates was retained by The Times Mirror Company to prepare a master plan study of its properties south of and including Times Mirror Square in order to arrive at a concept for the future development of the area and to indicate possible phases of this development.

FACTORS OF INFLUENCE

Page 15

History of Downtown Los Angeles

Los Angeles was established by Spanish colonial settlers in 1781, a town built around a plaza, with vineyards and agricultural land spreading out around it. With the railroads came people, diversification of activities, and, after a series of land booms, a steady growth towards the extended metropolis that it is today.

Downtown Los Angeles - 1968

Downtown Los Angeles was naturally the hub of activity and growth until the combination of widespread commercial activity and the physical inadequacy of the downtown core put it into a descending spiral of importance that has only recently been arrested and reversed. The network of freeways, extensive redevelopment, the new civic/cultural complex, a rapid intensification of high-rise office buildings, and a community determination to create a new and important Downtown have all combined to make Los Angeles a city with a future.

Existing Conditions

The Centropolis Report, an analysis of present conditions and a guide for future development, points out the important ongoing changes in the downtown scene from which it can be seen that the Times Mirror properties are in an extremely strategic location. In a clockwise arc around the properties are the renewed commercial activity west of Pershing Square, the Bunker Hill redevelopment, the civic/cultural complex, New Chinatown, Olvera Street and the Plaza rehabilitation area, and the Little Tokyo redevelopment. With this rich periphery to draw from and contribute to, the proposed Times Mirror Square could be the single most important, active and vitalizing influence in downtown Los Angeles.

Plazas

The proposed Times Mirror Square can be likened most easily to Rockefeller Center in New York – a city within a city – built around a great central plaza.

Land Use Recommendations

The uses recommended would include expanded Times Mirror facilities, hotel, motel, bank, ballroom, theatre, office buildings, restaurants, shops and a multitude of services, all integrated into an architecturally interesting, beautifully landscaped complex of day and night activities – an incomparably attractive place to work, play, shop or visit.

Taxi Loop

Times Mirror Square and the other important activities around it could be well served by a taxi loop of special and colorful taxis or busses which would be a fresh and efficient addition to the overall area.

Urban Design Considerations

The grid pattern of downtown Los Angeles, plus the determining environmental factors of the proposed Times Mirror Square, would indicate a need for low silhouette plazas and a strong vertical element, extensive landscaping, bridges and passageways to separate pedestrian and automobile traffic, and a unified approach to the colors, textures and shapes of all the elements of the Square.

THE MASTER PLAN

Project Areas

Boundaries

The project area consists of four city blocks in an area bounded by First, Third, Main and Hill Streets.

Existing Buildings

There are on the Times Mirror properties four major buildings which must be considered in the development program: the Times Building, the Times Mirror Building, the Plant Building, and the Broadway Building.

Planning Objectives

The proposed Times Mirror and activities designed for theatres, restaurants, shops, services. Times Mirror Square location be the largest and greater Los Angeles, a k complex and an energiz

Elements of the Plan

The principal elements of 50-story hotel-office building shops and services, an ice theatres, a grand ballroom project landscaped, design existence.

Description by Levels

Plaza Level

On the street or Plaza dens, restaurants, ice skic. At the four sides Plazas serving as the pro

Concourse Level

Just above the Plaza L specifically for pedes around the Square and includes a bridge across arm to the Times Mir It has, in reality, two and other facilities o The Concourse Lev the ballroom, and international dining of the motel.

Lower Office L

The Lower Office space, but in the n dations and garden

Planning Objectives

The proposed Times Mirror Square would be a complex of buildings and activities designed for round-the-clock activity – offices, hotel, theatres, restaurants, shops and a multitude of related facilities and services. Times Mirror Square would by its size, design and strategic location be the largest and most important development of its kind in greater Los Angeles, a key factor in the burgeoning civic/cultural complex and an energizing influence on the entire downtown area.

Elements of the Plan

The principal elements of the plan would be the great central Plaza, a 50-story hotel-office building, a motel, branch department stores, shops and services, an ice skating rink, many and varied restaurants, theatres, a grand ballroom, bank, plus many other facilities, the entire project landscaped, designed, and geared for a vital multi-purpose existence.

*Description by Levels**Plaza Level*

On the street or Plaza Level would be the principal open space, gardens, restaurants, ice skating rink, walkways, and through motor traffic. At the four sides of the Plaza there would be smaller Gateway Plazas serving as the principal pedestrian entranceways.

Concourse Level

Just above the Plaza Level would be the Concourse, the level designed specifically for pedestrian traffic and easy movement in, out and around the Square and its component buildings. The Concourse Level includes a bridge across Second Street and is the principal connecting arm to the Times Mirror's proposed building which abuts the Square. It has, in reality, two levels – a double arcade of shops, restaurants and other facilities on the lower level and offices on the upper level. The Concourse Level will extend past and through the hotel, serve the ballroom, and be the site of the major formal restaurant of the international dining bazaar, and the swimming pool and dining terrace of the motel.

Lower Office Level

The Lower Office Level will be primarily devoted to deluxe office space, but in the motel area will feature special transient accommodations and garden apartments for permanent residents.

Upper Office Level

The Upper Office Level is devoted to more offices and more living accommodations in the motel area.

Motor Court Level

The Motor Court Level, one level below the Plaza Level, will accommodate automobiles, busses, taxis, etc. with pick-up and drop-off facilities and access to the parking levels below.

Service Parking Level

The Service/Parking Level will accommodate trucks and other vehicles serving the hotel, office buildings, restaurants, etc. that comprise the total complex. Part of the level will be devoted to parking.

Typical Parking Level

The Typical Parking Levels, the next two below the Service/Parking Level, will be given over entirely to parking. The total number of parking spaces available at the Square will be 4,093.

Phasing and Implementation

Suggested first phase of construction: the hotel-office tower, the bank, and the Plaza between Broadway and Spring Streets. Second phase: a major portion of the commercial-recreation area. Since the Times Mirror is the largest but not the sole owner of land comprising the project area, it is recommended that the necessary land be acquired or that a series of joint ventures with the other owners be undertaken.

PROPOSED TIMES BUILDING

Page 55

Introduction

The present Broadway Building would be demolished and in its place erected a block-long structure extending along Broadway between First and Second Streets. Although it would have a striking architectural presence of its own, it would be designed to complement the existing Times Building. At each end of the proposed building, two-level plazas would serve as pedestrian entrances with lively concentrations of newspaper kiosks, restaurants and other appropriate services.

Relationship to the Complex

Although the proposed Times Building would not be an immediate part of the Main Plaza, the bridge over Second Street and the continuation of the Concourse Level would make the building an extension of the Main Plaza and its activities.

Description by Levels

Plaza Shops

The two Plaza Levels of the proposed building will extend to the entrance plazas and extend to an arcade of shops, restaurants, etc. The height will enable paper supply plant through Broadway entrance.

On First Street, between the proposed building and the existing building, there will be a special VIP entrance and a new access directly to the building.

Bank, Composing and Expansion

The level above the double-level parking will contain new composing rooms designed in the plant building, and current space for future expansion.

Newspaper Facilities and Expansion

The next level up includes additional space for newspaper facilities and a corridor that connects all elevators.

Executive Facilities

Top floor of the new building will be the space between the new building and the existing building designed as an extensive garden for gatherings.

Street Level

The Street Level is devoted to the new building on First Street, and the already existing building.

First Parking Level

Area under the new building will be reserved for newspaper facilities and will be duplicated at the next several levels.

Phasing

First phase: Begin at corner of Broadway and First Street, erecting needed facilities and parking. Second phase: Begin at corner of Broadway and Second Street. Third phase: Re-locate Broadway Building and then remove existing building. Fourth phase: Construction of proposed Times Building.

Description by Levels

Plaza Shops

The two Plaza Levels of the proposed Times Building will begin with the entrance plazas and extend the length of the building, a double arcade of shops, restaurants, and other services. The double-level height will enable paper supply trucks to continue to service the plant through Broadway entrances.

On First Street, between the proposed building and the Times Building, there will be a special VIP entrance – an automobile drive-in area and a new access directly to the Times lobby.

Bank, Composing and Expansion

The level above the double-level plaza will be the site of the bank, new composing rooms designed to join the existing composing rooms in the plant building, and currently undesignated areas that will allow for future expansion.

Newspaper Facilities and Expansion

The next level up includes additional newspaper facilities plus a loop corridor that connects all elevator cores.

Executive Facilities

Top floor of the new building is proposed for executive offices, with the space between the new building and the Times Building being designed as an extensive garden area for both formal and informal gatherings.

Street Level

The Street Level is devoted to parking facilities, the VIP entrance on First Street, and the already existing service facilities.

First Parking Level

Area under the new building will be devoted entirely to parking except for newspaper facilities already in existence. Same pattern would be duplicated at the next several levels below.

Phasing

First phase: Begin at corner of Broadway and Second Streets, expanding needed facilities and parking up to present Broadway Building. Second phase: Begin at corner of Broadway and First Streets. Third phase: Re-locate Broadway Building functions in proposed Times Building and then remove Broadway Building, and complete construction of proposed Times Building.

INTRODUCTION AND ASSIGNMENT

In June, 1966, the firm of William L. Pereira & Associates was retained by The Times Mirror Company to prepare a master plan study of its properties south of and including Times Mirror Square in order to arrive at a concept for the future development of the area and to indicate possible phases of this development.

This report summarizes the planners' analysis of the area in Los Angeles known as the Downtown Core and presents a proposed Master Plan for the project area in which Times Mirror Square is located. This project area consists roughly of a superblock bounded by First and Third Streets on the north and south, and by Hill and Main Streets on the west and east, a total of four city blocks.

Historically one approach to real estate planning in the Southern California region has been to look at development only in the light of the immediate past or of existing conditions. The appropriate perspective which should accompany value judgment on high-quality, long-term real estate investment has too often been lacking. There-

fore, while our immediate concern may be for increments of development available by 1969 or 1970, decisions should be made on the basis of what can be expected 25 to 30 years from now.

The land around the Civic Center, which is at present in such great demand, is already fully committed to developments in which large investments have been made, without much evidence of an intelligent urban design philosophy. High land prices and existing commitments in the form of non-depreciated investments prohibit a proper mix of land uses, with the variety and significance called for by today's concepts of good urban design. In addition to office space, today's urban core should contain facilities for shopping, recreation, hotels, housing, and above all, parking and open space. The day of uniform land uses that create monotony and lack elementary amenities is over. It is our opinion that the race to construct "prestige" buildings of similar uses in the downtown area will create nothing but sterility unless someone appears who is willing to give strong leadership and invest a great deal of money to reverse the trend.

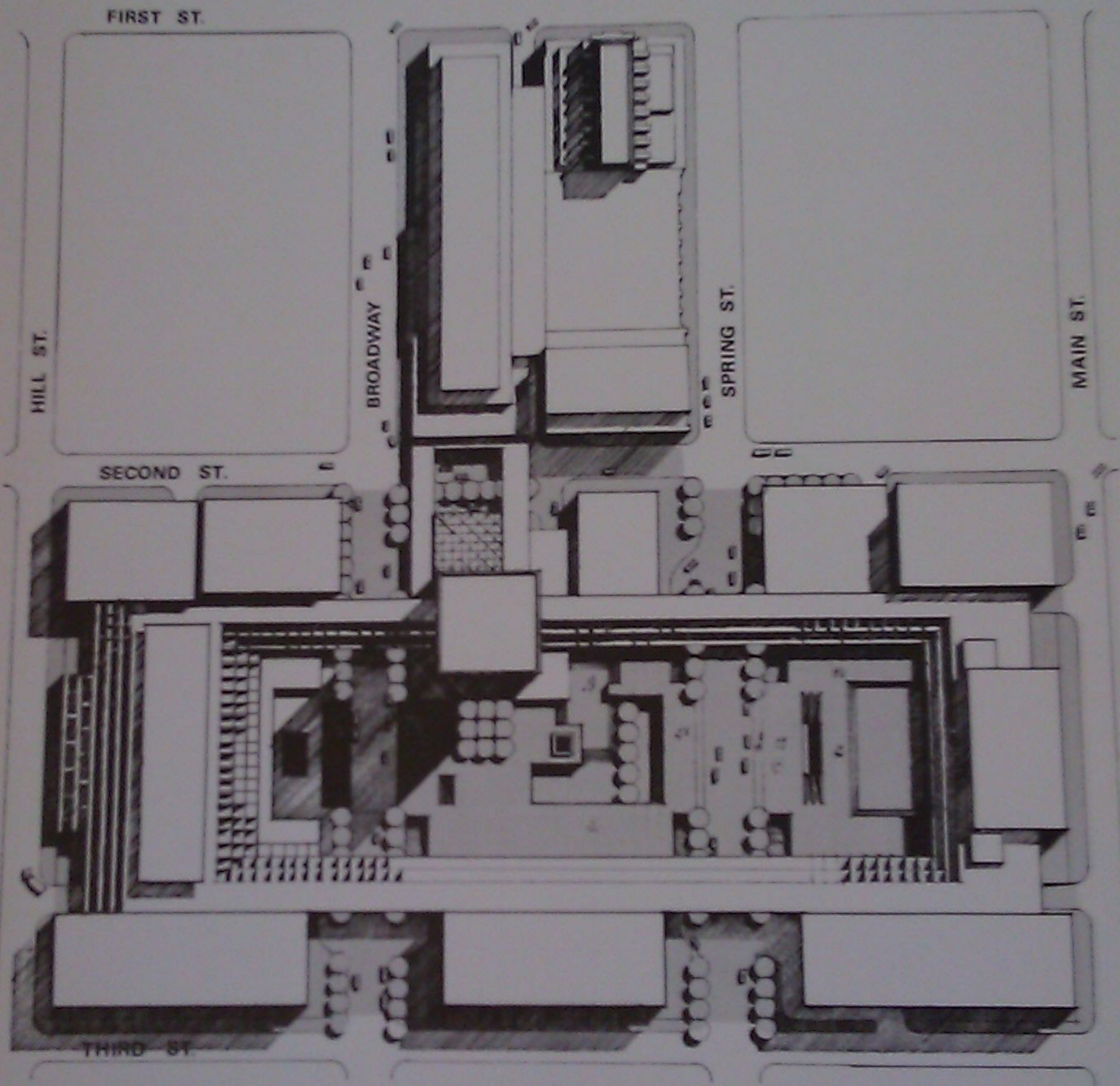
When one analyzes the existing and potential influences on the Times Mirror properties, it is apparent that this area has greater possibilities for development than other land downtown.

Continued observation of downtown developments and plans indicate that the Master Plan proposals for the Times Mirror properties are not only increasingly valid for the Times Mirror but of commanding importance to the community at large. The phasing of the project and the speed of development are subject only to the economics of the situation.

Because today there is genuine public concern and increasing public support for good design in our environment, a great opportunity exists in the Times Mirror Square area.

This report presents the Master Plan and reviews the background studies which led to its development. It is intended to provide the Times Mirror Company with the knowledge and the tools necessary for the appropriate development of its properties through its own real estate policy. It is also hoped that acceptance of the Master Plan will help influence adjacent property owners and the City of Los Angeles to develop this area in a compatible manner.

With this in mind, the material contained in the report was presented to the technical staff of the City's Planning Department. Their reaction was decidedly favorable, and it is the planners' belief that the Times Mirror Company can proceed with confidence in the general direction suggested in this report.



Master Plan

Master Plan. A pictorialization of the Plaza complex for Times Mirror properties and vicinity.



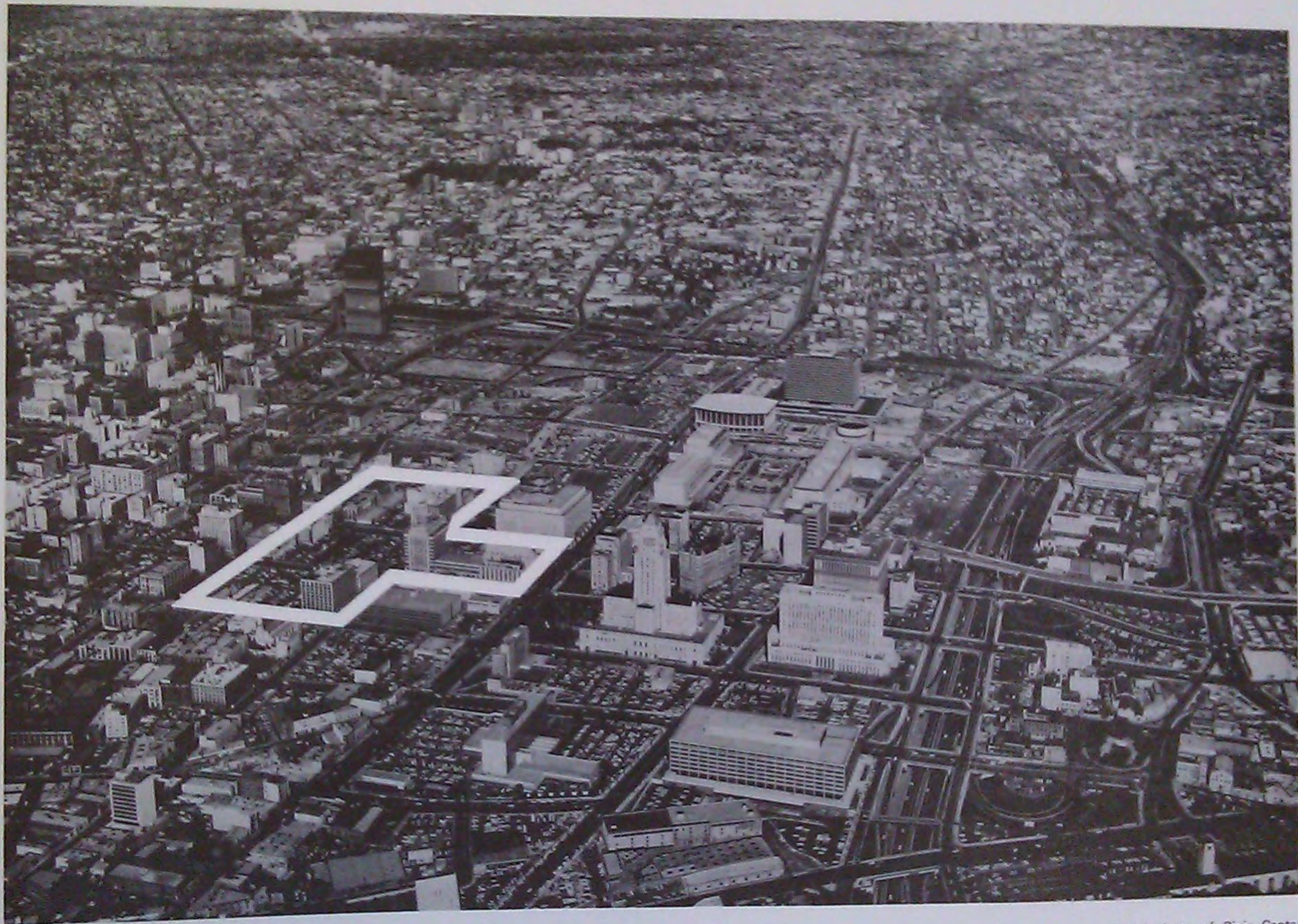
Aerial photo of Civic Center complex looking west. Timor Mirror properties and vicinity outlined in white.

FACTORS OF INFLUENCE

History of Downtown Los Angeles

When the first Spanish colonial settlers arrived in 1781, they built the Pueblo of Los Angeles. Approximately 12 square miles in area, it contained 28 small, square, flat-roofed houses around a central plaza, surrounded by seven acre fields. Later the Pueblo spread in all directions, without plans, beyond the original walls.

A plan of Los Angeles City called "Map No. 1", drawn in 1849 shortly after California became part of the United States, shows the informal shape of the original Pueblo with its central plaza standing between two large areas of rigid, grid-pattern development. East and south of the old central city were vineyards and cornfields. In the



Aerial photo of Civic Center complex looking west. Times Square and vicinity.



- c. The street pattern is essentially a grid which responds to automobile requirements; but there is a lack of vistas, and the streets lack those characteristics which can give them identification and importance.
- d. Downtown is one of the few places in Southern California where the greatest concentration of high intensity use is heavily represented by old and obsolete buildings. However, this is rapidly changing.
- e. Until the construction of the Music Center, Downtown, with the exception of the principal hotels, was relatively "dead" in the evening hours.

EXISTING LAND USES

Downtown Los Angeles is essentially a long rectangle, three sides of which are freeways — Santa Ana, Harbor and Santa Monica.

Broadway and Seventh Street is the core intersection, the center of retail trade which extends along both Broadway and Seventh. Just east is Spring Street, center of the financial district. Recent additional office construction in the vicinity of Sixth Street and Pershing Square has further filled out this high intensity belt that separates downtown Los Angeles into north and south segments.

To the north, the Civic Center complex is well defined and taking shape. Between it and the downtown core, slightly to the west, lies Bunker Hill, a redevelopment project now in progress. One office tower is completed and residential towers are now under construction. To the east lies Little Tokyo also scheduled for redevelopment as a prime tourist attraction.

In the southern half of downtown, probably the only developments of any consequence are Occidental Center, Convention Center, California Hospital and its proposed expansion program, and the flourishing furniture, produce and textile areas.

Beyond these are service and industrial uses which increase in scale to the east.

LAND VALUATIONS

Present land values in the downtown area bounded by the freeways and San Pedro Street range from \$5 per square foot in the southwest quadrant to \$80 or more per square foot west of the downtown core near Wilshire Boulevard.

Excluding this core area, the most valuable land in downtown Los Angeles is located between the Santa Ana Freeway and First Street, where the Civic Center and Times Mirror Square utilize land valued at \$30 per square foot on the average.



Land values of the Downtown area. Darker shades indicate the highest valuation grading down through the lighter tones to the lower valuation.

* TIMES MIRROR SQUARE

- 1 5 TO 6 DOLLARS PER SQ. FT.
- 2 6.50 TO 22 DOLLARS PER SQ. FT.
- 3 8 TO 12 DOLLARS PER SQ. FT.
- 4 10 TO 12 DOLLARS PER SQ. FT.
- 5 10 TO 13 DOLLARS PER SQ. FT.
- 6 10 TO 15 DOLLARS PER SQ. FT.
- 7 10 TO 20 DOLLARS PER SQ. FT.
- 8 18 TO 20 DOLLARS PER SQ. FT.
- 9 18 TO 25 DOLLARS PER SQ. FT.
- 10 30 DOLLARS PER SQ. FT.
- 11 70 TO 80 DOLLARS PER SQ. FT.

- c. The street pattern is essentially mobile requirements; but streets lack those characteristics of character and importance.
- d. Downtown is one of the areas where the greatest concentration of old and rapidly changing.
- e. Until the construction of the freeway, the exception of the principal streets during the evening hours.

EXISTING LAND USES

Downtown Los Angeles is essentially a grid of streets which are freeways - Santa Anita Avenue, Broadway and Seventh Street.

Broadway and Seventh Street retail trade which extends east is Spring Street, center of office construction in the vicinity has further filled out this high Los Angeles into north and south.

To the north, the Civic Center shape. Between it and the Bunker Hill, a redevelopment tower is completed and retention. To the east lies Little as a prime tourist attraction.

In the southern half of downtown of any consequence are Occidental California Hospital and its property including furniture, produce and

Beyond these are service areas to the east.

LAND VALUATIONS

Present land values in the downtown and San Pedro Street range from a quadrant to \$80 or more near Wilshire Boulevard.

Excluding this core area, downtown Los Angeles is located between where the Civic Center area at \$30 per square foot on



The spine.

CIRCULATION

Number of circulation elements will influence future developments in the downtown area.

Circulation Spine: A strong circulation spine runs north-south through downtown Los Angeles. It is composed of the main arteries of Figueroa Street, Grand Avenue, and Broadway, reinforced by the Harbor Freeway. The spine terminates on the north at the Civic Center complex, Chinatown, and Dodger Stadium, and on the south at the educational and cultural facilities of the University of Southern California and Exposition Park.

- * TIMES MIRROR SQUARE
- 2 PROPOSED CONVENTION CENTER
- 3 CIVIC CENTER COMPLEX
- 4 OLVERA STREET
- 5 UNION STATION
- 6 OCCIDENTAL CENTER
- 7 LITTLE TOKYO
- 8 CAL-MART
- 9 TEXTILES, PRODUCE AND FLOWER MARKET
- 10 INDUSTRY
- 11 NEW LOS ANGELES BUS DEPOT
- 12 FURNITURE MART
- 13 UNIVERSITY OF SOUTHERN CALIFORNIA
- 14 EXPOSITION PARK
- 15 DODGER STADIUM
- 16 CHINA TOWN



Plan of basic trafficways, free-ways and major highways in the Downtown area. Note the significance of Broadway and First Street as major traffic carriers to the four points of the compass.

- * TIMES MIRROR SQUARE
- INTERCHANGES
- ← WEST BOUND (ONE-WAY)
- EAST BOUND (ONE-WAY)
- 4 SANTA ANA FRWY.
- 5 HARBOR FRWY.
- 6 SANTA MONICA FRWY.
- 7 PICO BLVD.
- 8 OLYMPIC BLVD.
- 9 GRAND AVE.
- 10 BROADWAY
- 11 LOS ANGELES
- 12 SAN PEDRO ST.

b. *Trafficways* within the Broadway Freeway to the pr

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the next decade there will be not one but many points of arrival and departure within the Los Angeles area for airborne travelers and freight going distances of 400 miles or less. Much of this localized traffic will be by V/STOL (vertical/short take-off and landing) aircraft, which could be accommodated at an urban airport or "metroport" in the heart of downtown. Such a transportation center would also serve as a collection point for travelers going on long distance flights from LAX. They might buy tickets, check their baggage and park their cars at the metroport, thereby greatly reducing the pressure of surface traffic to LAX and other major local airports. Besides providing much needed parking for private cars, the metroport would serve as a passenger station for busses and taxis and as a depot for trucks.

The typical downtown transportation center is seen as a mega-structure functioning as did the great railroad stations of the past — the site of shops, banks, restaurants, meeting halls, warehouses and related commercial facilities. The building might cover several blocks and be several levels high — separate levels for automobile traffic, services, parking, deliveries, and on the top deck a suitable surface and facility for the take-off and landing of helicopters.

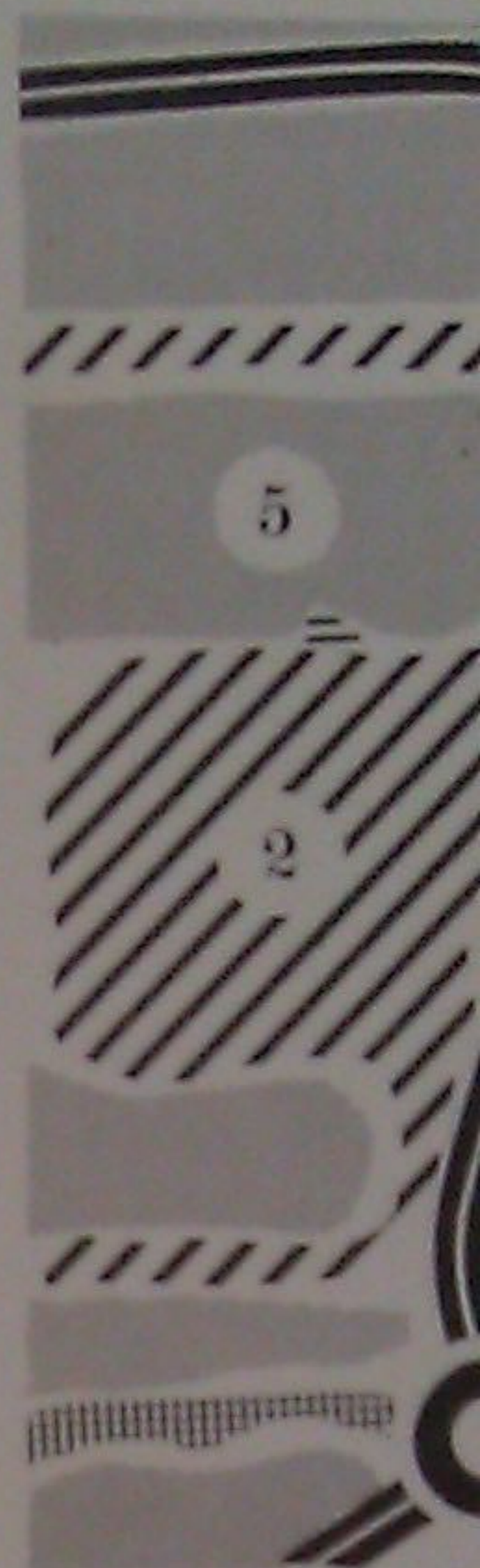
The planners recommend several locations for future transportation centers to serve downtown Los Angeles. To the north, Union Station would be the principal center and would therefore influence future use of the Times Mirror properties. To the south, in the vicinity of Pico Boulevard and Los Angeles Street, another transportation center is suggested. This would be concerned primarily with transporting perishable goods and light industrial products. A third transportation center is a possibility at the junction of the Harbor and Santa Monica Freeways.

Existing Conditions

The most recent document of an official or semi-official nature on the Central City Master Plan for Los Angeles is the final Centropolis Report published in 1964. Preceding this report, the Central City Committee published: Centropolis 1—Economic Survey 1960; Centropolis 2—General Development Plan 1962; and Centropolis 3—Transportation Study 1963.

Since William L. Pereira & Associates' study of the Times Mirror properties began, members of the City Planning staff have been working on the advanced planning for the downtown area. The general guidelines set forth in the Centropolis Plan are being followed and more detailed surveys and implementation studies have commenced.

The land use areas shown in the Centropolis Report are not specific in shape, size or configuration, nor do they necessarily reflect the optimum development of the downtown core.



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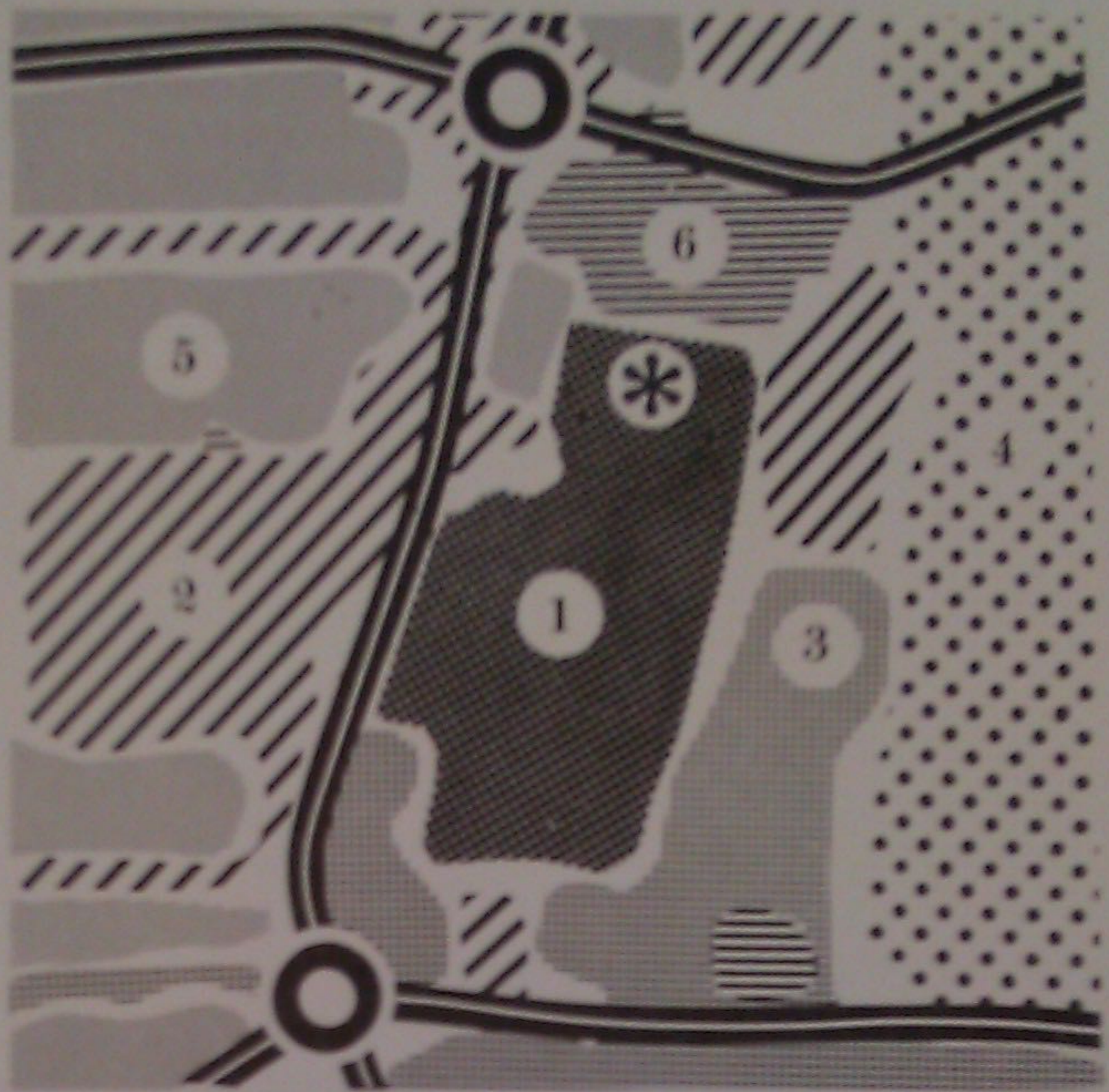
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The General Plan for the Downtown area as recommended by the Centropolis Report.

- * TIMES MIRROR SQUARE
- 1 COMMERCIAL CORE
- 2 COMMERCIAL AND RESIDENTIAL
- 3 COMMERCIAL AND INDUSTRIAL
- 4 INDUSTRIAL
- 5 RESIDENTIAL
- 6 GOVERNMENTAL ADMINISTRATION
- SOURCE-CENTROPOLIS REPORT



Project areas for the Downtown area as recommended by the Centropolis Report.

- * TIMES MIRROR SQUARE
- 1 NORTH DOWNTOWN
- 2 CIVIC CENTER
- 3 BUNKER HILL AREA
- 4 WEST DOWNTOWN
- 5 DOWNTOWN CORE
- 6 SOUTH DOWNTOWN
- 7 EAST DOWNTOWN
- 8 LITTLE TOKYO
- 9 COMMUNICATION INDUSTRIAL
- 10 NORTHERN INDUSTRIAL
- 11 CENTRAL INDUSTRIAL
- 12 SOUTHERN INDUSTRIAL
- 13 WAREHOUSE INDUSTRIAL

It is interesting to note that at the vortex of four directional administrative functions: east, commercial on the west.

The Centropolis Plan divides the downtown into 13 sectors or project areas.

NO. 1 - NORTH DOWNTOWN

This area contains New York to the Dodger Stadium redevelopment. Some area development.

NO. 2 - CIVIC CENTER

A Civic Center Development federal, state, county and local restoration areas and future Civic Center expected for public buildings.

- a. The area bounded by Second and First Streets.
- b. The area north of Second Street.

According to the Centropolis Report, employees working in this area. This represents strong commercial which is lacking in this area.

NO. 3 - BUNKER HILL

The Bunker Hill Redevelopment changes, but most have been amendments. The Union Streets, is now completely space. City Reconstruction residential tower construction. Power building and the

Other permitted uses include retail and parking structures.

The Times Mirror Center redevelopment project by First, Second, Olive and parking.

NO. 4 – WEST DOWNTOWN (950 acres)

Included in this area are the Union Oil Center, Signal Oil Building, Wilshire Metropolitan Medical Center, and Chamber of Commerce building. However, it is the planners' opinion that the principal uses for the major portion of west downtown should be medium density residential development for a wide range of income levels.

NO. 5 – DOWNTOWN CORE (220 acres)

Economically speaking, this area, which includes part of the Times Mirror properties, is developing into the strongest sector of downtown. However, land values west of Hill Street are presently averaging more than three times those east of Hill Street, where another portion of the Times Mirror property is located. Within this area, generally bounded by the Harbor Freeway, Spring Street, Bunker Hill and Eighth and Ninth Streets, approximately four million square feet of good quality office space has been recently completed or is under construction. The Centropolis Report projects a target of 58½ million net square feet (includes interior parking) of space by 1980 for the Downtown Core area. This figure represents an increase of 18 million square feet over 1960.

A current surge of office building is taking place in the western part of the area. The buildings completed within this area in the past year are One Wilshire and City National Bank. The Crocker Citizens 42-story building is scheduled to be completed in 1968. According to the Central City Association, future building plans reveal a Wells Fargo Bank to be built on the southeast corner of Wilshire Boulevard and Flower Street and Atlantic Richfield is planning a business complex in cooperation with the Bank of America in the area bounded by Flower Street and Figueroa Street and Fifth and Sixth Streets.

Additional factors which influence the desirability of this location are the currently lower land prices and the Bunker Hill Redevelopment Project now under construction which is expected to provide 3,200 units in residential towers upon completion.

NO. 6 – SOUTH DOWNTOWN (468 acres)

The most significant developments in recent years in South Downtown are:

- a. The building of Occidental Center.
- b. An \$8 million addition to the California Hospital.
- c. The proposed Convention Center at Twelfth and Figueroa Streets.
- d. Construction of the Santa Monica Freeway.

This area is presently characterized by relatively low land prices, unsaturated traffic conditions, and a strong need for some urban design character.

The Furniture Mart, opened in 1958 with 900,000 square feet is located in South Downtown, south of the Santa Monica Freeway. An addition is presently being contemplated.

NO. 7 – EAST DOWNTOWN (447 acres)

East Downtown is rather difficult to analyze. It contains a mixture of residential, retail, wholesale and industrial activities which serve as a transitional zone to the East Los Angeles industrial area.

The most significant development in East Downtown is the California Mart on Ninth Street. There are two buildings, one opened in 1964, the second in 1966, with a combined rental space of 706,000 square feet and parking for 1,200 cars. A third building is contemplated.

The new \$10 million bus terminal on the block bounded by Los Angeles, Maple, Sixth and Seventh Streets was started in 1965 and is now complete.

NO. 8 – LITTLE TOKYO (14 acres)

For some time Little Tokyo Redevelopment Association has been engaged in an active program to rebuild this area by private initiative. Originally residential in character, Little Tokyo is now visualized as an office, hotel and tourist area, as well as a cultural and regional center for more than 90,000 Japanese-Americans living in Southern California.

It is likely that over a period of time this district will develop as an exciting tourist attraction similar to areas north of the Civic Center, and will then have a direct impact on the Times Mirror properties.

The "General Plan for Little Tokyo" prepared by the Redevelopment Association in cooperation with the Los Angeles City Planning Commission was published in November, 1963. This plan shows project area, land uses, and proposed trafficway improvements, including street vacations. As one of the initial steps in the redevelopment of this area, a 17-story Kajima office building is being built at the southwest corner of First and San Pedro Streets.

The planners have suggested the following additional project areas extending easterly to a more logical planning boundary, the Los Angeles River:

NO. 9 – COMMUNICATION INDUSTRIAL

NO. 10 – NORTHERN INDUSTRIAL

NO. 11 – CENTRAL INDUSTRIAL

NO. 12 – SOUTHERN INDUSTRIAL

NO. 13 – WAREHOUSE INDUSTRIAL

Areas No. 12 and No. 13, as will be seen later in the report, are important influences on the concept.

tion of the complex is exciting, yet it utilizes every bit of space. Although the total scale is monumental, the designers have obviously been concerned with the human element, too. Towers are set back to allow for views of the landscaped roof gardens in the Center. And some of the smaller buildings are so placed as to capture views of cathedral spires and other interesting elements of the New York skyline.

One unusual feature of the project is the circulation system. A subterranean concourse – a network of walkways 1½ miles long – provides indoor access to 19 buildings while serving the shopping complex as well. One farsighted scheme in 1930 proposed a similar series of walkways above street level, bridging cross streets, but perhaps the lack of traffic congestion at that time defeated arguments for such an innovation.

Even today, however, few vehicles are in evidence. A 12-story garage, partly underground, and nine truck ramps leading to unloading platforms 30 feet below street level, conceal most traffic in the complex.

Two small, parallel buildings form the entrance from Fifth Avenue, which leads through the famous Channel Garden into Rockefeller Plaza and its agreeable system of walkways. The Channel Garden is truly an urban space. Only 60 feet wide, it appears much grander because of the contrast between the low buildings on either side of it and the very tall buildings in the rest of the Center.

Rockefeller Plaza, only 150 feet long, is a distinct park within the city. This sunken garden serves different functions year round, as an ice skating rink in winter and an outdoor restaurant in summer. It establishes a sense of place, and in so doing enhances the entire complex.

Rockefeller Center, with 50,000 occupants and 160,000 daily visitors, has become a focal point of New York City and one of the world's notable business centers.

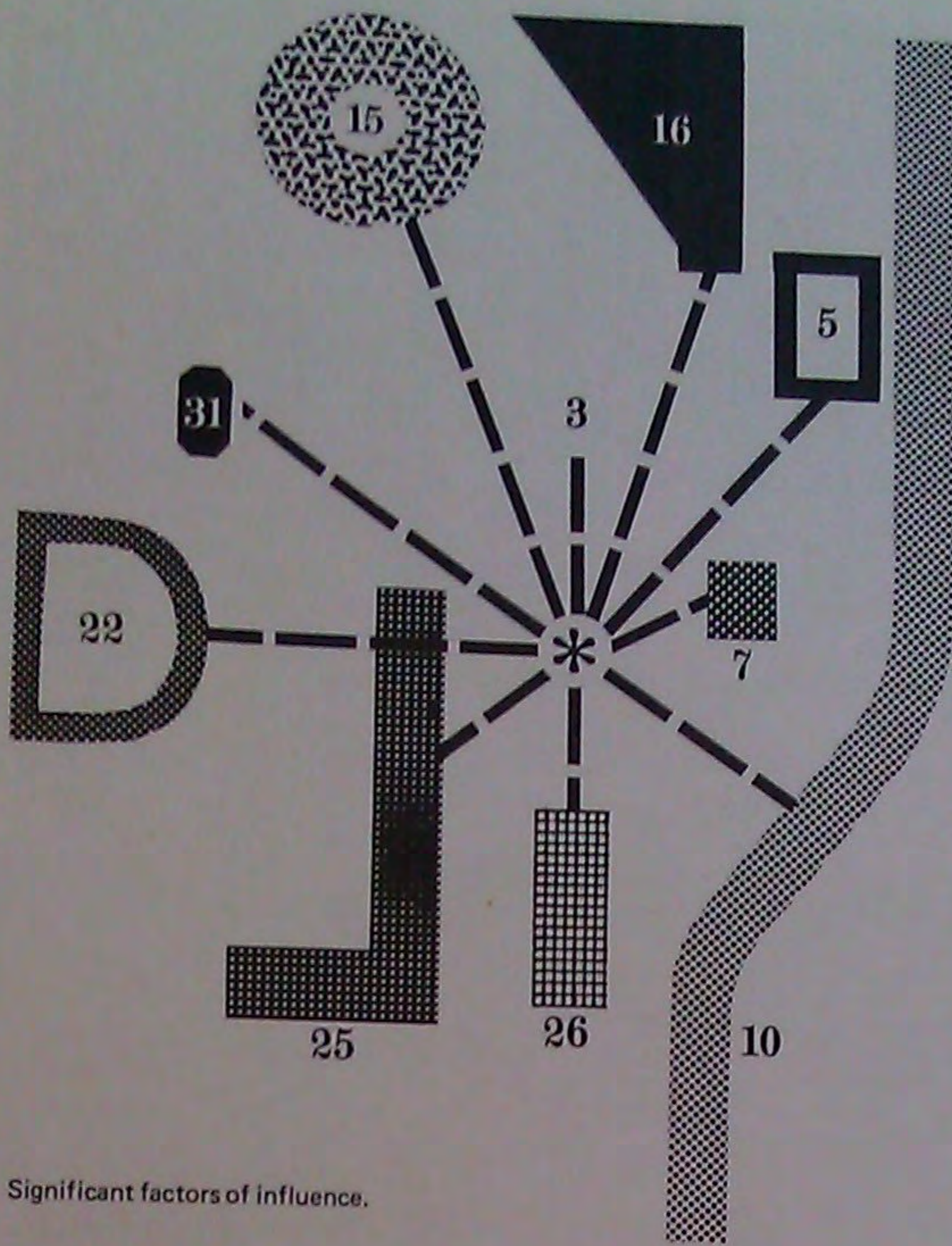
Land Use Recommendations

In the process of developing a theme or concept for the Times Mirror properties, the patterns and major elements of existing land use were examined and recommendations made for possible future changes and development of land use organization in downtown Los Angeles.

The area of downtown Los Angeles is approximately two-thirds the size of the city of Beverly Hills. Unlike this famous enclave, however, downtown Los Angeles does not have clearly identifiable, logically scaled and well-functioning land uses. Business areas, for example, should be located, identified, given character and have an overall linkage. And residential uses should be encouraged wherever a good living environment can be maintained at feasible land costs.

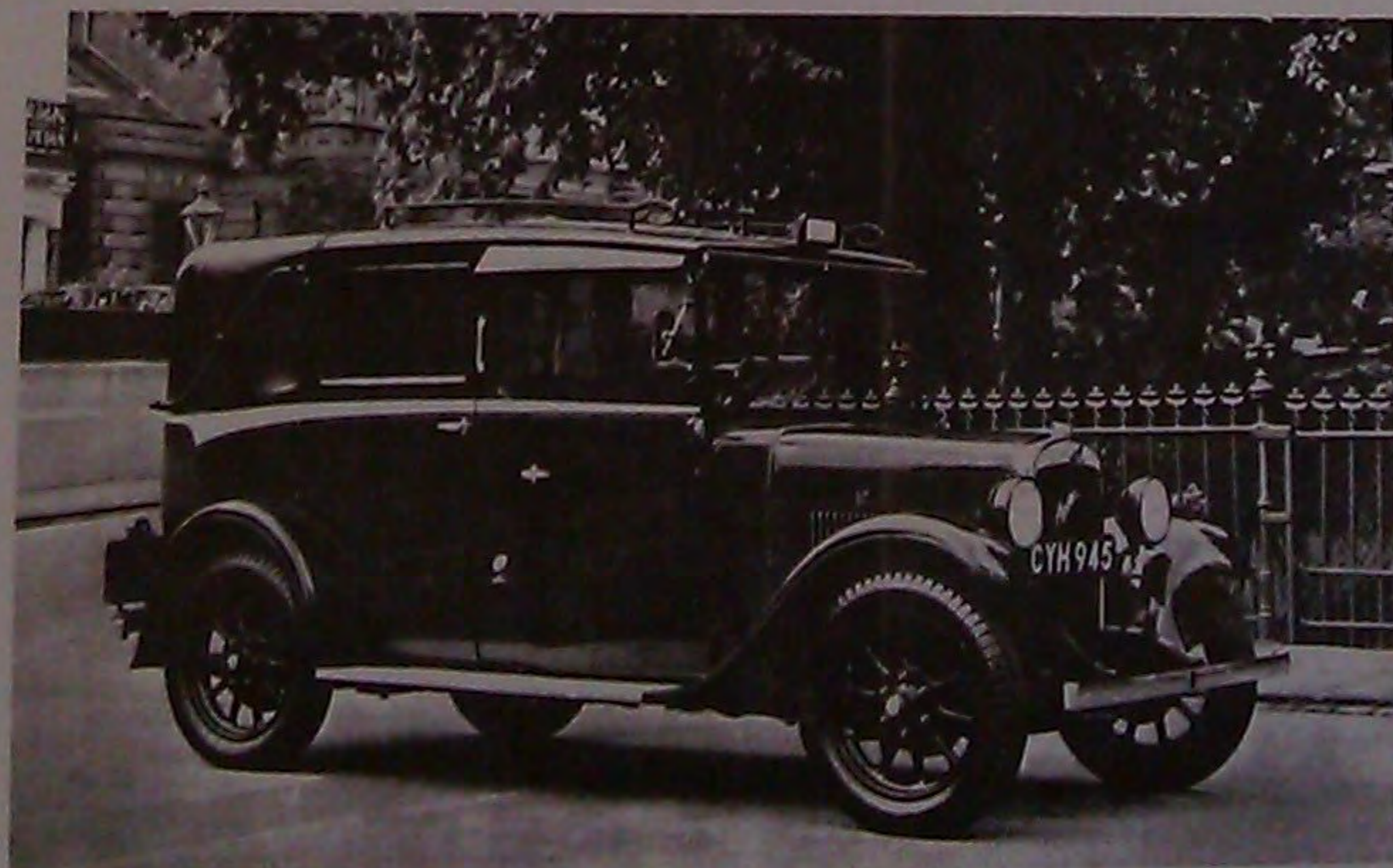
Of utmost importance under the master planning concept is the inclusion of land uses which provide amenities and economic generators not usually found in downtown locations. Land acquisition in the





Significant factors of influence.

- * TIMES MIRROR SQUARE
- 3 CIVIC CENTER COMPLEX
- 5 UNION STATION-METROPORT
- 7 LITTLE TOKYO
- 10 INDUSTRIAL
- 15 DODGER STADIUM
- 16 CHINA TOWN
- 22 BUNKER HILL
- 25 DOWNTOWN CORE
- 26 OFFICES
- 31 MUSIC CENTER



London taxi.

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area would permit many things not normally possible in downtown areas today, such as the incorporation of residential units at walk-to-work locations, motels and hotels, the changing of land use patterns through demolition of the old and outmoded structures, and the provision of parking at very competitive prices. General office space, hotel meeting rooms and banquet rooms, apartments and apartment hotels, shopping facilities, restaurants and commercial recreation are also desirable as well as economically feasible uses. They should be oriented towards the Civic Center, Union Station, tourist areas and nearby industrial activities.

It is unusual for a city to have such a high concentration of governmental agencies (city, county, state, federal) in one area, and any proposed hotel and office facilities should be built to take advantage of this phenomenon. The buying power of the huge basic Civic Center work force plus an estimated 40,000 daily visitors adds up to an impressive market for various retail developments.

The Centropolis Report outlines major objectives for redeveloping and improving the downtown core. The Civic and Cultural Center is in an advanced stage of transformation, Bunker Hill is now becoming a reality, and Little Tokyo is redeveloping. Immediately to the south of the Times Mirror properties, however, there is a planning void. The area bounded by Second, Third, Hill and Main Streets has thus far been neglected and so offers an opportunity for an overall planning concept which would correlate the land use of this area with the adjacent properties owned by the Times Mirror Company.

Taxi Loop

In the north part of downtown there already exists active recreational, tourist, civic and cultural centers. Considering the potential of the Times Mirror properties as a lively, sophisticated commercial area, a way should be found to relate it to the existing elements. The planners evolved the idea of using the existing street network to create a taxi loop. Times Mirror Square, the Music Center, Little Tokyo, and the Civic Center south of the Santa Ana Freeway could be connected with Union Station, Olvera Street, New Chinatown, and Dodger Stadium north of the freeway. This would enable people to park in one place and travel to the various entertainment areas via taxi, avoiding the problems of driving to and parking at each place.



There are presently 40,000 daily visitors to the Civic Center area, 7,000 to Olvera Street, and 3,000 to New Chinatown, many of whom could use the taxi loop. The Centropolis Report estimates that by 1980 these figures will increase significantly.

A vehicle with the general character of a London taxi could be a colorful means of transportation around the proposed taxi loop. Its design is ideal for this purpose, since its height makes it easy to get in and out of. The exterior design has uniqueness and character, that "something special" that has made the San Francisco cable cars such a pleasing and provocative phenomenon.

Another possibility would be cabs with permanent roofs but open on the sides.

In some Mediterranean countries the taxis are gaily decorated with painted designs of flowers, fruit, seashells, and landscapes. This is a custom which could add fun and pleasure to an otherwise humdrum downtown cab-ride.

Native Angelenos will remember back to the days when double-decker busses travelled along Wilshire, their open top decks and enclosed bottoms serving as a built-in choice for the passengers. These might be brought back for the downtown loop and become the "Maxi-Taxi". They could be sponsored by leading businesses, Chinatown, Little Tokyo, Music Center, the Dodgers, etc., each one painted and decorated and equipped in a completely different style that would reflect its sponsor. They might even operate on a free-fare basis. A limited area, a controlled route, and a civic motivation to move people around in the area might combine to make such a thing possible.

Urban Design Considerations

Based on the information assembled and studied by the planners, following are suggestions for emphasis in the urban design of the proposed Times Mirror Square:

1. It seems desirable to emphasize skyline silhouettes involving some strong verticals, especially if organized with nearby low horizontal elements to set them off and create interesting spatial effects.



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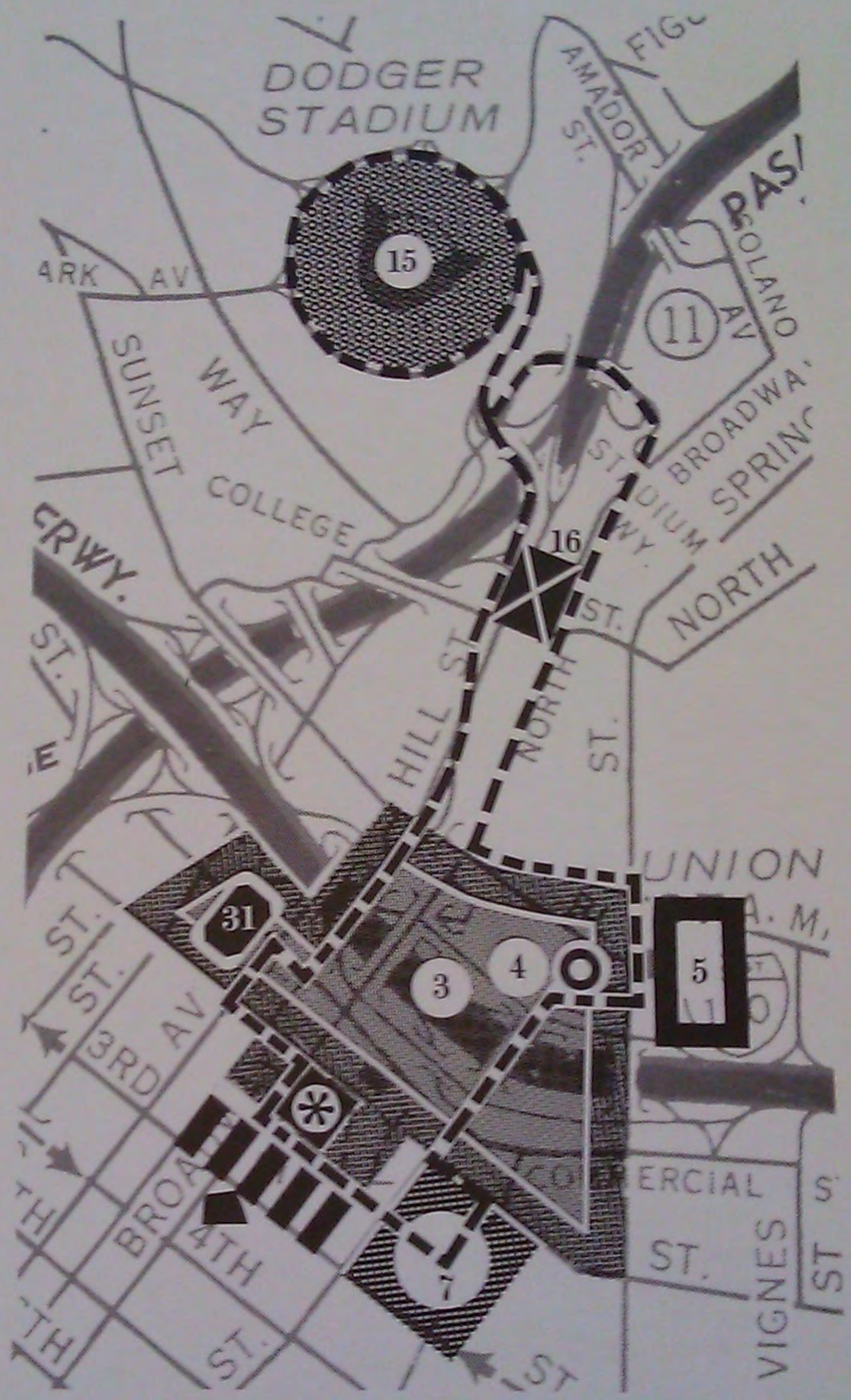
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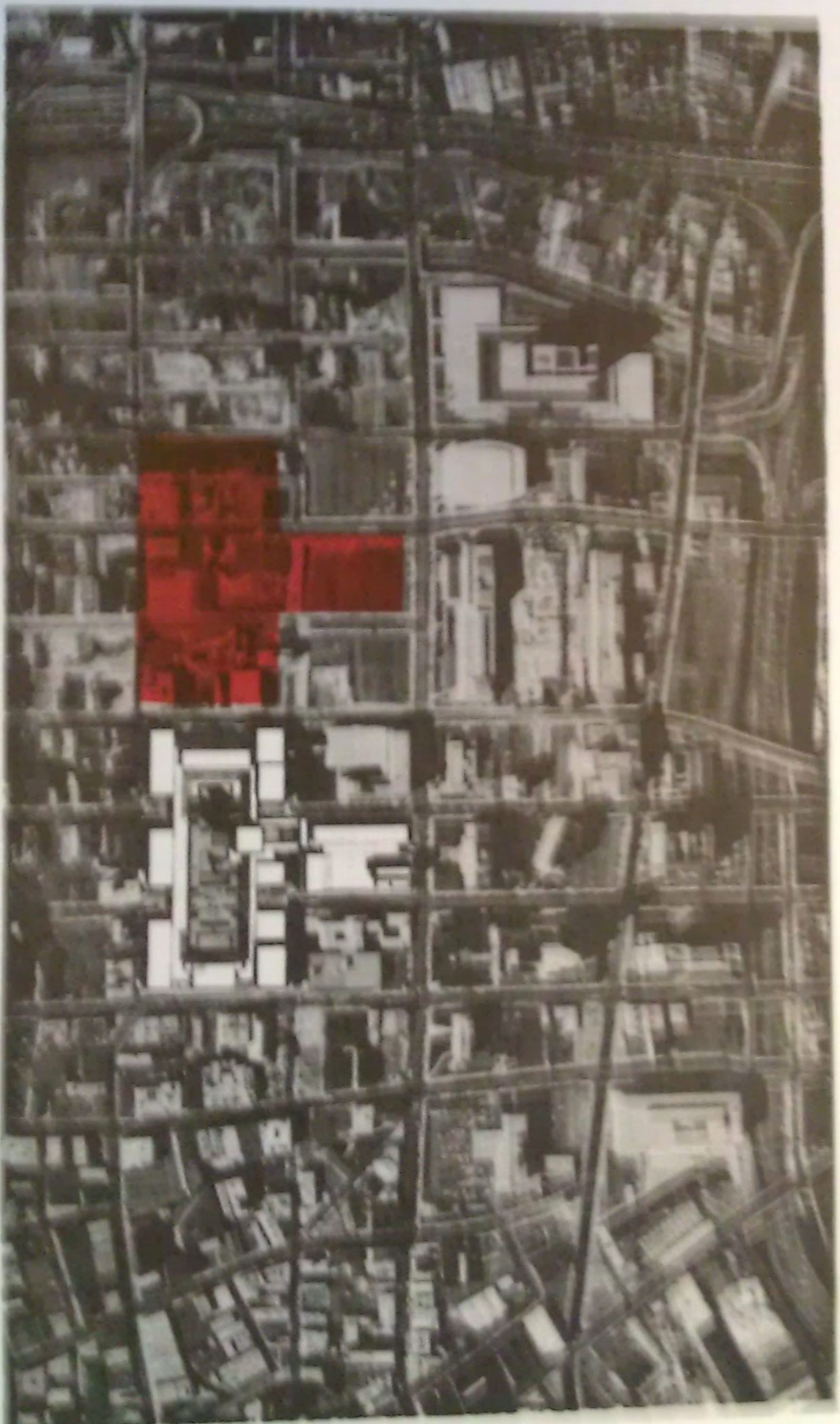


Existing conditions.

- * TIMES MIRROR SQUARE
- - - PROJECT AREA
- ▨ CIVIC CENTER COMPLEX
- ▨▨▨ MALL
- ▨▨▨▨ LITTLE TOKYO REDEVELOPMENT AREA
- 4 OLVERA STREET
- 5 UNION STATION-METROPORT
- 7 LITTLE TOKYO
- 30 ST. VIBIANAS CATHEDRAL
- 31 MUSIC CENTER
- 32 CITY HALL
- A BRADBURY BUILDING
- B CENTRAL MARKET
- C FIRE STATION
- D STATE BUILDING
- E STATE BUILDING
- F LAW LIBRARY
- G CIVIC COURT HOUSE
- I HALL OF ADMINISTRATION
- J HALL OF RECORDS
- K CENTRAL HEATING
- L HALL OF JUSTICE

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Description of the Plan

Planning Objectives

Without meaning to belabor the comparison, Times Mirror Square is planned to accomplish in its own way what Rockefeller Center accomplished in its way. A city within a city, yet a functioning inter-related part of that greater city. A monumental scheme, yet with human scale and values. A complex of commercial structures, yet an attractive environment for people. A twenty-four-hour-a-day place, for working and living, for residents and visitors, for the personal and common good and gain.

Although Times Mirror Square would have ample social and economic justification within itself, its importance to the rejuvenation of downtown Los Angeles cannot be overestimated.

Broadway has long been an important street in downtown Los Angeles, but for several years it has been deteriorating physically, commercially, and strategically.

While other parts of downtown (west of Pershing Square, Bunker Hill) are undergoing high-quality changes, the area surrounding the Times Mirror properties has languished.

Covering four city blocks, Times Mirror Square will be the largest and most important development of its kind in greater Los Angeles, a welcome adjunct to the nearby civic/cultural complex and an energizing influence on the entire downtown area.

Existing Buildings

There are on the Times Mirror properties four major buildings which must be considered in any development program for the owner.

The Times Building is a notable landmark in Los Angeles. Its bold massing and buttresses have strongly influenced the design and proportions of the proposed new Broadway Building, which is discussed below and in the following chapter.

The Times Mirror Building, although taller and more massive than the Times Building, has not been a major influence on the design of the

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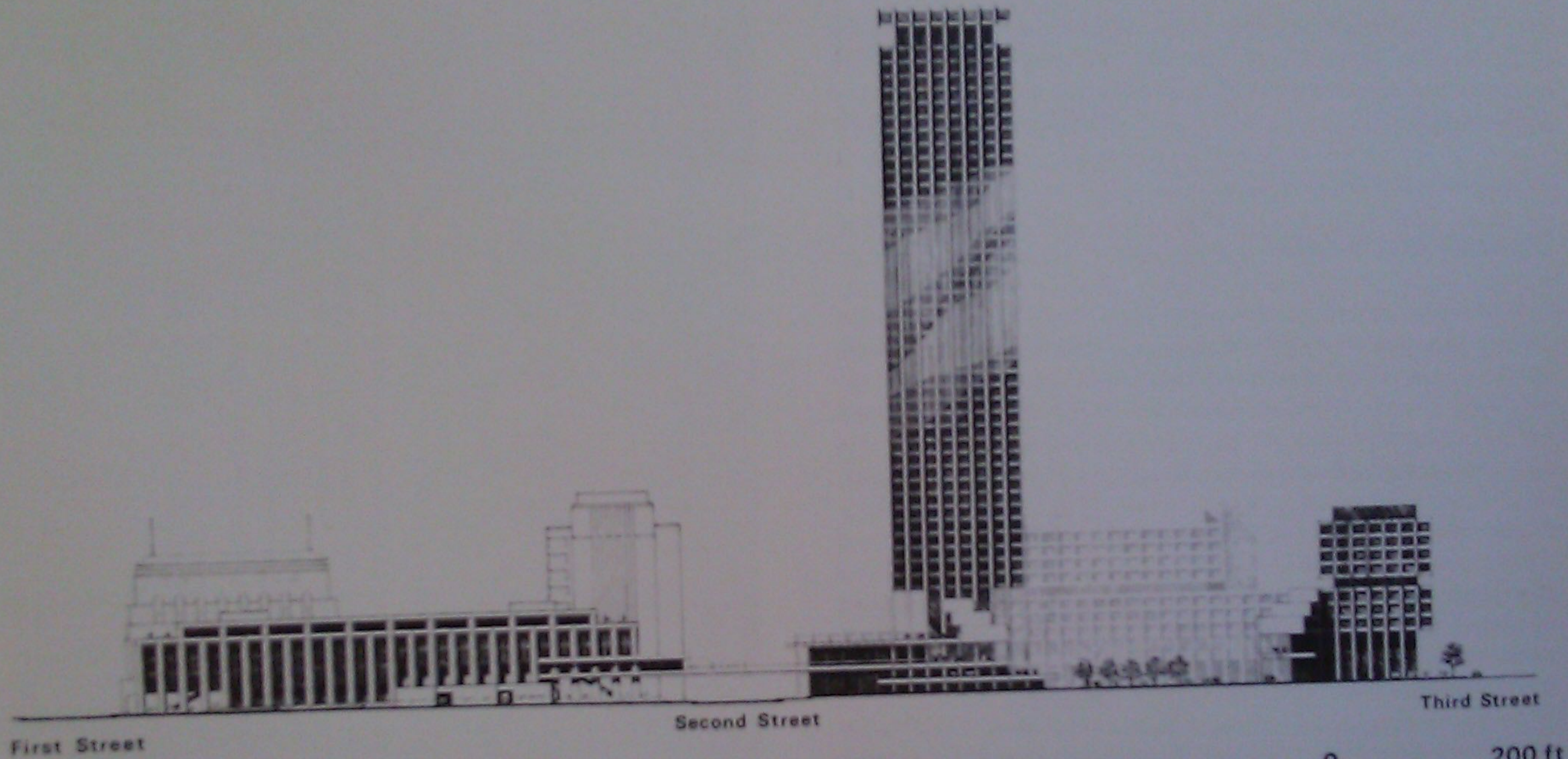
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The Times Mirror Building, although taller and more massive than the Times Building, has not been a major influence on the design of the total project.

The Plant Building consists of four levels above the ground and is expressed architecturally in a horizontal manner. It creates a physical link between the Times Mirror Building to the south and the Times Building to the north. Its functions will relate very strongly to the proposed Times Building.

The Broadway Building should, it is felt, be phased out and replaced with a new structure better related architecturally and functionally to the Times Building.

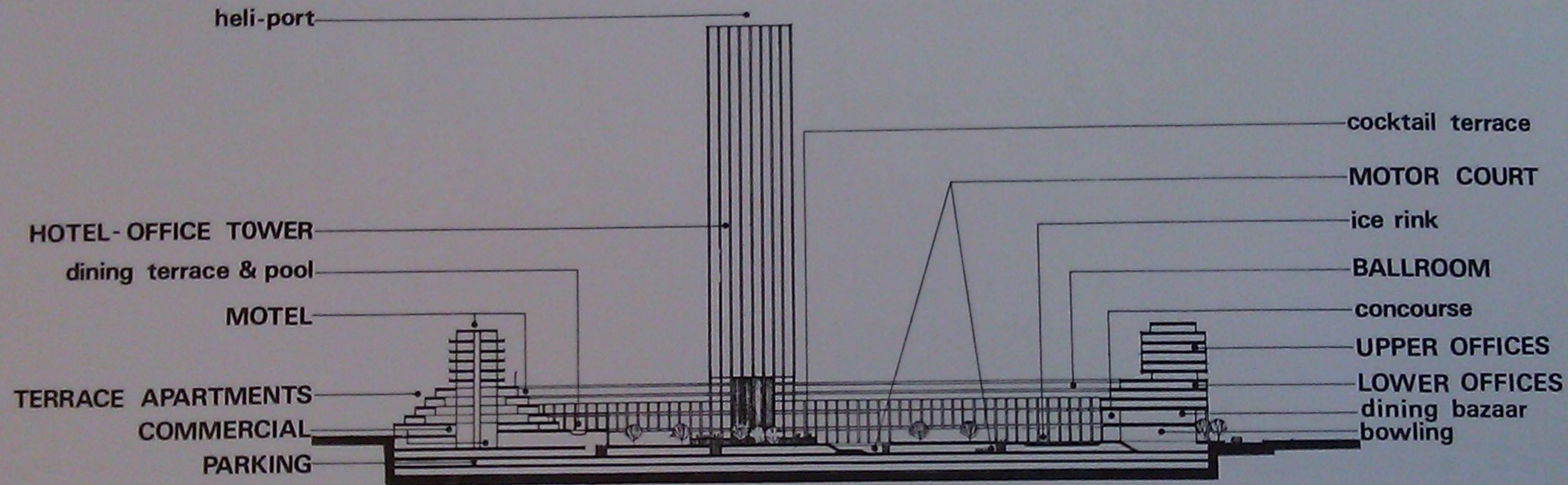


BROADWAY ELEVATION

Within the Plaza there will be movement and pause, shopping areas, pedestrian ways, dining areas, recreation centers, busy intersections







SECTION LOOKING NORTH



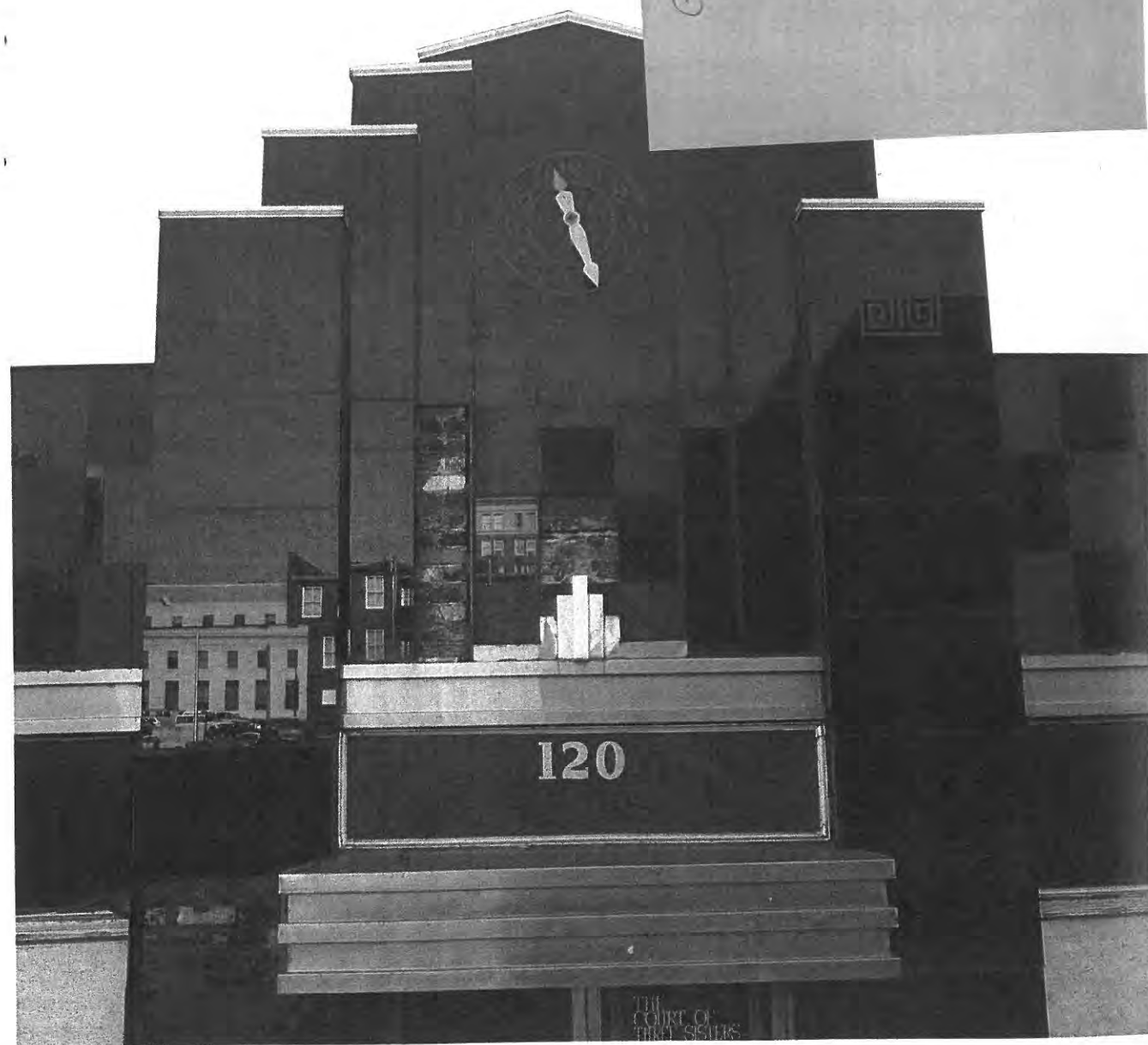
Sketch showing relationship of existing Times Building and proposed Times Building with the hotel/office tower in background.



0 100 ft.



FIRST STREET ELEVATION



© David Halpern, 1980

lements of the Streamline Moderne did, of course, penetrate far and wide. In the late-'30s, many of the PWA Moderne buildings created by or financed by the federal government exhibited curved walls, glass brick, and other ingredients of the style. And many middle-class apartment buildings and single-family houses erected in the mid- and late-'30s conveyed their modernity by using elements of the style. Though supposedly repugnant to them, many of the High Art Modernists either fully embraced the mode, as was the case with Edward Durrell Stone and Lescaze; or as with Schindler and Neutra, they adroitly sampled here and there. And it can well be argued that the most impressive High Art version of the style was Frank Lloyd Wright's Administrative Offices for the Johnson Wax Co. in Racine, Wis. (1936-1939).

By the time of the 1939 New York World's Fair the Streamline Moderne had assumed the stance, as Reyner Banham has pointed out, of *the* new American style. Though the architectural firm of Harrison & Fouilhoux designed the theme of the fair—the Trylon and Perisphere—the real heroes of the fair were

Above, in a '30s remodeling, Harry Mahler added reflective black glass to Tulsa's Security Federal Savings & Loan Building.

one of Frank R. Paul's cover designs for *Amazing Stories*. The professed aim of the New York fair was "to portray the World of Tomorrow, and to commemorate the first inauguration of George Washington." And American architecture of the '30s and of the fair beautifully captured this dualism of past and present in the American middle class. The Colonial Revival and the national interest in the restoration of Colonial Williamsburg created the storybook linkage with early America, and the Streamline Moderne provided the vision of the future. At the fair itself this polarity was reflected in the dominant Streamline image of the future, countered by the placid lagoon of the Court of the State, governed at one end by a version of Independence Hall and at the other by a domed and porticoed Jeffersonian villa.

The Streamline Moderne as an image did not completely disappear during and after World War II, for scattered late

Massive Deco Monument

The enduring strength of Boulder (Hoover) Dam. By Richard Guy Wilson

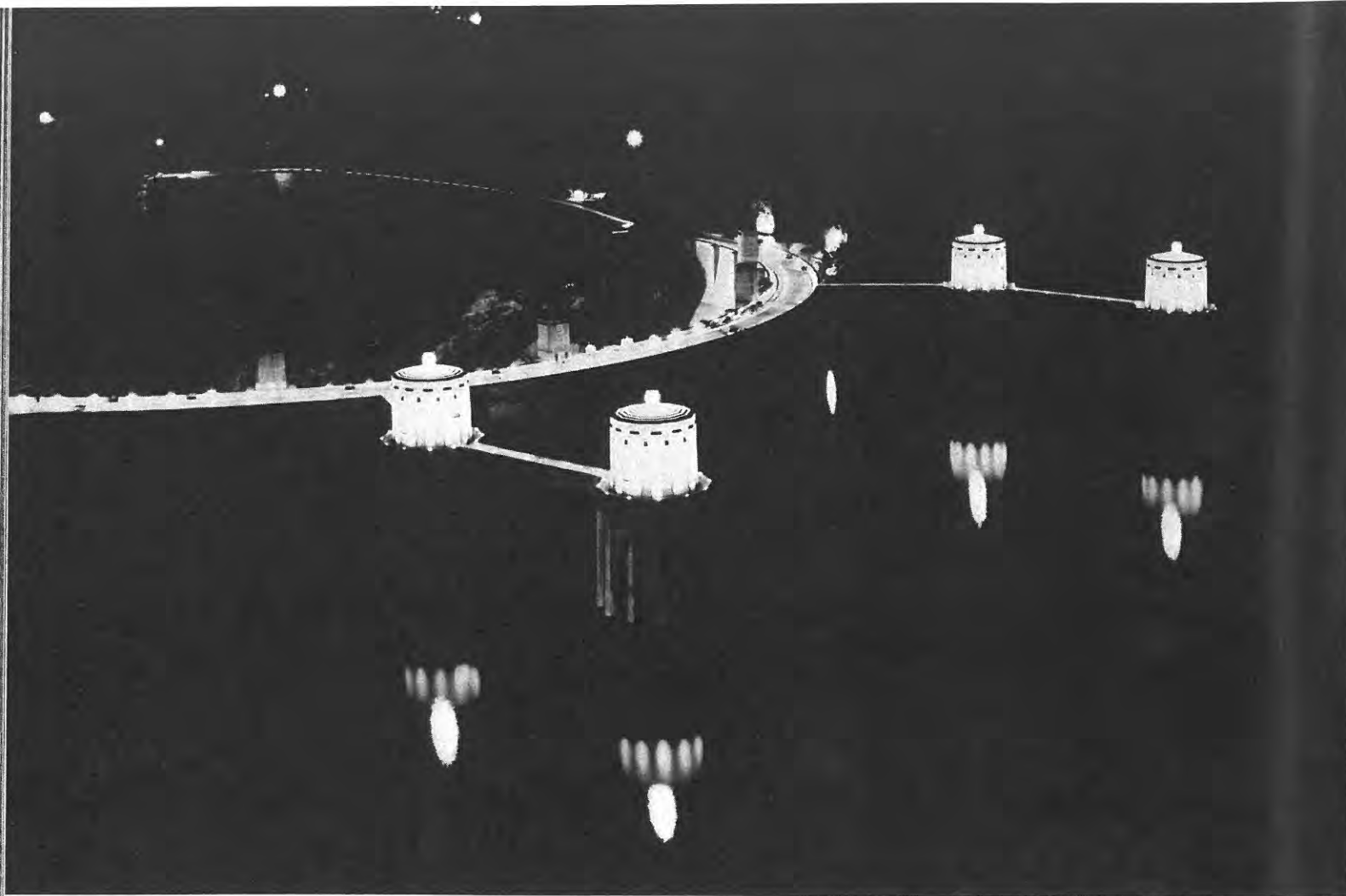
Boulder Dam's impact has not lessened in 50 years. The approach remains the same, across a vast landscape of sand, rock, and greewood with a sun broiling everything into the same gritty texture. Man is unwelcome, and occasional evidence of habitation appears tenuous at best. On top of a rise, a great blue lake stretches out—an apparition so alien to the surroundings that if not expected, would be thought a mirage. Soon the road begins to wind down into a canyon, and finally, around a bend, the dam: a gigantic smooth white cliff, a concave wedge pushed between shear rocky outcroppings holding back billions of gallons of water that stretches for 115 miles up the Colorado River. One becomes conscious of a low sound, more than a hum and less than a roar, that will increase with closeness. The contrast between the smooth and regular machine hand of man and the rough texture of nature overwhelms. The scale is not human but superhuman, as if giants or intelligent machines had created this monument in the middle of nowhere.

Dr. Wilson is chairman of the division of history at the University of Virginia school of architecture.

One can also approach Boulder Dam by night, and the effect is equally spectacular and moving. The dam's face and lower outbuildings are lighted by floodlights, and the towers with the setback tops that rise out of Lake Mead exude an eerie radiance, as if some dynamo hidden within the recesses of the dam is pulsating a supernatural energy.

Once the largest dam in the world, Boulder Dam, now named Hoover Dam, no longer holds that title. Yet nearly a half century after completion in Black Canyon on the Arizona-Nevada line, the dam still commands and attracts. For it is not simply another large dam but a powerful and ultimately a symbolic statement, a symbol of hope and confidence in man's power to control both his environment and the machine, relevant for both the 1930s when it was completed and for today. It is of course a functional structure, a result of precise calculations by engineers, but it is also a superbly designed and conscious work of architecture, which takes advantage of every possibility to make a statement. And as such it is one of the great designs of the 1920s and 1930s, a landmark example of both art deco and how one designs for power and the machine.





The design of the dam began in the 1920s with site investigations and a series of test models. Gradually the various engineers involved with the government's Bureau of Reclamation arrived at a consensus that of the various possibilities (earth fill, rock fill, straight gravity, and others) a massive concrete arched-gravity dam would be best. The basic principle that concrete works better in compression than in tension meant that a wedge, thicker at the bottom than the top and with a convex lake side profile, would carry the stresses by arch action to the abutting canyon walls and downward to the canyon floor. Load tests of models, carried out between 1928 and 1931, revealed facts such as increasing the thickness at the top would introduce more horizontal tension.

The design approved and built called for a massive concrete structure rising 726.4 feet from bedrock, with a base thickness of 660 feet, and a crest thickness of 45 feet, wide enough for four lanes of traffic and pedestrians. The crest length of 1,282 feet is nearly a quarter of a mile. The arch on axis has a radius of 500 feet. To build such a massive concrete structure an unprecedented system of pouring and cooling the concrete had to be devised. The concrete was poured in a series of columns or blocks about five feet thick and from 25 feet to 60 feet square. Left to itself, the concrete would have taken about a century to cool, and the shrinkage would have rendered the dam unusable. The solution: Artificially cooled water was circulated through tubing placed in the cement to cool each pour, and then grouting was injected in the resulting spaces. A monolithic mass resulted. The often told tale of workers buried in the concrete during

Above, the four intake towers on Lake Mead glow like candles with the illuminated ribbon of roadway across the dam's crest;

construction is apocryphal; the tolerances of the concrete work would never stand such a messy water-filled foreign object.

Responsibility for the dam's design was largely that of the Denver office of the Bureau of Reclamation. The "unsung hero" was a former director of the bureau, engineer Arthur Powell Davis. Other important engineering figures were Elwood Mead, the commissioner of reclamation for most of the construction period (and for whom Lake Mead is named); Raymond F. Walter, the chief engineer; and John L. Savage, the chief designing engineer. Chief architectural consultant was Gordon B. Kaufmann, who was born and trained as an architect in England and arrived in Southern California in 1914. He became known as an accomplished and prolific practitioner, designing houses, hotels, and schools in the various period styles. In the early-1930s his work became more art deco in style, and he designed a number of stripped classical schools and setback-buttressed commercial buildings. By the late-1930s, he had adopted the International Style. Kaufmann's work so suited the Bureau of Reclamation that he later worked on Parker, Grand Coulee, Keswick, and Shasta dams.

A brief article by Kaufmann and the official reports and other documents indicate how the dam reflects esthetic judgment. As he wrote: "The impressive beauty is not accidental," and "the architecture of Boulder Dam followed the structural design, and it was considered as a complementary treatment rather than a dominant phase of the whole design."

He recognized that since he was working with concrete and broad, plain surfaces, his role would be to emphasize them by shadows. He also discovered that the concrete could be subtly altered in coloration by the type of water and pipes used in curing the surfaces. The result is that the main face at the bottom

at the top. The surfaces of the outlet works and gates located downstream were "cured to a dark warm color in order to have them merge as much as possible into the background of the canyon walls."

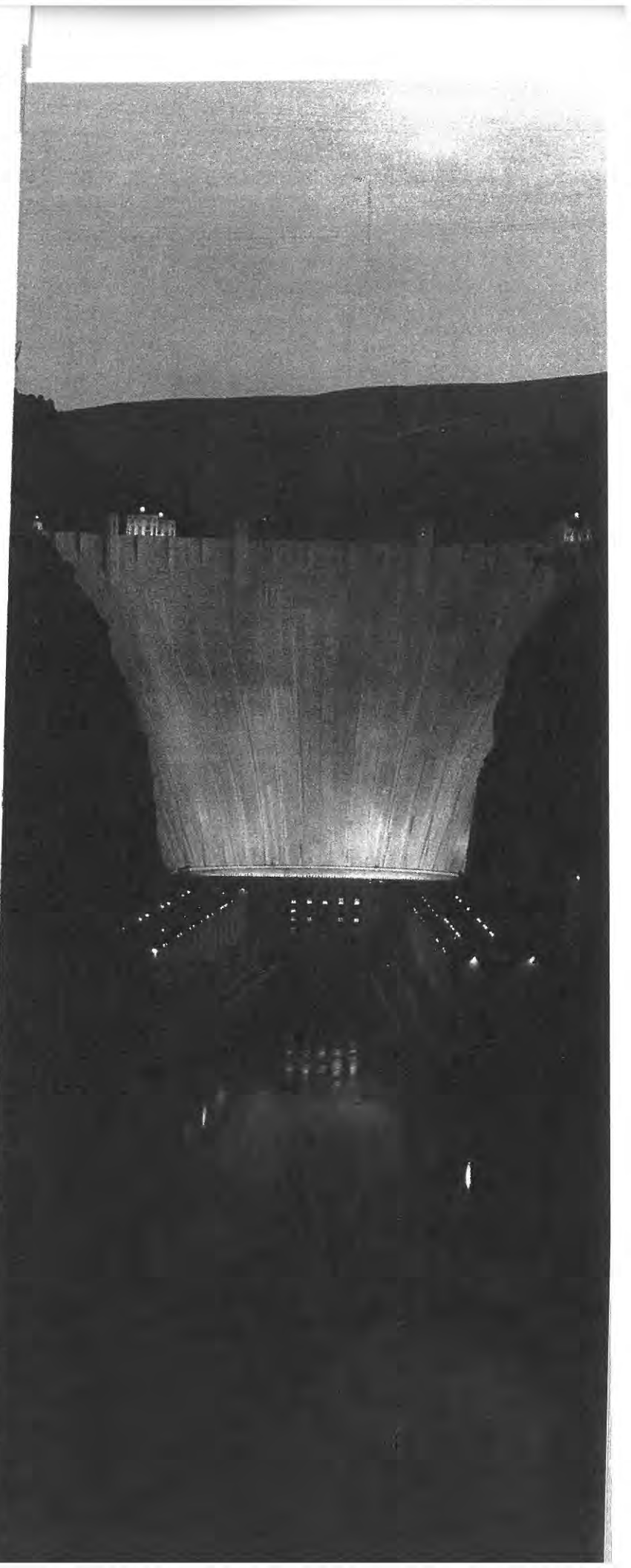
While Kaufmann noted the "engineering principles" determined the shape, size, and plan of the powerhouse, his role was to mold their facades into a more monolithic statement and arrange the fenestration into recessed vertical strips. Repair facilities and transformers, appended in smaller box-like units along the sides and with their contrasting horizontal fenestration fins, help to increase the apparent size of the powerhouse. The impact of the powerhouse is remindful of stripped classical governmental buildings of the 1930s, though here treated more severely and originally.

The crest of the dam bears a series of observation niches and towers that rise directly from the wall and continue upward unimpeded. The emphasis, according to Kaufmann, was "an orderly series of small vertical shadows punctuated by the larger shadows of the elevator and utility towers." These extrusions are treated as continuations of the dam face and not separated by moldings. The four large towers have cut-back corners and tops remindful of the vertical buttressing typical of high rise buildings of the period. The two outer towers are for utilities and public rest rooms, and the two inner towers were conceived as the public entrances to the dam since from them the elevator descends to the powerhouse and internal galleries. Consequently, these towers contain the only exterior ornament, two large cast concrete panels designed by Oskar Hansen and depicting on one the purposes of the dam such as flood control, irrigation, and power, and on the other, the history of the area. Their style is decidedly art deco. The doors are bronze, and the interiors have the typical high polish of the period: walls of dark green marble and the floors of green and black terrazzo with circular designs based upon Indian motifs embedded within. These Indian-based designs by Denver artist Allan True indicate the indebtedness of art deco to native American geometrical patterns. True's terrazzo patterns are continued throughout the floors in the lower galleries of the dam. He also advised on the color of the interiors of the powerhouses.

The four large intake towers, which provide water to the turbines, were purposely placed in a symmetrical position even though dictates of the site might have placed them asymmetrically. Actually the intake towers on the Arizona side of the dam are about 10 feet closer than those on the Nevada side. Anchored to bedrock about 250 feet above the original river bed, the towers are 395 feet tall, the equivalent of a 33-story building. The setback at the top and the vertical buttressing is pure art deco, as is the layered copper roof and the light globe.

To either side of the dam are the spillways used for controlling the reservoir level. Their design provides a telling contrast with the other appurtenant structures such as the towers, for the spillways are more streamlined—they have the smooth aerodynamic surfaces that were beginning in the early-1930s to appear on automobiles, planes, and buildings. Against the zigzags and setback buttresses of the crest and towers, the spillways—both the stainless steel drum gates and the piers—have continuous curved or streamline profiles, in the case of the gates for ease of the flow of the water, in the case of the piers as a purely visual effect. Two thin incised lines along the top of each spillway pier are distinctly remindful of other streamline decorations of the 1930s.

The dam also affords a great internal experience. The visitor drops 528 feet within the dam by elevator, exits into internal galleries decorated with True's terrazzo designs, and finally arrives at the great turbine chambers in the powerhouse. The setting overwhelms: Immaculate hygienic preciseness, large shiny green and black casings of generators, chrome flashing and pipe railings, and repetitious piers of the enclosing wall, all accompanied by a pervasive loud hum. It has an almost reverential quality, as if some alien gods are mysteriously spinning out a secret message and man is paying homage in this





GARDEN SETTING—Deep setbacks, landscaped terraced decks and atrium effects are features of newly opened Times Mirror Building.

Times Mirror Building Puts Accent on Beauty

**Deep Setbacks,
Atrium Effects
Create Openness**

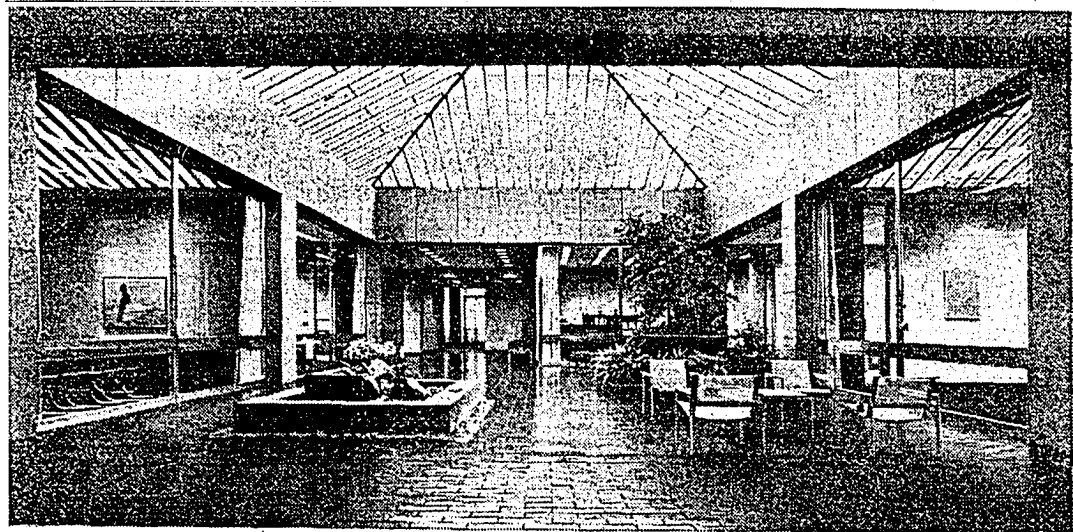
BY DICK TURPIN
Times Real Estate Editor

The Times Mirror Building, providing an aesthetic touch to its comparatively somber Civic Center surroundings, has formally opened its doors as the city's newest office structure.

The six-story addition in Times Mirror Square will serve as the corporate headquarters for the diversified national publishing firm, engaged principally in newspaper, book and magazine publishing, and newsprint and forest products operations.

Two of its floors (second and third) are available for office leasing while the first floor is already occupied by Crocker Bank's Civic Center branch. Its fourth floor will become available for leasing later and a restaurant is planned for one level below the street.

The \$15 million structure, designed by William L. Pereira, includes a seven-level, 450-car parking facility and covers the westerly half of Times Mirror Square. Of its to-



SKYLIGHTED ATRIUM—Garden-like setting on 6th floor is convenient for informal conferences.

tal area of more than 423,000 square feet, 155,000 square feet is rentable.

Setback and atrium effects of the new building have created an openness which is its major characteristic.

Deep setbacks of the first four floors provide a plaza and a large landscaped area while an open, elevated walkway on the second level forms an outdoor link connecting the parking structure with the office

complex and serves as partial cover for the plaza below.

Landscaped terraced decks create exterior garden spaces adjacent to as many offices as possible on the fifth and sixth floors, occupied by Times Mirror corporate personnel.

Interiors of the two floors of Times Mirror's corporate headquarters were designed by Charles Kratka Interior Planning and Design, representing a striking departure

from the typical office layout.

The complex looks in on itself while looking out upon its surroundings, accomplished through the direct involvement of Mrs. Dorothy B. Chandler with the exterior and interior design of the new building.

For Mrs. Chandler, assistant to Dr. Franklin D. Murphy, chairman of the board of directors of Times Mirror, com-

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TIMES MIRROR

Continued from First Page

pletion of the new building culminates nearly four years of close work with the Kratka and Pereira firms.

She had taken the leading role in the planning and funding of the Music Center and considers that handsome facility to be the catalyst for a new and beautified downtown.

In the planning of the Times Mirror Building, she adapted the same philosophy for the company.

"This new building is the result of the dedication, and commitment by the company to upgrade and beautify downtown Los Angeles rather than only commenting by way of words and editorials," she declared.

"I used the same approach with this building that I had used in the planning of the Music Center. I approved the concept, the architecture and all materials used, right down to the ashtrays."

In the short time the corporate staff has occupied its new quarters, she has seen a "cohesion" and a new morale.

Lauds Imagination

"Before, we were all in The Times Building. Corporate people were scattered about. The Times Building was The Times, not the parent company," she added.

Dr. Murphy said Mrs. Chandler's work and imagination "is directly responsible for the truly unique features of the Times Mirror Building."

Mrs. Chandler's concern for aesthetics in the Civic Center was illustrated by two incidents she cited.

An employe of the State Building, directly across 1st St., had called to thank her for providing people in the state office structure with a new "outlook"—openness and greenery visible all around the new neighboring building.

Another caller appreciated the feeling given by the plaza and landscaping on the street level, describing it as visually pleasant for pedestrians.

In the selection of both interior and exterior plantings, a seasonal change of color and foliage was planned. Tree guards and grates for the trees about the building's perimeter also complement the structure.

Civic and business leaders attended an invitation-only cocktail party and preview of the building Thursday evening.

The Pereira design blends the new building with the stately six-story Times Building, flanking it on 1st St., while completely encasing a four-story building on Broadway housing color presses and other newspaper operations.

Swedish granite, cut in Italy with a flamed finish, was used for all exterior vertical shafts and forms, entrance and corporate lobby walls and floor paving. Vitreous tiles of an earthen hue were used throughout Times Mirror Square walks and pavements.

All exterior glass is solar bronze, with window frames, spandrels and other exposed metal surfaces coated with an applied bronze silicone polyester finish.

Another feature is its horizontal slabs, formed by the fifth and sixth floors, supported by vertical granite shafts.

Atrium, Garden Feature

Executive offices, rather than lining outside walls, are situated at the core of the building and face an atrium with landscaped garden and pool on the sixth floor. The board room, directors' suite, dining facilities and conference rooms have easy access to the atrium area.

The attractive dining and conference rooms are named after the artists—Picasso, Tamayo and Steinberg—whose works are displayed in the rooms.

An extensive collection throughout the building includes works by Richard Diebenkorn, Archipenko, Helen Frankenthaler, Milton Avery, Kenneth Noland, Hans Hofmann and Ellsworth Kelly.

Other features include a rosewood ring table, 19 feet in diameter, providing 24 places in the board room; acoustical engineering in that room which eliminates need for microphones; butternut doors with concealed pin hinges and large panels of lacquered woods.

June, 1970 Start

Ground was broken for the building in June, 1970. Gin D. Wong, partner in charge, and Roy G. Schmidt, project director, were Pereira's principals on the project. Pereira also provided the interior design for the Crocker Bank. Sue Wilson acted as project designer and Jan Hornbeck as decorator for the Kratka firm.

C. L. Peck Contractor built the building while C. W. Driver Inc., constructed the bank tenant area. Robert Herrick Carter & Associates and Richard Roti & Associates served as landscape architect and parking consultant, respectively.

Brandow and Johnston provided structural engineering; Babbitt-Martin & Associates, Inc., electrical engineering, and Warren Steele & Associates, mechanical engineering.

The six-level building stands 108 feet high and has two subterranean levels. It has seven passenger and two freight elevators.

New Super de Luxe Market Will Have Opening Thursday

**Huge Food Center at Third St. and Fairfax Ave.
Constructed on Unique Architectural Lines**

Already noted for the size and elaborateness of its retail food markets, Southern California soon will see another outstanding example of modern merchandising in the Town and Country Market, which will open next Thursday.

Situated at the southeast corner of Third St. and Fairfax Ave., the new shopping center stands on a seven-and-one-half-acre tract leased from the University of Southern California. The market buildings cover two and one-half acres of this tract with five acres remaining as parking space.

In addition to the university, another California institution interested in the project is Pepperdine College.

UNIQUE DESIGN

As designed by Architect Rowland H. Crawford, Town and Country Market embodies a unique plan combining the utmost in shopping convenience with outstanding beauty. From the central clock tower to the graceful arched entrances and terra cotta trimming the design of the building follows the classic pattern of American Colonial architecture.

Provision in the plans was made for 26 inclosed shops and 75 open or semi-inclosed stalls. In addition to the large indoor res-

taurant, six outdoor eating patios have been provided, served by a large variety of food concessions featuring foods from many lands.

ALL SPACE LEASED

Provision for community and patriotic activities were also planned and the market management has provided meeting places for Parent-Teacher associations, the Red Cross and the Hancock Park Boy Scout troop. A booth for the sale of War Bonds and Stamps also will be featured.

All available space has been leased and the tenant roster includes many well-known merchants in the food field.

The building firm of Myers Brothers was the general contractor for the construction of the project.

Food Plant Opened in Central District

The 41st food concern to locate in the Central Manufacturing District since its establishment, opened its doors recently when the State Wholesale Grocery Co. moved into its modern new plant which contains some 50,000 square feet of floor space. It has the facilities of the Los Angeles Junction Railway.

Brown Derby Remodeling Scheduled

Plans for remodeling the Hollywood Brown Derby, 1628 N Vine St. Hollywood, have been announced by Robert H. Cobb, president of The Brown Derby Corp. Cost will be \$250,000.

Work on the exterior is expected to start Friday. Architect is Rowland H. Crawford and contractor is Jack A. Walton. Interior decoration will be designed and executed by Jay Krause and Walter Holden, art directors for NBC-TV.

The restaurant will feature a *Directoire motif*, replacing the former Spanish-style exterior with simple plastered walls in white tone and decorative light fixtures.

Wood-paneled entrance doors will be trimmed in gold. Terrazzo will be featured in the vestibules. The remodeling includes the entire facade of the main dining room, the coffee shop and the Record Room, and will be highlighted by specially created and illuminated translucent marquees.

Rowland H. Crawford, Architect-Artist, Dies

Funeral services for Rowland H. Crawford, 70, architect and artist, will be held at 11 a.m. Saturday in the Little Church of the Flowers, Forest Lawn Memorial Park, Glendale.

Mr. Crawford died recently after a brief illness.

Born Oct. 28, 1902, in Blythe, S. Dak., Mr. Crawford graduated from Po-

lytechnic High School in Los Angeles and was a member of the first architectural class at USC.

He also attended the University of Pennsylvania and Stanford University, and won a two-year scholarship to the Academy of Rome where he developed the deep interest in painting which was to remain his lifelong avocation.

He began practice in Los Angeles as a partner of Gordon Kaufmann, and in that capacity acted as chief architect of the Times Building and Santa Anita Racetrack.

His Own Firm

Later entering practice with his own firm, he was architect of the Times-Mirror Building, the Times Boys Club, the Gwynn Memorial building on the USC campus, the Operations Building and Telephone Directory plant of Times Mirror Press, the University Religious Conference Building near the UCLA campus, and numerous other public and private buildings.

In addition, he was for many years architectural adviser for the Brown Derby restaurants and for Union Federal Savings and Loan Corp., and was architect of the Woolworth Building in Tucson, the Law Building in Beverly Hills, and Rancho Santa Anita Shopping Center.

One of Mr. Crawford's continuing interests was school architecture. He was architect of the Chatsworth and Crenshaw high schools, architect of the new plant at Beverly Hills High School and was in charge of master planning for the Beverly Hills Board of Education.

He served for more than 10 years as chairman of the Bel-Air architectural Supervisory Committee, the Los Angeles Chamber of Commerce Construction Industries Committee and was chairman of the honors awards and ethics committees of the American Institute of Architects.

Interest in Music

He was also active in the Hollywood Bowl Assn. and Philharmonic Assn. and was an associate founder-member of the Los Angeles Music Center. He was a founder and first president of the USC Architectural Guild, founder of the USC chapter of Alpha Rho Chi architectural honor fraternity, and was past vice president of the Beverly Hills Music Assn.

Mr. Crawford leaves his wife, Marie; a daughter, Mrs. Sally Diane France; a son, Todd Vincent Crawford, and six grandchildren.

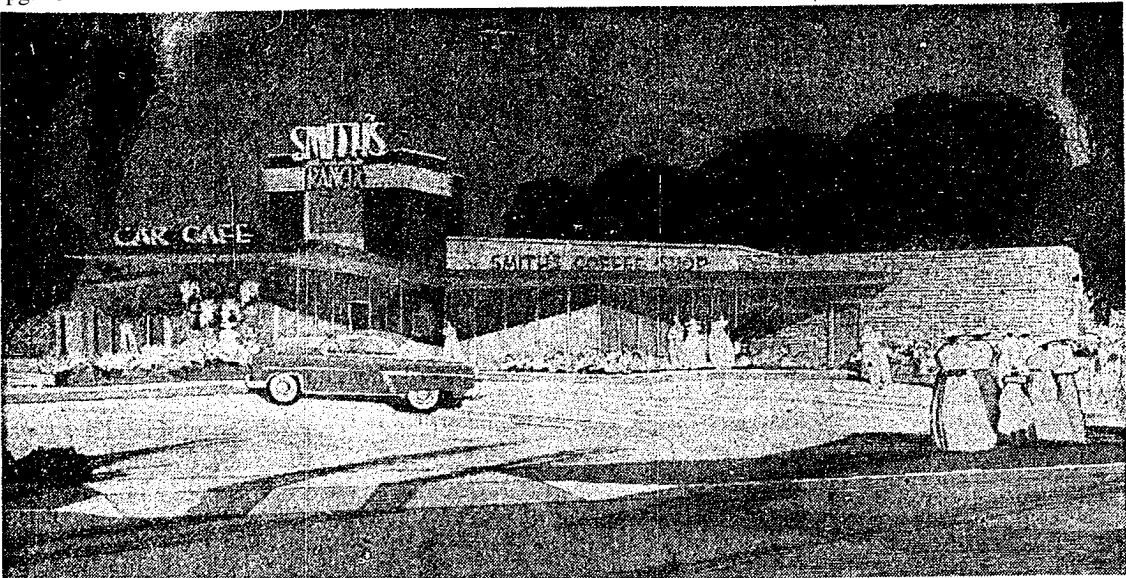
Interment will be at Forest Lawn Memorial Park, Glendale.

CONSTRUCTION STARTED FOR ARCADIA PROJECT

Los Angeles Times (1923-Current File); Nov 30, 1952;

ProQuest Historical Newspapers: Los Angeles Times

pg. F3



NEW RESTAURANT—This is architect's sketch of Smith's El Rancho Restaurant which will rise at W Huntington Drive and Old Ranch Road in Arcadia. Designed by Archi-

tect Rowland H. Crawford, the building will be constructed by the Winter Construction Co., Inc. Ground breaking for the modern structure was held recently.

CONSTRUCTION STARTED FOR ARCADIA PROJECT

Ground-breaking ceremonies were held recently for Smith's El Rancho Restaurant at W Huntington Drive and Old Ranch Road in Arcadia, in historic Rancho Santa Anita near the west gate of the famed Santa Anita race track.

John Schmocker, Mayor of Arcadia, and H. T. Michler, president of the Arcadia Chamber of Commerce, officiated at the ground breaking, with many prominent Arcadia citizens in attendance.

Mr. and Mrs. Elmer C. Smith of Millbrae, lessees and operators of the new restaurant, Mr. and Mrs. Rowland H. Crawford of Beverly Hills and F. Wesley Davis, general manager of Rancho Santa Anita Inc., representing the owners, were also present.

Extensive Structure

The general layout and architecture of this new modern drive-in and restaurant building is an outstanding example of how modern materials and planning can be used to provide a building that will serve its community and blend into the beauty of its suburban and historic surroundings.

Designed by Architect Rowland H. Crawford, AIA, the building covers an area of 8500 square feet and has many unique features.

It is comprised of a drive-in for car service with space for 100 cars and a glassed-in table service area, a coffee shop, dining room, kitchen, bake shop, and a distinctive and well appointed cocktail lounge.

Description of the building also states the following:

Exterior materials are a combination of slump stone, colored concrete brick and plaster. Glass is used extensively throughout and the spacious parking areas and gardens are enhanced with abundant landscaping.

The entire structure is heated, ventilated and air conditioned. The builder of the structure is Winter Construction Co., Inc.

Venetian Blinds

"Outside" installation of Venetian blinds, meaning a hanging that covers the window frame, is useful in giving a bank of narrow windows the appearance of being a broad picture window.

Science Building Due for January Finish

BEVERLY HILLS — The high school's new \$432,212 science building, now under construction, will be completed in January.

At present plans are being made to reroute and re-strict parking, according to a school official.

The new building is a fur-continuous modernization and expansion program of the Beverly Hills Unified School District, the official said.

Across Park

Plans call for the building to be constructed across the park from the recently completed business education building.

It will be able to comfortably house more than 220 students at one time and will be equipped with the best tested science instructional

facilities, the official added. Planning of the new building was a co-operative effort of members of the Beverly Hills Board of Education, the district and high school administrative staffs, the high school science department faculty and Beverly Hills architect Rowland H. Crawford.

Approving final site, design and plans of the new science building were Hor-

ace Blackman, Mrs. Phyllis Seaton, Mrs. Florence Thalheimer, Ernest Ach and Champ Reese of the Board of Education.

Specifications call for seven classrooms, a dark room, a storage room, five faculty offices, four preparation rooms, two special project workrooms and custodial and rest rooms.



TEACHER—Carl Spitz, headmaster, shown with Monte, one of class of canine students to graduate from North Hollywood Dog Training School. Diploma records grades.

'GRADUATION' PLANNED FOR CLASS OF 140 DOGS

NORTH HOLLYWOOD, Jan. 25.—Preparing for graduation, 140 dogs in a class at the North Hollywood Dog Training School, 12350 Riverside Drive, are studying to become worthy canines. The class works in four divisions and a graduate gets a scrolled diploma with a record of his education.

The freshman students devote themselves to a study of obedience, which takes from five to six weeks. The sophomores learn the friendly art of companionship usually in two months.

Hunting is a junior achievement which requires about two and a half months. A senior has mastered the art of protecting, a three-month course.

Carl Spitz, headmaster of the school, has been training dogs for 20 years. One of his famous graduates was Buck, heroic St. Bernard which played the canine role in Jack London's "Call of the Wild."

Spitz said that the ideal age to start a dog in training is 8 months. He accepts them up to 3 years of age. Before they receive diplomas the dogs are introduced to their owners, who take over responsibility.

Volunteers Form New Service Unit

SAN FERNANDO, Jan. 25.—Because of the great need for their services in local hospitals, members of the San Fernando W.A.D.C.A. voted to continue as long as they are needed. They have reorganized as the Women's Ambulance Emergency Corps, under the leadership of



Maj. Carolyn Riggs

Maj. Carolyn Riggs, one of the original group when the W.A.D.C.A. was started here March, 1942.

The W.A.E.C. supplies several members every Sunday to both the San Fernando Veterans' Administration and the San Fernando Civilian Hospital. They assist as nurses' aides, and "do everything but give medicine," Maj. Riggs said.

They also provide transportation to veterans' hospitals, and are a major source of entertainment at the San Fernando Administration, sponsoring weekly bingo parties and special affairs.

Liquor License 'Freeze' Asked

LONG BEACH, Jan. 25.—By unanimous vote, City Council today resolved to ask the Board of Equalization to halt issuance of liquor licenses in this city and to end transfer of such licenses to this city.

Council took its action on the ground that further licensing would increase problems of the already overworked Police Department.

Santa Monica Sears Store Work Rushed

SANTA MONICA, Jan. 25.—With opening date tentatively set for this fall, construction work on the new Santa Monica Sears, Roebuck & Co. store on Colorado St. and 3rd St., near Civic Center, is being rushed as rapidly as conditions permit, according to A. T. Cushman, district manager for the merchandising firm.

More than 75,000 square feet of floor space will be divided between the basement and two stories of the building, designed by Rowland N. Crawford. The Griffith Co. is general contractor.

In addition to the modern store building, an automobile service station will adjoin the store and parking facilities for 400 cars will be built.

Sheriff Posse Ready to Ride at Montrose

MONTROSE, Jan. 25.—Organized as a measure to increase protection to the watershed areas of the Crescenta-Canada Valley, the Montrose Mounted Posse is the "baby posse" of Sheriff Eugene W. Biscailuz's large family of mounted troops.

However, the group has already proved its worth in several cases, assisting in location of crashed aircraft in mountainous areas, and in one case took to the hills in best western tradition on trail of horse thieves.

Credited with the initial organization of the group is H. T. Mellman, Sheriff's deputy assigned to the Montrose substation.

The posse was formed to operate in conjunction with the Sheriff's office in any capacity deemed necessary and all 40 members are special deputies. All are qualified horsemen and own their own western-type horse and equipment.

Present leaders of the organization include Wayne Cox, captain, and Lts. David Lawton, A. J. McLaren and E. O. Hegberg. These men handle the posse under the general supervision of Capt. William Deal, commanding officer of the Montrose substation, and Haskell M. Green of Whittier, a member of the "mother posse," and direct representative of Biscailuz.

Shooting Victim's Widow Remarries

SAN DIEGO, Jan. 25. (AP)—Mr. and Mrs. Arthur L. Backon revealed today they were married Dec. 28 in Los Angeles, nine days after Backon was acquitted of the fatal shooting of Norman Roberts, 24, husband of the former Mrs. Roberts, 23.

The shooting occurred Oct. 27 at the home of friends. Backon, 48, had contended Roberts, a carpenter, was shot accidentally. Mrs. Backon has a girl, 2, and a boy, 4. Backon is a County Road Department employee.



Times photo

HORSEMEN—Bob Huntington, left, and A. J. McLaren of newly formed mounted posse at Montrose. The riding group own their own horses and aid Sheriff in emergencies.

Bank Schedules Its New Civic Center Branch: BRANCH

Los Angeles Times (1923-Current File); Oct 5, 1958;

ProQuest Historical Newspapers: Los Angeles Times

pg. F1

**Bank Schedules
Its New Civic
Center Branch**



Citizens National Trust & Savings Bank of Los Angeles will soon start construction on its new Civic Center branch at 1st St. and Broadway, according to Roy A. Britt, Citizens president.

Demolition of three old buildings has made way for the bank on property leased

NEW UNIT SLATED — Design of Civic Center branch to be built by Citizens National Trust & Sav-

ings Bank of Los Angeles at southeast corner, 1st St. and Broadway. Architect is Rowland H. Crawford.

from the Times-Mirror Co. building will comprise approximately 8030 square feet, designed by Architect Rowland H. Crawford, the mezzanine included. Contemporary one-story lines to correspond with the glass treatment of the large windows and air conditioning. So cheerful and inviting. **Please Turn to Pg. 4, Col. 1**

BRANCH

Continued from First Page

from heat and glare. Additional control and heat and light will be provided by adjustable aluminum louvers.

Structural steel beams and columns will support the roof and mezzanine. There will be a reinforced-concrete foundation and concrete floor.

Exterior walls will have a plaster finish with ceramic veneer base course and trim. Zolatone finish will be used on interior walls and terrazzo flooring is planned for all public areas, including the customers' lobby, the vaults and the safe deposit department.

UNIVERSITY RELIGIOUS GROUP PLANS NEW HOME

Construction of a modern three-story building for the University Religious Conference will start immediately at the southeast corner of Le Conte and Hilgard Aves., it was announced yesterday.

The new building, across from the UCLA campus, will become the home of numerous student activities carried on by the University Religious Conference.

Announcement was made by Dr. George Warmer, president of the conference, who said the project is a unique example of religious practice. It will be jointly owned by the official church bodies of 11 different religious faiths, he said, all sharing in the financing.

The co-operative owners will include Catholic, Jewish and nine Protestant Church bodies.

Dr. Warmer said the new building is expected to be completed early in 1951 and at that time will replace present URC headquarters at 10845 Le Conte Ave., which UCLA recently purchased for use by the university.

The new structure, designed by Architect Rowland H. Crawford of Beverly Hills, with C. L. Peck as contractor, will incorporate offices, recreation, lounge and dining facilities, as well as integrated off-street parking.

It will more than double the capacity of the present headquarters.

Described by Crawford as "modified monumental contemporary" in design, the building will comprise a total of 25,140 square feet.

Of this, more than 7700 square feet will be devoted to an enclosed garage for 29 automobiles. Open-air space on the second-floor roof will provide parking for 31 more.

Extensive use will be made of glass and terraced gardens. The exterior will be faced with Roman brick, with warm-colored natural sculptured terra-cotta trim.

The main entrance will be on Le Conte Ave. It will open into the second floor where general conference offices will be housed, in addition to workrooms and other facilities. The first floor, opening on Hilgard, will contain a lounge and spacious dining room.

On the third floor will be additional workrooms, lounge and offices for the various religious groups that make up the University Religious Conference.

The University Religious Conference was established near the UCLA campus in 1928 to promote religious understanding and appreciation between groups of different religious, racial and national origins.

"Little URC's" have since been set up for students at LACC and the city's junior colleges.

WESTWOOD STORE'S SIZE TO BE DOUBLED

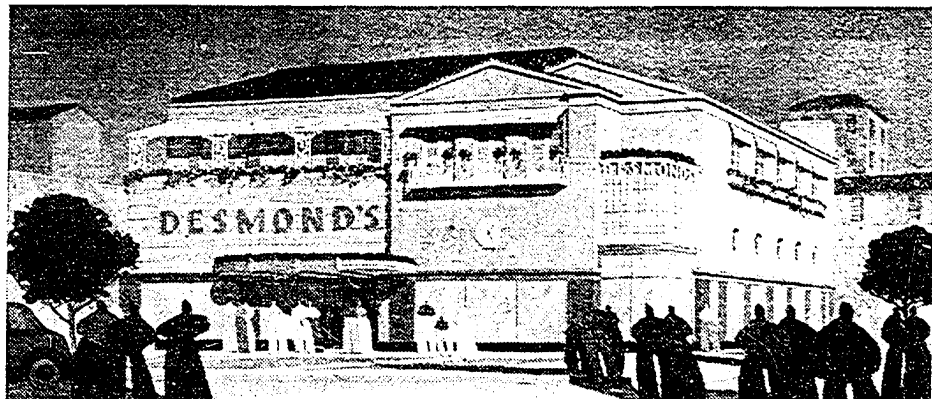
Conforming to the demands of business increase, plans for doubling the size of the present Desmond's-Westwood store, in Westwood Village, and its remodeling, just announced, will

ment in the property to approximately \$300,000, were consummated through the Janss Investment Corp.

In addition to doubling the frontage of the store on Westwood Blvd., the expansion proj-

The present building, one of the first to be built in Westwood Village, was constructed in 1929 and is of Mediterranean architectural style such as prevails in the village.

In commenting upon the ex-



NEW DESIGN — How Desmond's-Westwood store, in Westwood Village, will appear on completion of its expansion to twice its present size.

bring the floor area to a total of about 30,000 square feet including a roof deck. Construction is to be started early in September. The building has been leased for a long period to the Desmond organization.

Details for the construction, that will bring the total invest-

ect will add 80 feet on the Weyburn Ave. frontage maintained for parking facilities. The men's, women's and boys' departments will be enlarged as a result of the expansion program.

Plans for the addition and remodeling have been prepared by Architect Rowland H. Crawford.

panion. Ralph R. Huesman, president of Desmond's seven Southern California stores, said "Desmond's-Westwood has more than fulfilled the high hopes we held for it when the store was built 10 years ago this fall."

Large Hillside Income Project Designed Along Unique Lines

Designed for adaptability to a hillside lot and unique in plan, a residential income structure is being constructed on Hilgard Ave., Westwood Hills, for Miss Alma Menig and her brothers.

Charles and Albert Menig of Denver. Total investment is estimated at approximately \$35,000 according to the Janss Investment Corp., which handled the purchase of the site.

Architect Rowland H. Crawford prepared the plans which include three separate buildings connected by covered porches.

There are seven units in all.

The Regency type buildings will be divided into four singles in one building, two bachelor apartments in another and a house for occupancy of the owners as the third. Each unit will have a private entrance including a separate enclosed porch. Each first floor unit will have a garden patio. Construction is by David Whitelaw.

Interior decorations will include plywood paneled walls, unusual wallpapers and small foyers of cork or rubber tile.

Income Property Investments Grow

With sales of completed buildings totaling more than \$50,000 investment interest in Leimer Park residential income properties has increased substantially during the past month, it was reported yesterday by E. L. Kirk, vice-president and director of sales for Walter H. Leimer Co.

Due to high average occupancy throughout the year, maintenance of stable rental levels and other factors, there are more residential income structures under construction at present in Leimer Park than at any other time in the history of that development, he stated.

Realtors Board to Study Legislation

The board of directors of the California Real Estate Association will hold a State-wide session at Los Angeles on Friday, Feb. 17, to discuss pending bills and constitutional amendments affecting the ownership of real estate. The State association maintains headquarters at Sacramento through which property owners are kept in touch with important bills.

State Chairman Hayden F. Jones will preside. All members of the Legislature will be invited to attend.

Stars to Build New Stadium

Hollywood Baseball Club Plans \$200,000 Park Near Gilmore

The Hollywood Baseball Club of the Pacific Coast League announced last night that it would build a \$200,000 park with seating capacity for 12,500 persons on a 10-acre tract between Gilmore Stadium and Pan-Pacific Auditorium.

Vice President Robert H. Cobb disclosed details of the new park, which will be ready for occupancy May 9, along with new officers and stockholders of the club, which recently was purchased by a Hollywood syndicate composed of many screen personages from the Herbert Fleishacker interests in San Francisco.

Cobb, president of the Brown Derby cafes and husband of Film Actress Gail Patrick, said the club has been completely financed by Hollywood money.

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Stars to Build New Stadium

**Hollywood Baseball
Club Plans \$200,000
Park Near Gilmore**

Continued from Ninth Page.

He listed as stockholders Robert Taylor, George Raft, Miss Patrick, Cecil B. De Mille, Raoul Walsh, film director and turfman; Charles Rogers, film executive; Gary Cooper and Lloyd Bacon, also a director.

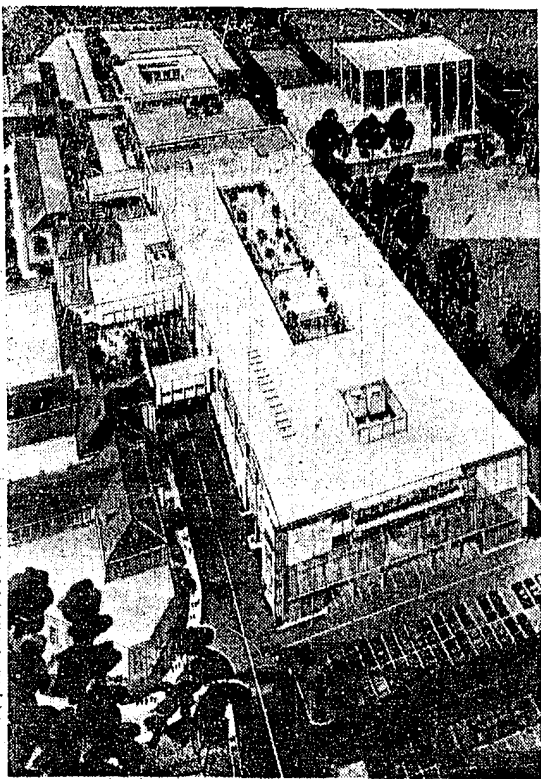
Victor Ford Collins, prominent local attorney, will be president of the corporation and James Warren of the Brown Derbies general manager. Wade Killefer will remain as manager of the team with complete authority over the personnel. Richard H. Sheehan will be his assisting secretary.

ARCHITECTS ENGAGED

Cobb said that two architects have been engaged to design the grandstand in a colonial motif. Rowland H. Crawford, one of the architects, has just completed a tour of major league parks and will incorporate all modern facilities in the building. The tract, which is on Beverly Blvd., already has been leased and ground has been broken. Construction will begin in several weeks.

Manager Killefer, speaking on behalf of the team, said that players and rookies now on the roster will be retained and that he will attempt to obtain three pitchers, a catcher and an outfielder from the major leagues.

The Stars, formerly the Mission Reds, were transferred here from San Francisco a year ago to give Los Angeles full-time baseball. Cobb said letters of congratulations already have been received from Dave Fleming, president of the Los Angeles Angels, and other league officials.



MAJOR PROJECT STARTS.—Work has begun on alterations and additions to Beverly Hills High School. Artist's sketch shows five-story classroom structure in the foreground. A planetarium and circle theater with thrust stage will also be built.

High School Additions Begun in Beverly Hills

Construction is under way on \$7.25 million in additions to Beverly Hills High School designed by Rowland H. Crawford. Montgomery Ross Fisher, Inc. is contractor for the project.

Contemporary design will blend with existing Norman style architecture and be keynoted in the five-story, 324,000-square-foot parking and classroom structure between the existing main building and Century City. Four bridges will link the buildings to facilitate flow of the ultimately anticipated enrollment of over 3,000 students.

The main bridge, leading into a new library, will carry counseling and administrative offices.

The new main building with two levels of parking and classrooms with built-in flexibility will house a data retrieval system also serving the district's four elementary schools. Open courtyards and decks will provide spaciousness and the top floor cafeteria will provide a view of the city.

Planetarium and Theater

A planetarium and circle theater with thrust stage are planned. Built to the northwest of the existing auditorium, the theater will share use of stagecraft in a workshop adjacent to the auditorium.

A coral room will be to the west of the theater with an entire new music building on Moreno Drive to accommodate the orchestra and band. Focal point will be the new entrance off Heath Ave. with a glassed-in lobby and spiral stairway with communal use for the present main building and the sweeping new structure.

The roadway from Moreno Drive will extend across the school grounds out onto Olympic Blvd.

All of the new additions will be completely air conditioned. Gymnasium facilities will be expanded. In all with 365,000 square feet of new construction and 42,500 square feet of altered construction, the facilities of the school will be doubled.

Modernist Maverick: the Architecture of William L. Pereira

Colin M. Robertson

Nevada Museum of Art, 2013

From his initial work as a young apprentice in the Chicago office of Holabird and Root in the 1930s to his final projects in the 1970s and early 1980s, his half-century career serves as bookends on the rise, institutionalization and critical demise of the first Modernist movement. Pereira's work throughout the period exemplifies both the achievements of architecture and the limitations time imposes on architecture as a critical cultural act.

As the work of William L. Pereira and Associates (WLPA) matured and Modernism became the lingua franca of mainstream architectural culture, the inevitable critiques began to emerge calling for its replacement. Against that turbulent and intellectualized backdrop, the work of WLPA began to evolve from a distilled and objectified Modernism to one which displayed formalized, self-referential and highly patterned qualities resoundingly similar to trends in much of today's most celebrated work. Equally relevant to critical issues in current architectural practice are Pereira's parallel interests in planning and architecture and his works in each area provoke questions as to the separability and respective territory of each. Finally, as WLPA took on increasingly larger projects representing greater formations of capital, its architecture became a medium for the representation of grand scale and the projection of institutionalized identities. These challenges persist in today's large-scale design and building environment.

Pereira was born in Chicago on April 25, 1909. He graduated from the University of Illinois at Urbana-Champaign with a degree in architecture, subsidizing his school costs through artwork, illustration and painting scenery for the university's Theater Department. Landing his first architectural position at the office of Holabird and Root, he was part of a large team which planned and designed buildings for the 1933 Chicago World's Fair. Soon thereafter, he left to form a partnership with his brother, Hal Pereira,

was in this period that Pereira developed his practice and, ultimately, the work for which he is largely remembered. It was a unique moment in the history of California, one in which suburbs were being manufactured to accommodate growing post-war households even as a massive federally-funded highway construction program was rolling out, further stimulating other sectors of the economy. Private agricultural land was purchased, rezoned, and replanned for suburban communities while city centers were exploiting the broad powers of urban renewal and eminent domain, clearing large and historic downtown Los Angeles neighborhoods such as Bunker Hill and Chavez Ravine.

The work of William L. Pereira and Associates in its prime was voluminous and diverse. Some of its projects which became highly visible and display the idealism and Modernist iconography for which Pereira became known include work for Transamerica, a financial services conglomerate which was originally headquartered in downtown Los Angeles in the early 1960s. Looking for a new and centrally located corporate headquarters, Pereira performed site selection studies on properties throughout Southern California and was convinced that downtown Los Angeles was the most desirable location and that the neighborhood known today as South Park would be the likely center for all future commercial development. Thus, downtown's first true high-rise building was built there, a Modernist demonstration project of flowing ground level spaces, interior gardens, terrazzo floors, luminous ceilings, expressed steel structure, a highly engineered curtain wall, observatory and all-glass penthouse restaurant. The building towered over the rest of the generally low-rise city while downtown's next wave of vertical development expanded much further north along Wilshire and Seventh, leaving Transamerica standing in isolation to this day. Almost fifty years later, as South Park receives renewed attention, and the investment of a new generation of real estate developers, it seems likely that Pereira's instincts for growth were not so much misplaced as aimed at a more distant future.

it can be examined in relationship to other major corporate, cultural, and civic work completed elsewhere in the United States during the same years by practices led by architects Eero Saarinen, Philip Johnson, Edward Durrell Stone, and others—a topic, however, that lies largely outside the scope of this text.

Pereira's most important contribution was his role as a planner whose ideas profoundly shaped patterns of growth and land use in Southern California at a time when master planning was a cutting-edge, visionary pursuit. He was able to harness his thinking and his talents to the need for new corporate, commercial, and transportation infrastructures as well as such indicators of a burgeoning population and a booming economy as the expanding University of California system and its many new campus complexes. Yet Pereira's buildings, while numerous, received relatively little critical attention or acclaim and, on occasion, were judged harshly by the architectural press and other tastemakers who succeeded in putting the work of many of Pereira's contemporaries on the map of twentieth century architectural achievement. The reputation of his firm's work and his own place in the panorama of Southern California architecture has only recently begun to be reassessed.

Beyond Pereira's multifaceted professional activity during a long career, his early engagement with entertainment design and the film industry sheds light on the work and its context. Pereira came to Los Angeles in 1938, the same year as Charles and Ray Eames, who also relocated from the Midwest to the promising environment of Southern California. During the late 1930s and early 1940s both Pereira and Eames took on work in the film industry, which offered opportunities for many young creative individuals. While Eames, together with Ray and John Entenza, turned his attention to the design of objects for the war effort and to experiments with furniture, Pereira maintained a foothold in production design and art direction, in tandem with his work as an architect for Paramount Pictures. Following the war their paths diverged further. The Eameses pursued residential and furniture design primarily, with the construction of the Herman Miller showroom—built in 1949, the same year as Case Study House #8, their own home and studio—as their only commercial architectural work.

Pereira took a different course, growing his

Writing in 1971, architectural historian Reyner Banham signaled that the most distinguishing aspect of Southern California modernism was the relevance of structural expression by those who pioneered the use of unadorned steel. He highlighted the work of Eames, Ellwood, and Raphael Soriano to make this point, emphasizing the pragmatic "skin and bones" approach to construction that their work demonstrated.¹³ These qualities were in marked contrast to that pursued by Pereira and his contemporaries whose approach was less structurally inventive and more dependent on compositional and material relationships. Yet in certain of Pereira's buildings of the early 1970s, structural invention takes center stage, resulting in works whose high impact depends on the strength and boldness of their intertwined structure and form.

Today, one can scarcely minutes in and around encountering major buildings designed by Pereira...

Notable among these buildings are the Geisel Central Library (Fig 11) on the campus of University of California, San Diego and the Transamerica Tower in San Francisco (Fig 1), completed in 1970 and 1972, respectively. Both are expressive statements based on a geometric approach to form and massed heavily to signal strength and permanence. The concrete UCSD building shares a Brutalist sensibility with other works built around the world at this time and strikes a particularly forceful note in its idyllic campus setting. Likewise, the Transamerica Tower was originally conceived as part of a 1963 design competition as a headquarters for the ABC corporation to be located on Avenue of the Americas in New York City. Pressed into service for a very different site and context almost a decade later, and at first met with controversy for the potential impact on its intended site, the building succeeded in becoming a potent civic symbol for the San Francisco skyline. The emphatic geometries of both these buildings correspond to international currents in architecture of the period to create bold, legible forms with strong identities for the functions they housed.

spaces designed by Pereira—a condition distinct from the often hidden residential buildings by architects whose work became part of the trajectory of L.A.'s architectural history by virtue of their demonstrated commitment to experimentalism and their identification with an avant-garde.

*While Pereira's more mainstream work lies outside of the circle of those who were routinely published in *Arts & Architecture* and the other major journals where reputations were established and sustained, his firm's work has had a more pronounced impact overall on*

ly drive for a few d Los Angeles without uildings or spaces

the fabric of the region. The diversity and eclecticism of Pereira's architecture and his expressionistic tendencies have been pinpointed by historian James Steele as "ahead of the curve," representing "a prediction of the measured concessions to popular taste that revolutionized the profession between the 1960s and the 1990s."¹⁴ Considered today from the perspective of an expanded interest in the full spectrum of architecture in Southern California beyond the well-known residential examples, it also forms part of an ongoing revisionist strain in the history of mid- and late-twentieth-century architecture that has stimulated recent scholarship on the complex cross-currents and stylistic heterogeneities of Modernism beyond the International Style. In particular, the "L.A. Late Moderns" are being rediscovered by a young generation of architects and scholars who are also simultaneously examining the contemporaneous work of the Santa Monica School and other avant-gardes that gained currency in Los Angeles in the 1970s.

Substantive analysis of Pereira's achievements will take its place in the growing body of literature on the contributions of Pereira's American contemporaries

the fabric of the region. The diversity and eclecticism of Pereira's architecture and his expressionistic tendencies have been pinpointed by historian James Steele as "ahead of the curve," representing "a prediction of the measured concessions to popular taste that revolutionized the profession between the 1960s and the 1990s."¹⁴ Considered today from the perspective of an expanded interest in the full spectrum of architecture in Southern California beyond the well-known residential examples, it also forms part of an ongoing revisionist strain in the history of mid- and late-twentieth-century architecture that has stimulated recent scholarship on the complex cross-currents and stylistic heterogeneities of Modernism beyond the International Style. In particular, the "L.A. Late Moderns" are being rediscovered by a young generation of architects and scholars who are also simultaneously examining the contemporaneous work of the Santa Monica School and other avant-gardes that gained currency in Los Angeles in the 1970s.

Substantive analysis of Pereira's achievements will take its place in the growing body of literature on the contributions of Pereira's American contemporaries ranging from Edward Durrell Stone to Bertrand Goldberg to Morris Lapidus, who produced work representing highly personal variants of Modernism in diverse regional contexts. Finally, few architects of Pereira's generation had a similar scope of interests, and few were as eloquent and considered in elaborating their thinking about a whole spectrum of human activity—transportation, education, government, population growth, the future and its meaning for a younger generation—with significance to architecture and urbanism, as William L. Pereira.¹⁵

Site Address	W 1ST ST 220
Site Address	W 1ST ST 214
Site Address	W 1ST ST 212
Site Address	W 1ST ST 202
Site Address	S SPRING ST 121
ZIP Code	<u>90012</u>
PIN Number	130-5A213 10
Lot/Parcel Area (Calculated)	(sq ft) 60,577.3
Thomas Brothers Grid	PAGE 634 - GRID F3
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	<u>5149001006</u>
Tract	TIMES SQUARE
Map Reference	M B 184-21
Block	None
Lot	<u>5</u>
Arb (Lot Cut Reference)	None
Map Sheet	<u>130-5A213</u>
Special Notes	None
Zoning	C2-4D-SN
Zoning Information (ZI)	ZI-2457 Historic Broadway
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
Zoning Information (ZI)	ZI-2416 Downtown Design Guide Project Area
Zoning Information (ZI)	ZI-2385 Greater Downtown Housing Incentive Area
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Historic Preservation Review	Yes
HistoricPlacesLA	View
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

SN: Sign District	Historic Broadway
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
CRA - Community Redevelopment Agency	None
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
Ft School Zone 500	No
Ft Park Zone 500	Active: City Hall Park
Ft Park Zone 500	Active: 1st and Broadway Civic Center Park (Planned)

Los Angeles Times Building
Not Available

State Property Number: 027121

Status Code 2S2

Program Ref No. DOE-19-79-0004-00000

Evaluation Date 3/28/1979

Los Angeles Times Building
Not Available

State Property Number: 027121

Status Code 2S2

Program Ref No. UMTA781024A

Evaluation Date 10/24/1978

Status Description - 2S2

Individual property determined eligible for the National Register by consensus through Section 106 process. Listed in the California Register

Site Address	S SPRING ST 145
Site Address	W 2ND ST 205
Site Address	S SPRING ST 147
ZIP Code	<u>90012</u>
PIN Number	130-5A213 30
Lot/Parcel Area (Calculated)	(sq ft) 13,132.8

Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	<u>5149001003</u>
Tract	ORD'S SURVEY
Map Reference	M R 53-66/73
Block	<u>IR</u>
Lot	FR 1
Arb (Lot Cut Reference)	<u>IR</u>
Map Sheet	<u>130-5A213</u>
Special Notes	None
Zoning	<u>C2-4D-SN</u>
Zoning Information (ZI)	<u>ZI-2457 Historic Broadway</u>
Zoning Information (ZI)	<u>ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE</u>
Zoning Information (ZI)	<u>ZI-2416 Downtown Design Guide Project Area</u>
Zoning Information (ZI)	<u>ZI-2385 Greater Downtown Housing Incentive Area</u>
Zoning Information (ZI)	<u>ZI-2452 Transit Priority Area in the City of Los Angeles</u>
Zoning Information (ZI)	<u>ZI-1117 MTA Project</u>
General Plan Land Use	<u>Regional Center Commercial</u>
General Plan Note(s)	<u>Yes</u>
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Historic Preservation Review	<u>Yes</u>
HistoricPlacesLA	<u>View</u>
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	<u>Historic Broadway</u>
Streetscape	No
Adaptive Reuse Incentive Area	<u>Adaptive Reuse Incentive Areas</u>
Affordable Housing Linkage Fee	
Residential Market Area	<u>Medium-High</u>
Non-Residential Market Area	<u>High</u>
Transit Oriented Communities (TOC)	<u>Tier 4</u>

CRA - Community Redevelopment Agency	<u>City Center Redevelopment Project</u>
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
Ft School Zone 500	No
Ft Park Zone 500	Active: City Hall Park
Ft Park Zone 500	Active: 1st and Broadway Civic Center Park (Planned)

STATE OF CALIFORNIA DESIGNATION

:Landmark No	CA-744
:Name	The Mirror Building (Site of Butterfield Stage Station)
:Location	South Spring Street 145
:Date Listed	

Site Address	W 2ND ST 211
ZIP Code	<u>90012</u>
PIN Number	130-5A213 27
Lot/Parcel Area (Calculated)	(sq ft) 6,358.5
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	<u>5149001003</u>
Tract	ORD'S SURVEY
Map Reference	M R 53-66/73
Block	<u>2</u>
Lot	FR 1
Arb (Lot Cut Reference)	<u>4</u>
Map Sheet	<u>130-5A213</u>

Special Notes	None
Zoning	<u>C2-4D-SN</u>
Zoning Information (ZI)	<u>ZI-2416 Downtown Design Guide Project Area</u>
Zoning Information (ZI)	<u>ZI-1117 MTA Project</u>
Zoning Information (ZI)	<u>ZI-2385 Greater Downtown Housing Incentive Area</u>
Zoning Information (ZI)	<u>ZI-2452 Transit Priority Area in the City of Los Angeles</u>

Zoning Information (ZI)	<u>ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE</u>
Zoning Information (ZI)	<u>ZI-2457 Historic Broadway</u>
General Plan Land Use	<u>Regional Center Commercial</u>
General Plan Note(s)	<u>Yes</u>
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Historic Preservation Review	<u>Yes</u>
HistoricPlacesLA	<u>View</u>
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	<u>Historic Broadway</u>
Streetscape	No
Adaptive Reuse Incentive Area	<u>Adaptive Reuse Incentive Areas</u>
Affordable Housing Linkage Fee	
Residential Market Area	<u>Medium-High</u>
Non-Residential Market Area	<u>High</u>
Transit Oriented Communities (TOC)	<u>Tier 4</u>
CRA - Community Redevelopment Agency	None
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
Ft School Zone 500	No
Ft Park Zone 500	Active: 1st and Broadway Civic Center Park (Planned)

STATE OF CALIFORNIA DESIGNATION

:Landmark No	CA-744
:Name	The Mirror Building (Site of Butterfield Stage Station)
:Location	South Spring Street 145
:Date Listed	

NO. 744 THE MIRROR BUILDING (SITE OF BUTTERFIELD STAGE STATION) - The Butterfield Overland Mail Company took an option on this

piece of property in August 1858 and acquired it on December 7, 1859. A large brick building containing offices and living quarters, with shops and stables in the rear, was completed in 1860. With the exception of the station at El Paso, Texas, this was the largest and best equipped station on .the entire route

Location: 145 S Spring St, Los Angeles

Site Address	S BROADWAY 100
Site Address	S BROADWAY 102
Site Address	W 1ST ST 234
Site Address	S BROADWAY 106
Site Address	S BROADWAY 108
ZIP Code	<u>90012</u>
PIN Number	130-5A213 5
Lot/Parcel Area (Calculated)	(sq ft) 9,514.6
Thomas Brothers Grid	PAGE 634 - GRID F3
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	<u>5149001007</u>
Tract	ORD'S SURVEY
Map Reference	M R 53-66/73
Block	<u>8</u>
Lot	FR 8
Arb (Lot Cut Reference)	None
Map Sheet	<u>130-5A213</u>

Special Notes	None
Zoning	<u>C2-4D-SN</u>
Zoning Information (ZI)	<u>ZI-2452 Transit Priority Area in the City of Los Angeles</u>
Zoning Information (ZI)	<u>ZI-2416 Downtown Design Guide Project Area</u>
Zoning Information (ZI)	<u>ZI-2385 Greater Downtown Housing Incentive Area</u>
Zoning Information (ZI)	<u>ZI-2450 Downtown Streetcar</u>
Zoning Information (ZI)	<u>ZI-2457 Historic Broadway</u>
Zoning Information (ZI)	<u>ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE</u>
General Plan Land Use	<u>Regional Center Commercial</u>
General Plan Note(s)	<u>Yes</u>

Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Historic Preservation Review	No
HistoricPlacesLA	<u>View</u>
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	<u>Historic Broadway</u>
Streetscape	No
Adaptive Reuse Incentive Area	<u>Adaptive Reuse Incentive Areas</u>
Affordable Housing Linkage Fee	
Residential Market Area	<u>Medium-High</u>
Non-Residential Market Area	<u>High</u>
Transit Oriented Communities (TOC)	<u>Tier 4</u>
CRA - Community Redevelopment Agency	None
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
Ft School Zone 500	No
Ft Park Zone 500	Active: City Hall Park
Ft Park Zone 500	Active: 1st and Broadway Civic Center Park (Planned)

Site Address	W 1ST ST 230
Site Address	W 1ST ST 228
ZIP Code	<u>90012</u>
PIN Number	130-5A213 6
Lot/Parcel Area (Calculated)	(sq ft) 4,803.0
Thomas Brothers Grid	PAGE 634 - GRID F3
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	<u>5149001007</u>
Tract	TIMES SQUARE
Map Reference	M B 184-21
Block	None
Lot	<u>a</u>
Arb (Lot Cut Reference)	None
Map Sheet	<u>130-5A213</u>

Special Notes	None
Zoning	<u>C2-4D-SN</u>
Zoning Information (ZI)	<u>ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE</u>
Zoning Information (ZI)	<u>ZI-2457 Historic Broadway</u>
Zoning Information (ZI)	<u>ZI-2416 Downtown Design Guide Project Area</u>
Zoning Information (ZI)	<u>ZI-2385 Greater Downtown Housing Incentive Area</u>
Zoning Information (ZI)	<u>ZI-2452 Transit Priority Area in the City of Los Angeles</u>
General Plan Land Use	<u>Regional Center Commercial</u>
General Plan Note(s)	<u>Yes</u>
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Historic Preservation Review	No
HistoricPlacesLA	<u>View</u>
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	<u>Historic Broadway</u>
Streetscape	No
Adaptive Reuse Incentive Area	<u>Adaptive Reuse Incentive Areas</u>
Affordable Housing Linkage Fee	
Residential Market Area	<u>Medium-High</u>
Non-Residential Market Area	<u>High</u>
Transit Oriented Communities (TOC)	<u>Tier 4</u>
CRA - Community Redevelopment Agency	None
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
Ft School Zone 500	No
Ft Park Zone 500	Active: City Hall Park
Ft Park Zone 500	Active: 1st and Broadway Civic Center Park (Planned)

Site Address	W 1ST ST 224
ZIP Code	<u>90012</u>
PIN Number	130-5A213 7
Lot/Parcel Area (Calculated)	(sq ft) 5,225.1
Thomas Brothers Grid	PAGE 634 - GRID F3
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	<u>5149001007</u>
Tract	TIMES SQUARE
Map Reference	M B 184-21
Block	None
Lot	<u>4</u>
Arb (Lot Cut Reference)	None
Map Sheet	<u>130-5A213</u>
Special Notes	None
Zoning	<u>C2-4D-SN</u>
Zoning Information (ZI)	<u>ZI-2452 Transit Priority Area in the City of Los Angeles</u>
Zoning Information (ZI)	<u>ZI-2385 Greater Downtown Housing Incentive Area</u>
Zoning Information (ZI)	<u>ZI-2416 Downtown Design Guide Project Area</u>
Zoning Information (ZI)	<u>ZI-2457 Historic Broadway</u>
Zoning Information (ZI)	<u>ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE</u>
General Plan Land Use	<u>Regional Center Commercial</u>
General Plan Note(s)	<u>Yes</u>
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Historic Preservation Review	No
HistoricPlacesLA	<u>View</u>
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	<u>Historic Broadway</u>
Streetscape	No
Adaptive Reuse Incentive Area	<u>Adaptive Reuse Incentive Areas</u>
Affordable Housing Linkage Fee	
Residential Market Area	<u>Medium-High</u>

Non-Residential Market Area	<u>High</u>
Transit Oriented Communities (TOC)	<u>Tier 4</u>
CRA - Community Redevelopment Agency	None
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
Ft School Zone 500	No
Ft Park Zone 500	Active: City Hall Park
Ft Park Zone 500	Active: 1st and Broadway Civic Center Park (Planned)

Site Address	S BROADWAY 110
Site Address	S BROADWAY 120
Site Address	S BROADWAY 118
ZIP Code	<u>90012</u>
PIN Number	130-5A213 9
Lot/Parcel Area (Calculated)	(sq ft) 17,930.5
Thomas Brothers Grid	PAGE 634 - GRID F3
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	<u>5149001005</u>
Tract	TIMES SQUARE
Map Reference	M B 184-21
Block	None
Lot	<u>2</u>
Arb (Lot Cut Reference)	None
Map Sheet	<u>130-5A213</u>

Special Notes	None
Zoning	<u>C2-4D-SN</u>
Zoning Information (ZI)	<u>ZI-2416 Downtown Design Guide Project Area</u>
Zoning Information (ZI)	<u>ZI-2450 Downtown Streetcar</u>
Zoning Information (ZI)	<u>ZI-2385 Greater Downtown Housing Incentive Area</u>
Zoning Information (ZI)	<u>ZI-2452 Transit Priority Area in the City of Los Angeles</u>
Zoning Information (ZI)	<u>ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE</u>
Zoning Information (ZI)	<u>ZI-2457 Historic Broadway</u>
General Plan Land Use	<u>Regional Center Commercial</u>
General Plan Note(s)	<u>Yes</u>

Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Historic Preservation Review	No
HistoricPlacesLA	<u>View</u>
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	<u>Historic Broadway</u>
Streetscape	No
Adaptive Reuse Incentive Area	<u>Adaptive Reuse Incentive Areas</u>
Affordable Housing Linkage Fee	
Residential Market Area	<u>Medium-High</u>
Non-Residential Market Area	<u>High</u>
Transit Oriented Communities (TOC)	<u>Tier 4</u>
CRA - Community Redevelopment	
Agency	None
Central City Parking	Yes
Downtown Parking	Yes
Building Line	<u>5</u>
Ft School Zone 500	No
Ft Park Zone 500	Active: City Hall Park
Ft Park Zone 500	Active: 1st and Broadway Civic Center Park (Planned)

:LA conservancy
<https://www.laconservancy.org/locations/times-mirror-square>

:Historic Broadway
<http://planning.lacity.org/documents/policy/BroadwaySignSupplemental.pdf>

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Alge. Form 1

1

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application for the Erection of Buildings

CLASS "A" Steel Frame

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein, or any portion thereof, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 248 (2ND FLOOR)

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 5 (MAIN ST.) FLOOR)

ENGINEER PLEASE VERIFY

Form with fields for Lot No. 2-3-4, Block 2, Ord. 544129, District No., M. B. Page, F. B. Page, No. 202 W. First St., S.W. Cox, 1st + Spring. Includes City Clerk and Engineer verification lines.

(USE INK OR INDELIBLE PENCIL)

- 1. Purpose of Building: NEWS PAPER PLANT. No. of Rooms: 300 ±. No. of Families: 1.
2. Owner's name: TIMES MIRROR CO. Phone: MA 2345.
3. Owner's address: Times Bldg - First St. & Broadway.
4. Architect's name: GORDON B. KAUFMANN. License No. 1445.
5. Contractor's name: P. Walker Co. License No. 32896.
6. Contractor's address:
7. TOTAL VALUATION OF BUILDING: \$1,650,000.00.
8. Any other building or permit for a building on lot at present? No. How used?
9. Size of proposed building: 364'-9" x 163'-9". Size of lot: 364'-9" x 163'-9".
10. Number of stories in height: 2 + Basement. Height to highest point: 149'-7".
11. Material of foundation: CONCRETE. Character of soil: BLUE CLAY.
12. Material of exterior walls: TERRA-COTTA & GRANITE & CONCRETE-RIVETED.
13. Material of interior construction: STRUCTURAL STEEL & CONCRETE-REINFORCED.
14. Material of floors: CONCRETE-REINFORCED.
15. Material of roof: CONCRETE & TILE.
16. Will all lathing and plastering comply with Ordinance? YES.
17. What zone is property in? M2, Ha 5B, #1 F.D. Ha 5t, V.H.A.

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER (Sign Here) P. WALKER CO. (Owner or Authorized Agent)

Table with 4 columns: PERMIT No. 14794, Plans and Specifications checked and found to conform to Ordinance, State Laws, etc., Application checked and found O.K. 10-13-33, Stamp here when permit is issued. OCT 13 1933.

SPRINKLER - REQUIRED VALUATION INCLUDED - YES. 911.75

FOR DEPARTMENT USE ONLY

APPLICATION	O.K.
CONSTRUCTION	O.K.
ZONING	O.K.
SET-BACK LINE	O.K.
ORD. 33761 (N.S.)	O.K.
FIRE DISTRICT	O.K.

REMARKS

20,000 bbls Cement
400 Tons Reinforcing Steel



202 West 1st Street

Address of Building

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued 9/27/66 Permit No. and Year LA93518/65

EXCEPT FOR DEVIATIONS APPROVED BY BOARD OF BLDG. & SAFETY COMMISSIONERS

6. story, type I, 26' x 74' newspaper plant addition to 6th floor for assembly room. 100 maximum occupancy load. B-2, G-2 and G-1 occupancy.

Owner The Times Mirror Co.
Owner's Address 202 West 1st Street
Los Angeles, California

COPY SENT FPB A

By T. LUCAS jm

3

NO 505

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

B&S 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	
Bank Times-Mirror Square					
2. BUILDING ADDRESS				DIST. MAP	
202 W. 1st St				129-213	
3. BETWEEN CROSS STREETS				ZONE	
So. Spring So. Broadway				M2-4	
4. PRESENT USE OF BUILDING			NEW USE OF BUILDING		FIRE DIST.
offices			(33) same		I
5. OWNER'S NAME			PHONE		INSIDE
The Times Mirror Co.					KEY
6. OWNER'S ADDRESS			P. O.	ZONE	COR. LOT XXXX
same					REV. COR.
7. CERT. ARCH.			STATE LICENSE	PHONE	LOT SIZE
W. L. Pereira & Assoc			C339	WE 38341	inc
8. LIC. ENGR.			STATE LICENSE	PHONE	
Woodward Tom			88896	NO 12179	
9. CONTRACTOR			STATE LICENSE	PHONE	REAR ALLEY
Not Selected					SIDE ALLEY
10. CONTRACTOR'S ADDRESS			P. O.	ZONE	BLDG. LINE
					5' Broadway
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		BLDG. AREA
184x164	6	80	newspaper plant		
3 202 W. 1st St.					DISTRICT OFFICE
					LA
12. MATERIAL		<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF
EXT. WALLS:		<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	<input type="checkbox"/> WOOD
		<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	<input type="checkbox"/> STEEL
					ROOFING
					SPRINKLERS REQ'D. SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.			\$98,000	VALUATION APPROVED	APPROVED BY
					ob 11737
14. SIZE OF ADDITION			STORIES	HEIGHT	APPLICATION CHECKED
20x74 On 5th Fl ROOF					la
15. NEW WORK: (Describe)			EXT. WALLS	ROOFING	PLANS CHECKED
interior partitions, ceilings, lights, fir covering, air con			glass metal	comp.	VERIFIED
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, and I have read reverse side of Application.			APPLICATION APPROVED		DWELL. UNITS
Signed			INSPECTOR		SPACES PARKING
This Form When Properly Validated is a Permit to Do the Work Described.					SEE PK 23023
					GUEST ROOMS
					FILE WITH
					CONT. INSR
					STL DECK WALD

SEWER (Available) (Not Available)

CRIT. SOIL

CASHIER'S USE ONLY

APR-27-65 FEB-11-65 12586 20666 93518 E = 2 OK 24320

P.C. No. T2275 GRADING CRIT. SOIL CONS.

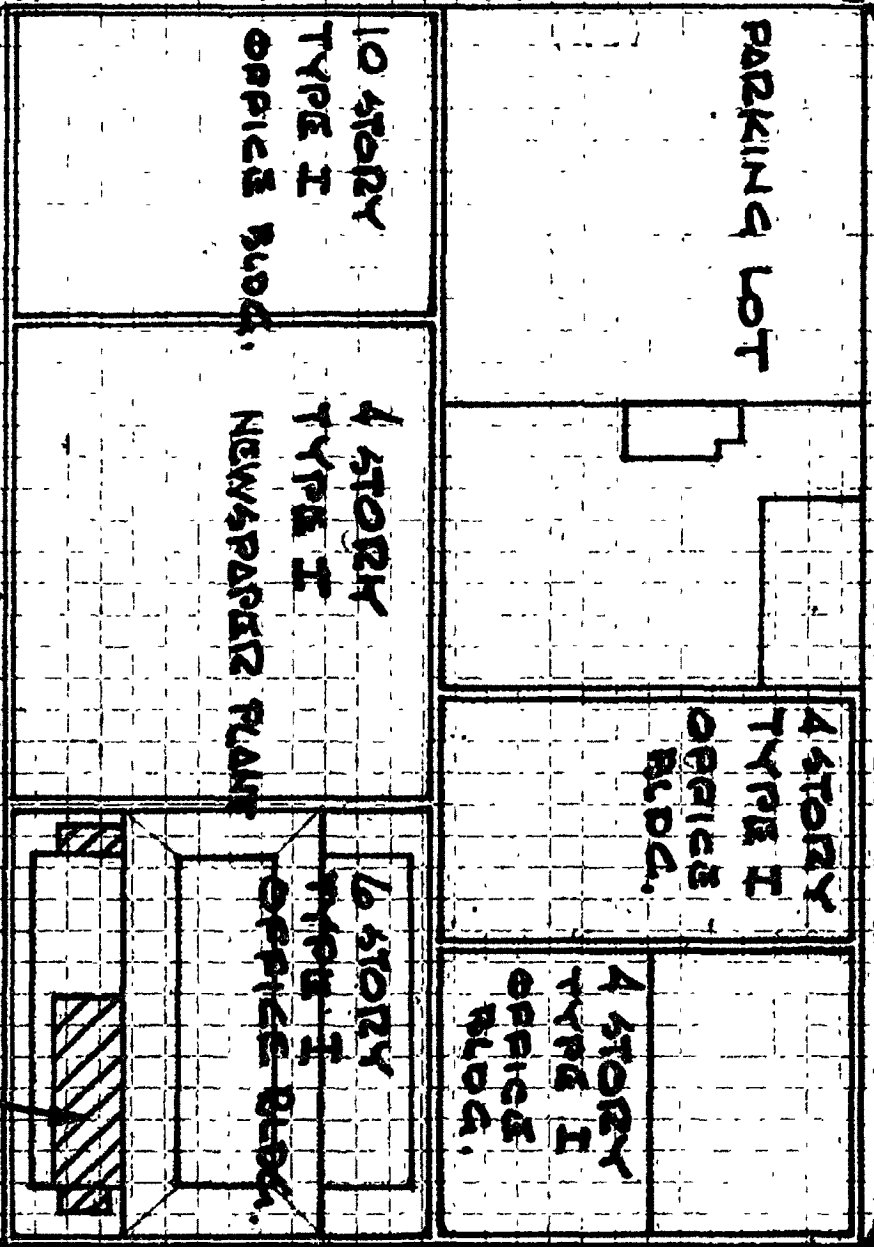
Highway Dedication and/or Improvements COMPLETED
in accordance with Ordinance No. 120796
LYALL A. PARDEE, City Engineer by *[Signature]*

TIMES-MIRROR SQUARE

Support Plan Show All Buildings on Lot and Use of Each

FIRST STREET

340.40



SCOPE OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval of an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

1

APPLICATION TO ERECT A NEW BUILDING

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. A PORTION OF BLOCK 2, ORD'S SURVEY AT NORTHWEST CORNER OF SECOND & SPRING STREET.

Tract TIMES SQUARE

Local No. of Building 207 WEST FIRST STREET
(When Number and Street)

Approved by
[Signature]

Between what cross streets SPRING STREET & BROADWAY

USE INK OR INDELEBIL PENCIL *1st & 2nd*

1. Purpose of building OFFICE BUILDING & PLANT EXTENSION (When Dwelling, Apartment House, Hotel or other purpose) Rooms

2. Owner TIMES MIRROR CO. (Print Name) Phone

3. Owner's address 202 WEST FIRST STREET, P.O. LOS ANGELES, CALIF.

4. Certified Architect HOWLAND H. CHAFFORD State License No. C-260 Phone MA-2-2298

5. Licensed Engineer HOLMES F. HARVER State License No. TR 4238

6. Contractor P. J. WALKER, CO. State License No. AM 6141

7. Contractor's address 3700 WHITESIDE AVE. LOS ANGELES, CALIF.

8. VALIDATION OF PROPOSED WORK (Including all labor and material and all personal labor, loading, unloading, water, power, heating, air conditioning, electrical wiring and plumbing equipment, fixtures or devices.) 2,000,000.00
750,000.00

9. State how many buildings TWO IN ALL ONE STAND & AUTO WASH on lot and give use of each. OFFICE
(When Dwelling, Apartment House, Hotel or other purpose) 2,000,000.00

10. Size of new building 170' x 164' No. Stories 10 Height to highest point 186' Size 1120' x 164'

11. Material Exterior Walls MASONRY Type of Roofing CONCRETE

12. Material SEE STRUCTURAL PLANS
(a) Footings Width Depth in Ground Width of Wall
(b) Size of Stacks MATERIAL OF FLOOR
(c) Size of Floor Joists Size of Rafters

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Signature: HOWLAND H. CHAFFORD
[Signature]
(Print Name)

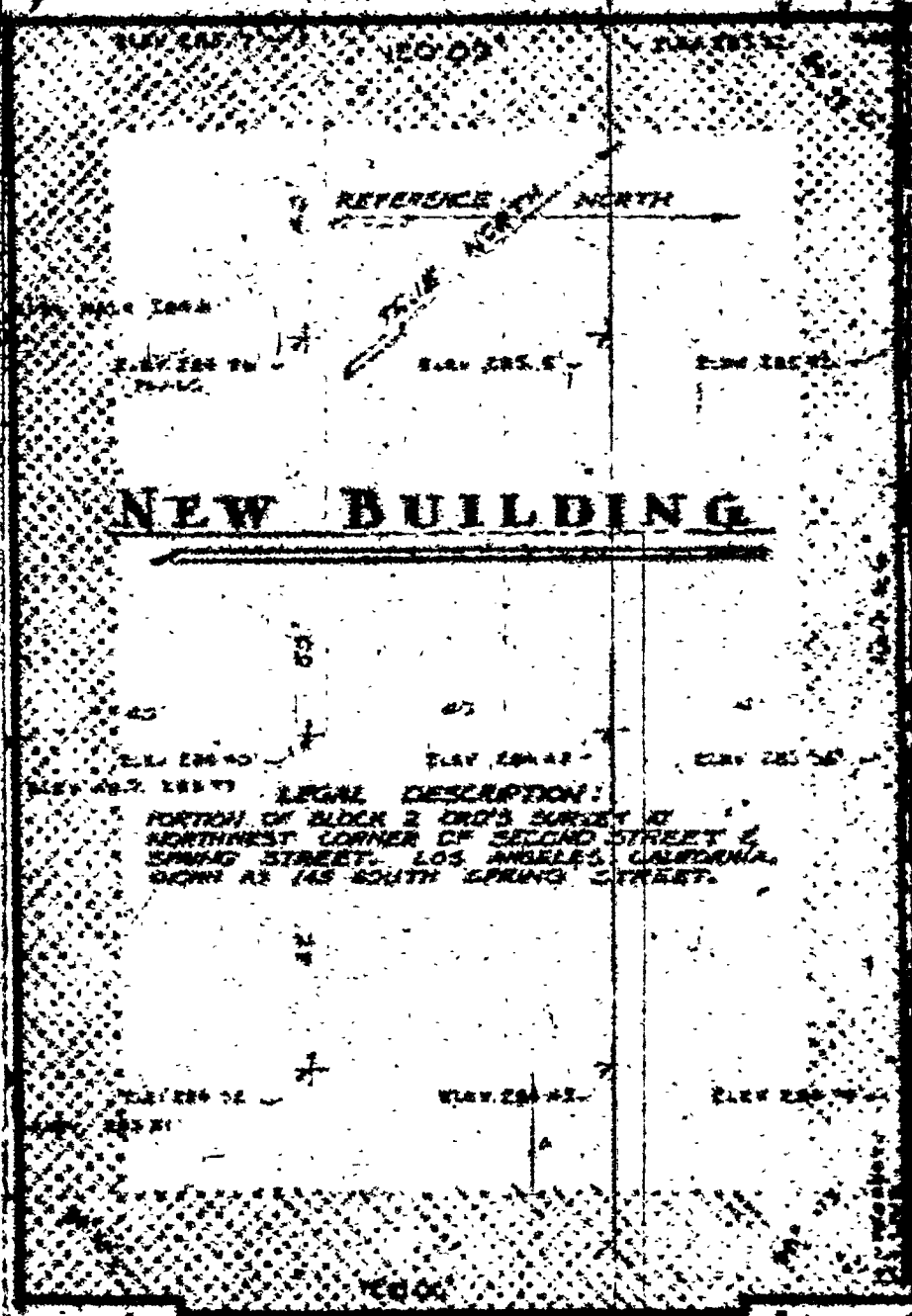
Plans, Specifications and other data must be filed.

FOR DEPARTMENT USE ONLY							
(1) PLAN CHECKING				(2) REINFORCED CONCRETE		(3) The building referred to in this Application will be more than 100 feet from	
Request No.	Volume No.	Fee Paid	Scale	Sub.	Contest	Street	Sign here
5520	20093	11.50					
DATE	GROUP	REVISIONS	SCALE	KEY	NOTES	APPROVED	STAMP
3/3		2006	Corner Lot	Corner Lot			
5520		<i>[Signature]</i>					
PLANS							

1601

SECOND STREET

STORY BECA BLDG & BASEMENT



NEW BUILDING

EXISTING BUILDING - PLANT SECTION

LEGAL DESCRIPTION:
 PORTION OF BLOCK 2 CRO'S SURVEY AT
 NORTHWEST CORNER OF SECOND STREET &
 SPRING STREET, LOS ANGELES, CALIFORNIA,
 BORN AT 145 SOUTH SPRING STREET.

SPRING STREET

2nd SURVEY BECA BLDG & BASEMENT

MINOR 1112

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Reg. Form 1

1

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application for the Erection of Buildings

CLASS "A" Steel Frame

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein, or any portion thereof, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 248 (2ND FLOOR)

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 8 (MAIN ST.) FLOOR

ENGINEER PLEASE VERIFY

Form with fields for Lot No. (2-3-A), Block (2), District No., M. B. Page, F. B. Page, No. (202 W. FIRST ST.), Street, and S.W. Cor. (1st + Spring). Includes instructions to use ink or indelible pencil.

By: O.K. City Clerk Deputy and O.K. City Engineer Deputy (with initials)

- 1. Purpose of Building: NEWS PAPER PLANT. No. of Rooms: 300 ±. No. of Families: 1.
2. Owner's name: TIMES MIRROR CO. Phone: MA 2345.
3. Owner's address: Times Bldg - First St. + Broadway.
4. Architect's name: GORDON B. KAUFMANN. Licensed Engineer under State Act No. 1255. Phone: TR 60 26.
5. Contractor's name: POKITKAUER CO. STATE LICENSE NO. 32896. Phone: ...
6. Contractor's address: ...
7. TOTAL VALUATION OF BUILDING: \$1,650,000.00.
8. Any other building or permit for a building on lot at present? No. How used?
9. Size of proposed building: 364'-9" x 163'-9". Size of lot: 364'-9" x 163'-9" feet.
10. Number of stories in height: 2 + Basement - North. Height to highest point: 149'-7".
11. Material of foundation: CONCRETE. Character of soil: BLUE CLAY.
12. Material of exterior walls: TERRA-COTTA & GRANITE & CONCRETE-RIVETED.
13. Material of interior construction: STAINLESS STEEL & CONCRETE-REINFORCED.
14. Material of floors: CONCRETE-REINFORCED.
15. Material of roof: CONCRETE & TILE.
16. Will all lathing and plastering comply with Ordinance? YES.
17. What zone is property in? M2, Ha 5B, #1 F.D. Ha 5T, #11A.

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER (Sign Here) WALKER CO. (Owner or Authorized Agent)

Table with 4 columns: PERMIT No. (14794), Plans and Specifications checked and found to conform to Ordinance, State Laws, etc. (with signature), Application checked and found O.K. (10-13-33, JOURNAL no B), Stamp here when permit is issued (OCT 13 1933), and MGR. L. A. OFFICE.

SPRINKLER REQUIRED VALUATION INCLUDED - YES. 911.75

FOR DEPARTMENT USE ONLY

APPLICATION	O.K.
CONSTRUCTION	O.K.
ZONING	O.K.
SET-BACK LINE	O.K.
ORD. 33761 (N.S.)	O.K.
FIRE DISTRICT	O.K.

REMARKS

20000 bbls Cement
400 Tons Reinforcing Steel

3 MS-1-a APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY AND FOR 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	CENSUS TRACT
See Back of Application			2073
2. PRESENT USE OF BUILDING	OFFICES & PRINTING	NEW USE OF BUILDING	DIST. MAP
13 Newspaper		13 Same & Offices & PARKING	129-213
3. JOB ADDRESS	224 W. 1st St.		ZONE
4. BETWEEN CROSS STREETS	Broadway AND Spring		M-2-4
5. OWNER'S NAME	The Times Mirror Co.		FIRE DIST.
6. OWNER'S ADDRESS	202 W. 1st St. L.A. 90005		I 100
7. ARCHITECT OR DESIGNER	William L. Pereira Assoc.		LOT (TYPE)
8. ENGINEER	Brandow & Johnson		Cor/Thru
9. CONTRACTOR	C.L. Peck Contractor		LOT SIZE
10. LENDER			330x487.
11. SIZE OF EXISTING BLDG.	STORIES	NO. OF EXISTING BUILDINGS ON LOT AND USE	
LENGTH 160x180	6	6	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS	FLOOR	
Conc/Granite	Window Wall	Blt. Up Conc.	
13. JOB ADDRESS	224 W. 1st St.		DISTRICT OFFICE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 11,000,000 - See Only		L.A.
15. NEW WORK: (Describe)	Add office Building & PARKING GARAGE		GRADING
			CRIT. SOIL
			HIGHWAY DED.
			Yes

NEW USE OF BUILDING	TYPE	GROUP	SPRINKLERS	INSPECTION ACTIVITY	FLOOD
NEWS PAPER OFFICE PRINTING	I	6-2/1-4	RED BASEMENT	COMB GEN (MAJ. S) CONS	
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	ZONED BY	
45090 sq	144 in B-2	3253 in ADD	HARRINGTON	FILE WITH	
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D	PLANS APPROVED	INSPECTOR	
		181/188		M	
P.C. No.	CONT. INSP.	CONC. HI-STR. 1306TBS	APPLIC. APPROVED		
2049.91	S.P.C.	Welding - STL. DECK			
	G.P.I.	B.P.			
		944%			

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CHIEF'S USE ONLY

APR 27 11 241245 • 27598 U - 1 CK 9,446.50

FEB 18-70 09296 X- 6CK 1449.31

DEC 12-70 648095 • U - 6 CK 4,366.51

APR 27 11 241245 • 27598 U - 1 CK 9,446.50

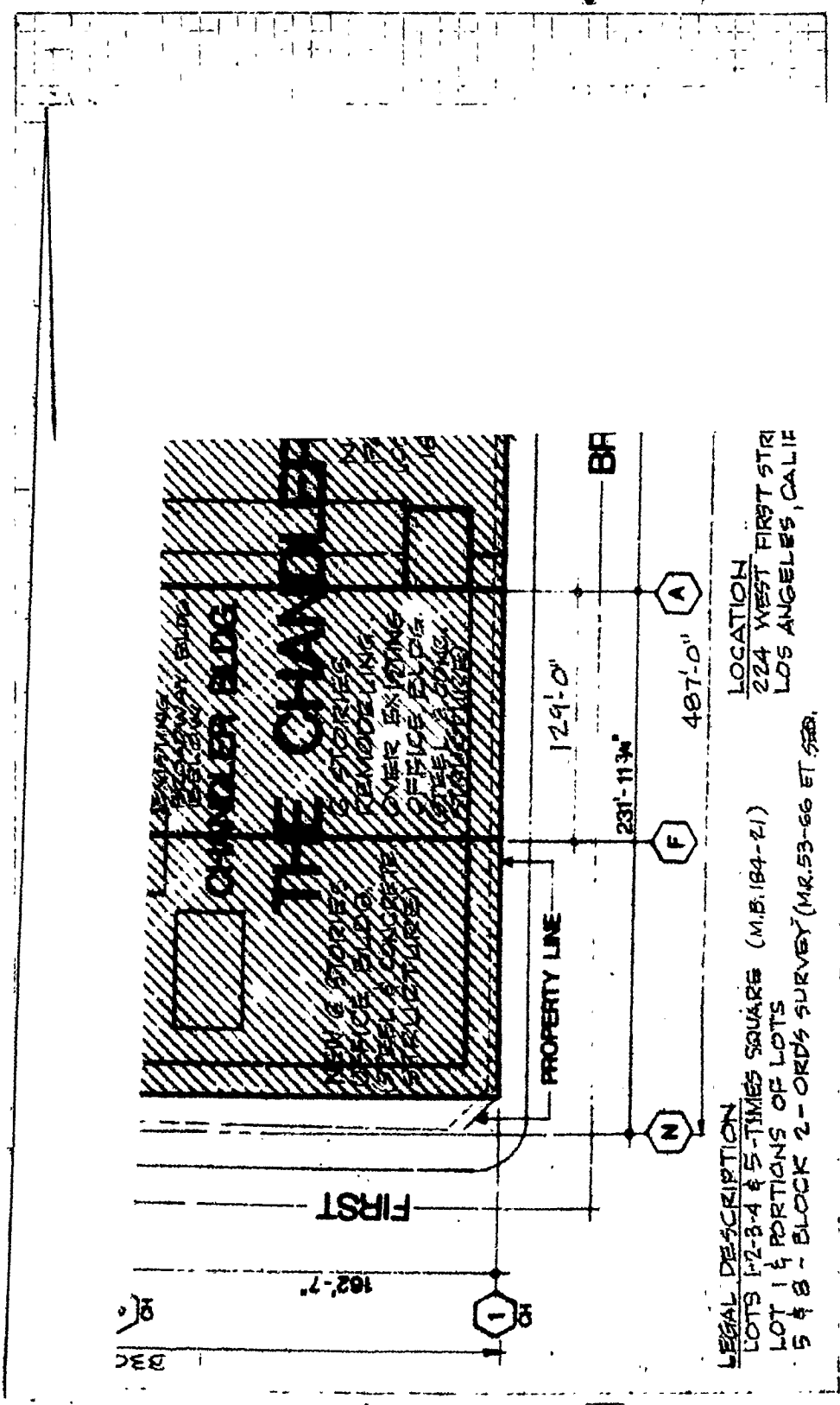
STATEMENT OF RESPONSIBILITY

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.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed: <i>Bernard E. Wells</i> (Owner or Agent)	Name	Date
Bureau of Engineering	ADDRESS APPROVED	8/3/70
5' cal BROADWAY	SEWERS AVAILABLE	8/3/70
at corner existing		
belgar. 150/1500	DRIVEWAY APPROVED	12-18-70
5' dr 2nd st. at	HIGHWAY DEDICATION REQUIRED	
WHERE EX BELGAR.	COMPLETED	5/6/70
Conservation	FLOOD CLEARANCE APPROVED	
Plumbing	APPROVED FOR ISSUE	
Planning	FILE #	
Fire	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Traffic	APPROVED UNDER CASE #	
	APPROVED (TITLE 19) (L.A.M.C.-5700)	Carl L. Wilson 4-21-71
	APPROVED FOR	
	Driveway Locations	J. G. Brather 1-8-71
	4366.57	

Legal Description (SEE APP 36889)
 Building Permit Fee Based on 10,500,000
 3-Found. only permits issued totaling 500,000.



LEGAL DESCRIPTION
 LOTS 1-2-3-4 & 5 - TIMES SQUARE (M.B. 184-21)
 LOT 1 & PORTIONS OF LOTS
 5 & 8 - BLOCK 2 - ORDS SURVEY (M.R. 53-66 ET SEQ.)

LOCATION
 224 WEST FIRST STR
 LOS ANGELES, CALIF

3 APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH *215-B-3-R12-88*
 CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY 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	CENSUS TRACT
See Back of Application				2073
2. PRESENT USE OF BUILDING		NEW USE OF BUILDING		DIST. MAP
(52) Newspaper Publish		(52) Same & Offices		129-213
3. JOB ADDRESS				ZONE
224 W. 1st St.				M-2-4
4. BETWEEN CROSS STREETS				FIRE DIST.
Broadway AND Spring				I 100'
5. OWNER'S NAME		PHONE		LOT (TYPE)
The Times Mirror Co.		624-2345 x 246		Cor/Thru
6. OWNER'S ADDRESS		CITY ZIP		LOT SIZE
202 W. 1st St.		90005		330x487.5
7. ARCHITECT OR DESIGNER		STATE LICENSE No. PHONE		ALLEY
William L. Pereira Assoc.		C339 933-8341		
8. ENGINEER		STATE LICENSE No. PHONE		BLDG. LINE
Brandon & Johnson		S532 385-2894		5' Bldwy
9. CONTRACTOR		STATE LICENSE No. PHONE		AFFIDAVITS
CL Peck Contractor		18275 385-0171		OB 11737
10. LENDER		BRANCH ADDRESS		YC 10256
11. SIZE OF EXISTING BLDG.		STORIES		NO. OF EXISTING BLDGS ON LOT AND USE
LENGTH 100x110		WIDTH 180x164		6 Newspaper Publish
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.		EXT. WALLS		FLOOR
Conc./Granite		Window Wall		Bl - U Compo Conc.
13. JOB ADDRESS				DISTRICT OFFICE
3 224 W. 1st St.				L.A.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				GRADING
* 3,500,000				
15. NEW WORK: (Describe)				CRIT. SOIL
Foundation Only - NO Basement				HIGHWAY DED.
WALLS THIS PERMIT.				Yes
NEW USE OF BUILDING		SIZE OF ADDITION		STORIES
(52) Same - office & publishing		123x162		6
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY	
I	G-1/B	Basement	COMB	GEN MAJ. CONS.
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	FILE WITH
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D	PROVIDED	PLANS APPROVED
		100	100	
P.C. No.	CONV. INSP.	ALL CONCRETE		INSPECTOR
V-3893				
P.C.	S.P.C.	G.P.I.	B. 5461	TYPIST
				801

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIERS USE ONLY	JUL 31-70 44198	N GCK 600.60
	FEB 18-70 29296	X GCK 1449.31
	OCT-13-70 550495	•17324 U-1CK 546.50

STATEMENT OF RESPONSIBILITY

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.
 "This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

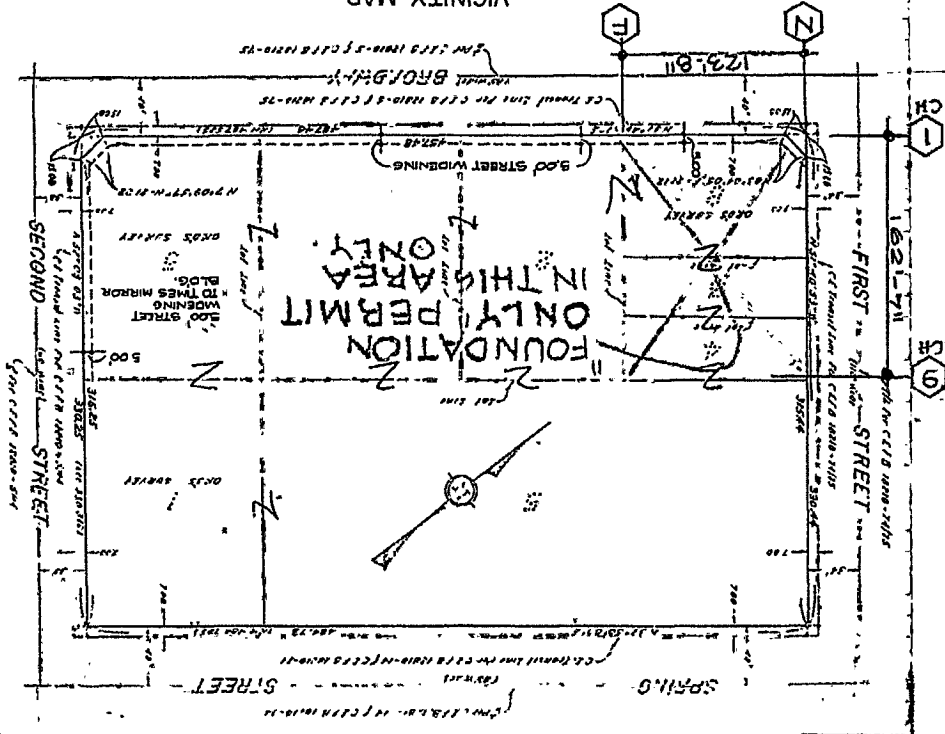
Signed: *John C. Knight*
 (Owner or Agent)

	Name	Date
Bureau of Engineering		
ADDRESS APPROVED		
SEWERS AVAILABLE	S.F.C. for parts to be installed	8/3/70
DRIVEWAY APPROVED		
HIGHWAY DEDICATION REQUIRED COMPLETED	W. Fletcher	8/6/70
FLOOD CLEARANCE APPROVED		
APPROVED FOR ISSUE		
FILE #		
PLUMBING		
PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
PLANNING		
APPROVED UNDER CASE #		
FIRE		
APPROVED (TITLE 19) (L.A.M.C.-5700)		
TRAFFIC		
APPROVED FOR		

O.K. - Subst. per Sanada - E. Shaw (9-11-70)

MAP OF SURVEY
SHOWING
LOTS 1-2-3-4-5-TIMES SQUARE
M.B. 194-21
—LOT 1 AND PORTIONS OF LOTS 5-8-BLOCK 2-ORDS SURVEY
M.R. 53-65 11 899

VICINITY MAP
SCALE 1" = 100'
SEE AFF 36889 & PKG 3705



OWNER: *[Signature]*
 Director of Corporate Facilities
 ENGINEER OR ARCHITECT: *[Signature]*

THIS PLAN IS NEITHER CHECKED NOR APPROVED FOR LOADS OR SUPERSTRUCTURE PLAN MUST BE KEPT ON JOB.

Before the foundation is used, or a permit issued for the construction of any structure on the foundation, the same must be made to conform in every manner with the plan existing in force and effect governing the construction of foundations for buildings.

It is the responsibility of the owner to provide the necessary information for the foundation design. The foundation design is based on the information provided by the owner. The foundation design is not a guarantee of performance. The foundation design is based on the information provided by the owner. The foundation design is not a guarantee of performance. The foundation design is based on the information provided by the owner. The foundation design is not a guarantee of performance.

THIS PERMIT IS FOR (Mark one)

- NEW BLDG./ STRUCTURE
- ADD, ALTER, REPAIR EXISTING BUILDING
- RELOCATE EXIST. BLDG.
- DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY

INCIDENT CODE

APPLICATION FOR BUILDING PERMIT AND

CERTIFICATE OF OCCUPANCY

REF. NO.:



A PROJECT ADDRESS

100 South Broadway
1st Street & 2nd Street

TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20)
1. Ord's Survey (MR 53-66/73)
2. Times Square (MR 184-21)

LOT TYPE: THRU
LOT SIZE: IRREG.
ZONE: C2-4-D
BUILDING LINE: 5' Broadway
ALLEY:

DIST. MAP: 130.5A213(129B213)
ASSESSOR'S ID:

CENSUS TRACT: 2073
ADDR. APPD. DATE: Chin 6-23-95
COUNCIL DIST.: 14
FIRE DISTRICT: T
FLOOD ZONE:
GRADING: Yes
HIGHWAY DEED: Yes
SEISMIC STUDY:

B PROPERTY OWNER

Bank of America
100 S. Broadway
LA

APPLICANT

Evans & Son
P.O. Box 220278
Newhall, CA

CONTRACTOR

Evans & Son (same)
A,B,C-10 550747 116120 805-295-8787

PROPOSED USE OF BUILDING
(13) OFFICE/BANKING

EXISTING USE OF BUILDING (Leave blank for new buildings)
(13) OFFICE/BANKING

DESCRIPTION OF WORK

DAMAGE REPAIR <10% PATCH PLASTER/ DRYWALL INT. NON-STRUCTURAL REMODEL DOOR/WINDOW CHANGEOUT RE-STUCCOING RE-ROOF

OTHER: (Describe)
CHANGEOUT (4) EXISTING ATM'S WITH (4) ATM'S, SAME 5% ELECTRICAL CIRCUITS.
(NO ARCH/STRUCT. WORK).

C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUNCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS

ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <15,000 S.F. PLUMBING (NOT INCLUDING FIRE SPRINKLERS) HVAC WORK FOR HEAT/VENT SIZE < 300,000 BTU AND A.C. SIZE < 25 TONS

DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)

ELECT. CONTR. NAME ADDRESS LIC CLASS ACTIVE STATE LIC. NO. CITY BUS. LIC. NO. PHONE NO.

PLUMB. CONTR.

HVAC CONTR.

D NO. OF EXISTING BLDGS. ON LOT AND USE

LENGTH	WIDTH	HEIGHT (BUILDING)	FLOOR AREA (BUILDING)
STORIES	GROUP OCCUPANCY	OCCUPANTS PER GROUP	MAX. OCCUPANCY
DWELLING UNITS	GUEST ROOMS	CONSTR. TYPE	LIC. FABRICATOR REQ'D FOR:
REQ'D PARKING	PARKING PROVIDED	HEIGHT (ZONING)	FLOOR AREA (ZONING)

LOCATION OF REQ'D FIRE SPRINKLERS: CS EQ FS MS GEN LA VN WLA SP

LATERAL FOR SYSTEMS

SHEARWALL EB/CBF SMRS/OMRSF OTHER

CONTINUOUS/SPREAD PILE/CAISSON MAT/BASE ISOLATION OTHER

SPECIAL INSPECTIONS

CONC > 2000 PSI FIELD WELDING GUNITE/SHOTCRETE GRADE BEAMS/CAISSONS

MASONRY REBAR WELDS GRADING OTHER

FOR CASHIER'S USE ONLY

E P.C. NO.

6290

VALUATION (including all fixed operating equipment) \$ 4,000.00

PLAN CHECK SUPP. PLAN CHECK E.Q. INSTR. SUPPLEMENT TO PERMIT NO.

6290 0.60

INSIDE POSTING BLDG. PERMIT PLAN MAINT. PLAN CHECKED BY

74.00 KIRAN KATEL

PRE-INSPECTION ELEC. PRMT. (20%) FIRE HYDRANT D.A. PLAN CHECKED BY

INVESTIGATION FEE PLUMB. PRMT. (20%) ARTS DEV. FEE ZONING VERIFIED BY DATE

RELOCATION FEE HVAC PRMT. (15%) SCHOOL DIST. FEE APPLICATION APPROVED BY DATE

SCH. DIST. FL. AREA PRINT KIRAN KATEL BSID 08/25/95

SIGN KIRAN KATEL DATE 6/23/95

ENERGY SURCHARGES D.A. SURCH. SEWER CAP REQ'D

PLOT PLAN ATTACHED YES NO OTHER ATTACHMENTS (Describe) YES

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0803 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

06/23/95 02:28:50PM LA05 T-2177 C 09

BLDG PLAN CHEC 62.90

BLDG PERMIT CO 74.00

INVOICE # 0008293 BB

EI COMMERCIAL 1.26

ONE STOP 2.76

SYS DEV 8.29

CITY PLAN SURC 4.11

MISCELLANEOUS 5.00

TOTAL 158.32

CHECK 158.32

95LA 37338

BUREAU OF ENGINEERING		SEWERS <input type="checkbox"/> AVAILABLE <input type="checkbox"/> NOT AVAILABLE SEWER RESERVATION NO. _____ SEWER CERTIFICATE NO. _____	PLANNING WORKSHEET NO. APPROVED UNDER CASE NO. _____ LANDSCAPE/EXTERISCAPE _____
CURB RAMP <input type="checkbox"/> REQUIRED <input type="checkbox"/> COMPLETED	DRIVEWAY	SEWER FACILITIES CHARGE <input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> DUE <input type="checkbox"/> PAID	SITE PLAN REVIEW
FLOOD	INDUSTRIAL WASTE	GRADING DIVISION <input type="checkbox"/> HILLSIDE NOTICE MAILED <input type="checkbox"/> HILLSIDE NOTICE POSTED <input type="checkbox"/> PRIVATE SEWAGE SYSTEM OK <input type="checkbox"/> CRA APPROVED RE-DEV PROJECT	FIRE DEPT <input type="checkbox"/> APPROVED TITLE 19 (L.A.M.C. Sec. 700) <input type="checkbox"/> HYDRANT UNIT <input type="checkbox"/> OTHER _____
HIGHWAY DEDICATION <input type="checkbox"/> REQUIRED <input type="checkbox"/> COMPLETED			DEPT. OF TRANSPORTATION <input type="checkbox"/> DRIVEWAY LOCATION <input type="checkbox"/> ORD. NO. _____
EXCAVATION ADJACENT TO PUBLIC WAY			CAL OSHA AQMD-AB3205
CONSTR. TAX RECEIPT NO	DWELLING UNITS		DEPT WATER & POWER
HOUSING AUTHORITY			CASH/SURETY BOND NO. _____ MILES MOVED _____
CULTURAL AFFAIRS	G.E.Q.A.		
COMPLETE FOR RELOCATION PERMITS ONLY OLD ADDRESS _____		<input type="checkbox"/> FROM OUTSIDE CITY OF LA	

1
 5
 3
 5
 0
 9
 0
 2
 1
 5
 9

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

- Building Electrical Plumbing HVAC

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Sec. 3700 of the Labor Code for the performance of the work for which this permit is issued.

- I have and will maintain workers' compensation insurance as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier ST. POND Policy No. 0461762-89

- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code I shall forthwith comply with those provisions.

Sign [Signature] Date 6/23/24

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code and my license is in full force and effect. I am responsible only for the electrical permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

- I have and will maintain workers' compensation insurance as required by Sec. 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code I shall forthwith comply with those provisions.

Sign _____ Date _____

PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the plumbing permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

- I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign _____ Date _____

HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the HVAC permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

- I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign _____ Date _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SEC. 3704 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3087 Cvil Code)

Lender's name _____ Lender's Address _____

ASBESTOS REMOVAL

- I declare that notification of Asbestos Removal is not applicable I declare that a notification letter has been sent to the AQMD or EPA

Sign [Signature] Date 6/23/24

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 7000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

- I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purpose of sale)

- I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 Business & Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law)

- I am exempt under Sec. _____ Bus & Prof. Code for the following reason _____

Print _____ Sign _____ Date _____ OWNER AUTHORIZED AGENT

FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, makes any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print [Signature] Sign [Signature] Date 6/23/24 OWNER AUTHORIZED AGENT CONTRACTOR

- THIS PERMIT IS FOR (Check one)
- NEW BLDG./ STRUCTURE
 - ADD, ALTER, REPAIR EXISTING BUILDING
 - RELOCATE EXIST. BLDG.
 - DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY

INCIDENT CODE



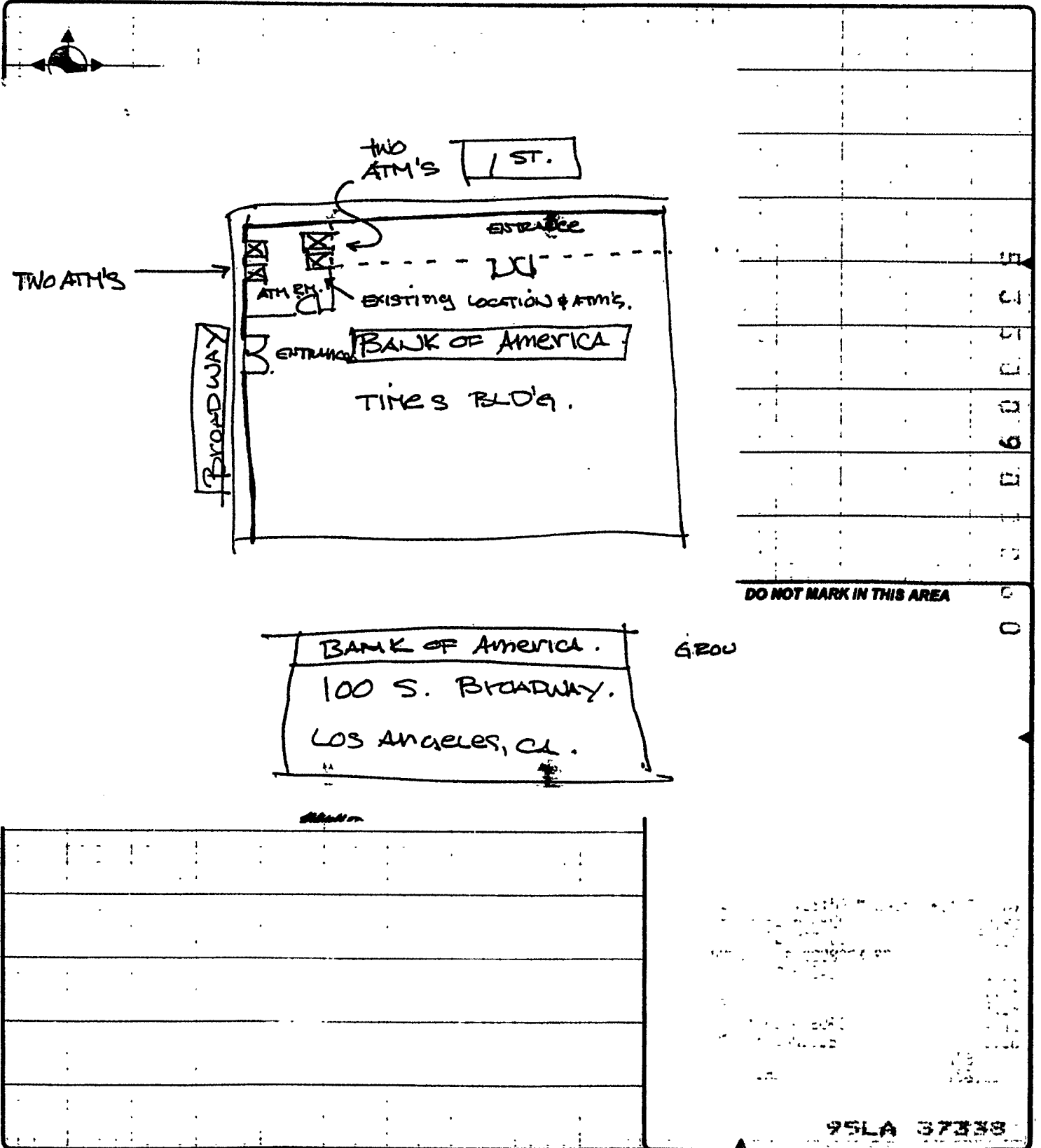
BUILDING PERMIT PLOT PLAN

PLEASE DRAW AND LABEL CLEARLY IN INK

REF. NO.

PROJECT ADDRESS 100 South Broadway	SUBDIVISION NO.	CROSS STREETS 1st Street & 2nd Street	DIST. MAP 130.5A213(129B213)
TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g., J.G. McDonald Tract (MR 70-20) 1. Ord's Survey (MR 53-66/73) 2. Times Square (MR 184-21)	BLOCK 2	LOT(S) and AB(S) e.g., 16, 19 (Ab 3), 17, 18 - 3 + 4	ASSESSOR'S ID

SHOW ALL BUILDINGS ON LOT AND LABEL RESPECTIVE USES



5 3 7 7 0 5 7 0 4 0 3

prepress

110 S. Broadway

Bldg--Alter/Repair
Commercial
Over the Counter Permit

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Project Reference :
Permit Application: **96016 - 10000 - 00940**
Status/Date : Ready to Issue 10/09/96
Page : A - 1
Printed On : 10/09/1996 14:26:37



1. ADDRESS & PROJECT INFORMATION

Project Address : 110 S. Broadway
Permit Valuation : \$300,000.00 (Final)
PC Valuation : \$ 300000.00 (Final)
Parcel(PIN) # : 130-SA213 9
Work-Description : Tenant improvement for 110 x 150 portion of office area/PRE-PRESS
Exist. Bldg. on Lot/Use : EXISTING OFFICE BUILDING - TENANT IMPROVEMENT- 2ND FLOOR
Relocation Old Address:

2. OWNER INFORMATION

Name : New Tmc Inc
Address : 0 Times Mirror Square
Los Angeles Ca 90053

3. APPLICANT INFORMATION

Name : DAVID WEAVER
Address : 4 Upper Newport Plaza
Newport Beach

4. ARCHITECT, CONTRACTOR & ENGINEER INFORMATION

Architect
NAME : Weaver
Address : 120 S Vignes Street #105
Los Angeles, CA 90012
Contractor
NAME : Rellos Construction Inc
Address : 1326 Border Ave
Torrance, CA 90501

Phone #: 7147570365

- Architect
FAX #:

CLASS LICENSE TYPE# BTRC#
NA C11673
Phone :
B NA471756 76307
Phone :

Insp Name : Hamid Pishevar
Council Dis : 9
Event Code :
Sewer Cap :
APPROVED BY
PC : Deillah Reyes
Application : Deillah Reyes
Print: [Signature] Zoned by [Signature]
BSID : [Signature]
Sign: [Signature] Date: 10-9-96

For Cashier's Use Only

10/09/96 02:00:30PM LAD: T-1099 C 08
BLDG PLAN CHECK 1,463.06
INVOICE # 000000 PF 1,625.63
BLDG PERMIT CD 53.09
INVOICE # 000000 PF 189.10
ET COMMERCIAL 63.09
SYS DEV FEE 5.00
INVOICE # 000000 PF 92.66
ONE STOP SURCH
INVOICE # 000000 PF
MISCELLANEOUS
INVOICE # 000000 PF
CITY PLAN SURC
INVOICE # 000000 PF
TOTAL 3,581.48
CHECK 3,581.48

10-9-96 64
56LA 56832
96LA 56832

3 9 7 7 3 7 0 1 0 4

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

- Building Electrical Plumbing HVAC

GENERAL CONTRACTOR/OWNER BUILDER

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: Golden Eagle Policy #: XNWC 3411 81-00
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: William F. Tagher Date: 10-9-96 Contractor: X

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the electrical permits.

I hereby affirm, under penalty of perjury, one of the following declarations:
I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: Policy #:
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: Date:
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name: Lender's Address:

I declare that notification of Asbestos Removal is not applicable. I declare that a notification letter has been sent to the AQMD or EPA.

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 70000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom & the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500); I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code); The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purposes of sale.

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.

I am exempt under Sec. Bus. & Prof. Code for the following reason:

Print: William F. Tagher Sign: Date: 10-9-96 Contractor: X Authorized Agent

FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print: William F. Tagher Sign: Date: 10-9-96 Contractor: X Authorized Agent

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the date of expiration for and construction has not commenced, or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the plumbing permits.

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: Policy #:
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: Date:

HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the HVAC permits.

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: Policy #:
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: Date:

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name: Lender's Address:

I declare that notification of Asbestos Removal is not applicable. I declare that a notification letter has been sent to the AQMD or EPA.

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 70000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom & the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500); I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code); The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purposes of sale.

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.

I am exempt under Sec. Bus. & Prof. Code for the following reason:

Print: William F. Tagher Sign: Date: 10-9-96 Contractor: X Authorized Agent

FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print: William F. Tagher Sign: Date: 10-9-96 Contractor: X Authorized Agent

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the date of expiration for and construction has not commenced, or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

3 3 3 3 3 3 7 0 4 0 5

PROJECT REFERENCE

PERMIT APPLICATION NO. 96016-10000-00940

110 S. BROADWAY



Bldg--Alter/Repair
Commercial
Over the Counter Permit

City of Los Angeles-Department of Building & Safety
**APPLICATION FOR BUILDING PERMIT AND
CERTIFICATE OF OCCUPANCY**



STATUS/DATE Ready to Issue 10/09/96
SUPPLEMENTAL PAGE B1
PRINTED ON 10/9/96 14:26

1. FULL DESCRIPTION OF WORK:

Tenant improvement for 110 x 150 portion of office area/ PRE-PRESS area at 2nd floor.

2. LEGAL DESCRIPTION:

TRACT: TIMES SQUARE City Ref: MB 184-21
LOT: 2 PIN: 130-5A213 9 BOOK: 5149 PAGE: 001 PARCEL: 005

3. PROJECT ADDRESSES:

* 110 S. BROADWAY

4. PROPERTY OWNERS:

NEW TMC INC
TIMES MIRROR SQUARE LOS ANGELES CA 90053

5. TENANTS INFO:

6. USE INFO - ZONING CODE:

Existing Office business or professional Code: 13

5 3 7 0 7 3 7 7 1 0 6

110 S. BROADWAY

PROJECT REFERENCE

PERMIT APPLICATION NO. 96016-10000-00940



Bldg--Alter/Repair
Commercial
Over the Counter Permit

City of Los Angeles - Department of Building & Safety
**APPLICATION FOR BUILDING PERMIT AND
CERTIFICATE OF OCCUPANCY**



STATUS/DATE Ready to Issue 10/09/96
SUPPLEMENTAL PAGE: C 1
PRINTED ON: 10/9/96 14:27

1. PARCEL INFORMATION:

Census Tracts: 2074.000
Energy Zones: 9
Parking Districts: DPD

Thomas Brothers Map Grids: 634
Zones: C2-4-(D)
Building Branch Office: LA

Council Districts: 9
Parking Districts: CCPD

3 3 2 0 0 3 7 7 0 7

110 S. BROADWAY

PROJECT REFERENCE
PERMIT APPLICATION NO. 96016-10000-00940



Bldg--Alter/Repair
Commercial
Over the Counter Permit

City of Los Angeles - Department of Building & Safety
**APPLICATION FOR BUILDING PERMIT AND
CERTIFICATE OF OCCUPANCY**



STATUS/DATE: Ready to Issue 10/09/96
SUPPLEMENTAL PAGE: D 1
PRINTED ON: 10/9/96 14:27

1. ATTACHMENT:

Clearance Summary

Plot Plan

2. CLEARANCE REOD:

Building Permit Clearance

Sewer availability

BAS ENGINEER PLANCHCK ZONETRNG Approved
10/9/96 DELILAH REYES

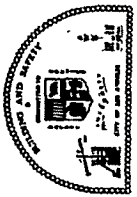
BAS ENGINEER PLANCHCK ZONETRNG Approved
10/9/96 DELILAH REYES

3. FEES INFO:

Fin: Fire Hydrant Refuse-To-Pay
Fin: Permit Fee Subtotal Bldg--Alter/Repair \$1,625.63
Fin: Planning Surcharge \$92.66
Fin: Planning Surcharge Misc Fee \$5.00

Fin: Handicapped Access
Fin: Plan Check Subtotal Bldg--Alter/Repair \$1,463.06
Fin: O.S. Surcharge \$63.03

Fin: FINAL TOTAL Bldg--Alter/Repair \$3,501.48
Fin: Sys. Surcharge \$189.10
Fin: E.Q. Instrumentation \$63.00




City of Los Angeles
 Department of Building and Safety
 Pending Clearance Worksheet




Job Address: 110 - 110 S. Broadway
 Permit Application No.: 96016 - 10000 - 00940
 Printed: 9/20/96 08:58:50

Governing Agency: BUREAU OF ENGINEERING
 Telephone: (213) 485-3885 Fax: None
 Address: 200 N. Spring St., City Hall Room 460-K
 Los Angeles, CA 90012
 Current Status: Pending

Clearance description: Sewer availability
 Clearance required from Bureau of Engineering for sewer availability and connection
 Approval granted by: A KAMACHI (Print name)  (Authorized signature) 9/20/96 (Date)
 Type of approval: Approved Exempted Not Applicable
 Comment: TI EX. BUDG. NO CHOU/ADDN (01096-72)

Governing Agency: LOS ANGELES FIRE DEPARTMENT
 Telephone: (213) 485-7831 Fax: None
 Address: 200 N. Spring St., Rm. 460-N, LA, 90012
 14425 Erwin St. Mail-M, Van Nuys, 91401
 Current Status: Pending

Clearance description: Building Permit Clearance
 Building Permit clearance required from Fire Department
 Approval granted by: S. NIKKISO (Print name)  (Authorized signature) 9-20-96 (Date)
 Type of approval: Approved Exempted Not Applicable
 Comment:

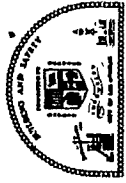
Prior to issuance of a building permit, an electronic approval or a valid signature from an authorized representative of the designated agency or department shall be obtained for the clearance(s) listed above.

Number of clearances listed: 2

110 - 110 S. BROADWAY

5 3 9 0 7 5 7 0 4 0 9

PERMIT APPLICATION NO. 96016 10000 00940

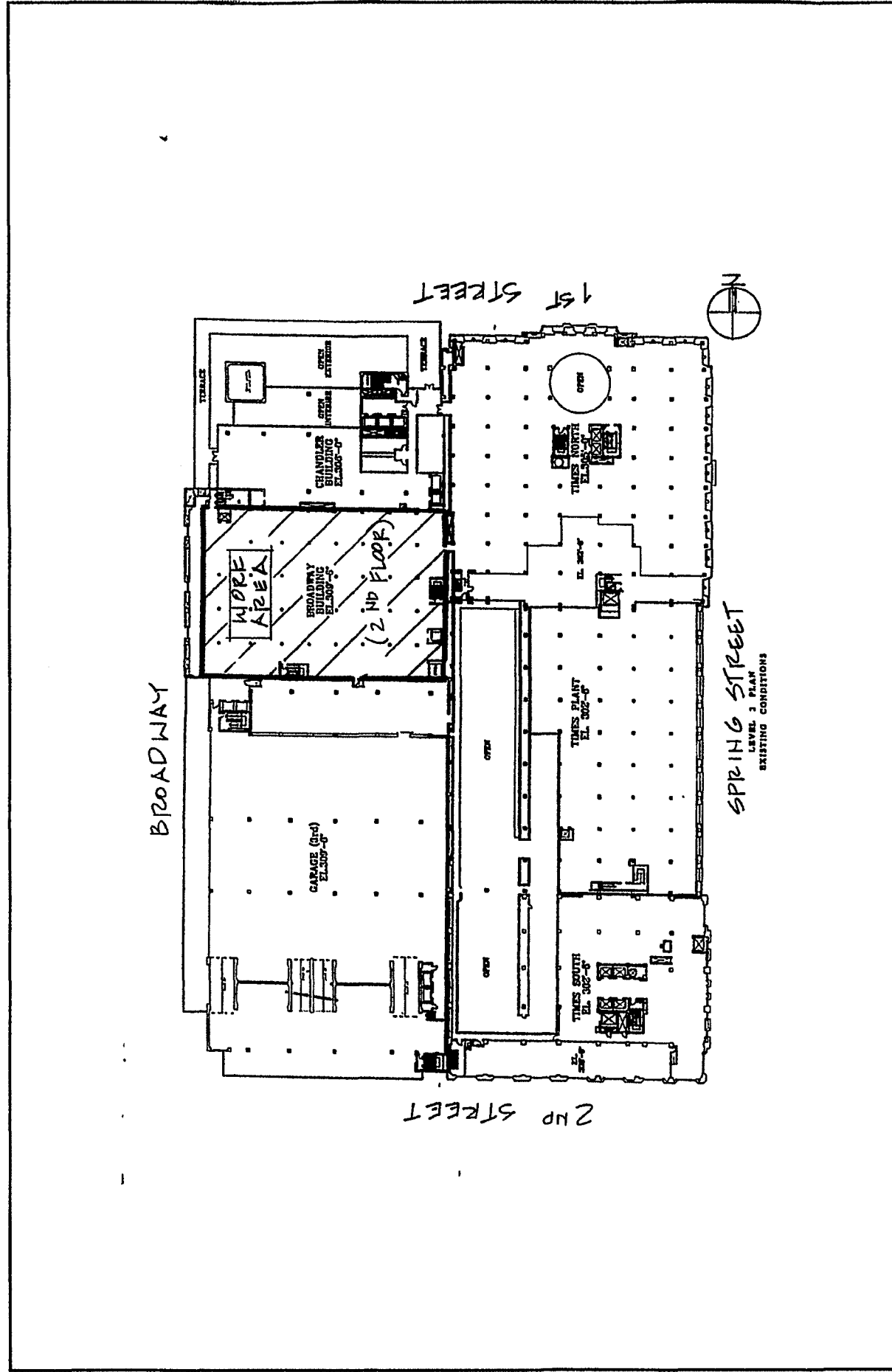


Bldg--Alter/Repair
Commercial
Over the Counter Permit
Tenant improvement for 110 x 150 portion of office area/ PRE-PRESS

City of Los Angeles - Department of Building & Safety

PLOT PLAN ATTACHMENT FOR Bldg--Alter/Repair

Printed on : 9/20/96 09:05



BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JOYCE L. FOSTER
PRESIDENT

LEE KANON ALPERT
VICE-PRESIDENT

JEANETTE APPLIGATE
MABEL CHANG

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CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
400 CITY HALL
LOS ANGELES, CA 90012-4869

ANDREW A. ADELMAN
GENERAL MANAGER

RICHARD E. HOLGUIN
EXECUTIVE OFFICER

NOTICE REGARDING ERASURE(S)/CORRECTION(S)
ON ORIGINAL BUILDING PERMIT

Building permit with reference number 97 LA 70283 issued on 12-3-97
for 110 S Broadway contained

the following information that was/were erased or covered before it was received from the
issuing office:

(D.A. Hardship Exemption) @ "Project Address" area

1. INFORMATION ON PAGE attachment OF THE PERMIT WAS:

covered with correction fluid cut out covered with paper

crossed off

and: rewritten ^{above} upon retyped upon pasted upon

2. ENGINEER'S NAME/SIGNATURE ON PAGE _____ OF THE PERMIT WAS:

covered with correction fluid cut out covered with paper

and: rewritten upon retyped upon re-signed upon pasted upon

3. _____ STAMP ON PAGE _____ OF THE PERMIT WAS:

covered with correction fluid cut out covered with paper

and: rewritten upon retyped upon pasted upon

4. _____ ON PAGE _____ OF THE PERMIT WAS:

covered with correction fluid cut out covered with paper

and: rewritten upon retyped upon pasted upon

Jalbert Rayon
Microfilm Supervisor

2/4/98
Date Signed

(G.A. DAFSFORMBPERASE.NTC) R1.7.98

36167179902

110 S Broadway



Permit #:
Plan Check #:
Event Code:

97016 - 10000 - 27546

Reference #:

Bldg--Alter/Repair
Commercial
Over the Counter Permit
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Status: Ready to Issue
Status Date: 12/03/97
Printed on: 12/03/97 08:35:36

Table with 4 columns: 1. TRACT, BLOCK, LOT(s), ARB, MAP REF #, PARCEL ID # (PIN), 2. BOOK/PAGE/PARCEL. Row 1: TIMES SQUARE, 2, MB 184-21, 130-5A213 9, 5149 - 001 - 005

3. PARCEL INFORMATION
BAS Branch Office - LA
Council District - 9
Census Tract - 2074.000
Energy Zone - 9
Lot Size - IRR
Lot Type - Corner
Parking Dist. - CCPD
Parking Dist. - DPD
Thomas Brothers Map Grid - 634
ZONE: C2-4, D/

4. DOCUMENTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Tmct Llc, 4 Park Plaza STE 1700, IRVINE CA 92614
Applicant: (Relationship Architect) D. Weaver - (714) 757-0355

Table with 2 columns: 7. EXISTING USE, 8. DESCRIPTION OF WORK. Row 1: 13 Office, T.I. 1300 SQ. FT. REMODEL @mezzanine FLOOR.

9. # Bldgs on Site & Use: For Cashier's Use Only W/O #: 71627546

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: DAS PC By:
OK for Cashier: Syed Ali Coord. OK:
Signature: Syed Ali RTI Date: 12/3/97

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$20,000 PC Valuation:
FINAL TOTAL Bldg--Alter/Repair 697.60
Permit Fee Subtotal Bldg--Alter/Re 326.25
Handicapped Access
Plan Check Subtotal Bldg--Alter/Re 293.63
Fire Hydrant Refuse-To-Pay
E.Q. Instrumentation 4.20
O.S. Surcharge 12.48
Sys. Surcharge 37.44
Planning Surcharge 18.60
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 0.00
12. 03/97 08:48:45AM LAD6 T-7553 C 25
BLDG PERMIT CO 326.25
INV GICE \$ 000000 PF
BLDG PLAN CHC 293.63
EI COMMERCIAL 4.20
ONE STOP 12.48
SYS DEV 37.44
MISCELLANEOUS 5.00
CITY PLAN SURC 18.60
CARRY 697.60
TO TRAN 7554

12. ATTACHMENTS
D.A. Hardship Exemption
Plot Plan
Sewer Cap ID: Bond Payment Amt:

15157179003

97LA 70283

13. STRUCTURE INVENTORY
 (NC) Floor Area (ZC) Sqft
 (NC) B Occupancy Sqft Max Occ.
 (NC) Parking Req'd # Changed Total
 (P) Wall Construction - Metal Stud

In the event that any of the boxes (1-16) is filled to its capacity, it is possible that additional information that has been electronically captured is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

14. APPLICATION COMMENTS

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(A) Weaver David	4 Upper Newport Plaza, Ste 103 Newport Beach, CA 92660		CI1673	
(C) Rellos Construction Inc	2501 W 237th Street Suite A, Torrance, CA 90505	B	471756	

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class: B Lic. No.: 471756 Print: RELOS CONST. INC. Sign: [Signature]

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: STATE FUND Policy Number: 046-000-6673

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 12.3.97 Contractor Authorized Agent Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: Is not applicable Letter was sent to the AQMD or EPA Sign: [Signature] Date: 12-3-97

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance; also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. _____ Bus. & Prof. Code for the following reason: _____

Print: _____ Sign: _____ Date: _____ Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: RENE DOMINIER Sign: [Signature] Date: 12-3-97 Owner Contractor Author. Agent

161011700A

UNREASONABLE HARDSHIP FINDING

Construction valuation not exceeding \$85,000 (Sec. 1134B.2.1, Exc. 1)

PROJECT INFORMATION:

Project Address: 110 So. Broadway Plan Check #: _____
Project Description: T.I. 1200 sq. ft. office
Type of Facility: Office Project Valuation: \$ 20000

FULL COMPLIANCE COST OF DISABLED ACCESS UPGRADES OUTSIDE OF AREA OF REMODEL

- Path of travel to building or facility entrance \$ 0
- Path of travel within building or facility elevator \$ 60,000
- Sanitary facilities Reverse door swings \$ 700
- Drinking fountains none \$ 0
- Public telephones none \$ 0

TOTAL = \$ 60,700

The accessibility feature upgrades would increase construction costs by 300 %

EXPENDITURE FOR UNREASONABLE HARDSHIP COMPLIANCE (20% of project valuation = 4000)

Specify accessibility feature upgrades to be provided and cost under following priority listing:

1. Accessible path of travel to building or facility entrance (including entry doorway): \$ _____
 2. Accessible path of travel within building or facility to the area of remodel \$ _____
 1. warning strips at top & bottom threads of both stairs 1,200-
 2. anti-slip strips
 3. Accessible restroom for each sex \$ 2,400-
 3. lever hardware at doors of stairshaft. + HCP 3,500-
 4. Accessible drinking fountains and public telephones closets \$ _____
 4. hand rails at stairs (includes open wall do install backing) 4,150-
 5. Additional accessible features (parking, storage, and alarms) \$ 5,800-
 5. Plstrip faded path of travel 6,700-
 6. Reverse door swings on toilet rooms on the first floor
 6. (stalls)
- TOTAL = \$ 4100-

APPLICATION INFORMATION:

Name (print): David Weaver #103 Signature: [Signature]
Firm Address: 4 Upper Newport Plaza Position: Principal
Newport Beach 92660

FOR DEPARTMENT USE ONLY:

Approved by: [Signature] Date: 11/25/97

110 S Broadway

Permit Application #: 97016 - 10000 - 27546

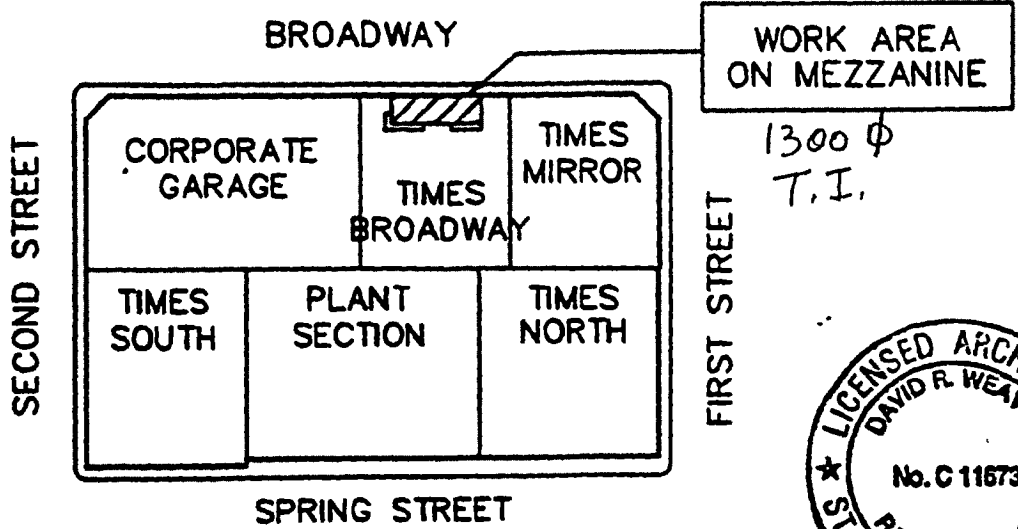
Bldg--Alter/Repair
Commercial
Over the Counter Permit

City of Los Angeles - Department of Building and Safety

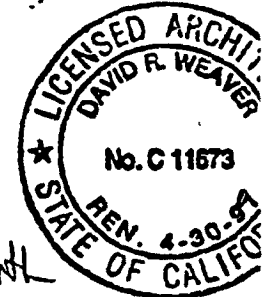
Plan Check #:
Initiating Office: METRO
Printed on: 11/25/97 08:23:05

PLOT PLAN ATTACHMENT

1 5 1 5 7 1 7 0 0 6
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



1300 φ
T.I.



Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B08LA12019

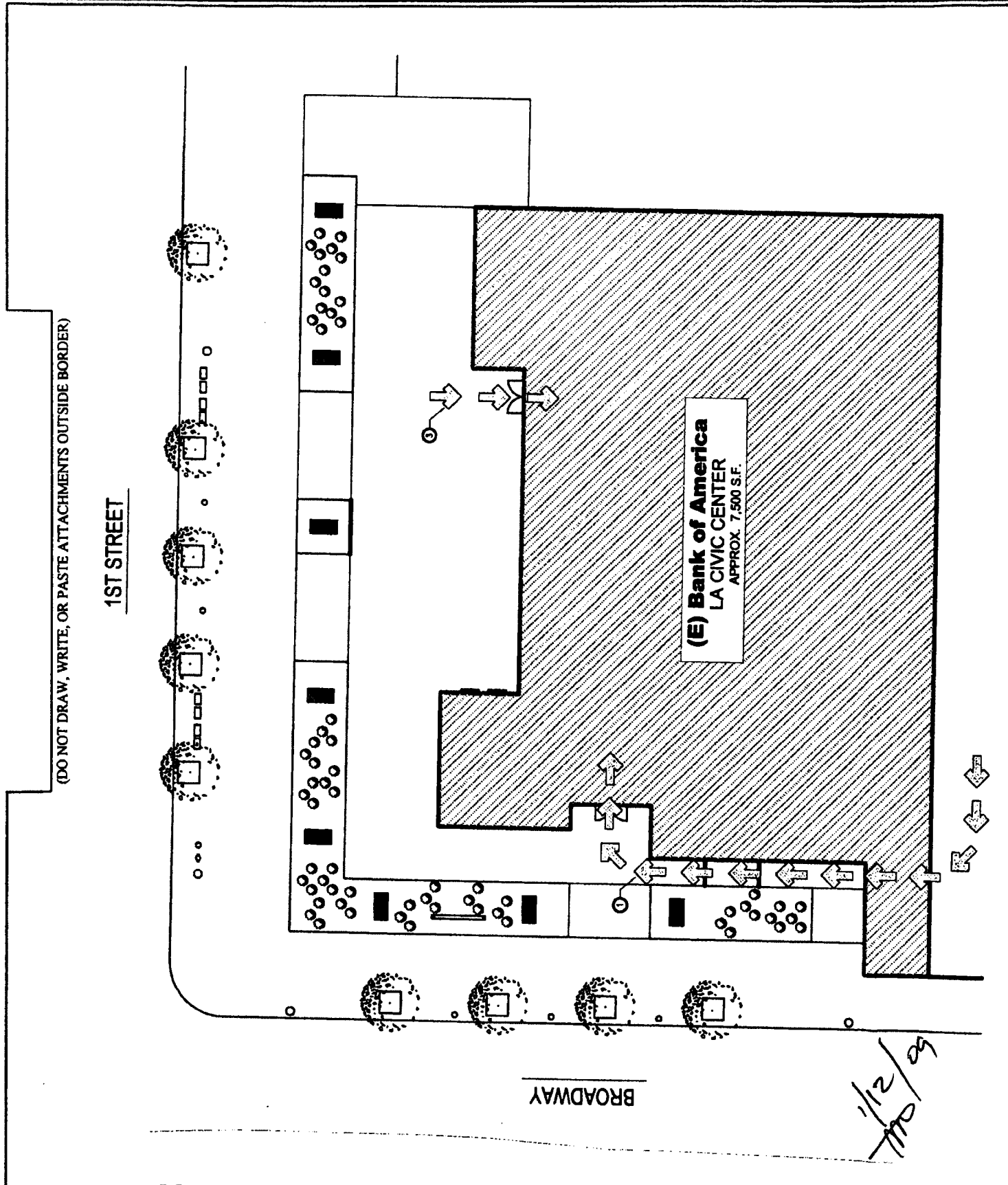
Commercial

Initiating Office: METRO

Plan Check

PLOT PLAN ATTACHMENT

Printed on: 12/05/08 15:43:46



7 5 2 5 9 2 3 4 2 2 9

145 S. Spring St.



Bldg-Alter/Repair
Commercial
Back Room Plan Check

City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

Status/Date : Ready to Issue 05/27/97
Page : A - 1
Printed On : 05/27/1997 16:03:47
Permit Ref# :



Project Reference :
Permit Application: 97016 - 10000 - 06120

1. ADDRESS & PROJECT INFORMATION

Project Address : 145 S. Spring St.
Permit Valuation : \$50,000.00 (Final)
Work Description : ADD NEW SHEAR WALLS AT BASEMENT AND GROUND FLOOR AND
ADD NEW CMU PARTITIONS.

PC Valuation :

Exist. Bldg. on Lot/Use : 1) OFFICE BLDG
Relocation Old Address :

2. OWNER INFORMATION

Name : New Tmc Inc
Address : 0 Times Mirror Sq
Los Angeles Ca 90053

3. APPLICANT INFORMATION

Name : DAVID WEAVER
Address : 4 Upper Newport Plaza, #103
Newport Beach, Calif. 92660
Phone #: 7147570355 FAX # :

- Agent for Owner

4. ARCHITECT, CONTRACTOR & ENGINEER INFORMATION

TYPE	NAME	CLASS	LICENSE TYPE#	BTRC#
Architect	Weaver David Roger	NA	CI1673	
Contractor	Coast Machinery Movers 2431 Chico Avenue South El Monte, CA 91733	B	NA597223	147309
Engineer	Nieblas Gerard Michael 1529 Via Tulipan San Clemente, CA 92672	NA	S2723	

Phone : 714-757-0355
Phone : 714-476-8319

Parcel(PIN) : 130-5A213 27

Council Dis : 9

Event Code :

Sewer Cap :

APPROVED BY

PC : Albert Salvador

Application : Albert Salvador

Print : A. SALVADOR Zoned by: 76962
BSID

Sign : [Signature] Date: 5-27-97

W/O #: 71606120

For Cashier's Use Only

05/27/97 04:23:50PH H001 T-5803 C 26
BLDG PERMIT CO 528.75
INVOICE # 000000 PP
PLAN MAINTENAN 10.58
EI COMMERCIAL 10.50
SYS DEV 32.99
ONE STOP 11.00
CITY PLAN SURC 16.22
MISCELLANEOUS 5.00
TOTAL 615.00
CHECK 615.00

97HD 47985

7 3 2 3 2 2 2 2 2 3 3

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

- Building Electrical Plumbing HVAC

GENERAL CONTRACTOR/OWNER BUILDER

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: **COMBINED BENEFITS** Policy #: **1 W964137149**

Carrier: **Samuel J. Camarano** Policy #: **1 W964137149**
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: **Samuel J. Camarano** Date: **5/27/97** Owner Contractor

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the electrical permits.

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy #: _____
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: _____

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the plumbing permits.

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy #: _____
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: _____

HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the HVAC permits.

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy #: _____
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: _____

CONSTRUCTION LENDING AGENCY

I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name: _____ Lender's Address: _____

I declare that notification of Asbestos Removal is not applicable. I declare that a notification letter has been sent to the AQMD or EPA.

ASBESTOS REMOVAL

ASBESTOS REMOVAL. I declare that a notification letter has been sent to the AQMD or EPA.

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 70000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom & the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500); I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code); The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purposes of sale.

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.

I am exempt under Sec. _____ Bus. & Prof. Code for the following reason: _____

Print: _____ Sign: _____ Date: _____ Owner Authorized Agent

FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print: **Samuel J. Camarano** Sign: **Samuel J. Camarano** Date: **5/27/97** Owner Contractor Authorized Agent

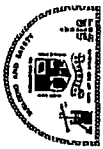
Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the date of expiration for and construction has not commenced, or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for permits granted by the Department of Building and Safety (Sec. 22.12 & 22.15 L.A.M.C.).

1 3 2 7 3 2 2 7 9 3 1

145 S. SPRING ST.

PROJECT REFERENCE

PERMIT APPLICATION NO. 97016-10000-06120



Bldg--Alter/Repair
Commercial
Back Room Plan Check

City of Los Angeles-Department of Building & Safety
**APPLICATION FOR BUILDING PERMIT AND
CERTIFICATE OF OCCUPANCY**



STATUS/DATE Ready to Issue 05/27/97
SUPPLEMENTAL PAGE B1
PRINTED ON 5/27/97 16:04

1. FULL DESCRIPTION OF WORK:

ADD NEW SHEAR WALLS AT BASEMENT AND GROUND FLOOR AND
ADD NEW CMU PARTITIONS.

2. LEGAL DESCRIPTION:

TRACT: ORDS SURVEY City Ref: M R 53-66/73 Block: 2
LOT: 1 ARB: 1 PIN: 130-5A213 27 BOOK: 5149 PAGE: 001 PARCEL: 003
TRACT: ORDS SURVEY City Ref: M R 53-66/73 Block: 2
LOT: 1 ARB: 2 PIN: 130-5A213 30 BOOK: 5149 PAGE: 001 PARCEL: 003

3. PROJECT ADDRESSES:

* 145 S. SPRING ST.

4. PROPERTY OWNERS:

NEW TMC INC
TIMES MIRROR SQ LOS ANGELES CA 90053

5. TENANTS INFO:

6. USE INFO - ZONING CODE:

Existing Office (13)

0 3 2 5 0 2 7 0 2 3 2

145 S. SPRING ST.

PROJECT REFERENCE

PERMIT APPLICATION NO. 97016-10000-06120



Bldg--Alter/Repair
Commercial
Back Room Plan Check

City of Los Angeles - Department of Building & Safety
**APPLICATION FOR BUILDING PERMIT AND
CERTIFICATE OF OCCUPANCY**



STATUS/DATE Ready to Issue 05/27/97
SUPPLEMENTAL PAGE: C 1
PRINTED ON : 5/27/97 16:04

1. DOCUMENTS:

VERIFY LOT TIE REQ. 1

ZI 145-1008

ZI 940

2. PARCEL INFORMATION:

Fire District: 1
Thomas Brothers Map Grid: 634
Zone: C2-4D
Parking Dist.: DPD

District Map: 130.5A213
Council District: 9
Parking Dist.: CCPD
BAS Branch Office: LA

Census Tract: 2074.000
Energy Zone: 9
Lot Size: CITY BLOCK
Highway Dedication: Y

0 6 2 5 0 2 7 0 2 3 3

145 S. SPRING ST.

PROJECT REFERENCE

PERMIT APPLICATION NO. 97016-10000-06120



Bldg--Alter/Repair
Commercial
Back Room Plan Check

City of Los Angeles - Department of Building & Safety
**APPLICATION FOR BUILDING PERMIT AND
CERTIFICATE OF OCCUPANCY**



STATUS/DATE: Ready to Issue 05/27/97
SUPPLEMENTAL PAGE: D 1
PRINTED ON: 5/27/97 16:04

1. ATTACHMENT:

Clearance Summary

Plot Plan

2. CLEARANCE REOD:

(D) Conditions

BAS ENGINEER PLANCHCK STRUCENG Approved

5/27/97

ALBERT SALVADOR

Approved

BAS ENGINEER COORDINA ZNCRDDEM

Not Appli

DAS Clearance

BAS ENGINEER PLANCHCK DISABACS Approved

5/27/97

ALBERT SALVADOR

Exempt

BAS ENGINEER COORDINA ZNCRDDEM

Not Appli

Project located in CRA area

BAS ENGINEER PLANCHCK STRUCENG Approved

5/27/97

ALBERT SALVADOR

Not Applic

CRA NA NA NA Approved

5/20/97

MICHAEL D MEAD

3. FABRICATOR REOD:

Shop Welds

Structural Steel

4. FEES INFO:

Fin: Fire Hydrant Refuse-To-Pay

\$528.75

Fin: Handicapped Access

\$32.99

\$615.00

Fin: Permit Fee Subtotal Bldg--Alter/Repair

\$11.00

Fin: Supp. Sys. Surcharge

\$10.58

\$16.18

Fin: Supp. O.S. Surcharge

\$5.00

Fin: Plan Maintenance

\$0.00

\$10.50

Fin: Planning Surcharge Misc Fee

\$28.55

Sub: SUBMITTAL TOTAL Bldg--Alter/Repair

\$533.23

\$475.88

Sub: Handicapped Access

\$28.55

Sub: Planning Surcharge

\$14.28

\$9.52

Sub: Sys. Surcharge

\$5.00

Sub: Plan Check Subtotal Bldg--Alter/Repair

\$475.88

\$9.52

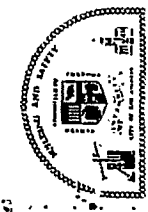
Sub: Planning Surcharge Misc Fee

\$5.00

Sub: Planning Surcharge

\$14.28

\$9.52



City of Los Angeles
Department of Building and Safety
 Clearances - Pending



Job Address: 145 - 145 S. Spring St.
Permit Application No.: 97016 - 10000 - 06120
Printed: 4/23/97 15:54:16

PROJECT.....SP-45.....PARCEL.....
 BY Michelle [Signature]
 TITLE...R. Roberts...DATE...MAY 11 1997
CEQA CLEARED

Governing Agency: BUREAU OF ENGINEERING
 Address: 200 N. Spring St., City Hall Room 460-K
 Los Angeles, CA 90012
 *** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.
 Telephone: (213) 485-3885 Fax: None
 Current Status: Pending

Clearance description: Highway dedication
 Clearance required from Bureau of Engineering for construction in area subject highway dedication
 Approval granted by: J. Chong (Print name) [Signature] (Authorized signature) 5/20/97 (Date)
 Type of approval: Approved Exempted Not Applicable
 Comment: shear wall & curbside only, ded. exempted

Governing Agency: BUREAU OF ENGINEERING
 Address: 200 N. Spring St., City Hall Room 460-K
 Los Angeles, CA 90012
 *** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.
 Telephone: (213) 485-3885 Fax: None
 Current Status: Pending

Clearance description: Roof/Waste drainage to street
 Clearance required from Bureau of Engineering for roof, site, or industrial waste drainage to street
 Approval granted by: _____ (Print name) _____ (Authorized signature) _____ (Date)
 Type of approval: Approved Exempted Not Applicable
 Comment: _____

Governing Agency: BUREAU OF ENGINEERING
 Address: 200 N. Spring St., City Hall Room 460-K
 Los Angeles, CA 90012
 *** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.
 Telephone: (213) 485-3885 Fax: None
 Current Status: Pending

Clearance description: Sever availability
 Clearance required from Bureau of Engineering for sewer availability and connection
 Approval granted by: RAMA (Print name) [Signature] (Authorized signature) 5/27/97 (Date)
 Type of approval: Approved Exempted Not Applicable
 Comment: STRUCTURAL

Governing Agency: CITY PLANNING DEPARTMENT
 Address: 200 N. Spring St., Rm 460S, LA, CA 90012
 6251 Van Noy St., Van Noy, CA 91401
 *** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.
 Telephone: (213) 485-7826 Fax: None
 Current Status: Pending

Clearance description: CD Conditions
 Clearance required from City Planning for (D) Conditions
 Approval granted by: ROBERT S. HEPEDIA (Print name) [Signature] (Authorized signature) 5-20-97 (Date)
 Type of approval: Approved Exempted Not Applicable
 Comment: _____

Governing Agency: COMMUNITY REDEVELOPMENT AGENCY
 Address: 354 S. Spring St., Los Angeles, CA 90013
 5651 Vineland Av. (By appointment)
 *** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.
 Telephone: (213) 977-1669 Fax: None
 Current Status: Pending

Clearance description: Historical monument
 Clearance required for work within a historical monument located in CRA area:
 Approval granted by: _____ (Print name) _____ (Authorized signature) _____ (Date)
 Type of approval: Approved Exempted Not Applicable
 Comment: _____

Description of Work: (SEE AEP)
 Clearance-Pending

0 5 2 5 7 2 7 0 2 3 5

145 S. SPRING ST.

PROJECT REFERENCE
PERMIT APPLICATION NO. 97016-10000-06120



Bldg--Alter/Repair
Commercial
Back Room Plan Check

City of Los Angeles - Department of Building & Safety
**APPLICATION FOR BUILDING PERMIT AND
CERTIFICATE OF OCCUPANCY**



STATUS/DATE: Ready to Issue 05/27/97
SUPPLEMENTAL PAGE: D 2
PRINTED ON : 5/27/97 16:04

5. PC ACTIVITY:

Disabled Access Plan Check MIKE WOOD

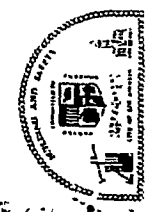
Plan Check ALBERT SALVADOR

6. SPECIAL INSPECT/OBSERVATION:

Anchor Bolts
H/S Bolt

Concrete>2.5ksi
Shotcrete

Field Welding
Structural Observation



City of Los Angeles
Department of Building and Safety
 Clearances - Pending

THE COMMUNITY REDEVELOPMENT AGENCY
 OF THE CITY OF LOS ANGELES, CALIFORNIA



Job Address: 145 - 145 S. Spring St.
 Permit Application No.: 97016 - 10000 - 06120
 Printed: 4/23/97 15:54:16

PROJECT: SR-45 PARCEL: 20
 BY: [Signature]
 TITLE: R. Roberts DATE: MAY 16 1997

CEQA CLEARED

Governing Agency: BUREAU OF ENGINEERING
 Address: 200 N. Spring St., City Hall Room 460-K
 Los Angeles, CA 90012
 *** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.
 Telephone: (213) 485-3885 Fax: None
 Current Status: Pending

Clearance description: Highway dedication
 Clearance required from Bureau of Engineering for construction in area subject highway dedication
 Approval granted by: J. Chagnon (Print name) [Signature] (Authorized signature) 5/20/97 (Date)
 Type of approval: Approved Exempted Not Applicable
 Comment: Sheer wall & curbside only ded. exempted

Governing Agency: BUREAU OF ENGINEERING
 Address: 200 N. Spring St., City Hall Room 460-K
 Los Angeles, CA 90012
 *** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.
 Telephone: (213) 485-3885 Fax: None
 Current Status: Pending

Clearance description: Roof/Waste drainage to street
 Clearance required from Bureau of Engineering for roof, site, or industrial waste drainage to street
 Approval granted by: _____ (Print name) _____ (Authorized signature) _____ (Date)
 Type of approval: Approved Exempted Not Applicable
 Comment: _____

Governing Agency: BUREAU OF ENGINEERING
 Address: 200 N. Spring St., City Hall Room 460-K
 Los Angeles, CA 90012
 *** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.
 Telephone: (213) 485-3885 Fax: None
 Current Status: Pending

Clearance description: Sewer availability
 Clearance required from Bureau of Engineering for sewer availability and connection
 Approval granted by: A. FANCHI (Print name) [Signature] (Authorized signature) 5/27/97 (Date)
 Type of approval: Approved Exempted Not Applicable
 Comment: STRUCTURE

Governing Agency: CITY PLANNING DEPARTMENT
 Address: 200 N. Spring St., Rm 460S, LA, CA 90012
 6251 Van Noy St., Van Noy, CA 91401
 *** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.
 Telephone: (213) 485-7826 Fax: None
 Current Status: Pending

Clearance description: (D) Conditions
 Clearance required from City Planning for (D) Conditions
 Approval granted by: ROBERT S. HEEDIA (Print name) [Signature] (Authorized signature) 5-20-97 (Date)
 Type of approval: Approved Exempted Not Applicable
 Comment: _____

Governing Agency: COMMUNITY REDEVELOPMENT AGENCY
 Address: 354 S. Spring St., Los Angeles, CA 90013
 5651 Vineland Av. (By appointment)
 *** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.
 Telephone: (213) 977-1669 Fax: None
 Current Status: Pending

Clearance description: Historical monument
 Clearance required for work within a historical monument located in CRA area:
 Approval granted by: _____ (Print name) _____ (Authorized signature) _____ (Date)
 Type of approval: Approved Exempted Not Applicable
 Comment: _____

Description of Work: (SEE OVER)

Governing Agency: COMMUNITY REDEVELOPMENT AGENCY
Address: 354 S. Spring St., Los Angeles, CA 90013
5051 Wilshire Av. (by appointment)
*** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.
Telephone: (213) 977-1660 Fax: None
Current Status: Pending

Clearance description: Project located in CRA area
"Clearance required for project located in CRA area: 21 940"
Approval granted by: Michael Wood (Print name)
Type of approval: Approved Exempted Not Applicable
Comment:

MAY 20 1997
(Date)

Michael Wood
(Authorized signature)

Governing Agency: CULTURAL AFFAIRS DEPARTMENT
Address: 493 S. Spring St., 7th Floor
Los Angeles, CA 90013
*** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.
Telephone: (213) 485-9576 Fax: None
Current Status: Pending

Clearance description: City historic monument, appr
Approval required from Cultural Heritage Commission for generation/addition/renovation of a City Historic-Cultural Monument
Approval granted by: BILL MOFFIT (Print name)
Type of approval: Approved Exempted Not Applicable
Comment: NOT A MONUMENT

BILL MOFFIT
(Authorized signature)

5-20-97
(Date)

Governing Agency: DEPARTMENT OF BUILDING AND SAFETY
Address: Address varies by office.
See correction sheet for details.
*** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.
Telephone: 213-847-4122 Fax:
Current Status: Pending

Clearance description: SDAS Clearance
Disabled Access approval of handicap corrections required prior to issuance of permit.
Approval granted by: MIKE WOOD (Print name)
Type of approval: Approved Exempted Not Applicable
Comment:

Mike Wood
(Authorized signature)

4-21-97
(Date)

Governing Agency: DEPARTMENT OF BUILDING AND SAFETY
Address: 200 N. Spring St., City Hall Room 460-D
Los Angeles, CA 90012
*** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.
Telephone: (213) 237-1300 Fax: None
Current Status: Pending

Clearance description: Historical monument approval
Preservation coordinator approval required for projects affecting a historical monument
Approval granted by: BILL MOORE (Print name)
Type of approval: Approved Exempted Not Applicable
Comment: NOT A MONUMENT

BILL MOORE
(Authorized signature)

4-18-97
21: 237-1346
5-20-97
(Date)

Governing Agency: LOS ANGELES FIRE DEPARTMENT
Address: 200 N. Spring St., Rm. 460-N, LA, 90012
14425 Erwin St. Mail-30, Van Nuys, 91401
*** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.
Telephone: (213) 485-7831 Fax: None
Current Status: Pending

Clearance description: Automatic fire ext. system
Approval required for automatic fire extinguishing system
Approval granted by: (Print name)
Type of approval: Approved Exempted Not Applicable
Comment:

Governing Agency: LOS ANGELES FIRE DEPARTMENT
Address: 200 N. Spring St., Rm. 460-N, LA, 90012
14425 Erwin St. Mail-30, Van Nuys, 91401
*** Please call telephone # listed below to verify that the office address listed above is the correct clearance office for your project.
Telephone: (213) 485-7831 Fax: None
Current Status: Pending

Clearance description: Building Permit Clearance
Building Permit clearance required from Fire Department
Approval granted by: HANNY G. SYMALKI (Print name)
Type of approval: Approved Exempted Not Applicable
Comment:

HANNY G. SYMALKI
(Authorized signature)

5/21/97
(Date)

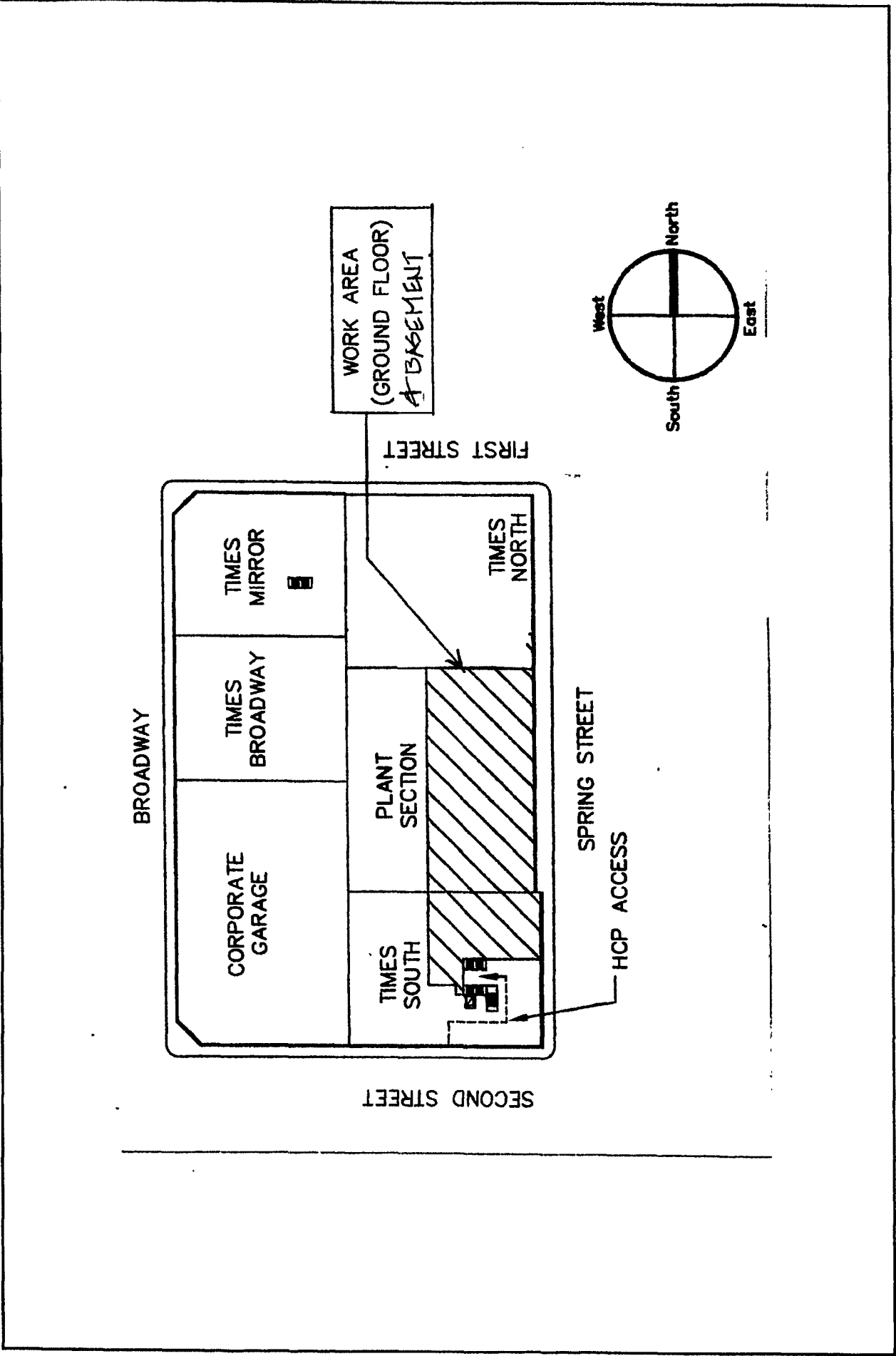
Prior to issuance of a building permit, an electronic approval or a valid signature from an authorized representative of the designated agency or department shall be obtained for the clearance(s)-listed above.
Number of clearances listed: 11

Description of Work: ADD NEW SHEAR WALLS AT BASEMENT AND GROUND FLOOR AND
Clearance-Pending

Bldg--Alter/Repair
Commercial
Back Room Plan Check

City of Los Angeles - Department of Building & Safety
PLOT PLAN ATTACHMENT

Plan Check #: ce5785
Initiating Office: METRO
Printed: 4/23/97 - 15:33:02



145 S Spring St



Permit #:

97014 - 10000 - 06700

Plan Check #: CC6931

Reference #:

Event Code:

Bldg---Addition Commercial Back Room Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Status: Ready to Issue Status Date: 09/03/98 Printed on: 09/03/98 09:52:15
---	--	--

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
ORDS SURVEY	2	8		M R 53-66/73	130-5A213 5	5149 - 001 - 007
TIMES SQUARE		3		M B 184-21	130-5A213 6	5149 - 001 - 007
TIMES SQUARE		4		M B 184-21	130-5A213 7	5149 - 001 - 007
TIMES SQUARE		2		M B 184-21	130-5A213 9	5149 - 001 - 005
TIMES SQUARE		5		M B 184-21	130-5A213 10	5149 - 001 - 006

3. PARCEL INFORMATION		
BAS Branch Office - LA Council District - 9 Census Tract - 2074.000 District Map - 130.5A215	Energy Zone - 9 Fire District - 1 Highway Dedication - Y Lot Size - IRR	Lot Type - Corner Parking Dist. - CCPD Parking Dist. - DPD Thomas Brothers Map Grid - 634
ZONE(S): C4-4, D7		

4. DOCUMENTS	FIRE HYDRANT FEE NOTICE - THE CITY OF LOS ANGELES
ZI - 1117 ZI - 145-1008 ZI - 940	CTY - 90-1466762 AFF - 98-854779 AF - 36889

5. CHECKLIST ITEMS	TO PROVIDE SPECIAL INSPECT - STRUCTURAL OBSERVATION SERVICES FOR THIS PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE.
Fabricator Req'd - Shop Welds Fabricator Req'd - Structural Steel Special Inspect - Anchor Bolts	Special Inspect - Concrete > 2.5ksi Special Inspect - Epoxy Bolts Special Inspect - Field Welding

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
Owner(s): Tmct Llc Tmct Llc	4 Park Plaza STE 1700 4 Park Plaza STE 1700	IRVINE CA 92614 IRVINE CA 92614	213-237-5000
Tenant:			
Applicant: (Relationship Architect) David Weaver -	4 Upper Newport Plaza	NEWPORT BEACH, CA 92660	(714) 757-0355

7. EXISTING USE 13 Office	PROPOSED USE	8. DESCRIPTION OF WORK ADDITION OF CONCRETE SHEAR WALLS; SEISMIC UPGRADE; INFILL EXISTING OPENINGS AT BASEMENT, 1ST AND 2ND FLOORS (TOTAL OF 12675 S.F.)
-------------------------------------	---------------------	--

9. # Bldgs on Site & Use: LA TIMES BLDG

For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD, outside LA County, call (213)-972-6941

10. APPLICATION PROCESSING INFORMATION		For Cashier's Use Only	W/O #: 71406700
BLDG. PC By: Oscar Ondoy OK for Cashier: Oscar Ondoy Signature: <i>[Signature]</i>	DAS PC By: Wai Lau Coord. OK: <i>[Signature]</i> Date: 9/3/98		

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period			
Permit Valuation: \$500,000		PC Valuation:	
FINAL TOTAL Bldg---Addition	6,895.90	School District Commercial Area	3,802.50
Permit Fee Subtotal Bldg---Additio	2,627.63	Permit Issuing Fee	0.00
Energy Surcharge			
Handicapped Access			
Supp. Plan Check			
Plan Maintenance	52.55		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	105.00		
Supp. O.S. Surcharge	55.70		
Supp. Sys. Surcharge	167.11		
Planning Surcharge Misc Fee	5.00		
Supp. Planning Surcharge	80.41		
Sewer Cap ID:		Total Bond(s) Due:	

12. ATTACHMENTS
Plot Plan <i>[Signature]</i>

09/03/98 10:04:30AM LAGS T-6383 C 02
 BLDG PERMIT CO 2,627.63
 INVOICE # 000000 FP
 PLAN MAINTENAN 52.55
 EI COMMERCIAL 105.00
 SYS DEV 167.11
 ONE STOP 55.70
 MISCELLANEOUS 5.00
 CITY PLAN SURC 80.41
 SCHOOL DEV CON 3,802.50
 TOTAL 5,895.90
 CHECK 6,895.90

98LA 78623

09003333

13. STRUCTURE INVENTORY

- (C) Floor Area (ZC) 12,675 Sqft
- (P) NFPA-13 Fire Sprinklers Thru-out
- (P) Concrete Shearwall
- (P) B Occupancy 12,675 Sqft 127 Max Occ.
- (C) Parking Req'd 13 # Changed Total
- (P) Provided Offsite Parking 13 Stalls
- (P) Type I-F.R. Construction
- (P) Floor Construction - Composite Deck

(E) Wall Construction - Concrete

14. APPLICATION COMMENTS

5 HRS ON 1/8

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(E) Freeland Reese	29572 Spotted Bull Lane, San Juan Capistrano, CA 92		S1109	
(A) Weaver David	4 Upper Newport Plaza, Ste 103 Newport Beach, CA 92660		C11673	714-757-0855
(C) Coast Machinery Movers	2431 Chico Avenue, South El Monte, CA 91733	B	597223	

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contracts & workers' comp declarations are desired.)

License Class: B Lic. No. 597223 Print John Lowther Sign John Lowther

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations
 I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are
Carrier PAULA INS CO Policy Number: PWC 5016343

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign John Lowther Date 9.3.98 Contractor Authorized Agent Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEES

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3097, Civil Code)

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal Not applicable Letter was sent to the AQMD or EPA Sign John Lowther Date 9.3.98

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)).

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec _____, Bus & Prof Code for the following reason: _____

Print _____ Sign _____ Date: _____ Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print JOHN LOWTHER Sign John Lowther Date: 9.3.98 Owner Contractor Author. Agent

1135 / U 333

145 S Spring St

Permit Application #: 97014 - 10000 - 06700

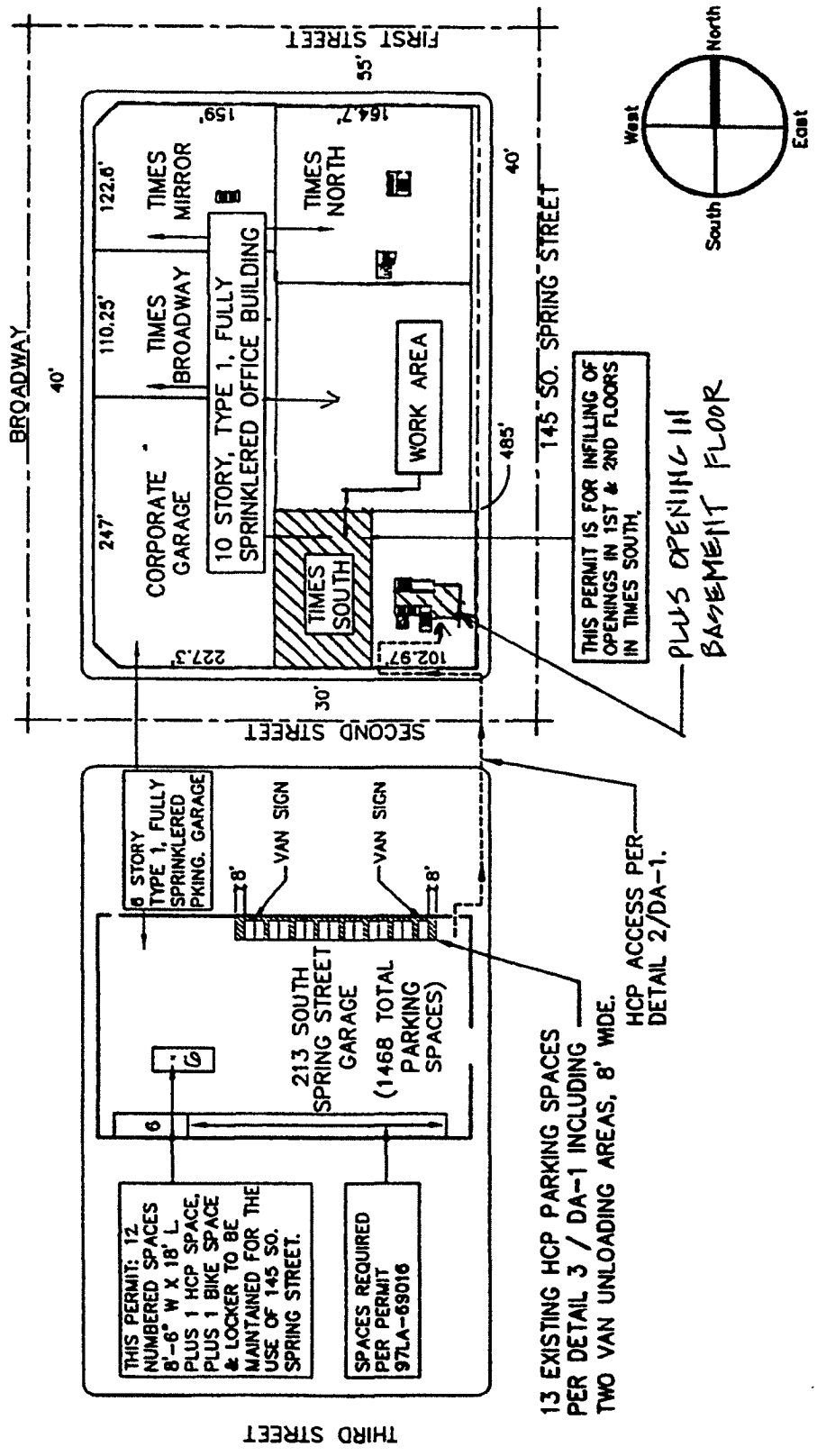
Bldg---Addition
Commercial
Back Room Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: CC6931
Initiating Office: METRO
Printed on: 01/29/98 11:07:13

PLOT PLAN ATTACHMENT

0 5 5 / 0 9 0 0 3 3 0
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



THIS PERMIT IS FOR INFILLING OF OPENINGS IN 1ST & 2ND FLOORS IN TIMES SOUTH.
PLUS OPENING IN BASEMENT FLOOR

HCP ACCESS PER DETAIL 2/DA-1.

13 EXISTING HCP PARKING SPACES PER DETAIL 3 / DA-1 INCLUDING TWO VAN UNLOADING AREAS, 8' WIDE.

THIS PERMIT: 12 NUMBERED SPACES 8'-6" W X 18' L PLUS 1 HCP SPACE, PLUS 1 BIKE SPACE & LOCKER TO BE MAINTAINED FOR THE USE OF 145 SO. SPRING STREET.

SPACES REQUIRED PER PERMIT 97LA-69016

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 LOT	BLK.	TRACT	DIST. MAP						
			129-213						
2. BUILDING ADDRESS	APPROVED		ZONE						
145 S. Spring St.			M-2-4						
3. BETWEEN CROSS STREETS	AND		FIRE DIST.						
First	Second		E 80/60						
4. PRESENT USE OF BUILDING	NEW USE OF BUILDING		INSIDE						
Office and Newspaper Pl.	Pl. Same		KEY						
5. OWNER	PHONE		COR. LOT						
Times Mirror Co	MA52345		REV. COR.						
6. OWNER'S ADDRESS	P. O.	ZONE	LOT SIZE						
202 W. First St.,	L. A.	12							
7. CERT. ARCH.	STATE LICENSE	PHONE	no legal						
Rowland H. Crawford	C-260	BR22753							
8. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY						
			SIDE ALLEY						
9. CONTRACTOR	STATE LICENSE	PHONE	BLDG. LINE						
P. J. Walker Co	32896	An24131							
10. CONTRACTOR'S ADDRESS	P. O.	ZONE	AFFIDAVITS						
3900 Whiteside St.,	L. A.	63							
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE						
	4								
3 145 S. Spring St.	DISTRICT OFFICE		L. A.						
12. MATERIAL <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK	ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL	ROOFING	SPRINKLERS REQ'D. SPECIFIED						
EXT. WALLS: <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER								
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 8000.00		BLDG. AREA						
14. SIZE OF ADDITION	STORIES	HEIGHT	VALUATION APPROVED						
no change in size			H. Walker						
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	APPLICATION CHECKED						
interior partition changes	no change	no change	Takarui*						
5th flr times mirror bldg.			PLANS CHECKED						
			H. Walker						
			CORRECTIONS VERIFIED						
			PLANS APPROVED						
			INSPECTOR						
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.			FILE WITH						
Signed <u>Geo. W. Lynch</u>			CONT. INSP.						
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR						
			H. Walker						
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
F	G-1	HC	17.00			24.00			

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

NOV-30-59 7.9745 A - 2 CK 17.00
 LA49031 DEC-9-59 82283 C - 1 CK 34.00

P.C. No. FE-770.8 GRADING..... CRIT. SOIL..... CONS. ~~.....~~

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 Pt of Times Sq. ADDRESS APPROVED
2. BUILDING ADDRESS 145 S. Spring St. DIST. MAP 129-213
3. BETWEEN CROSS STREETS 1st St. AND 2nd St. ZONE M-2-4
4. PRESENT USE OF BUILDING Newspaper Plant NEW USE OF BUILDING SAME FIRE DIST. I/80
5. OWNER'S NAME The Times Mirror Company MA 52345 PHONE PHONE INSIDE KEY
6. OWNER'S ADDRESS 202 W. 1st St. P.O. ZONE COR. LOT REV. COR. LOT SIZE
7. CERT. ARCH. Rowland H. Crawford C-260 BR-22753 STATE LICENSE PHONE INC LEG
8. LIC. ENGR. S. B. Barnes and Assoc STATE LICENSE PHONE DU-22385
9. CONTRACTOR P. J. Walker Co 32896 AN24131 STATE LICENSE PHONE REAR ALLEY SIDE ALLEY BLDG. LINE
10. CONTRACTOR'S ADDRESS 3900 Whiteside St. LA 63 P.O. ZONE
11. SIZE OF EXISTING BLDG. 120x164 STORIES 10 HEIGHT 150 NO. OF EXISTING BUILDINGS ON LOT AND USE one newspaper plant BLDG. AREA

SEWER (Available) (Not Available)

3 145 S. Spring St. DISTRICT OFFICE LA

12. MATERIAL WOOD METAL CONC. BLOCK ROOF WOOD STEEL ROOFING SPRINKLERS REQ'D. SPECIFIED AFFIDAVITS
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 500.00 VALUATION APPROVED Kennedy
14. SIZE OF ADDITION STORIES HEIGHT APPLICATION CHECKED W HATLEY*
15. NEW WORK: EXT. WALLS ROOFING PLANS CHECKED Kennedy
New concrete loading dock add CORRECTIONS VERIFIED Kennedy
SPACES PARKING
GUEST ROOMS
FILE WITH
CONT. INSP.

CRITICAL SOIL

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 [Signature] This Form When Properly Validated is a Permit to Do the Work Described.

PLANS APPROVED Kennedy
APPLICATION APPROVED Kennedy
INSPECTOR

TYPE GROUP MAX. OCC. P.C. 25 S.P.C. G.P.I. B.P. 350 I.F. O.S. C/O

Table with 4 columns: CASHIER'S USE ONLY, P.C. No., GRADING, CRIT. SOIL, CONS.
Row 1: NOV-27-61 80153 0 - 2 CK 1.75
Row 2: LA 2244 NOV-27-61 80154 0 - 1 CK 3.50

212 238-3 2010 2010

222 238-3 2010 2010

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

CITY OF LOS ANGELES
DEPT. OF BUILDING AND SAFETY **Ac-1**

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

1. LEGAL DESCR. Prtn lots Por. 2	BLK. 2	TRACT Times Mirror Sq.	CENSUS TRACT 129 213
2. PRESENT USE OF BUILDING 13 offices	NEW USE OF BUILDING 13 same	ZONE M-2	
3. JOB ADDRESS 145 S. Spring St.		FIRE DIST. I 80/110	
4. BETWEEN CROSS STREETS 1st St.	AND 2nd St.	INSIDE COR. LOT KEY REV. COR.	
5. OWNER'S NAME Times Mirror Co.	PHONE MA 52345	LOT SIZE inc. legal	
6. OWNER'S ADDRESS 202 W. 1st St. LA 90053	P.O. BOX LA 90053	ZIP LA 90053	
7. ARCHITECT OR DESIGNER William L. Pereira	STATE LICENSE NO. C339	PHONE 933 8341	REAR ALLEY 7
8. ENGINEER J. S. Hamel Inc.	STATE LICENSE NO. VI 91548	PHONE VI 91548	SIDE ALLEY
9. CONTRACTOR C. W. Driver Inc.	STATE LICENSE NO. DU 73144	PHONE DU 73144	BLDG. LINE
10. SIZE OF EXISTING BLDG. 10	STORIES 10	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
11. MATERIAL OF CONSTRUCTION conc	EXT. WALLS conc	ROOF conc	FLOOR conc
12. JOB ADDRESS 145 S. Spring St.			DISTRICT OFFICE LA
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING 10,000			GRADING yes NP
14. NEW WORK: (Describe) modernize corridors 4th floor.			CRIT. SOIL 1
NEW USE OF BUILDING Ac. ducts Same	SIZE OF ADDITION	STORIES	HEIGHT
TYPE Ac	GROUP Ac	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED
BLDG. AREA Ac	MAX OCC. Ac	TOTAL	PLANS CHECKED
DWELL. UNITS	GUEST ROOMS	SPACES REQ'D PROVIDED	PLANS APPROVED
P.C. No. 2730	CONT. INSP.		APPLICATION APPROVED Ac
P.C. 2730	S.P.C.	G.P.I.	B.P. 42
			J.F. 1
			O.S.
			C/O
			TYPIST DM

Plan check expires six months after fee is paid. Permit expires one year after fee is paid or six month after fee is paid if construction is not commenced.

CASHIER'S USE ONLY
 OCT 6-67 48200 F 54377 2-2 CK 27.30
 OCT 6-67 48201 F 54377 2-2 CK 42.00

STATEMENT OF RESPONSIBILITY

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.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed **Ronald Kennedy**
(Owner or Agent)

	Name	Date
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
	FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Traffic	APPROVED FOR	

3

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

BAS B-3 (R7.77) DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 1	BLK 2	TRACT ORDS BURVEY	DIST. MAP 129 213
2. PRESENT USE OF BUILDING	OFFICE BLDG.		NEW USE OF BUILDING SAME	CENSUS TRACT 2073.00
3. JOB ADDRESS	145 S. SPRING ST			ZONE M2-4
4. BETWEEN CROSS STREETS	1st	AND	2nd	FIRE DIST. ONE
5. OWNER'S NAME	TIMES MIRROR CO.		PHONE 972 5151	LOT (TYPE) COR
6. OWNER'S ADDRESS	202 W. 1st ST LA		CITY 90053	LOT SIZE IRREG
7. ENGINEER	BUS. LIC. NO	ACTIVE STATE LIC. NO.	PHONE	ALLEY
8. ARCHITECT OR DESIGNER	BUS. LIC. NO	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE
9. CONTRACTOR	BUS. LIC. NO. 432264	18 102	387 3146	AFFIDAVITS AFF36889
10. BRANCH LENDER	ADDRESS CITY			CCPB DPD
11. SIZE OF EXISTING BLDG	WIDTH 100	LENGTH 200	STORIES 3	HEIGHT 350
12. CONST. MATERIAL OF EXISTING BLDG.	CONC		ROOF COMP	FLOOR CONC
13. JOB ADDRESS	145 S. SPRING ST			DIST. OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 8000			CRIT. SOIL
15. NEW WORK: (Describe)	ADD RAISED FLOOR ADD & REMOVE NON BEARING WALL.			GRADING
NEW USE OF BUILDING	OFFICE BLDG. NC		SIZE OF ADDITION	STORIES
TYPE I	GROUP OCC. G1	BLDG. AREA NC	PLANS CHECKED	HEIGHT
DWELL. UNITS -	MAX OCC. NC	TOTAL	PLANS APPROVED	CONS.
GUEST ROOMS -	PARKING REQ'D NC	PARKING PROVIDED SMC	APPLICATION APPROVED	ZONE BY # C/P
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY	COMB GEN MAJ. S. CONS	INSPECTOR
P.C. 4675	S.P.C.	B.P. 55	T.I.	P.M.
P.C. NO.	WORKER'S COMPENSATION INSURANCE CERTIFICATE ON FILE	EXEMPT	N/A	TYPIST RJM

PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIERS USE ONLY

DEC-27-78 48248 E :75248 U=1CR 46.75 55.00

LIMIT OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

X Signed W. L. Vincent
(Owner or Agent having Property Owner's Consent)
ALSO, sign statement on reverse side, if applicable.

Bureau of Engineering	ADDRESS APPROVED	Signature/Date
	DRIVEWAY	VOLPE 12-26-78
	HIGHWAY DEDICATION	REQUIRED
	FLOOD CLEARANCE	COMPLETED
SEWERS	SEWERS AVAILABLE	
	NOT AVAILABLE	
	SFC PAID	
X SFC NOT APPLICABLE	SFC DUE	
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	
Construction Tax	RECEIPT NO.	DWELLING UNITS



ON LOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

WORKER'S COMPENSATION CERTIFICATION

I HAVE BEEN NOTIFIED THAT THIS SITE IS
 WITHIN A COMMUNITY REDEVELOPMENT
 PROJECT AREA, AND HAVE BEEN ADVISED
 TO CONTACT WITH THE COMMUNITY REDEVEL-
 OPMENT AGENCY. SIGNATURE

[Handwritten Signature]

3 03400500023

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
Frac 1	-	-	Times Square	9	129-213
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			ZONE	
(13) Printing/Office	(13) same			M2-4(-2)	
3. JOB ADDRESS	FIRE DIST.				one
145 S. Spring St. (Times Mirror Square)	AND				LOT TYPE
1st St	2nd St				1ft
5. OWNER'S NAME	PHONE			LOT SIZE	
Los Angeles Times	072-5152			11reg	
6. OWNER'S ADDRESS	CITY		ZIP		
same	LA		90012		
7. ENGINEER	BUS LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY	
-	-	-	-	-	
8. ARCHITECT OR DESIGNER	BUS LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE	
-	-	-	-	-	
9. ARCHITECT OF ENGINEER'S ADDRESS	CITY		ZIP		AFFIDAVITS
-	LA		90012		ZI 1117
10. CONTRACTOR	BUS LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ZI 940	
owner	-	-	-	AFF 36889	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO OF EXISTING BUILDINGS ON LOT AND USE		
WIDTH - LENGTH	-	-	CCPD		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR		
-	-	-	-		
13. JOB ADDRESS	STREET GUIDE				DISTRICT OFFICE
145 S. Spring St.	LA				LA
3	14. VALUATION TO INCLUDE ALL FIXTURES AND USE PROPOSED BUILDING				SEISMIC STUDY ZONE
-	800				-
15. NEW WORK (Describe)	Interior Partition (15.5 Linear feet)				GRADING FLOOD
-	-				HWY. DED. CONS. -
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES	HEIGHT	ZONED BY
(13) same	NC		-	-	Vercher
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED		FILE WITH
-	-	-	-		-
DWELL UNITS	MAX OCC.	TOTAL	INSPECTION ACTIVITY		TYPSET
-	-	-	-		bg
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		INSPECTOR
-	-	-	-		-
PC	GPI	CONT INSP	CASHIERS USE ONLY		B & B-3 (R183)
9.69	-	-	0.80 E-1		
S.P.C.	P.M.	-	1.00 O.S.S.		
-	-	-	9.69 B-PC		
BP	EL	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 2212 & 2213 LAMC	11.40 B-P		
11.40	.50	-	719 77 0081		
IF	O.S.S.	-	08547 2 09/07/83		28.59 CHTD
-	1.00	-	-		
O/S	S.O.S.S.	-	-		
-	-	-	-		
DIST. OFFICE	C/O	SPRINKLERS REQ'D SPEC.	-		
LA	-	NC	-		
P.C. NO.	-	ENERGY	-		
-	-	-	-		

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date: 9-6-83 Lto. Class: Contractor Lto. Number: 123 Contractor: [Signature] (Signature)

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employee with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
 I am exempt under Sec. B. & P. C. for the reason:
 Date: 9-6-83 Owner's Signature: [Signature] L.A. Times

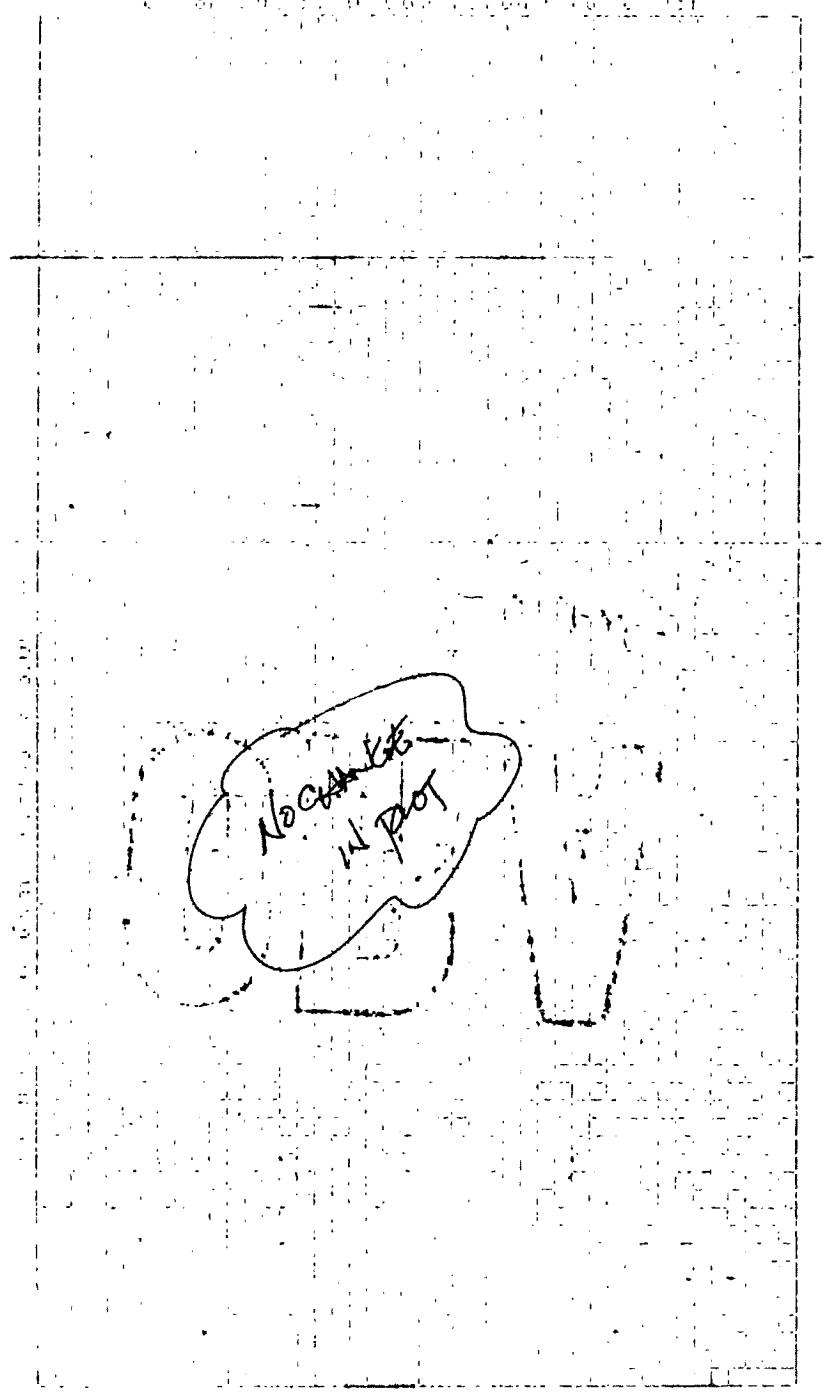
18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3600, Lab. C.).
 Policy No.: Insurance Company:
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Building and Safety.
 Date: Applicant's Signature:

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date: 9-6-83 Applicant's Signature: [Signature]

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3697, Chv. C.).
 Lender's Name: None Lender's Address:

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation of failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91622 LAMC)
 Signed: [Signature] [Signature] 9-6-83
 (Owner or agent having property owner's consent) Position Date

0



No ~~change~~
in plot

3

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT LEGAL DESC. 1, ARB 1 ARB 2 BLOCK 2 TRACT Ord's Survey CITY CLERK REF. NO. 53-66 DIST. MAP 130.5A213 CENSUS TRACT 2074
2. PRESENT USE OF BUILDING (13) Office & Printing Plant NEW USE OF BUILDING Same ZONE C2-4D
3. JOB ADDRESS 145 S. Spring St. SUITE/UNIT NO. FIRE DIST. COUN. DIST. 1
4. BETWEEN CROSS STREETS 1st AND 2nd LOT TYPE corn./thru LOT SIZE irreg.
5. OWNER'S NAME L.A. Times TENANT BUILDING 237-5101 PHONE
6. OWNER'S ADDRESS Times Mirror Square CITY Los Angeles ZIP 90053
7. ENGINEER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE ALLEY
8. ARCHITECT OR DESIGNER David Weayer BUS. LIC. NO. 212082-43 ACTIVE STATE LIC. NO. C11673 PHONE 687-8053 BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS 120 S. Vignes CITY Los Angeles ZIP 90012 DOCUMENTS/ BASEMENTS ZI 143-1008 Aff 36889
10. CONTRACTOR N/S BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE ZI 940 ZI 163805 ZI 172605
11. SIZE OF EXISTING BLDG. WIDTH 160 LENGTH 500 STORIES 10 HEIGHT 130 NO. OF EXISTING BUILDINGS ON LOT AND USE 1/office & print'g plant
12. FRAMING MATERIAL OF EXISTING BLDG. EXT. WALLS Concrete ROOF concrete FLOOR concrete
13. JOB ADDRESS 145 S. Spring St. SUITE/UNIT NO.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 320,000 DIST. OFF. LA NO-F P.C. RECD NO-F
15. NEW WORK (Describe) Non bearing partitions, doors, ceilings, HC restrooms (2nd floor) 16000 sf (T.I.) GRADING BELT/MIC HWY. DEED. YES FLOOD

NEW USE OF BUILDING SIZE OF ADDITION STORIES HEIGHT FILE WITH
TYPE I GROUP B2 MAX. OCC. OCC. BUILDING ENGINEER C. Villareal ZONING C2-4D
DWELL UNITS BUILDING AREA ZONING AREA APPLICATION APPROVED INSPECTION ACTIVITY INSPECTOR
GUEST ROOMS PARKING REQ'D PARKING PROVIDED S C HC.
RC 1999.69 Q.P.I. + NP CONT. INSP.
S.P.C. PM 25.88
S.P. EI 67.20 Claims for refund of fees paid on permits must be filed...
I.F. F.H.I.
S.D. N/A D.S.S.
INS. OFF. LA S.O.S.S. SPRINKLERS REQ'D SPEC.
P.C. NO. CC C/O ENERGY DAS YES
NEW AFFIDAVITS
PLAN CHECK EXTENDED TO
ADMINISTRATIVE APPROVAL DATED
BY
D.A.D. PLANS CHECKED
HOUSING MITIGATION FEE ORDINANCE
ASBESTOS NOTIFICATION
Check Box: [] Notification letter sent to AQMD or EPA.
[] I declare that notification of asbestos removal is not applicable to addressed project.
Signature Date
92LA 92458
92LA 92448

DECLARATIONS AND CERTIFICATIONS
LICENSED CONTRACTORS DECLARATION
I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force, and effect.
Date 6-12-92 Lic. Class 5 Lic. Number 22 Contractor Richard P. Stuckler

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) and that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
[] I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale.
[] I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
[] I am exempt under Sec. B & P. C. for this reason.

WORKERS' COMPENSATION DECLARATION
I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
Policy No. UC 76522079 Insurance Company ARGONAUT
[] Certified copy is hereby furnished.
[] Certified copy is filed with the Los Angeles City Dept. of Bldg. Safety.
Date 6-12-92 Applicant's Signature Richard P. Stuckler
Applicant's Mailing Address

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
Date Applicant's Signature
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3837, Civ. C.).
Lender's Name Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 81.020, LAMC)
Signed Richard P. Stuckler Applicant 9-12-92
(Owner or agent having property owner's consent) Position Date

3 6 3 0 7 2 0 0 1 9 2

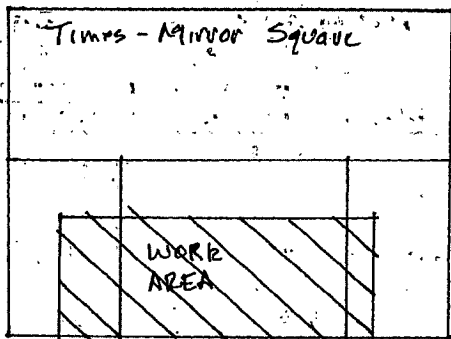
Bureau of Engineering	ADDRESS APPROVED	Bergman 2/7/92
	DRIVEWAY	
	HIGHWAY	REQUIRED
	DEDICATION	COMPLETED
	FLOOD CLEARANCE	
Public Works Improvement	Required YES <input type="checkbox"/> NO <input type="checkbox"/> PERMIT #	
SEWERS		SEWERS AVAILABLE
RES. NO		NOT AVAILABLE
CERT. NO.		SFC PAID
	SFC NOT APPLICABLE	SFC DUE
Grading	PRIVATE SEWAGE SYSTEM APPROVED	
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE PROPOSED <input type="checkbox"/>	
CEQA	Cleared by CEQA <i>Juanita Shaker 4-13-92</i>	
Fire	APPROVED (TITLE 19) (L.A.M.C. 5700)	
	APPROVED - HYDRANT UNIT, ROOM 820 CHE <i>E. Johnson 3-24-92</i>	
CRA	APPROVED PER REDEV PROJECT	
Transportation	APPROVED FOR DRIVEWAY LOCATION	
	APPROVED FOR ORD. #	
Planning	WORK SHEET #	
	APPROVED UNDER CASE #	
	LANDSCAPE / XERISCAPE	
	SIGHT PLAN REVIEW	
Housing	HOUSING AUTHORITY AFFIDAVIT NO. ... COMMUNITY REDEVELOPMENT AGENCY	
Construction Tax	RECEIPT NO. ... DWELLING UNITS	
Cultural Affairs	... PLANS ARE APPROVED AS BEING IN COMPLIANCE	
Rent Stabilization Division	... APPLICABLE REDEVELOPMENT PLANS.	
LEGAL DESCRIPTION	EST. ... PARCEL ...	
	<i>Cultural Affairs Heritage</i>	
	<i>Sign-off not req'd on a</i>	
	<i>State measurement by Susan 4/11/92</i>	
	DATE 4-9-92	
	CEQA CLEARED	
	EXCEPTED	

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

FIRE HYDRANT FEE NOTICE: THE CITY OF LOS ANGELES MAY AMEND THE FIRE HYDRANT FEE ORDINANCE, (L.A.M.C. SECTION 91.0304 (b) (5)). THE OWNER OF THE PROJECT DESIGNATED IN THIS PERMIT SHALL BE OBLIGATED TO PAY TO THE DEPARTMENT A FIRE HYDRANT FEE IN THE AMOUNT TO BE CALCULATED PURSUANT TO ANY AMENDMENT TO THE FIRE HYDRANT FEE ORDINANCE. THIS FEE WILL BE USED TO PROVIDE ADEQUATE FIRE SAFETY FACILITIES AND SERVICES FOR NEW DEVELOPMENT. EXCEPTION: THIS PARAGRAPH NUMBER B SHALL NOT APPLY TO ANY PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE.

APPLICANT REFUSES TO PAY.
D. Johnson, Arch.
 3/24/92

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE



→ North

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT	1,5,8	BLOCK	2	TRACT	Ord's Survey	CITY CLERK	REC. NO. 65-66/73	DIST. MAP	130, 5A213
LEGAL DESCR.	1-5				Times Square		MP184-21	CENSUS TRACT	2073
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING								
	(13 Office & Newspaper plant) same								
3. JOB ADDRESS	145 S. Spring St.								
4. BETWEEN CROSS STREETS	1st St. AND 2nd St.								
5. OWNER'S NAME () TENANT () BUILDING	L.A. Times								
6. OWNER'S ADDRESS	Times Mirror Square LA 90053								
7. ENGINEER	BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE ALLEY								
8. ARCHITECT OR DESIGNER	David Weaver 212082-43 C111673 213-687-8053								
9. ARCHITECT OR ENGINEER'S ADDRESS	120 S. Vignes #105 LA 90012								
10. CONTRACTOR	RICK JONES 552448-06 503224 9054-1500								
11. SIZE OF EXISTING BLDG. AND USE	STORIES 10 HEIGHT 130 NO. OF EXISTING BUILDINGS ON LOT AND USE 1-office								
12. FRAMING MATERIAL OF EXISTING BLDG.	CONC CONC CONC								
13. JOB ADDRESS	145 S. Spring St.								
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 96,000								
15. NEW WORK (Describe)	5th Flr. elev. lobby enclosure Times South Bldg.								
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES		HEIGHT		BUILDING ZONING		
TYPE	GROUP OCC.	MAX OCC.					B. & P. C.		
DWELL UNITS	BUILDING AREA	ZONING AREA					FILE WITH		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED					INSPECTOR		
P.C. 547.17	G.R.J. + NP	CONT. INSP.					B. & P. C. (R.7/00)		
S.R.C.	RM.						03/21/94 02:20:40PM LAGS T-8390 C 22		
B.P. 643.17	E.I. 20.16						FIRE SAFETY PC 547.17		
I.F.	F.H. Refuse						FIRE SFTY PERM 643.17		
S.D.	O.S.B. Refuse						INVOICE #.0087490 BB		
S.O.S.S.	S.O.S.S.	SPRINKLERS REQ'D SPEC.					EI COMMERCIAL 20.16		
P.C. NO. 77A	C/O	ENR. 77A					SYS DEV 72.63		
							ONE STOP 24.21		
							TOTAL 1:307.34		
							CHECK 1:307.34		
							P4LA 16067		

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date: 3/21/94 Lic. Class: B Lic. Number: 503224 Contractor: Rick Jones (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant to file a "bond" statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employee with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. B, & P. C. for this reason: _____

Date: _____ Owner's Signature: _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. WE 205 2111 440 Insurance Company: ARCONAUT

Certified copy is hereby furnished.

Certified copy is filed with the Los Angeles City Dept. of Bldg. Safety.

Date: 3/21/94 Applicant's Signature: Rick Jones

Applicant's Mailing Address: 6260 VAREL, WOODLAND HILLS, CA

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date: _____ Applicant's Signature: _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name: _____ Lender's Address: _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work done herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.020, L.A.M.C.)

Signed: [Signature] Position: _____ Date: 3/21/94

(Owner or agent having property owner's consent)

152-1111111 5/11/84

7 3 2 0 2 0

Bureau of Engineering	Address Approved	DRIVEWAY	
		HIGHWAY	REQUIRED
		DEDICATION	COMPLETED
		FLOOD CLEARANCE	
Public Works Improvement	Required YES <input type="checkbox"/> NO <input type="checkbox"/>	PERMIT #	
SEWERS		SEWERS AVAILABLE	
RES. NO.		NOT AVAILABLE	
CERT. NO.		SFC PAID	
	SFC NOT APPLICABLE	SFC DUE	
Grading	PRIMATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
CEQA 4100 D	2294024 25-115-1009 019 622 800-072197		
Fire	APPROVED (TITLE 18) (L.A.M.C. 8700) 3-11-84		
	APPROVED - HYDRANT UNIT, ROOM 920 CHE		
CRA	APPROVED PER REDEV. PROJECT		
Transportation	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR ORD. #		
Planning	WORK SHEET #		
	APPROVED UNDER CASE #		
	LANDSCAPE / XERISCAPE		
	SIGHT PLAN REVIEW		
Housing	HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax	RECEIPT NO. DWELLING UNITS		
Cultural Affairs			
Rent Stabilization Division	FIRE HYDRANT FEE NOTICE - THE CITY OF LOS ANGELES MAY AMEND THE FIRE HYDRANT FEE ORDINANCE (LAMC SECTION 91.0304 (b) (2)). THE NUMBER OF THE PROJECT DESIGNATED IN THIS PERMIT SHALL BE OBLIGATED TO PAY TO THE DEPARTMENT A FIRE HYDRANT FEE IN THE AMOUNT TO BE CALCULATED PURSUANT TO ANY AMENDMENT TO THE FIRE HYDRANT FEE ORDINANCE. THIS FEE WILL BE USED TO PROVIDE ADEQUATE FIRE SAFETY FACILITIES AND SERVICES FOR NEW DEVELOPMENT. EXCEPTION: THIS PARAGRAPH NUMBER 8 SHALL NOT APPLY TO ANY PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE.		

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

REDEVELOPMENT AGENCY
 City of Los Angeles, California

AND ARE APPROVED AS BEING IN COMPLIANCE
 WITH APPLICABLE REDEVELOPMENT PLANS

PROJECT: 019 PARCEL: 11

BY: [Signature]

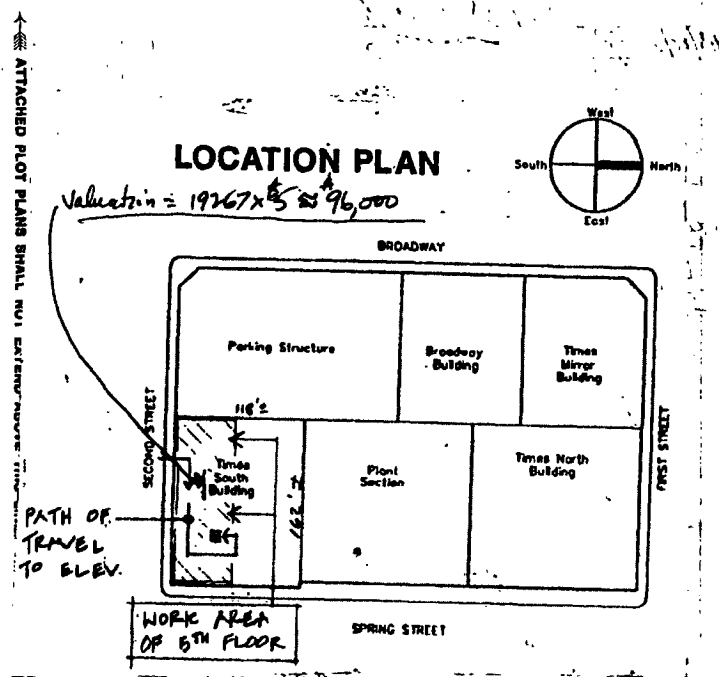
TITLE: [Signature] DATE: 7/11/84

CEQA CLEARED

Modif. 3/11/84 waive flag holders @ elev. rm

Work is being done under T.I. permit (5th flr.) issued concurrently with this permit

Valuation



145 S Spring St



Permit #:
Plan Check #:
Event Code:

98016 - 10000 - 17907

Reference #:

Bldg--Alter/Repair
Commercial
Over the Counter Permit
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Status: Ready to Issue
Status Date: 08/26/98
Printed on: 08/26/98 12:41:09

Table with 5 columns: 1. TRACT, BLOCK, LOT(s), ARB, MAP REF #, PARCEL ID # (PIN), 2. BOOK/PAGE/PARCEL. Row 1: ORDS SURVEY, 2, 1, 2, M R 53-66/73, 130-5A213 30, 5149 - 001 - 003

3. PARCEL INFORMATION
BAS Branch Office - LA
Council District - 9
Census Tract - 2074.000
District Map - 130-5A213
Energy Zone - 9
Parking Dist. - CCPD
Parking Dist. - DPD
Thomas Brothers Map Grid - 634
ZONE(S):

4. DOCUMENTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Trmct Llc, 0 1 Times Mirror Square, LOS ANGELES CA 90053
Tenant:
Applicant (Relationship Contractor):

7. EXISTING USE: 13 Office
PROPOSED USE:

8. DESCRIPTION OF WORK
REPLACE MISSION TILE ROOF-NEW TILE WEIGHT DOES NOT EXCEED ORIGINAL WEIGHT

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: DAS PC By:
OK for Cashier: Djana Rubio Coord. OK:
Signature: [Signature] Date: 8-26-98

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$42,000 PC Valuation:
FINAL TOTAL Bldg--Alter/Repair 563.69
Permit Fee Subtotal Bldg--Alter/Re 474.75
Handicapped Access
Plan Check Subtotal Bldg--Alter/Re
Fire Hydrant Refuse-To-Pay
E.Q. Instrumentation 8.82
O.S. Surcharge 10.07
Sys. Surcharge 30.21
Planning Surcharge 14.84
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 20.00
Permit Fee-Single Inspection Flag
Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

0 5 6 7 0 3 0 0 1 9 7

For information and/or inspection requests originating within LA County, call toll-free (888)-LA-BUILD; outside LA County, call (213)-977-6941

For Cashier's Use Only W/O #: 81617907

08/26/98 12:52:35PM LA03 T-9484 C. 29
BLDG PLAN CHEC 20.00
INVOICE # 000000 PP
BLDG PERMIT CO 474.75
EI COMMERCIAL 8.82
SYS DEV 30.21
ONE STOP 10.07
MISCELLANEOUS 5.00
CITY PLAN SURC 14.84
TOTAL 563.69
CHECK 563.69

98LA 78358

14. APPLICATION COMMENTS

In the event that any box (L.A. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(C) C M M Constructors 2431 Chico Avenue, South El Monte, CA 91733 CLASS LICENSE# PHONE# B 597223 6265794510

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp declarations are desired.)

License Class: D Lic No 597223 Print: NICHOLAS HODGSON Sign: Nicholas Hodgson

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are Carrier: Paula [unclear] Policy Number: PWC 5016393

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: Nicholas Hodgson Date: 7/26/98 Contractor [checked] Authorized Agent [] Owner []

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEES

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: Lender's address:

20. ASBESTOS REMOVAL

Notification of asbestos removal [checked] is not applicable [] Lender was sent to the AQMD or EPA Sign: Nicholas Hodgson Date: 7/26/98

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.

I am exempt under Sec. [] Bus. & Prof. Code for the following reason: []

Print: Sign: Date: [] Owner [] Authorized Agent []

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC)

Print: NICHOLAS HODGSON Sign: Nicholas Hodgson Date: 7/26/98 [] Owner [] Contractor [] Author Agent []

0351093133

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JOYCE L. FOSTER
PRESIDENT

LEE KANON ALPERT
VICE-PRESIDENT

JEANETTE APPEGATE
MABEL CHANG
ALEJANDRO PADILLA

CITY OF LOS ANGELES CALIFORNIA



RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
400 CITY HALL
LOS ANGELES, CA 90012-4000

ANDREW A. ADELMAN
GENERAL MANAGER

RICHARD E. HOLGUIN
EXECUTIVE OFFICER

NOTICE REGARDING ERASURE(S)/CORRECTION(S) ON ORIGINAL BUILDING PERMIT

Building permit with reference number 98LA80826 issued on 11-05-98
for 145 S. SPRING ST. PITHSE & BSMT contained
the following information that was/were erased or covered before it was received from the
issuing office:

16730300170

1. INFORMATION ON PAGE one OF THE PERMIT WAS:

covered with correction fluid cut out covered with paper

Area #12

and: rewritten upon retyped upon pasted upon

2. ENGINEER'S NAME/SIGNATURE ON PAGE _____ OF THE PERMIT WAS:

covered with correction fluid cut out covered with paper

and: rewritten upon retyped upon re-signed upon pasted upon

3. _____ STAMP ON PAGE _____ OF THE PERMIT WAS:

covered with correction fluid cut out covered with paper

and: rewritten upon retyped upon pasted upon

4. _____ ON PAGE _____ OF THE PERMIT WAS:

covered with correction fluid cut out covered with paper

and: rewritten upon retyped upon pasted upon

Dolores G. Spill
Microfilm Supervisor

2/17/99
Date Signed

(CL-104) (FORM) (PERMITS) (1) (1) 99

145 S Spring St PNTNSE & - BSMNT



Permit #:
Plan Check #:
Event Code:

98016 - 10000 - 23645

Reference #:

Bldg--Alter/Repair Commercial Over the Counter Permit	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Status: Ready to Issue Status Date: 11/05/98 Printed on: 11/05/98 13:21:38
---	--	--

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
ORDS SURVEY	2	1	2	M R 53-66/73	130-5A213 30	5149 - 001 - 003

3. PARCEL INFORMATION
 BAS Branch Office - LA
 Council District - 9
 Census Tract - 2074.000
 District Map - 130-5A213
 Energy Zone - 9
 Fire District - 1
 Lot Size - IRR
 Lot Type - Corner
 Parking Dist. - CCPD
 Parking Dist. - DPD
 Thomas Brothers Map Grid - 634
 ZONE(S): C2-4, D/

4. DOCUMENTS
 CRA - ZI 940 CENTRAL BSN DIST

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s)
 Tmct Llc 0 1 Times Mirror Square LOS ANGELES CA 90053 213 237-5000
 Tenant
 Applicant (Relationship Architect)
 David Weaver - (949) 257-0355

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
13 Office		T.I. REMODEL: 70 LINEAR FEET OF G.B. PARTITION WALL, CUT 1 DOOR OPENING IN PENTHOUSE WALL, CUT 4 DOOR OPENINGS IN BASEMENT ELEV. SHAFT. MECHANICAL EQUIPMENT ROOM AT BASEMENT AND PENTHO ONLY.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: Joyce Mar DAS PC By:
 OK for Cashier: William Arnold Coord. OK:
 Signature: *William Arnold* Date: 11/05/98

For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.
 For Cashier's Use Only W/O #: 81623645
 11/05/98 11:26:55AM LA05 T-0324 C 34
 BLDG PLAN CHEC 475.88
 INVOICE # 000000 FP
 BLDG PERMIT CO 528.75
 EI COMMERCIAL 10.50
 ONE STOP 20.30
 SYS DEV 60.91
 CITY PLAN SURC 30.14
 MISCELLANEOUS 5.00
 TOTAL 1,131.48
 CHECK 1,131.48

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$50,000	PC Valuation:
FINAL TOTAL Bldg--Alter/Repair	1,131.48
Permit Fee Subtotal Bldg--Alter/Rep	528.75
Handicapped Access	
Plan Check Subtotal Bldg--Alter/Rep	475.88
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	10.50
O.S. Surcharge	20.30
Sys. Surcharge	60.91
Planning Surcharge	30.14
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID: Total Bond(s) Due:

98LA 80826

12. ATTACHMENTS
 Plot Plan *Plot PLAN-7*

1710337

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS
 PER COLLIN KUMABE NO CALCS REQ'D-ENGINEER STAMP ON PLANS IS SUFFICIENT FOR NEW OPENINGS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(E) Freeland Reese	29572 Spotted Bull Lane, San Juan Capistrano, CA 926		S1109	949 476-8319
(A) Weaver David	4 Upper Newport Plaza, Ste 103 Newport Beach, CA 92660		C11673	949 757-0355
(C) Heron Associates	504 Clubhouse Avenue, Newport Beach, CA 92663	B	632939	

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION
 I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)
 License Class: B Lic. No.: 632939 Print: Tom Heron Sign: [Signature]

18. WORKERS' COMPENSATION DECLARATION
 I hereby affirm, under penalty of perjury, one of the following declarations:
 I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: State Fund Policy Number: 151598498
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
 Sign: _____ Date: 1/1 Contractor Authorized Agent Owner

WARNING FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. CONSTRUCTION LENDING AGENCY
 I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).
 Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL
 Notification of asbestos removal: is not applicable Letter was sent to the AQMD or EPA Sign: [Signature] Date: 11/5/98

21. OWNER-BUILDER DECLARATION
 I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):
 I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)
 I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
 I am exempt under Sec. _____, Bus. & Prof. Code for the following reason: _____
 Print: _____ Sign: _____ Date: 1/1 Owner Authorized Agent

22. FINAL DECLARATION
 I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).
 Print: Tom Heron Sign: [Signature] Date: 11/5/98 Owner Contractor Author. Agent

1573390872

Bldg--Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #:

Commercial

Initiating Office: METRO

Over the Counter Permit

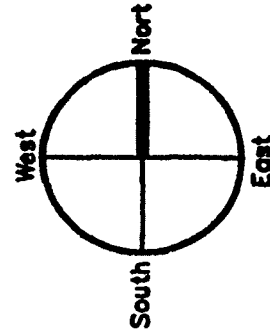
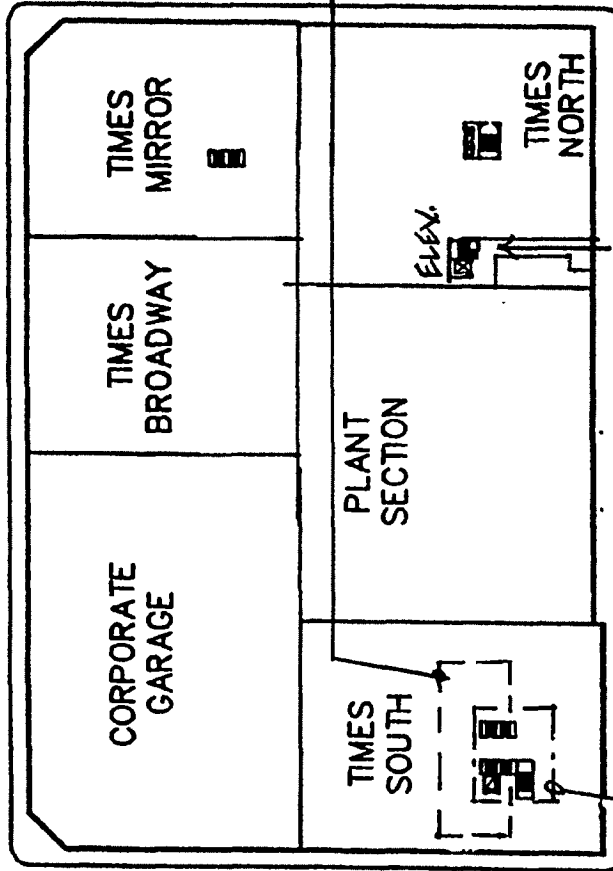
PLOT PLAN ATTACHMENT

Printed on: 11/03/98 10:42:51

1 5 7 3 7 3 0 0 1 7 3

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

BROADWAY



SECOND STREET

FIRST STREET

145 S Spring St



Permit #: 98016-10000-21520
Plan Check #: CC8217 Reference #:
Event Code:

Bldg--Alter/Repair City of Los Angeles - Department of Building and Safety Status: Ready to Issue
Commercial APPLICATION FOR BUILDING PERMIT Status Date: 01/13/99
Back Room Plan Check AND CERTIFICATE OF OCCUPANCY Printed on: 01/13/99 11:00:52

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
ORDS SURVEY	2	1	2	MR 53-66/73	130-5A213 30	5149 - 001 - 003

3. PARCEL INFORMATION
 BAS Branch Office - LA Energy Zone - 9 Lot Type - Corner
 Council District - 9 Fire District - 1 Parking Dist. - CCPD
 Census Tract - 2074.000 Highway Dedication - YES Parking Dist. - DPD
 District Map - 130-5A213 Lot Size - 120X103 Thomas Brothers Map Grid - 634
 ZONE(S): C2-4DT C4-2-D

4. DOCUMENTS
 ZI - 145-1008
 SMAP -
 CRA - ZI 940 CENTRAL BSN DIST

5. CHECKLIST ITEMS
 Special Inspect - Anchor Bolts
 Special Inspect - Field Welding
 Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s): Tmct Llc 0 1 Times Mirror Square LOS ANGELES CA 90053
 Tenant:
 Applicant: (Relationship: Engineer) Mark Ibrahim - 20301 S.W. Birch St NEWPORT BEACH, CA 92660 (347) 476-8317

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
13 Office	13 Office	REPLACE EQUIPMENT PLATFORM WITH NEW STEEL PLATFORM TO SUPP AIR

9. # Bldgs on Site & Use: 10 STORY OFFICE BLDG
 For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: Morris Reaves DAS PC By:
 OK for Cashier: Morris Reaves Coord. OK: *[Signature]*
 Signature: *[Signature]* Date: 1-13-99

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period		12. ATTACHMENTS	
Permit Valuation: \$60,000	PC Valuation:		
FINAL TOTAL Bldg--Alter/Repair	927.70	01/13/99 01:37:45PM LA03 T-8953 C 25 BLDG PERMIT CO 590.63 INVOICE # 000000 PP BLDG PLAN CHC 216.56 PLAN MAINTENAN 11.81 EI COMMERCIAL 12.60 ONE STOP 16.63 SYS DEV 49.90 MISCELLANEOUS 5.00 CITY PLAN SURC 24.57 TOTAL 927.70 CHECK 927.70 99LA 82969	
Permit Fee Subtotal Bldg--Alter/Re	590.63		
Handicapped Access			
Supp. Plan Check	216.56		
Plan Maintenance	11.81		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	12.60		
Supp. O.S. Surcharge	16.63		
Supp. Sys. Surcharge	49.90		
Planning Surcharge Misc Fee	5.00		
Supp. Planning Surcharge	24.57		
Permit Issuing Fee	0.00		
Sewer Cap ID:			

167391003

[Signature]

13. STRUCTURE INVENTORY
 (P) Roof Construction - Steel Deck
 (P) Length 42 Feet
 (P) Width 24 Feet

10-2001(12-2-91)

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(E) Freeland Reese	29572 Spotted Bull Lane,	San Juan Capistrano, CA 92	S1109	
(C) C M M Constructors	2431 Chico Avenue,	South El Monte, CA 91733 B	597223	

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7037 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class: BA Lic. No.: 597223 Print: John P. Lowther Sign: John P. Lowther

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:
 I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: PAULA INSURANCE CO Policy Number: PWC 5016343

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: John P. Lowther Date: 1.13.99 Contractor Authorized Agent Owner

WARNING FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: is not applicable Letter was sent to the AQMD or EPA Sign: John P. Lowther Date: 1.13.99

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to a owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. _____ Bus. & Prof. Code for the following reason: _____

Print: _____ Sign: _____ Date: 1.13.99 Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: John P. Lowther Sign: John P. Lowther Date: 1.13.99 Owner Contractor Author. Agent

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145 S Spring St 10TH FLR



Permit #: 98016 - 10000 - 23020

Plan Check #: Reference #:

Event Code:

Reference #:

Bldg--Alter/Repair
Commercial
Over the Counter Permit

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Status: Ready to Issue
Status Date: 06/18/99
Printed on: 06/18/99 08:36:14

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
ORDS SURVEY	2	1	2	M R 53-66/73	130-5A213 30	5149 - 001 - 003

3. PARCEL INFORMATION	Energy Zone - 9	Parking Dist. - CCPD
BAS Branch Office - LA	Fire District - 1	Parking Dist. - DPD
Council District - 9	Lot Size - IRR	Thomas Brothers Map Grid - 634
Census Tract - 2074.000	Lot Type - Corner THRU	
District Map - 130-5A213		
ZONE(S): C4-2, D/		

4. DOCUMENTS
ZI - 145-1008 CRA - ZI 940 CENTRAL BSN DIST

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s) Tmct Llc	0 1 Times Mirror Square	LOS ANGELES CA 90053
Tenant		
Applicant (Relationship Architect) David Weaver -		(949) 257-0355

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
13 Office		T.I. REMODEL-16,000SQ FT, NEW CEILING & CARPET, NEW ELEVATOR LOBBY ENCLOSURE, NEW PARTITIONS & DOORS TO CREATE OFFICE SPACES(NON-STRUCTURAL). WORK LOCATED ON 10TH FLOOR. FILL IN SMALL MECHANICAL OPENINGS AT EXISTING CONCRETE FLR

9. # Bldgs on Site & Use: 1 - OFFICE HIGHRISE

For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: John Vasquez	DAS PC By:
OK for Cashier: Abram Bass	Coord. OK:
Signature: <i>A Bass for Vasquez, J</i>	Date: 06-18-99

For Cashier's Use Only W/O #: 81623020

11. PROJECT VALUATION & FEE INFORMATION		Final Fee Period
Permit Valuation: \$400,000	PC Valuation:	
FINAL TOTAL Bldg--Alter/Repair	4,354.59	
Permit Fee Subtotal Bldg--Alter/Rep	2,019.38	
Handicapped Access		
Plan Check Subtotal Bldg--Alter/Rep	1,817.21	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	84.00	
O.S. Surcharge	78.32	
Sys. Surcharge	235.25	
Planning Surcharge	115.10	
Planning Surcharge Misc Fee	5.00	
Sewer Cap ID:		
Bond(s) Due:		

06/18/99 08:53:45AM LA06 T-7210 C 08	
BLDG PLAN CHECK	1,817.44
INVOICE # 000000 PP	
BLDG PERMIT CO	2,019.38
EI COMMERCIAL	84.00
SYS DEV	235.25
ONE STOP	78.42
MISCELLANEOUS	5.00
CITY PLAN-SURC	115.10
TOTAL	4,354.59
CHECK	4,354.59

12. ATTACHMENTS
Plot Plan <i>as B</i>

99LA 876833

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(A) Weaver David	4 Upper Newport Plaza, Ste 103 Newport Beach, CA 92660		C11673	
(C) Rellos Construction Inc	P O Box 1388, Lomita, CA 907175388	B	471756	310-257-1107

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTORS' DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only. I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired)

License Class: B-1 Lic. No.: 471756 Print: CHRISTIAN S. GREENSON Sign: [Signature]

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier STATE FUND COMPENSATION INS. Policy Number: CA649 unit 0006673

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 6/18/99 Contractor Authorized Agent Owner

WARNING FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal. Is not applicable Letter was sent to the AQMD or EPA Sign: [Signature] Date: 6/18/99

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. _____, Bus. & Prof. Code for the following reason: _____

Print: _____ Sign: _____ Date: _____ Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106 4 3.4 LAMC).

Print: CHRISTIAN S. GREENSON Sign: [Signature] Date: 6/18/99 Owner Contractor Author. Agent

C I 1 0 1 0 1 7 6 3 9 7

145 S Spring St 10TH FLR

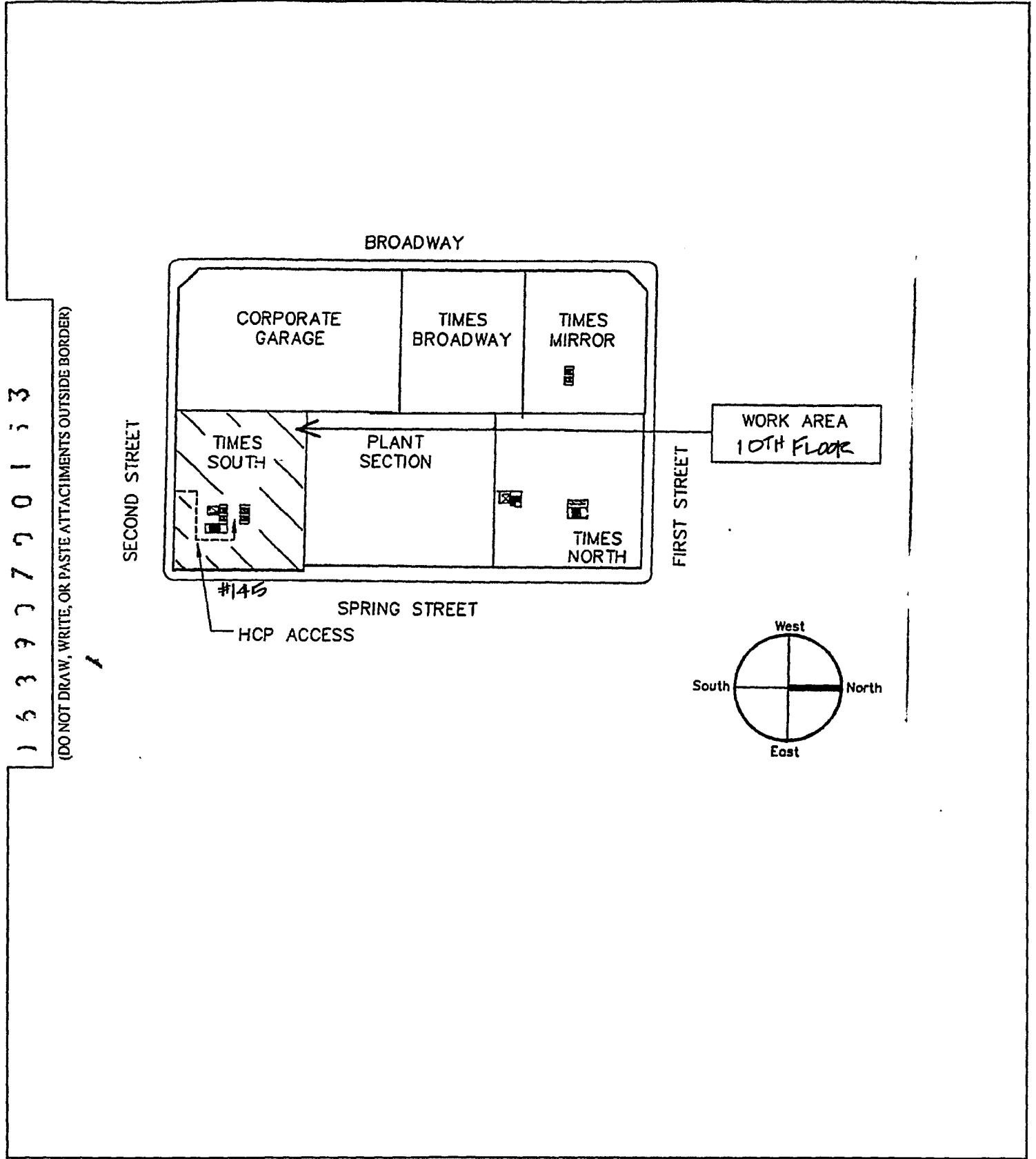
Permit Application #: 98016 - 10000 - 23020

Bldg--Alter/Repair
- Commercial
Over the Counter Permit

City of Los Angeles - Department of Building and Safety

Plan Check #:
Initiating Office: METRO
Printed on: 10/27/98 10:37:53

PLOT PLAN ATTACHMENT



145 S Spring St BSMT, 1ST, - 2ND FL



Permit #:
Plan Check #:
Event Code:

99016 - 10000 - 11909

Reference #:

Bldg--Alter/Repair
Commercial
Over the Counter Permit
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Status: Ready to Issue
Status Date: 07/29/99
Printed on: 07/29/99 14:11:59

Table with 4 columns: I. TRACT, BLOCK, LOT(s), ARB, MAP REF #, PARCEL ID # (PIN), 2. BOOK/PAGE/PARCEL. Row 1: ORDS SURVEY, 2, 1, 2, M R 53-66/73, 130-5A213 30, 5149 - 001 - 003

3. PARCEL INFORMATION
BAS Branch Office - LA
Council District - 9
Census Tract - 2074.000
District Map - 130-5A213
Energy Zone - 9
Parking Dist. - CCPD
Parking Dist. - DPD
Thomas Brothers Map Grid - 634
ZONE(S):

4. DOCUMENTS
CRA - ZI 940 CENTRAL BSN DIST

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Trmct Llc, 0 1 Times Mirror Square, LOS ANGELES CA 90053
Tenant:
Applicant: (Relationship Architect) David Weaver - 28492 Ave. Placida, SAN JUAN CAPISTRANO, CAL (949) 489-9708

Table with 2 columns: 7. EXISTING USE, 8. DESCRIPTION OF WORK. Row 1: 13 Office, T.I. add nonbearing walls, doors, ceilings, finishes, at basement level, 1st, and 2nd floors. (Total 32,000 s.f.)

9. # Bldgs on Site & Use: OFFICE
For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.
For Cashier's Use Only W/O #: 91611909

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Carlos Villarreal DAS PC By:
OK for Cashier: Brian Kanegawa Coord. OK:
Signature: [Signature] Date: 7-29-99

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$960,000 PC Valuation:
FINAL TOTAL Bldg--Alter/Repair 8,859.09
Permit Fee Subtotal Bldg--Alter/Rep 4,095.00
Handicapped Access
Plan Check Subtotal Bldg--Alter/Rep 3,685.50
Fire Hydrant Refuse-To-Pay
E.Q. Instrumentation 201.60
O.S. Surcharge 159.64
Sys. Surcharge 478.93
Planning Surcharge 233.42
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 0.00
FIRE HYDRANT FEE NOTICE: THE CITY OF LOS ANGELES...
Sewer Cap ID: Total Bond(s) Due:

Table with 2 columns: Invoice #, Description, Amount. Row 1: 07/29/99 02:21:35PM LA05 T-8506 C 14, BLDG PLAN CHEC, 3,685.50. Row 2: INVOICE # 000000 PP. Row 3: BLDG PERMIT CO, 4,095.00. Row 4: EI COMMERCIAL, 201.60. Row 5: ONE STOP, 159.64. Row 6: SYS DEV, 478.93. Row 7: CITY PLAN SURC, 233.42. Row 8: MISCELLANEOUS, 5.00. Row 9: TOTAL, 8,859.09. Row 10: CHECK, 8,859.09

99LA 89149

12. ATTACHMENTS
Plot Plan [Signature]

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(C) C M M Constructors 2431 Chico Avenue, South El Monte, CA 91733 CLASS LICENSE# PHONE# B 597223

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class: B1 Lic. No.: 597223 Print: John P. Lowther Sign: [Signature]

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

[] I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

[X] I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: Safeco Policy Number: WC 8244635

[] I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 7/29/99 [] Contractor [X] Authorized Agent [] Owner

WARNING FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: Lender's address:

20. ASBESTOS REMOVAL

Notification of asbestos removal. [X] not applicable [] Letter was sent to the AQMD or EPA Sign: [Signature] Date: 7/29/99

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

[] I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code; The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

[] I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law)

[] I am exempt under Sec. Bus. & Prof. Code for the following reason:

Print: Sign: Date: / / [] Owner [] Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91 0106.4.3.4 LAMC).

Print: John P. Lowther Sign: [Signature] Date: 7/29/99 [] Owner [] Contractor [X] Author. Agent

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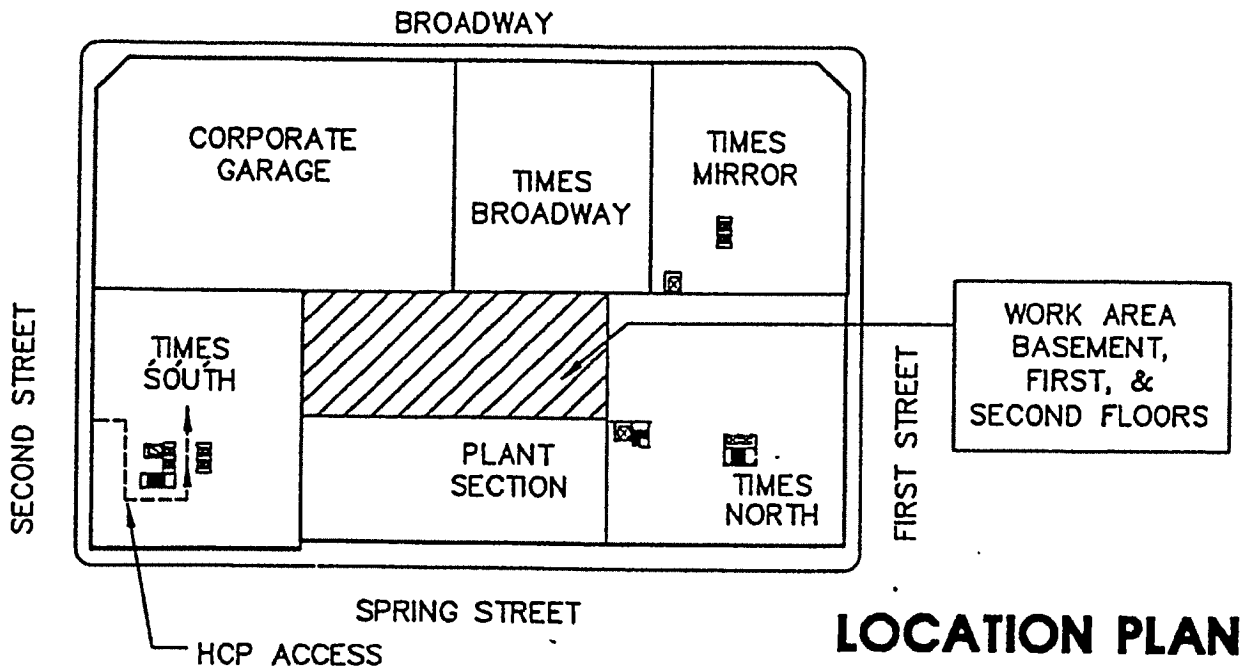
Bldg--Alter/Repair
Commercial
Over the Counter Permit

City of Los Angeles - Department of Building and Safety

Plan Check #:
Initiating Office: METRO
Printed on: 07/13/99 15:42:59

PLOT PLAN ATTACHMENT

0 3 9 2 U 9 0 2 2 ? U
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



LOCATION PLAN

202 W First St
145 S Spring St 1ST FLR



Permit #:
Plan Check #:
Event Code:

99016 - 10000 - 23391
Reference #:

Bldg--Alter/Repair Commercial Over the Counter Permit	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Status: Ready to Issue Status Date: 12/17/99 Printed on: 12/17/99 09:22:55
---	--	--

1. TRACT	BLOCK	LOT#	ARI#	MAP REF#	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
ORDS SURVEY	2	1	2	M R 53-66/73	130-5A213 30	5149 - 001 - 003

3. PARCEL INFORMATION		
BAS Branch Office - LA Council District - 9 Community Plan Area - Central City Census Tract - 2074.000	District Map - 130-5A213 Energy Zone - 9 Fire District - 1 Highway Dedication - YES	Lot Size - 103' X 120' Lot Type - Corner Parking Dist - CCPD Parking Dist - DPD

ZONE(S): C4-2D /

4. DOCUMENTS		
ZI - ZI 145-1008 ZI - ZI 940 MODF - 11/23/1999	MODF - 12-14-99, SECURITY BARRIEAFF - AFF 36889 CRA - ZI 940 CENTRAL BSN DIST AFF - AF 90-1466762 (MB)	

5. CHECKLIST ITEMS		
Std. Work Descr - Interior Non-struct. Remo		

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s) Tmct Lic	0 1 Times Mirror Square	LOS ANGELES CA 90053
Tenant		
Applicant (Relationship Architect)		(949) 489-9708

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
13 Office		INSTALL SECURITY BARRIERS IN 3 LOBBIES & GUARD DESK IN ONE LOBBY. ALL WORK ON FIRST FLOOR

9. # Bldgs on Site & Use:	For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941
---------------------------	--

10. APPLICATION PROCESSING INFORMATION		For Cashier's Use Only	W/O #: 91623391
BLDG. PC By:	DAS PC By:	LA Department of Building and Safety LA 05 15 001389 12/17/99 09:33AM	
OK for Cashier: Tim Fan	Coord. OK:		
Signature: <i>[Signature]</i>	Date: 12/17/1999		

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	
Permit Valuation: \$30,000	PC Valuation:
FINAL TOTAL Bldg--Alter/Repair	842.23
Permit Fee Subtotal Bldg--Alter/Rep	393.75
Handicapped Access	
Plan Check Subtotal Bldg--Alter/Rep	354.38
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	6.30
O.S. Surcharge	15.09
Sys. Surcharge	45.27
Planning Surcharge	22.44
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS	
Plot Plan	<i>[Signature]</i>

2
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BLDG PERMIT COMM	\$393.75
BLDG PLAN CHECK	\$354.38
EI COMMERCIAL	\$6.30
ONE STOP SURCH	\$15.09
SYS DEV FEE	\$45.27
CITY PLAN SURCH	\$22.44
MISCELLANEOUS	\$5.00
Subtotal:	\$842.23
Carry Over FROM Trans 001388	\$100.00
Total Due:	\$942.23
Check:	\$942.23
99LA 93844	

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS
 MODIFICATION TO ALLOW BARRIES IN REQ'D CORRIDOR. 11/23/1999

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(A) Weaver David	28492 Avenida Placida,	San Juan Capistrano, CA 926	C11673	
(C) C M M Constructors	2431 Chico Avenue,	South El Monte, CA 91733 B	597223	

0704030013

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22 12 & 22 13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION
 I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only. I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp declarations are desired.)

License Class B Lic No 597223 Print M. THOMAS Sign [Signature]

18. WORKERS' COMPENSATION DECLARATION
 I hereby affirm, under penalty of perjury, one of the following declarations:
 I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are
 Carrier _____ Policy Number: _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign [Signature] Date 12.17.99 Contractor Authorized Agent Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. CONSTRUCTION LENDING AGENCY
 I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name _____ Lender's address _____

20. ASBESTOS REMOVAL
 Notification of asbestos removal Is not applicable Letter was sent to the AQMD or EPA Sign [Signature] Date 12.17.99

21. OWNER-BUILDER DECLARATION
 I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. _____, Bus. & Prof. Code for the following reason _____

Print: _____ Sign _____ Date _____ Owner Authorized Agent

22. FINAL DECLARATION
 I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91 0106 4 3 4 LAMC).

Print: M. THOMAS Sign [Signature] Date 12.17.99 Owner Contractor Author Agent

Bldg—Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #:

Commercial

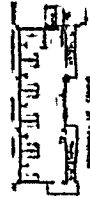
Initiating Office: METRO

Over the Counter Permit

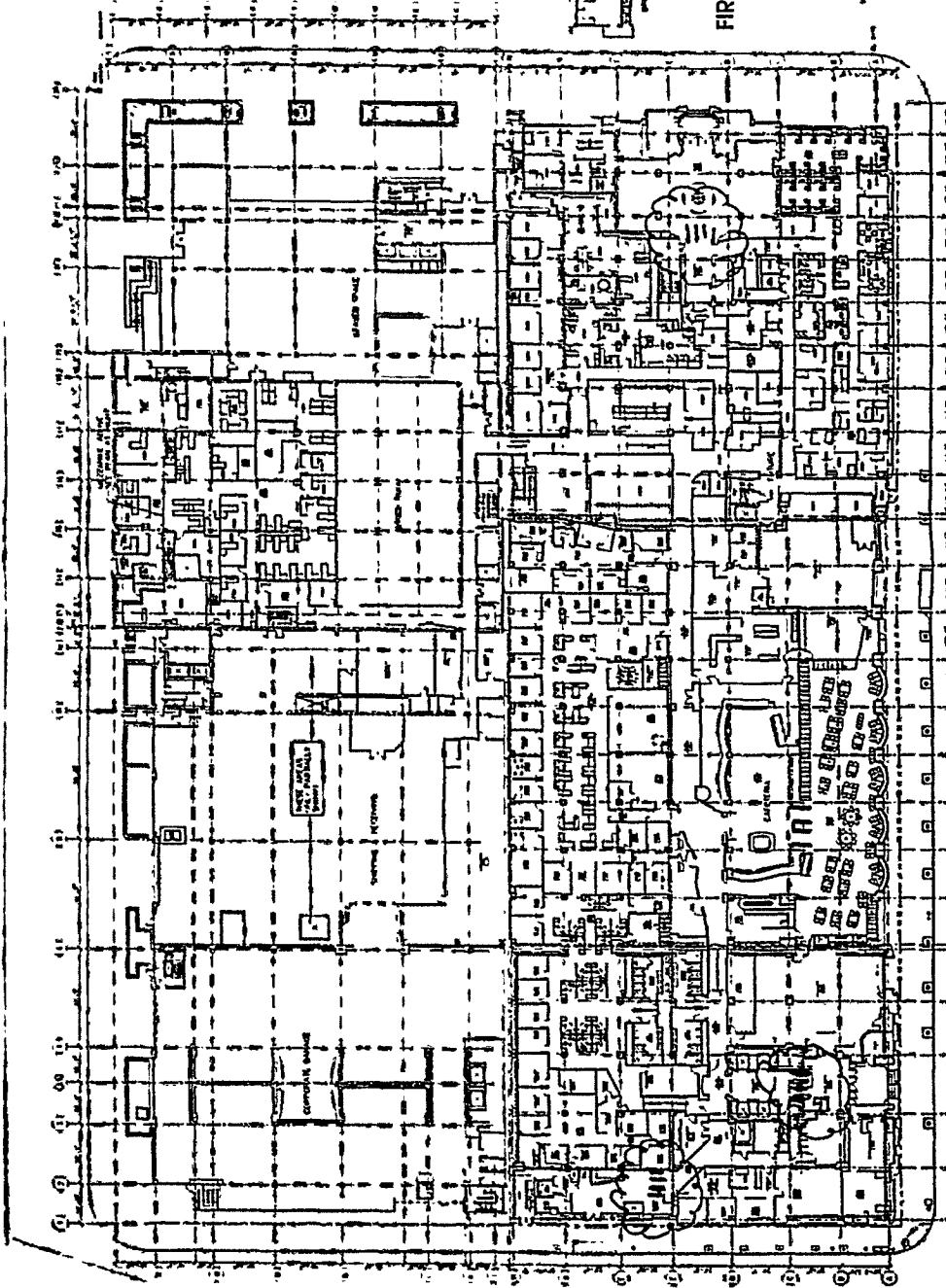
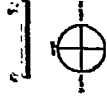
PLOT PLAN ATTACHMENT

Printed on: 12/14/99 09:11:11

11/99



FIRST FLOOR PLAN



07040300114
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

145 S Spring St



Permit #: Plan Check #: APC Event Code:

99016 - 10000 - 21689

Reference #:

Bldg--Alter/Repair Commercial Counter Plan Check City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY Status: Ready to Issue Status Date: 12/21/99 Printed on: 12/21/99 08:59:51

Table with 4 columns: TRACT, BLOCK, LOT#, ARB, MAP REF#, PARCEL ID#(PIN), BOOK/PAGE/PARCEL. Row 1: ORDS SURVEY, 2, 1, 2, M R 53-66/73, 130-5A213 30, 5149 - 001 - 003

3. PARCEL INFORMATION BAS Branch Office - LA Council District - 9 Community Plan Area - Central City Census Tract - 2074.000 District Map - 130-5A213 District Map - 130.5A215 Energy Zone - 9 Fire District - 1 Highway Dedication - Y Lot Size - IRR Lot Type - Corner Parking Dist. - CCPD

4. DOCUMENTS ZI - 1117 ZI - 145-1008 ZI - 940 ZI - ZI 145-1008 ZI - ZI 940 CTY - 90-1466762 CRA - ZI 940 CENTRAL BSN DIST AFF - AFF 36889 AFF - 98-854779 AFF - AF 90-1466762 (MIB) CITY OF LOS ANGELES HYDRANT FEE ORDINANCE

5. CHECKLIST ITEMS Std. Work Descr - Doors/Windows Changeo Std. Work Descr - Interior Non-struct. Remo

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s) Tmct Llc 0 1 Times Mirror Square LOS ANGELES CA 90058 Tenant Applicant (Relationship Architect) David Weaver - (949) 489-9708

Table with 2 columns: EXISTING USE, PROPOSED USE, DESCRIPTION OF WORK. Row 1: 7 Garage - Private, 13 Office, CHANGE OF USE & OCCUPANCY, Convert portion (742.5 sf) of 1st floor truck loading area (S-3) to Office (B). Add new store front. TI at first floor and basement (18000 sf - total)

9. Bldg on Site & Use: OFFICE GARAGE For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD, outside LA County, call (213)-977-6941

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Suzanne Kusik DAS PC By: OK for Cashier: Aildas Fajardo Coord. OK: Signature: Date: 12-21-99

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Valuation: \$720,000 PC Valuation: FINAL TOTAL Bldg--Alter/Repair 4,134.97 Permit Issuing Fee 0.00 Permit Fee Subtotal Bldg--Alter/Rep 3,503.50 Energy Surcharge Handicapped Access Supp. Plan Check 0.00 Plan Maintenance 70.07 Fire Hydrant Refuse-To-Pay E.Q. Instrumentation 151.20 Supp. O.S. Surcharge 74.50 Supp. Sys. Surcharge 223.49 Planning Surcharge Misc Fee 5.00 Supp. Planning Surcharge 107.21 Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS Plot Plan

07004050000

HYDRANT FEE ORDINANCE... THE FEE WILL BE USED FOR THE MAINTENANCE AND REPAIR OF THE HYDRANT SYSTEMS AND FACILITIES AND... EXEMPTION: THIS EXEMPTION SHALL NOT APPLY TO THE PERMIT FOR THE CONSTRUCTION OF A BUILDING OR... STRUCTURE

For Cashier's Use Only W/O #: 91621689 LA Department of Building and Safety LA 03 10 002843 12/21/99 09:07AM BLDG PERMIT COMM \$3,503.50 PLAN MAINTENANCE \$70.07 EI COMMERCIAL \$151.20 ONE STOP SURCH \$74.50 SYS DEV FEE \$223.49 CITY PLAN SURCH \$107.21 MISCELLANEOUS \$5.00 Total Due: \$4,134.97 Check: \$4,134.97 99LA 93939

13. STRUCTURE INVENTORY, () () () ()
 (NC) Parking Req'd #Changed Total

14. APPLICATION COMMENTS

NO CHANGE IN REQUIRED PARKING AREA. EXISTING ENCLOSED COMMERCIAL AREA IN DPD. EXISTING NON-CONFORMING PARKING PROVIDED AT 1:500 SF

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(C) C M M Constructors 2431 Chico Avenue. South El Monte, CA 91733 B 597223 213-237-7492

CLASS LICENSE# PHONE#

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22 12 & 22 13 LAMC)

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp declarations are desired.)

License Class B Lic. No. 597223 Print MICHAEL THOMAS Sign [Signature]

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations
 I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are
 Carrier BELTON + CO INS. Policy Number: QB8605532

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign [Signature] Date: 12.21.99 Contractor Authorized Agent Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3097, Civil Code)

Lender's name: _____ Lender's address: _____

Notification of asbestos removal is not applicable Letter was sent to the AQMD or EPA Sign [Signature] Date: 12.21.99

20. ASBESTOS REMOVAL

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

- I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec 7044, Business & Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)
- I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business & Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
- I am exempt under Sec _____, Bus. & Prof. Code for the following reason _____

Print _____ Sign _____ Date _____ Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easements belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec 91 0106 4.3.4 LAMC).

Print MICHAEL THOMAS Sign [Signature] Date: 12.21.99 Owner Contractor Author. Agent

07040597093

145 S Spring St

Permit Application #: 99016 - 10000 - 21689

Bldg--Alter/Repair
Commercial
Counter Plan Check

City of Los Angeles - Department of Building and Safety

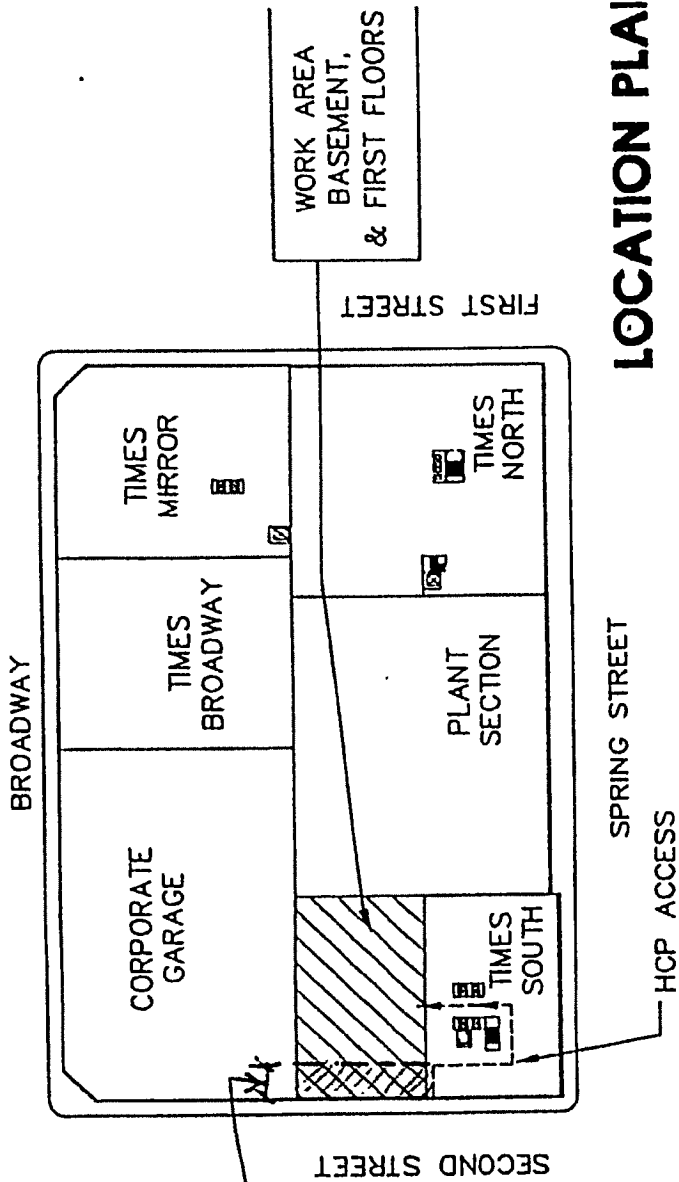
Plan Check #: APC
Initiating Office: METRO

PLOT PLAN ATTACHMENT

Printed on: 11/30/99 10:53:23

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(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



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145 S Spring St 7TH FLR



Permit #:
Plan Check #:
Event Code:

00016 - 10000 - 05889

Reference #:

Bldg--Alter/Repair
Commercial
Over the Counter Permit
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Status: Ready to Issue
Status Date: 06/08/00
Printed on: 06/08/00 08:00:53

Table with 4 columns: L. TRACT, BLOCK, LOT(s), ARB, MAP REF., PARCEL ID # (PIN), 2. BOOK/PAGE/PARCEL. Row 1: ORD'S SURVEY, 2, 1, 2, M R 53-66/73, 130-5A213 30, 5149 - 001 - 003

3. PARCEL INFORMATION
BAS Branch Office - LA
Council District - 9
Community Plan Area - Central City
Census Tract - 2074.000
District Map - 130-5A213
Energy Zone - 9
Earthquake-Induced Liquefaction Area - YES
Near Source Zone Distance - 7.2
Parking Dist. - CCPD
Parking Dist. - DPD
Thomas Brothers Map Grid - 634
ZONE(S): C4-2D/

4. DOCUMENTS
ZI - ZI 145-1008
ZI - ZI 940
CRA - ZI 940 CENTRAL BSN DIST
AFF - AF 90-1466762 (MB)
AFF - AFF 36889

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Tmct Llc
Tenant:
Applicant (Relationship: Architect): David Weaver -
0 1 Times Mirror Square
LOS ANGELES CA 90053
28492 Ave Placida
SAN JUAN CAP 92675
(949) 489-9708

7. EXISTING USE: 13 Office
PROPOSED USE:
8. DESCRIPTION OF WORK: OFFICE T.I. AT 7 TH FLOOR. DOORS, WALLS, CEILINGS, ELEV. LOBBY AND EXIT CORRIDOR. 17,300 SQ FT.

9. # Bldgs on Site & Use: COMMERCIAL

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Sam Chang
OK for Cashier: Leandro Banguigulam
Signature: [Signature]
DAS PC By: [Signature]
Coord. OK: [Signature]
Date: 06/08/00

For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

For Cashier's Use Only
LA Department of Building and Safety
LA 05 17 010444 06/08/00 08:34AM

11. PROJECT VALUATION & FEE INFORMATION: Final Fee Period
Permit Valuation: \$519,000
PC Valuation:
FINAL TOTAL Bldg--Alter/Repair 5,358.51
Permit Fee Subtotal Bldg--Alter/Rep 2,482.59
Handicapped Access
Plan Check Subtotal Bldg--Alter/Rep 2,234.34
Fire Hydrant Refuse-To-Pay
E.Q. Instrumentation 108.99
O.S. Surcharge 96.52
Sys. Surcharge 289.56
Planning Surcharge 141.51
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 0.00
Sewer Cap ID:
Total Bond(s) Due:

BLDG PERMIT COMM \$2,482.59
BLDG PLAN CHECK \$2,234.34
EI COMMERCIAL \$108.99
ONE STOP SURCH \$96.52
SYS DEV FEE \$289.56
CITY PLAN SURCH \$141.51
MISCELLANEOUS \$5.00

Total Due: \$5,358.51
Carry Over To Tran# 010445: \$5,358.51
DOLA 00187

12. ATTACHMENTS
Plot Plan [Signature]

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13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(A) Weaver David	28492 Avenida Placida,		C11673	
(C) Rellos Construction Inc	P O Box 1388,	B	471756	310-257-1107

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7037 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class: B Lic. No.: 471756 Print: MARC A LIRIO Sign: [Signature]

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COM. TNS FUND Policy Number: 04-00unit0000673

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 6/8/00 Contractor Authorized Agent Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: is not applicable Letter was sent to the AQMD or EPA Sign: [Signature] Date: 6/8/00

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. _____ Bus. & Prof. Code for the following reason: _____

Print: MARC A LIRIO Sign: [Signature] Date: 6/8/00 Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: MARC A LIRIO Sign: [Signature] Date: 6/8/00 Owner Contractor Author Agent

07170300171

Bldg--Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #:

Commercial

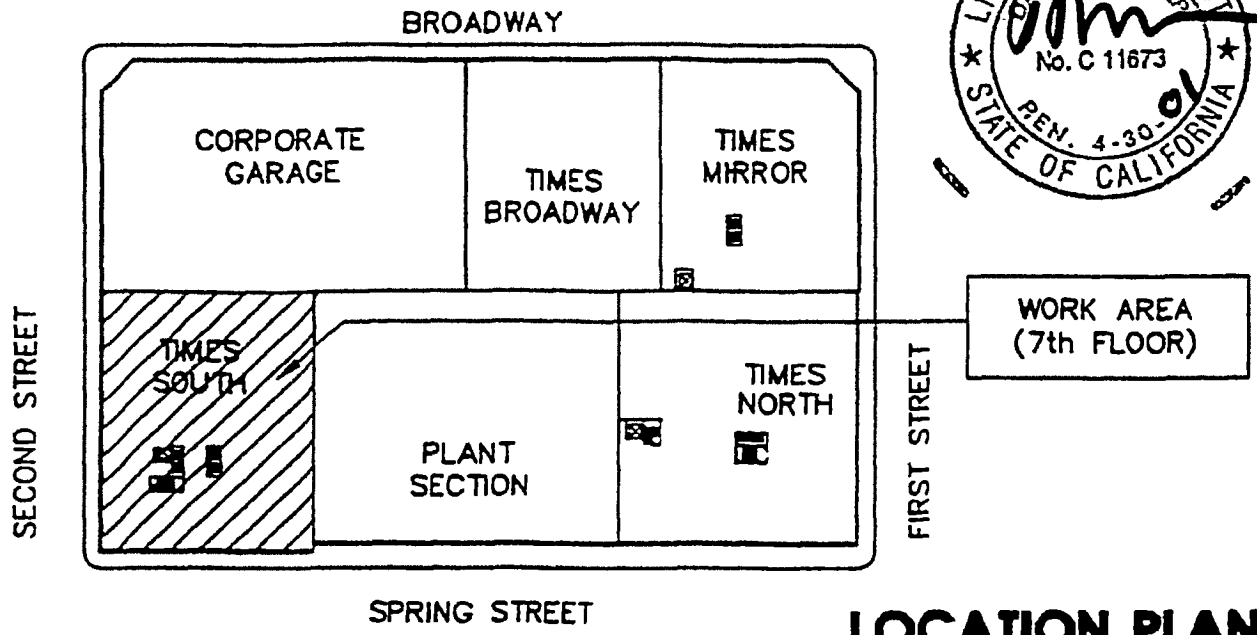
Initiating Office: METRO

Over the Counter Permit

PLOT PLAN ATTACHMENT

Printed on: 04/04/00 08:48:54

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(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



LOCATION PLAN

145 S Spring St



Permit #: Plan Check #: APC Event Code:

00016 - 10000 - 04927 Reference #:

Bldg--Alter/Repair Commercial Counter Plan Check City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY Status: Ready to Issue Status Date: 06/08/00 Printed on: 06/08/00 08:22:28

Table with 6 columns: I. TRACT, BLOCK, LOT(s), AR#, MAP REF #, PARCEL ID # (PIN), 2. BOOK/PAGE/PARCEL. Row 1: ORD'S SURVEY, 2, 1, 2, M R 53-66/73, 130-5A213 30, 5149 - 001 - 003

3. PARCEL INFORMATION BAS Branch Office - LA Council District - 9 Community Plan Area - Central City Census Tract - 2074.000 District Map - 130-5A213 Energy Zone - 9 Earthquake-Induced Liquefaction Area - YES Near Source Zone Distance - 7.22919 Parking Dist. - CCPD Parking Dist. - DPD Thomas Brothers Map Grid - 634 ZONE(S): C4-2D/

4. DOCUMENTS ZI - ZI 145-1008 AFF - AF 90-1466762 (MB) ZI - ZI 940 AFF - AFF 36889 CRA - ZI 940 CENTRAL BSN DIST

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): Tmct Llc 0 1 Times Mirror Square LOS ANGELES CA 90053 213-237 5000 Tenant: Applicant: (Relationship: Architect) David Weaver - (949) 489-9708

7. EXISTING USE PROPOSED USE 13 Office

8. DESCRIPTION OF WORK NEW RATED ELEVATOR VESTIBULES ON SOUTH SIDE FOR 5 FLOORS (# 3, 4, 6, 8 & 9) & FOR BASEMENT B2 ON NORTH SIDE.

9. # Bldgs on Site & Use: 1-OFFICE

For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Indravadan Parikh DAS PC By: OK for Cashier: Leandro Banguilam Coord. OK: Signature: Date: 06/08/00

For Cashier's Use Only W/O #: 01604927 LA Department of Building and Safety LA 05 17 010445 06/08/00 08:38AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Valuation: \$62,000 PC Valuation: FINAL TOTAL Bldg--Alter/Repair 688.39 Permit Issuing Fee 0.00 Permit Fee Subtotal Bldg--Alter/Rep 603.00 Energy Surcharge Handicapped Access Supp. Plan Check 0.00 Plan Maintenance Fire Hydrant Refuse-To-Pay E.Q. Instrumentation 13.02 Supp. O.S. Surcharge 12.32 Supp. Sys. Surcharge 36.96 Planning Surcharge Misc Fee 5.00 Supp. Planning Surcharge 18.00 Sewer Cap ID: Total Bond(s) Due:

BLDG PERMIT COMM \$603.00 EI COMMERCIAL \$13.02 ONE STOP SURCH \$12.32 SYS DEV FEE \$36.96 CITY PLAN SURCH \$18.09 MISCELLANEOUS \$5.00 Subtotal: \$688.39 Carry Over FROM Trans 010444 \$5,358.51 Total Due: \$6,046.90 Check: \$1,046.90 Check: \$5,000.00 OOLA 00188

12. ATTACHMENTS Plot Plan - 06/08/00

30717030

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(A) Weaver David	28492 Avenida Placida,		C11673	949-489 9708
(C) Rellos Construction Inc	P O Box 1388,	B	471756	310-257-1107

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

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I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers comp. declarations are desired.)

License Class: B Lic. No.: 471756 Print: MARCO LIRA Sign: [Signature]

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: STATE COM. INS FUND Policy Number: 04600UNIT0006673
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 6.8.00 Contractor Authorized Agent Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: Is not applicable Letter was sent to the AQMD or EPA Sign: [Signature] Date: 6.8.00

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

- I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)
- I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
- I am exempt under Sec. _____ Bys. & Prof. Code for the following reason: _____

Print: _____ Sign: _____ Date: 6.8.00 Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: MARCO LIRA Sign: [Signature] Date: 6.8.00 Owner Contractor Author Agent

74300174

145 S Spring St

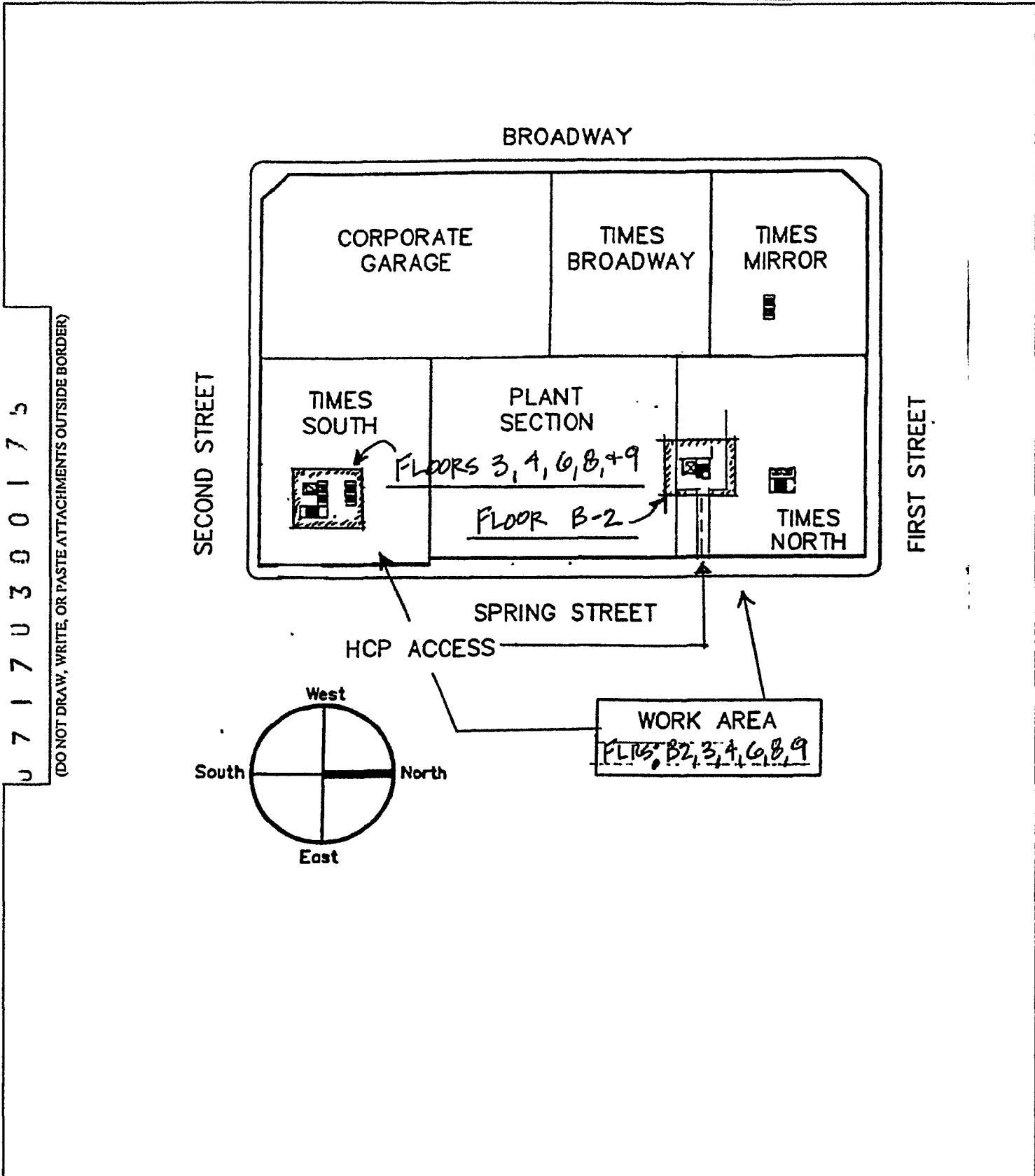
Permit Application #: 00016 - 10000 - 04927

Bldg--Alter/Repair
Commercial
Counter Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: APC
Initiating Office: METRO
Printed on: 04/04/00 08:02:10

PLOT PLAN ATTACHMENT



145 S Spring St 2ND FLOOR



Permit #:
Plan Check #:
Event Code:

00016 - 10000 - 14376

Ref. #:

Bldg--Alter/Repair Commercial Over the Counter Permit
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY
Status: Ready to Issue
Status Date: 10/19/00
Printed on: 10/19/00 11:17:27

Table with 4 columns: 1. TRACT, BLOCK, LOT(s), ARE, MAP REF., PARCEL ID # (PIN), 2. BOOK/PAGE/PARCEL. Row 1: ORD'S SURVEY, 2, 1, 2, M R 53-66/73, 130-5A213 30, 5149 - 001 - 003

3. PARCEL INFORMATION
BAS Branch Office - LA
Bldg. Line - No/NA
Council District - 9
Community Plan Area - Central City
Census Tract - 2074.000
District Map - 130-5A213
Energy Zone - 9
Earthquake-Induced Liquefaction Area - YES
Lot Cut Date - PRIOR 12/04/1944
Near Source Zone Distance - 7.22919
Oil Well - None
Parking Dist. - CCPD
ZONES: C4-2D/

4. DOCUMENTS
ZI - ZI 145-1008
ZI - ZI 940
AFF - AF 90-1466762 (MB)
AFF - AFF 36889

5. CHECKLIST ITEMS
Std. Work Descr - Interior Non-struct. Remo

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Tmct Llc, 0 1 Times Mirror Square, LOS ANGELES CA 90053
Tenant:
Applicant: (Relationship: Architect) David Weaver - 28492 Ave. Placida, SAN JUAN CAPISTRANO, CA 92 (949) 489-9708

7. EXISTING USE, PROPOSED USE, 8. DESCRIPTION OF WORK
13 Office
T.I. REMOVE & REPLACE NON-STRUC. PARTITIONS (N) CLG. GRID. (N) SHOWER & (N) TEST KITCHEN. SHAFT/HOOD UNDER SEP. PERMIT. rti for soon cho

9. # Bldgs on Site & Use: HIGH RISE

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Soon Cho
OK for Cashier: Chi Yang
Signature:
DAS PC By:
Coord. OK:
Date: 10/19/00

For information and/or inspection requests originating within LA County, Call toll-free (888) LA4BUILD
Outside LA County, call (213)-977-6941. (LA4BUILD - 524-2845)

For Cashier's Use Only
W/O #: 01614376
LA Department of Buildings and Safety
LA 04 17 021847 10/19/00 11:23AM

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$300,000
PC Valuation:
FINAL TOTAL Bldg--Alter/Repair 3,501.48
Permit Fee Subtotal Bldg--Alter/Rep 1,625.63
Handicapped Access
Plan Check Subtotal Bldg--Alter/Rep 1,463.06
Fire Hydrant Refuse-To-Pay
E.Q. Instrumentation 63.00
O.S. Surcharge 63.03
Sys. Surcharge 189.10
Planning Surcharge 92.66
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 0.00
Sewer Cap ID:
Total Bond(s) Due:

BLDG PERMIT COMM \$1,625.63
BLDG PLAN CHECK \$1,463.06
EI COMMERCIAL \$63.00
ONE STOP SURCH \$63.03
SYS DEV FEE \$189.10
CITY PLAN SURCH \$92.66
MISCELLANEOUS \$5.00
Total Due: \$3,501.48
Check: \$3,501.48
OOLA 05255

12. ATTACHMENTS
Plot Plan

U 7 2 7 0 3 0 0 0 1 5

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19925 of the Health and Safety Code of the State of California.

15. Building Related From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(A) Weaver David	28492 Avenida Placida, San Juan Capistrano, CA 926		C11673	949-489-9708
(C) Rellos Construction Inc	P O Box 1388, Lomita, CA 907175388	B	471756	

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B1 Lic. No.: 471756 Print: Marco Lira Sign: Marco Lira

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:
 I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: STATE FUND Policy Number: 046-001M7000667

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: Marco Lira Date: 10/19/00 Contractor Authorized Agent Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: Is not applicable Letter was sent to the AQMD or EPA Sign: Marco Lira Date: 10/19/00

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. _____ Bus. & Prof. Code for the following reason: _____

Print: _____ Sign: _____ Date: 10/19/00 Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm, under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: Marco Lira Sign: Marco Lira Date: 10/19/00 Owner Contractor Author. Agent

0727030006

Bldg--Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #:

Commercial

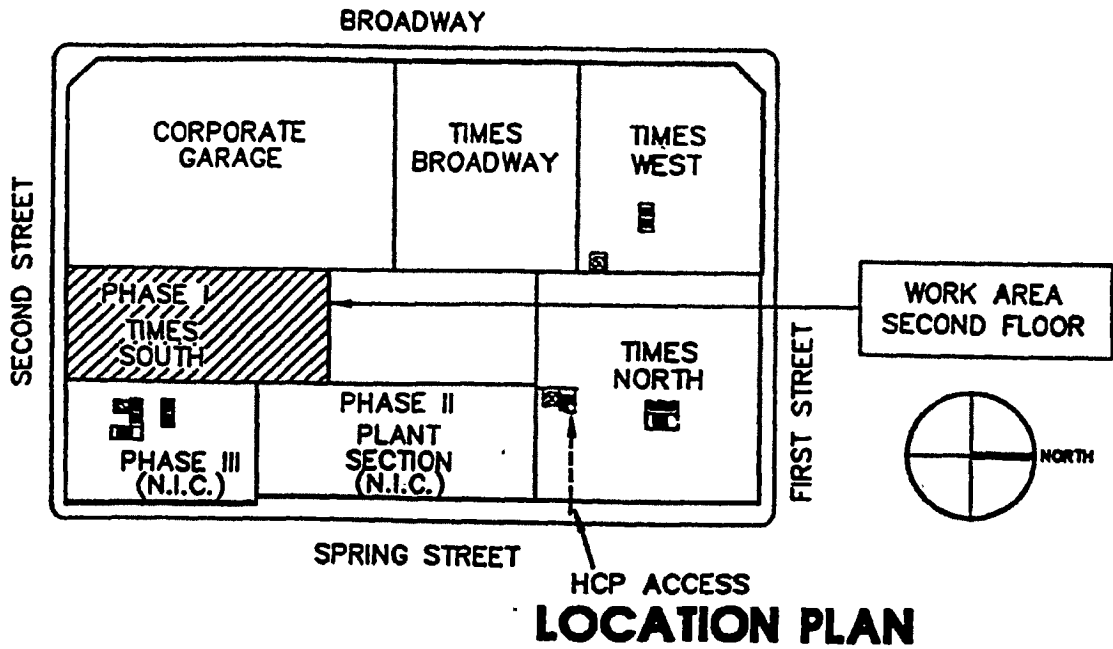
Initiating Office: METRO

Over the Counter Permit

PLOT PLAN ATTACHMENT

Printed on: 08/01/00 09:05:08

U 7 2 7 U 3 0 0 7
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



LOCATION PLAN

145 S Spring St 8TH - FLR



Permit #:
Plan Check #:
Event Code:

01016 - 10000 - 08236
Printed: 08/06/01 07:55 AM

1010629201136732

Bldg--Alter/Repair
Commercial
Counter Plan Check

City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue
Status Date: 08/06/2001

Table with 6 columns: I. TRACT, BLOCK, LOT(s), ARB, MAP REF#, PARCEL ID # (PIN), 2. BOOK/PAGE/PARCEL. Row 1: ORD'S SURVEY, 2, 1, 2, M R 53-66/73, 130-5A213 30, 5149 - 001 - 003

3. PARCEL INFORMATION
BAS Branch Office - LA
Council District - 9
Community Plan Area - Central City
Census Tract - 2074.000
District Map - 130-5A213
Energy Zone - 9
Fire District - 1
Earthquake-Induced Liquefaction Area - YES
Lot Cut Date - 12/04/1944
Near Source Zone Distance - 7.2
Parking Dist. - CCPD
Parking Dist. - DPD
ZONE(S): C4-2D /

4. DOCUMENTS
ZI - ZI-145-1008 CRA - ZI 940 CENTRAL BSN DIST
ZI - ZI-940 AFF - AF-90-1466762-MB
ORD - ORD-164307-SA430 AFF - AFF-36889

5. CHECKLIST ITEMS
Std. Work Descr - Interior Non-struct. Remo

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Tmct Llc 0 1 Times Mirror Square LOS ANGELES CA 90053
Tenant:
Applicant: (Relationship: Architect) David Weaver - 28492 Avenue Placida SAN JUAN CAPISTRANO, CA 92 (949) 489-9708

7. EXISTING USE PROPOSED USE
(13) Office

8. DESCRIPTION OF WORK
OFFICE T.I. AT 8TH FLOOR. ROMOVE & REPLACE DOORS, WALLS, CEILINGS, & RESTROOMS, NEW RATED ELEVATOR LOBBY & EXIT CORRIDOR. 17,300 S.F.

9. # Bldgs on Site & Use:
10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Tim Fan DAS PC By:
OK for Cashier: Jesse Jimenez Coord. OK:
Signature: Date: 8/6/01

For information and/or inspection requests originating within LA County.
Call toll-free (888) LA4BUILD
Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845)
For Cashier's Use Only W/O # E1608236
LA DEPARTMENT OF BUILDING AND SAFETY
LA 08 10 040440 08/06/01 08:04AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period
Permit Valuation: \$490,000 PC Valuation:
FINAL TOTAL Bldg--Alter/Repair 2,750.99
Permit Fee Subtotal Bldg--Alter/Rep 2,373.75
Handicapped Access
Fire Hydrant Refuse-To-Pay
E.Q. Instrumentation 102.90
Supp. O.S. Surcharge 49.53
Supp. Sys. Surcharge 148.60
Planning Surcharge Misc Fee 5.00
Supp. Planning Surcharge 71.21
Permit Issuing Fee 0.00
Sewer Cap ID: Total Bond(s) Due:

BUILDING PERMIT COMM 02,373.75
EI COMMERCIAL 0102.90
ONE STOP SURCH 049.53
SYSTEMS DEVT FEE 0148.60
CITY PLANNING SURCH 071.21
MISCELLANEOUS 05.00
Total Due: 02,750.99
Check: 02,750.99

12. ATTACHMENTS
Plot Plan

5 0 1 C C I C C I 7

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(A) Weaver David	28492 Avenida Placida,	San Juan Capistrano, CA 926	C11673	949-489-9708
(C) Rellos Construction Inc	P O Box 1388,	Lomita, CA 907175388	B 471756	310-257-1107

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7037 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B-1 Lic. No.: 471756 Print: Morice Lira Sign: Morice Lira

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: _____ Policy Number: _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: Morice Lira Date: 8/16/12 Contractor Authorized Agent Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: Is not applicable Letter was sent to the AQMD or EPA Sign: Morice Lira Date: 8/16/12

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)
- I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
- I am exempt under Sec. _____, Bus. & Prof. Code for the following reason: _____

Print: _____ Sign: _____ Date: ____/____/____ Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: Morice Lira Sign: Morice Lira Date: 8/16/12 Owner Contractor Author. Agent

Bldg--Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #:

Commercial

Initiating Office: METRO

Counter Plan Check

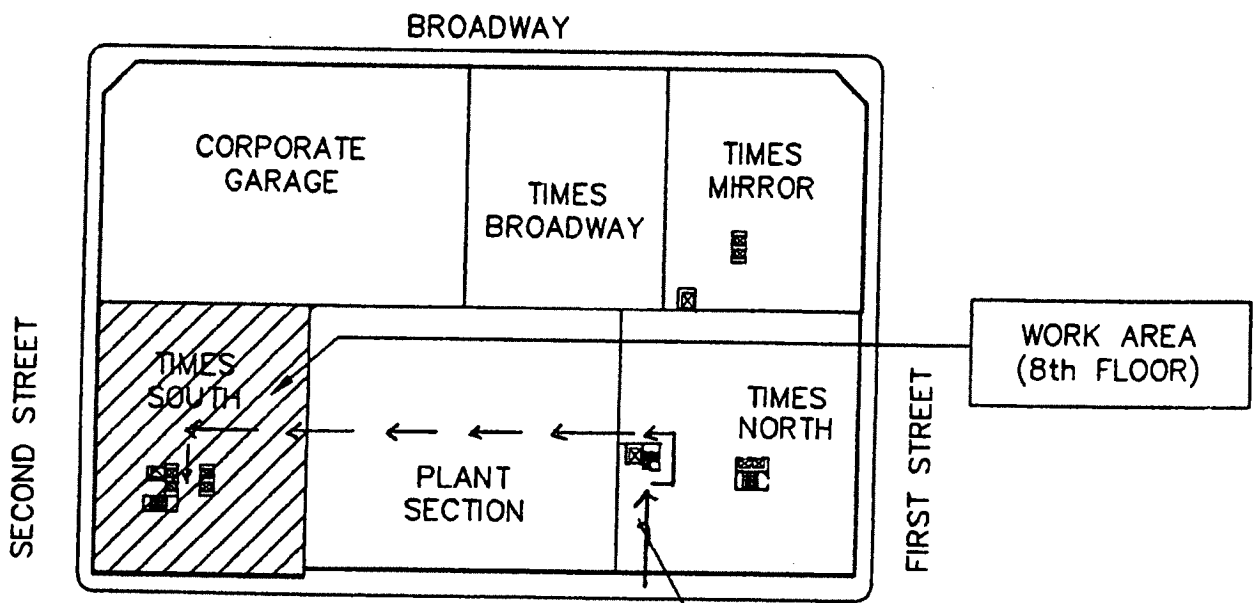
PLOT PLAN ATTACHMENT

Printed on: 05/08/01 14:13:33

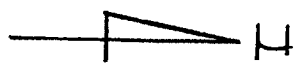
1010620201136732

7010620201136732

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



LOCATION PLAN



145 S Spring St 8TH - FLR



Permit #:
Plan Check #:
Event Code:

01016 - 10000 - 08236

Printed: 08/06/01 07:55 AM

Bldg--Alter/Repair
Commercial
Counter Plan Check
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Last Status: Ready to Issue
Status Date: 08/06/2001

Table with 4 columns: 1. TRACT, BLOCK, LOT(s), ARE, MACREF#, PARCEL ID # (PIN), 2. BOOK/PAGE/PARCEL. Row 1: ORD'S SURVEY, 2, 1, 2, M R 53-66/73, 130-5A213 30, 5149 - 001 - 003

3. PARCEL INFORMATION
BAS Branch Office - LA
Council District - 9
Community Plan Area - Central City
Census Tract - 2074.000
District Map - 130-5A213
Energy Zone - 9
Fire District - 1
Earthquake-Induced Liquefaction Area - YES
Lot Cut Date - 12/04/1944
Near Source Zone Distance - 7.2
Parking Dist. - CCPD
Parking Dist. - DPD

ZONE(S): C4-2D /

4. DOCUMENTS
ZI - ZI-145-1008 CRA - ZI 940 CENTRAL BSN DIST
ZI - ZI-940 AFF - AF-90-1466762-MB
ORD - ORD-164307-SA430 AFF - AFF-36889

5. CHECKLIST ITEMS
Std. Work Descr - Interior Non-struct. Remo

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s) Tmct Llc 0 1 Times Mirror Square LOS ANGELES CA 90053
Tenant.
Applicant (Relationship Architect) David Weaver - 28492 Avenue Placida SAN JUAN CAPISTRANO, CA 92 (949) 489-9708

Table with 2 columns: EXISTING USE, PROPOSED USE, & DESCRIPTION OF WORK. Row 1: (13) Office, OFFICE T.I. AT 8TH FLOOR. REMOVE & REPLACE DOORS, WALLS, CEILINGS, & RESTROOMS, NEW RATED ELEVATOR LOBBY & EXIT CORRIDOR. 17,300 S.F.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Tim Fan DAS PC By:
OK for Cashier: Jesse Jimenez Coord. OK:
Signature: Date: 8/6/01

For information and/or inspection requests originating within LA County.
Call toll-free (888) LA4BUILD
Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845)

LA DEPARTMENT OF BUILDING AND SAFETY
LA 04 10 040440 08/06/01 08:04AM

Table with 2 columns: PROJECT VALUATION & FEE INFORMATION, BUILDING PERMIT COMM. Row 1: Permit Valuation: \$490,000, PC Valuation: \$2,373.75. Row 2: BUILDING PERMIT COMM \$2,373.75, EI COMMERCIAL \$102.90, ONE STOP SURCH \$49.53, SYSTEMS DEVT FEE \$148.60, CITY PLANNING SURCH \$711.21, MISCELLANEOUS \$5.00. Row 3: FINAL TOTAL Bldg--Alter/Repair 2,750.99, Permit Fee Subtotal Bldg--Alter/Rep 2,373.75. Row 4: Handicapped Access, Fire Hydrant Refuse-To-Pay, E.Q. Instrumentation 102.90, Supp. O.S. Surcharge 49.53, Supp. Sys. Surcharge 148.60, Planning Surcharge Misc Fee 5.00, Supp. Planning Surcharge 71.21, Permit Issuing Fee 0.00. Row 5: Sewer Cap ID, Total Bond(s) Due. Row 6: Total Due: \$2,750.99, Check: \$2,750.99. Row 7: 01LA 16326

12. ATTACHMENTS
Plot Plan

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13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(A) Weaver David	28492 Avenida Placida,		C11673	949-489-9708
(C) Rellos Construction Inc	P O Box 1388,	B	471756	310-257-1107

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License Class: B-1 Lic. No.: 471756 Print: Marce Lira Sign: [Signature]

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: _____ Policy Number: _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 8/6/01 Contractor Authorized Agent Owner

WARNING FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: Is not applicable Letter was sent to the AQMD or EPA Sign: [Signature] Date: 8/6/01

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code; The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)
- I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code; The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
- I am exempt under Sec. _____, Bus. & Prof. Code for the following reason: _____

Print: _____ Sign: _____ Date: 1/1 Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: Marce A Lira Sign: [Signature] Date: 8/6/01 Owner Contractor Author. Agent

17 : 30 : 00 : 00 : 00 : 00

Bldg—Alter/Repair
Commercial
Counter Plan Check

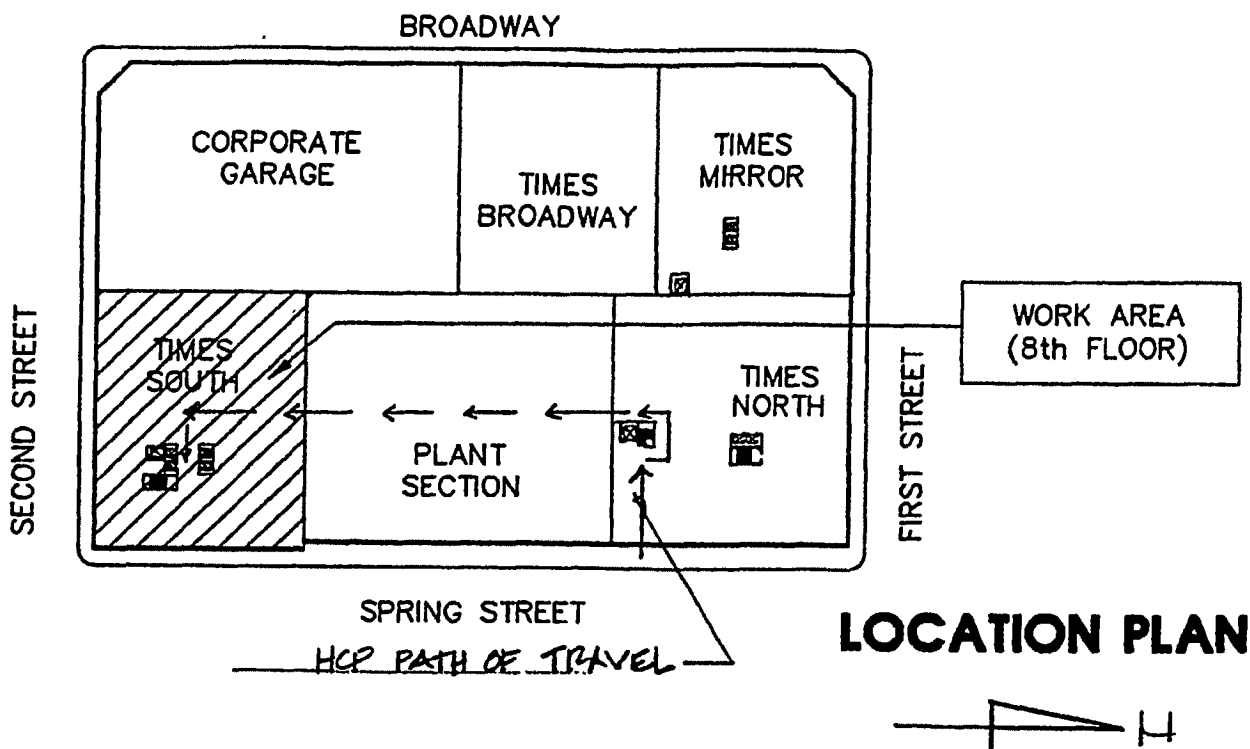
City of Los Angeles - Department of Building and Safety

Plan Check #:
Initiating Office: METRO
Printed on: 05/08/01 14:13:33

PLOT PLAN ATTACHMENT

07190509107

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



LOCATION PLAN

14. APPLICATION COMMENTS

Modification dated 9/11/02 to allow only exit to travel thru elevator lobby.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE#
(A) Weaver, David Roger	28492 Avenida Placida,	San Juan Capistrano, CA 92675		C11673	
(C) Rellos Construction Inc	P O Box 1388,	Lomita, CA 907175388	B	471756	310-257-1107

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B-1 Lic. No.: 471756 Contractor: Rellos Const.

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: Howe Insurance Services Policy Number: 046-02 UNIT 0006673

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Morco Lira Sign: [Signature] Date: 10-01-02 Contractor Authorized Agent

145 S Spring St.

Permit Application #: 02016 - 10000 - 17835

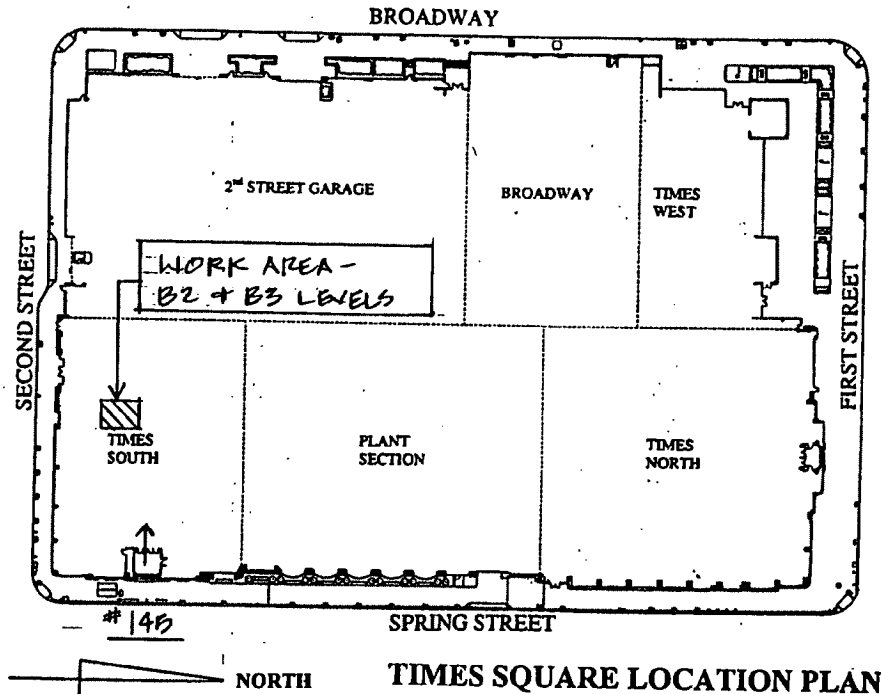
Bldg-Alter/Repair
Commercial
No Submit Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #:
Initiating Office: METRO
Printed on: 09/11/02 14:39:55

PLOT PLAN ATTACHMENT

0265201020200101
7 3 0 3 0 A 1 8
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)





Bldg-Alter/Repair Commercial Appointment Plan Check Plan Check Submittal	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 10/26/2004
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ORD'S SURVEY	2	1	2	M R 53-66/73	130-5A213 30	5149 - 001 - 003

3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Council District - 9 Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City	Census Tract - 2073.00 Census Tract - 2074.00 District Map - 130-5A213 Energy Zone - 9 Fire District - 1 (Entire parcel)	Earthquake-Induced Liquefaction Area - YES Lot Cut Date - 12/04/1944 Near Source Zone Distance - 7.2 Parking Dist. - CCPD Parking Dist. - DPD
---	--	---

ZONE(S): C4-2D /

4. DOCUMENTS		
ZI - ZI-145-1008	CRA - ZI 940 CENTRAL BSN DIST	AFF - AF-90-1466762-MB
ZI - ZI-2319 Central Bsn District Redevel	CPC - CPC-1986-606	AFF - AFF-36889
ZI - ZI-940 Central Bsn District Redevel	CDBG - BID-Downtown Center	
ORD - ORD-164307-SA430	CDBG - LARZ-Central City	

5. CHECKLIST ITEMS	
Fabricator Reqd - Structural Steel	Special Inspect - Field Welding
Special Inspect - Concrete > 2.5ksi	Std. Work Descr - Interior Non-struct. Remo
Special Inspect - Epoxy Injection	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
Owner(s):			
Tmct Llc	0 1 Times Mirror Square	LOS ANGELES CA 90053	
Tenant:			
- Los Angeles Times	TIMES SQUARE	LOS ANGELES, CA 90035	(213) 237-5000
Applicant: (Relationship: Architect)			
David Weaver -	28492 Ave. Placida	SAN JUAN CAPISTRANO, CA 9267.	(949) 489-9709

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(13) Office		TENANT IMPROVEMENT ON 4TH FLOOR: EXTEND (E) CORRIDOR AND CREATE 18' LONG CONCRETE RAMP. INCLUDES (N) INTERIOR NON-BEARING PARTITIONS AND CEILING SYSTEMS. RELOCATE (E) STEEL BRACING ONE BAY OVER FOR CORRIDOR RELOCATION.

9. # Bldgs on Site & Use: OFFICE

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
 Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Lawrence Quirante	DAS PC By:
OK for Cashier: Lawrence Quirante	Coord. OK:
Signature: <i>Lawrence Quirante</i>	Date: 10-26-04

For Cashier's Use Department of Building and Safety
 LA 03 26 122526 10/26/04 10:07AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	
Permit Valuation: \$20,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	371.68
Permit Fee Subtotal Bldg-Alter/Rep:	326.25
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep	0.00
Fire Hydrant Refuse-To-Pay	0.00
E.Q. Instrumentation	4.20
O.S. Surcharge	6.61
Sys. Surcharge	19.83
Planning Surcharge	9.79
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

BUILDING PERMIT COMM	\$326.25
EI COMMERCIAL	\$4.20
ONE STOP SURCH	\$6.61
SYSTEMS DEVT FEE	\$19.83
CITY PLANNING SURCH	\$9.79
MISCELLANEOUS	\$5.00
Total Due: \$371.68	
Carry Over TO Tran# 122527: \$371.68	
04LA 65919	

12. ATTACHMENTS
Plot Plan <i>See</i>



14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE#
(A) Weaver, David Roger	28492 Avenida Placida,	San Juan Capistrano, CA 92675		C11673	(949) 489-9709
(C) C M M Constructors	2419 Chico Avenue,	South El Monte, CA 91733	B	764524	
(E) Fotch, Michael Roger	2953 Bonanza,	San Clemente, CA 92673		S3800	
(E) Lyons, Robert Thomas	1660 W 3rd Street, C/O Brandow & Ass	Los Angeles, CA 90017		S2719	

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B Lic. No.: 264524 Contractor: [Signature]

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE FUND Policy Number: 1822406-0f

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: MICHAEL THOMAS Sign: [Signature] Date: 10/26/09 Contractor Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: APC

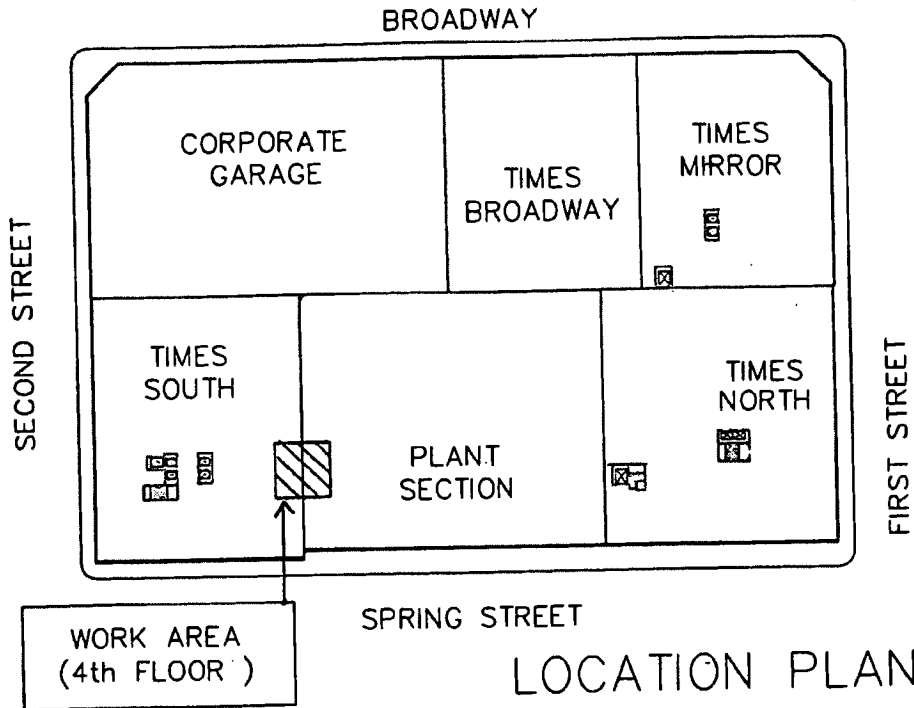
Commercial

Initiating Office: METRO

Plan Check Submittal

PLOT PLAN ATTACHMENT

Printed on: 10/12/04 10:57:44



LOCATION PLAN

111100011111

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



Bldg-Alter/Repair Commercial Plan Check at Counter No Submit Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 12/16/2004
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1. TRACT	BLOCK	LOT(S)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ORD'S SURVEY	2	1	2	M R 53-66/73	130-5A213 30	5149 - 001 - 003

3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Council District - 9 Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City	Census Tract - 2073.00 Census Tract - 2074.00 District Map - 130-5A213 Energy Zone - 9 Fire District - 1 (Entire parcel)	Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - 12/04/1944 Near Source Zone Distance - 7.2 Parking Dist. - CCPD Parking Dist. - DPD
--	--	---

ZONE(S): C2-4D /

4. DOCUMENTS		
ZI - ZI-145-1008	ORD - ORD-164307-SA430	CDBG - LARZ-Central City
ZI - ZI-145-CA-744	CRA - ZI 940 CENTRAL BSN DIST	AFF - AF-90-1466762-MB
ZI - ZI-2319 Central Bsn District Redevel	CPC - CPC-1986-606	AFF - AFF-36889
ZI - ZI-940 Central Bsn District Redevel	CDBG - BID-Downtown Center	

5. CHECKLIST ITEMS	
Std. Work Descr - Interior Non-struct. Remo	
Std. Work Descr - Patch Plaster/Drywall	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s): Tmct Llc	0 1 Times Mirror Square	LOS ANGELES CA 90053
Tenant: Applicant. (Relationship: Architect) David Weaver -	28492 Ave Placida	SAN JUAN CAPISTRANO, CA 9267. (949) 489-9709

7. EXISTING USE	PROPOSED USE
(13) Office	

8. DESCRIPTION OF WORK
TENANT IMPROVEMENT ON 4TH FLOOR: (N) INTERIOR NON-BEARING WALLS AND CEILING SYSTEMS TO REMODEL (E) OFFICE SPACES. INCLUDES FINISH AND MILLWORK. (7,000 SF)

9. # Bldgs on Site & Use: OFFICE

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Lawrence Quirante	DAS PC By:
OK for Cashier: Catherine Nuezca	Coord. OK:
Signature:	Date: 12/16/04

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only
LA Department of Building and Safety
LA 03 28 126237 12/16/04 08:21AM
W/O #: 41623663

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	
Permit Valuation: \$200,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	1,417.75
Permit Fee Subtotal Bldg-Alter/Rep	1,231.88
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	42.00
O.S. Surcharge	25.48
Sys. Surcharge	76.43
Planning Surcharge	36.96
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

BUILDING PERMIT COMM	\$1,231.88
EI COMMERCIAL	\$42.00
ONE STOP SURCH	\$25.48
SYSTEMS DEVT FEE	\$76.43
CITY PLANNING SURCH	\$36.96
MISCELLANEOUS	\$5.00
Total Due:	\$1,417.75
Check:	\$1,417.75
04LA 68179	

12. ATTACHMENTS
Plot Plan



1010107200512263

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. *** NOTICE OF EXEMPTION/DETERMINATION IS NOT REQUIRED. AREA OF WORK IS AT THE NEW BUILDING. -OK PER MIKE MEAD 12/16/2005 CN

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(A) Weaver, David Roger	28492 Avenida Placida,		C11673	
(C) Rellos Construction Inc	P O Box 1388,	B	471756	
	San Juan Capistrano, CA 92675			
	Lomita, CA 907175388			

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: 471756 Lic. No.: B-1 Contractor: Rellos Const Inc.

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: Marco A Lira Policy Number: 000666732004

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENclist.html>.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency, for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____

Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- This permit is being obtained with the consent of the legal owner of the property.

Print Name: MARCO LIRA

Signature: [Signature]

Date: _____

Contractor Authorized Agent

Bldg-Alter/Repair
Commercial
No Submit Plan Check

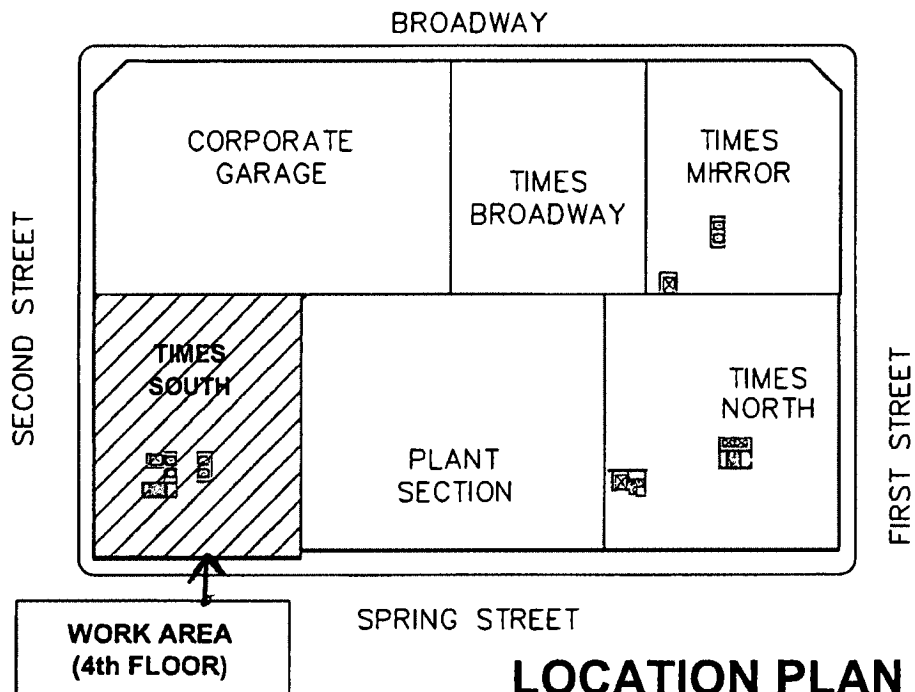
City of Los Angeles - Department of Building and Safety

Plan Check #:
Initiating Office: METRO
Printed on: 12/01/04 11:07:39

PLOT PLAN ATTACHMENT

292150027010101

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)





Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 10/17/2005
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TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF#	PARCEL ID# (PIN #)	ASSESSOR PARCEL#
ORD'S SURVEY	2	1	2	M R 53-66/73	130-5A213 30	5149 - 001 - 003

3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Council District - 9 Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City	Census Tract - 2073.00 Census Tract - 2074.00 District Map - 130-5A213 Energy Zone - 9 Fire District - 1 (Entire parcel)	Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - 12/04/1944 Near Source Zone Distance - 7.2 Parking Dist. - CCPD Parking Dist. - DPD
---	--	---

ZONE(S): C2-4D /

4. DOCUMENTS		
ZI - ZI-940 Central Bsn District Redevel ORD - ORD-164307-SA430 HCM - CA-744 CRA - ZI 940 CENTRAL BSN DIST	CPC - CPC-1986-606-GPC CPC - CPC-2005-1122-CA CPC - CPC-2005-1124-CA CPC - CPC-2005-361-CA	CDBG - BID-Downtown Center CDBG - LARZ-Central City AFF - AF-90-1466762-MB AFF - AFF-36889

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
Owner(s):	Trmct Llc	0 1 Times Mirror Square	LOS ANGELES CA 90053
Tenant:	- Los Angeles Times	Times Square	LOS ANGELES, CA 90035 213.237.5000
Applicant: (Relationship: Architect)	David Weaver -	28492 Ave. Placida	SAN JUAN CAPISTRANO, CA 9267 (949) 489-9709

7. EXISTING USE	8. DESCRIPTION OF WORK
(13) Office	T.I. REMODEL; PARTITIONS, DOORS, CEILINGS, RESTROOMS 16,800 SQ. FT. (HIGH RISE)

9. # Bldgs on Site & Use: OFFICE

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Amy So	DAS PC By:
OK for Cashier: Lawrence Quirante	Coord. OK:
Signature: <i>Lawrence Quirante</i>	Date: 10-17-05

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
 Outside LA County, call (213) 482-0000. (LA4BUILD - 524-2845)

For Cashier's Use Only
 LA 05 10 156088 10/17/05 08:13AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	
Permit Valuation: \$500,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	2,869.37
Permit Fee Subtotal Bldg-Alter/Repr	2,413.13
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	105.00
O.S. Surcharge	50.36
Sys. Surcharge	151.09
Planning Surcharge	144.79
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
 PLOT PLAN *[Signature]*

BUILDING PERMIT COMM	\$2,413.13
EI COMMERCIAL	\$105.00
ONE STOP SURCH	\$50.36
SYSTEMS DEVT FEE	\$151.09
CITY PLANNING SURCH	\$144.79
MISCELLANEOUS	\$5.00
Total Due:	\$2,869.37
Check:	\$2,869.37
05LA 82741	



1116200523727

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. ** NEED FIRE DEPT. APPROVAL

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(A) Weaver, David Roger	28492 Avenida Placida,		C11673	
(C) Rellos Construction Inc	P O Box 1388,	B	471756	
				San Juan Capistrano, CA 92675
				Lomita, CA 907175388

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No.: **471756** Contractor: **RELLOS CONSTRUCTION INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **State Comp. Ins. Fund** Policy Number: **046-0006673**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENclst.html>.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code). Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name:

Marco A Liv

Sign:

Marco A Liv

Date:

10-17-05

Contractor Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B05LA15020

Commercial

Initiating Office: METRO

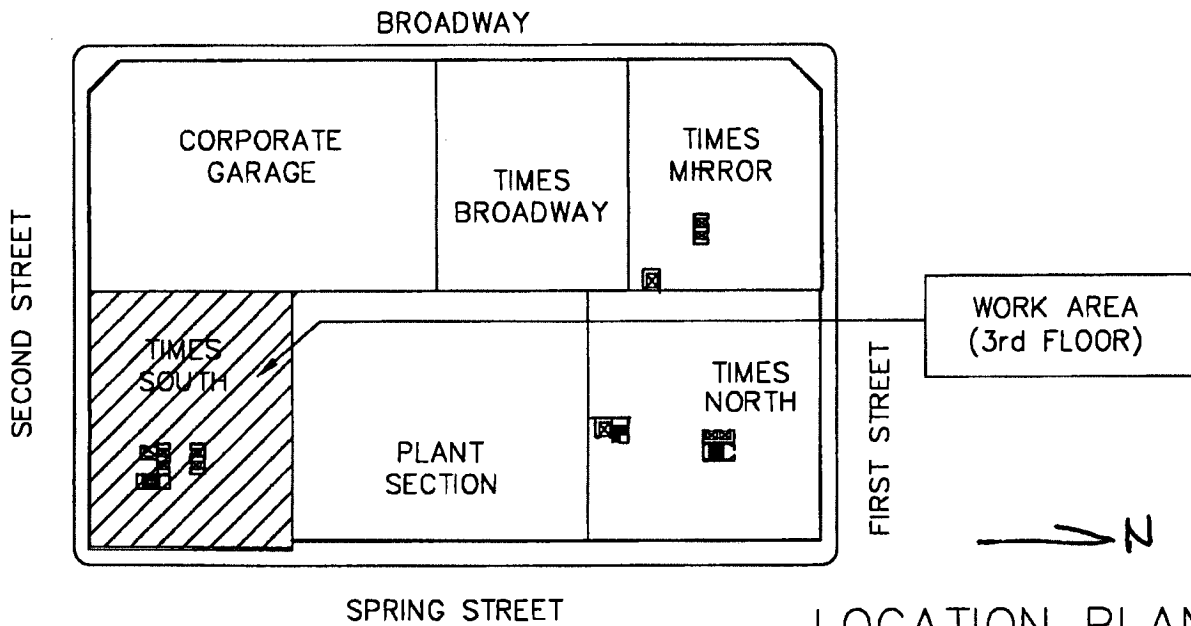
Plan Check

PLOT PLAN ATTACHMENT

Printed on: 10/05/05 14:54:55

1272500291101

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



LOCATION PLAN

145 S Spring St 5TH FLR



Permit #: 06016 - 10000 - 24833
Plan Check #: B06LA13082 Printed: 01/18/07 09:53 AM
Event Code:

Bldg-Alter/Repair
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue
Status Date: 01/18/2007

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ORD'S SURVEY	2	1	2	M R 53-66/73	130-5A213 30	5149 - 001 - 003

3. PARCEL INFORMATION

Area Planning Commission - Central	Census Tract - 2073.00	Earthquake-Induced Liquefaction Area - Yes
LADBS Branch Office - LA	Census Tract - 2074.00	Lot Cut Date - 12/04/1944
Council District - 9	District Map - 130-5A213	Near Source Zone Distanc - 7.2
Certified Neighborhood Council - Downtown Los Angeles	Energy Zone - 9	Parking Dist. - CCPD
Community Plan Area - Central City	Fire District - 1 (Entire parcel)	Parking Dist. - DPD

ZONE(S): C2-4D /

4. DOCUMENTS

ZI - ZI-940 Central Bsn District Redevel	CPC - CPC-1986-606-GPC	CDBG - BID-Downtown Center
ORD - ORD-164307-SA430	CPC - CPC-2005-1122-CA	CDBG - LARZ-Central City
HCM - CA-744	CPC - CPC-2005-1124-CA	AFF - AF-90-1466762-MB
CRA - ZI 940 CENTRAL BSN DIST	CPC - CPC-2005-361-CA	AFF - AFF-36889

5. CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct. Remo

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): Trmct Llc	0 1 Times Mirror Square	LOS ANGELES CA 90053
Tenant: Applicant: (Relationship: Architect) David Weaver -	28492 Ave. Palcida	SAN JUAN CAPISTRANO 92675 (949) 489-9709

7. EXISTING USE

(13) Office

PROPOSED USE

8. DESCRIPTION OF WORK

TENANT IMPROVEMENT OF 5TH FLOOR OFFICE - NEW DOORS, PARTITIONS, AND CEILINGS. NO EXTERIOR ALTERATIONS.

9. # Bldgs on Site & Use: OFFICE

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Theresa Vu	DAS PC By:
OK for Cashier: Theresa Vu	Coord. OK:
Signature: <i>Tracy</i>	Date: 01/18/07

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD (524-2845)
Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only W/O #: 61624833
LA Department of Building and Safety
LA 06 29 111704 01/18/07 09:59AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$500,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair 2,869.37	FIRE HYDRANT FEE NOTICE THE CITY OF LOS
Permit Fee Subtotal Bldg-Alter/Rep: 2,413.13	ANGELES MAY AMEND THE FIRE HYDRANT FEE
Handicapped Access	ORDINANCE (LAMC SECTION 91.0304 (b) 8). THE
Plan Check Subtotal Bldg-Alter/Rep 0.00	OWNER OF THE PROJECT DESIGNATED IN THIS PERMIT
Fire Hydrant Refuse-To-Pay	SHALL BE OBLIGATED TO PAY THE DEPARTMENT
E.Q. Instrumentation 105.00	A FIRE HYDRANT FEE IN THE AMOUNT TO BE CALCU-
O.S. Surcharge 50.36	LATED PURSUANT TO ANY AMENDMENT TO THE FIRE
Sys. Surcharge 151.09	HYDRANT FEE ORDINANCE THIS FEE WILL BE USED
Planning Surcharge 144.79	TO PROVIDE ADEQUATE FIRE SAFETY FACILITIES AND
Planning Surcharge Misc Fee 5.00	SERVICES FOR NEW DEVELOPMENT EXCEPTION:
Permit Issuing Fee 0.00	THIS PARAGRAPH NUMBER 8 SHALL NOT APPLY TO
	ANY PERMIT FOR DEMOLITION OF A BUILDING OR
	STRUCTURE
Sewer Cap ID:	Total Bond(s) Due:

BUILDING PERMIT COMM	\$2,413.13
EI COMMERCIAL	\$105.00
ONE STOP SURCH	\$50.36
SYSTEMS DEVT FEE	\$151.09
CITY PLANNING SURCH	\$144.79
MISCELLANEOUS	\$5.00

Total Due:	\$2,869.37
Check:	\$2,869.37

07LA 03591

12. ATTACHMENTS

CEQA Historic Questionair
Plot Plan



* P 0 6 0 1 6 1 0 0 0 0 2 4 8 3 3 F N *

1020120200743833

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(A) Weaver, David Roger	28492 Avenida Placida,	San Juan Capistrano, CA 92675	C11673	
(C) Rellos Construction Inc	P O Box 1388,	Lomita, CA 907175388	B 471756	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No.: **471756** Contractor: **RELLOS CONSTRUCTION INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **State Comp. Ins. Fund** Policy Number: **046-0006673**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **Marco Lira** Sign:  Date: **1-18-07** Contractor Authorized Agent



CEQA QUESTIONNAIRE FOR WORK ON HISTORIC BUILDINGS

PCIS No. 06016-10000-24833

The building located at 145 S. Spring St. has been designated or is eligible to be designated as a historic monument as follows:

- California Register of Historic Resources (#1000 - #1999)-Z1145- CA 744

Required Information:

Please answer the following questions to determine the level of California Environmental Quality Act (CEQA) review your project will require.

Note: If you are uncertain about what are the historic character defining features of your building, please contact the LA Conservancy at 213-623-2489 for National or California historic monuments, or contact the LA City Cultural Affairs Department at 213-473-7720 for City of Los Angeles historic monuments.

- 1. Will your project include the addition of new floor area or structures to the building, such as a new mezzanine, ramp, stair, room, story, roof structure or antenna?
2. Will your project include any change in color, design, texture or material of the exterior of the building?
3. Will your project include the installation of electrical work, plumbing pipes and fixtures, heating & ventilation system which affect the exterior of the building?
4. Will your project include the addition of new elements inside the building, such as partitions, ceilings, electrical work, plumbing pipes and fixtures, heating & ventilation system, sprinkler system, fire protection system?

If you answered YES or YES but to Question 4, please identify the new elements and their locations.

New partition, doors, & ceilings in area with NO character defining features.

5. Will your project include the REMOVING of any historic character-defining feature?

YES NO

6. Will your project include the REPLACING of any historic character-defining feature?

YES NO YES but the feature is beyond repair and will be replaced with the same design, color, texture & material of the original feature.

If you answered YES or YES but to Question 6, please identify those features and their degree of deterioration. (You should only replace those features which are deteriorated beyond repair. Replacement shall match the original historic features in design, color, texture, and other visual qualities, and where feasible, materials)

7. Will your project include the REPAIRING of any historic character-defining feature?

YES NO YES but the feature will be repaired using the same design, color, texture & material of the original feature.

If you answered YES or YES but to Question 7, please identify those features and methods of repair. (You **should not** use chemical or physical treatments such as sandblasting that cause damage to the historic materials.)

Declaration:

I certify and affirm under the penalty of perjury that all of the above information is correct.

Print name: David Weaver Phone: 949 489 9700

Signature:  Date: 12/11/06

Owner Contractor Architect Engineer Authorized Agent

For Department Use:

Referred to DCP by (Print name): Therese Vu Phone: 213 482 6598

LADBS Office (Check one): LA VN WLA SLA SP

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B06LA13082

Commercial

Initiating Office: METRO

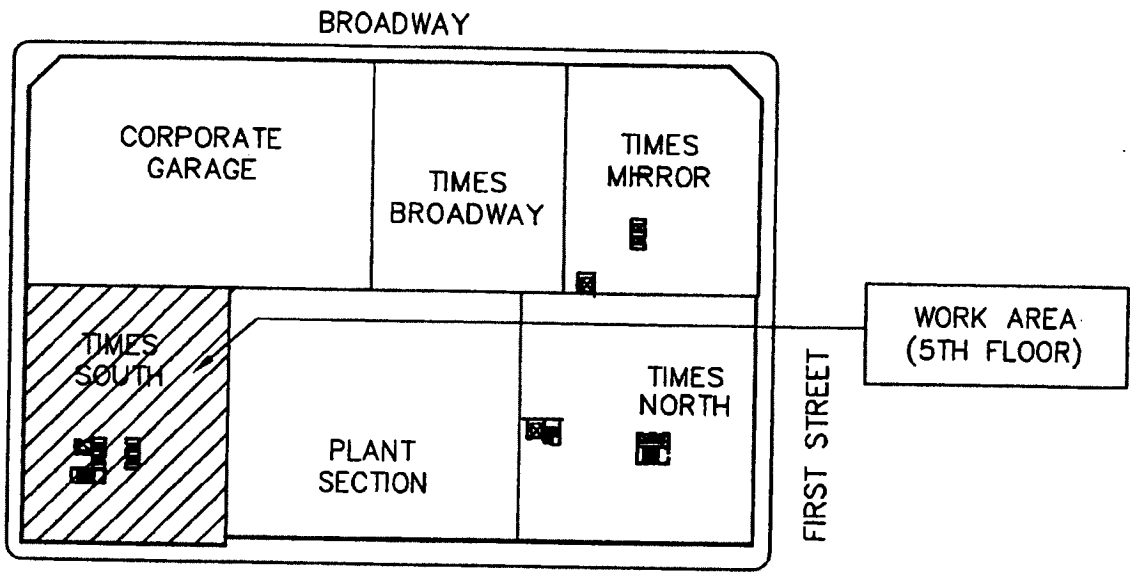
Plan Check

PLOT PLAN ATTACHMENT

Printed on: 12/11/06 08:10:18

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

SECOND STREET



LOCATION PLAN



Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 01/13/2009
--	---	--

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ORD'S SURVEY	2	1	2	M R 53-66/73	130-5A213 30	5149 - 001 - 003

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Council District - 9 Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City	Census Tract - 2073.00 Census Tract - 2074.00 District Map - 130-5A213 Energy Zone - 9 Fire District - 1 (Entire parcel)	Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - 12/04/1944 Near Source Zone Distance - 7.2 Parking Dist. - CCPD Parking Dist. - DPD
---	--	---

ZONE(S): C2-4D/

4. DOCUMENTS

ZI - ZI-2374 Los Angeles State Enterpris ZI - ZI-2385 Greater Downtown Housing ZI - ZI-940 Central Bsn District Redevel ORD - ORD-164307-SA430	HCM - 744 CRA - ZI 940 CENTRAL BSN DIST CPC - CPC-1986-606-GPC CPC - CPC-2005-1122-CA	CPC - CPC-2005-1124-CA CPC - CPC-2005-361-CA CDBG - BID-Downtown Center CDBG - LARZ-Central City
---	--	---

5. CHECKLIST ITEMS

Std. Work Descri - Interior Non-struct. Remo

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s) Tribune Company	435 Michigan Ave CHICAGO IL 60611	
Tenant: Los Angeles Times -	202 West First Street LOS ANGELES, CA 90012	(213) 237-5000
Applicant: (Relationship: Architect) David Weaver -	28492 Avenida Placida SAN JUAN CAPISTRANO, CA 9267	(949) 489-9708

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(13) Office		TI ON THE 9TH FLOOR, (N) PARTITIONS, CEILINGS & FINISHES. NEW DOOR OPENING AND RATED DOOR ON THE STAIR SHAFT.

LA Department of Building and Safety

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Armen Kaspar DAS PC By: _____
 OK for Cashier: Abram Bass Coord. OK: _____
 Signature: *Armen Kaspar* Date: 01-13-09

LA DS 30-251188 01715092 1211DPH
 For inspection requests, call toll-free (888) LA4BUILT (524-2845).
 Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
 (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

BUILDING PERMIT COMM PLAN REVIEW FEE COMMERCIAL ONE COPY SURCH SYSTEMS DEVT FEE CITY PLANNING SURCH MISCELLANEOUS GREEN BUILDING FEE BUILDING PLAN CHECK BUILDING PLAN CHECK	\$3,144.38 \$62.89 \$147.00 \$67.09 \$201.26 \$192.44 \$5.00 \$28.00 \$0.00 \$0.00
---	---

For Cashier's Use: W/O #: 81620450

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$700,000	PC Valuation: _____
-----------------------------	---------------------

FINAL TOTAL Bldg-Alter/Repair 3,848.06 Permit Fee Subtotal Bldg-Alter/Rep: 3,144.38 Handicapped Access Plan Check Subtotal Bldg-Alter/Rep 0.00 Plan Maintenance 62.89 Fire Hydrant Refuse-To-Pay E.O. Instrumentation 147.00 O.S. Surcharge 67.09 Sys. Surcharge 201.26 Planning Surcharge 192.44 Planning Surcharge Misc Fee 5.00 Green Building Fee 28.00 Permit Issuing Fee 0.00	
--	--

Sewer Cap ID: _____ Total Bond(s) Due: _____

P080161000020450FN

Total Due: \$3,848.06
 Check: \$3,848.06

2009LA33262

12. ATTACHMENTS

Plot Plan *AK*



* P 0 8 0 1 6 1 0 0 0 0 2 0 4 5 0 F N *

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Related From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(A) Weaver, David Roger	28492 Avenida Placida,		C11673	(949) 489-9708
(C) Rellos Construction Inc	P O Box 1388,	B	471756	310-257-1107
	San Juan Capistrano, CA 92675			
	Lomita, CA 907175388			

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No.: **471756** Contractor: **RELLOS CONSTRUCTION INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **MT. Hawley Insurance Co** Policy Number: **HGLO156059**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **MARCO LIRA** Sign: *M Lira* Date: **2-13-09** Contractor Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B08LA11946

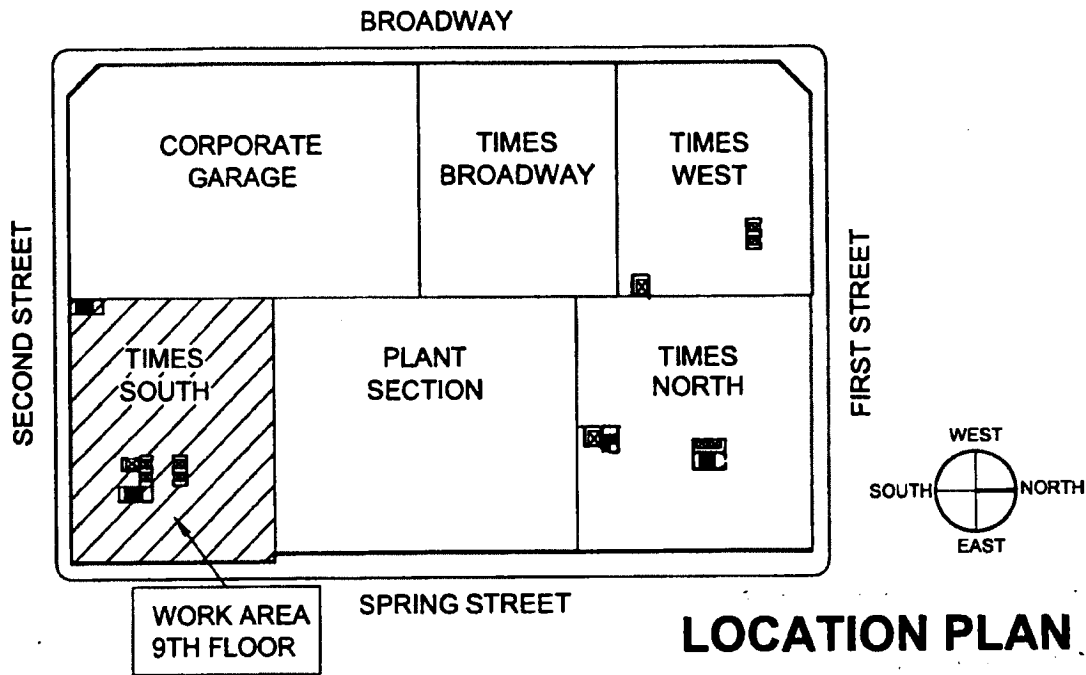
Commercial

Initiating Office: METRO

Plan Check

PLOT PLAN ATTACHMENT

Printed on: 12/04/08 14:12:30



LOCATION PLAN

BUILDING DATA: TYPE 1B, 10 STORY (192'), FULLY SPRINKLERED OFFICE BUILDING, GROUP B USE, FIRE ZONE 1, 208,000 TOTAL RENTABLE AREA, NO ON-SITE PARKING

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

12/10/08
KJH

145 S Spring St 8TH FLR



Permit #: 10016 - 10000 - 03729

Plan Check #: B10LA02165 Printed: 03/30/10 12:43 PM

Event Code:

Bldg-Alter/Repair
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue
Status Date: 03/30/2010

L. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ORD'S SURVEY	. 2	1	2	M R 53-66/73	130-5A213 30	5149 - 001 - 003

3. PARCEL INFORMATION

Area Planning Commission - Central	Census Tract - 2073.00	Earthquake-Induced Liquefaction Area - Yes
LADBS Branch Office - LA	Census Tract - 2074.00	Lot Cut Date - 12/04/1944
Council District - 9	District Map - 130-5A213	Near Source Zone Distance - 1.5
Certified Neighborhood Council - Downtown Los Angeles	Energy Zone - 9	Parking Dist. - CCPD
Community Plan Area - Central City	Fire District - 1 (Entire parcel)	Parking Dist. - DPD

ZONE(S): C2-4D /

4. DOCUMENTS

ZI - ZI-2374 Los Angeles State Enterpris	HCM - CA-744	CPC - CPC-2005-1124-CA	CDBG - LARZ-Central City
ZI - ZI-2385 Greater Downtown Housing	CRA - ZI 940 CENTRAL BSN DIST	CPC - CPC-2005-361-CA	CDBG - SEZ-Los Angeles State Enterpris
ZI - ZI-940 Central Bsn District Redevel	CPC - CPC-1986-606-GPC	CPC - CPC-2008-4502-GPA	AFF - AF-90-1466762-MB
ORD - ORD-164307-SA430	CPC - CPC-2005-1122-CA	CDBG - BID-Downtown Center	AFF - AFF-36889

5. CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct. Remo
Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Los Angeles Times Communications Llc 202 First St LOS ANGELES CA 90012

Tenant:
Applicant: (Relationship Architect)
David Weaver - 28492 Avenida Placida SAN JUAN CAPISTRANO, CA 9267 (949) 489-9708

7. EXISTING USE **PROPOSED USE**

(13) Office

8. DESCRIPTION OF WORK

TI - NEW PARTITIONS, DOORS, CEILINGS, AND FINISHES 14500 SF WORK AREA, ENTIRE 8TH FLOOR

9. # Bldgs on Site & Use:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3233.
LA 03 30 21817 03729 10 01603729

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Albert Servin DAS PC By: *ASL*
OK for Cashier: Shine Lin Coord. OK: *ASL*
Signature: *ASL* Date: 3/30/10

For Cashier's Use Only W/O #: 01603729

BUILDING PERMIT COMM	\$2,413.13
EI COMMERCIAL	\$105.00
ONE STOP SURCH	\$50.36
SYSTEMS DEVT FEE	\$151.09
CITY PLANNING SURCH	\$144.79
MISCELLANEOUS	\$5.00
GREEN BUILDING FEE	\$20.00
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00

P100161000003729FN

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$500,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	2,889.37	
Permit Fee Subtotal Bldg-Alter/Renr	2,413.13	
Handicapped Access		
Plan Check Subtotal Bldg-Alter/Rep	0.00	
Fire Hydrant Refuse-To-Pav		
E.O. Instrumentation	105.00	
O.S. Surcharge	50.36	
Svs. Surcharge	151.09	
Planning Surcharge	144.79	
Planning Surcharge Misc Fee	5.00	
Green Building Fee	20.00	
Permit Issuing Fee	0.00	

Sewer Cap ID: Total Bond(s) Due:

Total Due: \$2,889.37
Carry Over TO Tran# 171815: \$2,889.37

2010LA49031

12. ATTACHMENTS

Plot Plan *LC*



* P 1 0 0 1 6 1 0 0 0 0 3 7 2 9 F N *

1020406201016959

14. APPLICATION COMMENTS

** Approved Scismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(A) Weaver, David Roger	28492 Avcnida Placida,		C11673	949-489-9708
(C) Rellos Construction Inc	P O Box 1388,	B	471756	310-257-1107
	San Juan Capistrano, CA 92675			
	Lomita, CA 907175388			

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No: **471756** Contractor: **RELLOS CONSTRUCTION INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **State Comp. Ins. Fund** Policy Number: **238-0004306**

- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4 3.4 LAMC).

By signing below, I certify that:

- I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- This permit is being obtained with the consent of the legal owner of the property.

Print Name: **BEN FRANCIS** Sign: *Ben Francis* Date: **3/30/10** Contractor Authorized Agent

145 S Spring St 6TH FLR



Permit #: 11016 - 10000 - 03504
Plan Check #: B11LA01919 Printed: 03/29/11 07:36 AM
Event Code:

Bldg-Alter/Repair **GREEN - MANDATORY** City of Los Angeles - Department of Building and Safety
Commercial
Plan Check at Counter
Plan Check
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY
Last Status: Ready to Issue
Status Date: 03/29/2011

1. TRACT	BLOCK	LOT(s)	ARE	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ORD'S SURVEY	2	1	2	M R 53-66/73	130-5A213 30	5149 - 001 - 003

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Council District - 9 Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City	Census Tract - 2073.00 Census Tract - 2074.00 District Map - 130-5A213 Energy Zone - 9 Fire District - 1 (Entire parcel)	Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - 12/04/1944 Near Source Zone Distance - 1.5 Parking Dist. - CCPD Parking Dist. - DPD
---	--	---

ZONE(S): C2-4D /

4. DOCUMENTS

ZI - ZI-2374 Los Angeles State Enterpris ORD - ORD-164307-SA430 HCM - CA-744	CRA - ZI2316 CITY CENTER REDEV CPC - CPC-1986-606-GPC CPC - CPC-2005-1122-CA CPC - CPC-2005-1124-CA	CPC - CPC-2005-361-CA CPC - CPC-2008-4502-GPA CPC - CPC-2010-213-CA CPC - CPC-2010-583-CA	CDBG - BID-Downtown Center CDBG - LARZ-Central City CDBG - SEZ-Los Angeles State Enterpris AFF - AF-90-1466762-MB
--	--	--	--

5. CHECKLIST ITEMS

Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Los Angeles Times Communications Llc 202 First St LOS ANGELES CA 90012

Tenant:
Applicant: (Relationship Agent for Owner)
Damian Catalan - D C Expediting P O Box 640 SAN DIMAS, CA 91773 (626) 433-3898

7. EXISTING USE

(13) Office



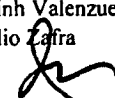
PROPOSED USE

8. DESCRIPTION OF WORK

TI REMODEL: REMOVE EXISTING PARTITIONS, CORRIDORS, + RESTROOMS; NEW PARTITIONS, DOORS, CEILINGS, RESTROOMS AND FINISHES

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Minh Valenzuela DAS PC By: 
OK for Cashier: Julio Lastra Coord. OK: 
Signature:  Date: 3-29-11

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only 11603504

BUILDING PERMIT FEE	47,000.00
COMMERCIAL	180.00
ONE STOP SURCH	475.00
SYSTEMS MNT FEE	100.00
CITY PLANNING BURCH	400.00
MISCELLANEOUS	10.00
PLANNING GEN PLAN MAINT	114.66
STATE GREEN BUILDING SUR	32.00
BUILDING PLAN CHECK	10.00
BUILDING PLAN CHECK	10.00
BUILDING PLAN CHECK	10.00

P110161000003504FN

Total Due: 47,605.18
Check: 11603504

20110329 11603504

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$800,000	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	4,695.18	Permit Issuing Fee	0.00
Permit Fee Subtotal Bldg-Alter/Rep	3,822.00		
Handicapped Access			
Plan Check Subtotal Bldg-Alter/Rep	0.00		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	168.00		
O.S. Surcharge	79.80		
Sys. Surcharge	239.40		
Planning Surcharge	229.32		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surcharge	114.66		
State Green Building Surcharge	32.00		
Green Building			
Sewer Cap ID:		Total Bond(s) Due:	

12. ATTACHMENTS

Plot Plan 



* P 1 1 0 1 6 1 0 0 0 0 3 5 0 4 F N *

1020404201133515

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

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15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(C) Rellos Construction Inc	P O Box 1388,			
	Lomita, CA 907175388	B	471756	310-257-1107

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

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I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No.: **471756** Contractor: **RELLOS CONSTRUCTION INC**

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I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **State Comp. Ins. Fund** Policy Number: **238-0004306**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **LIRA MARCO** Sign: **LMARCO** Date: **3-29-11** Contractor Authorized Agent

Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B11LA01919

Initiating Office: METRO

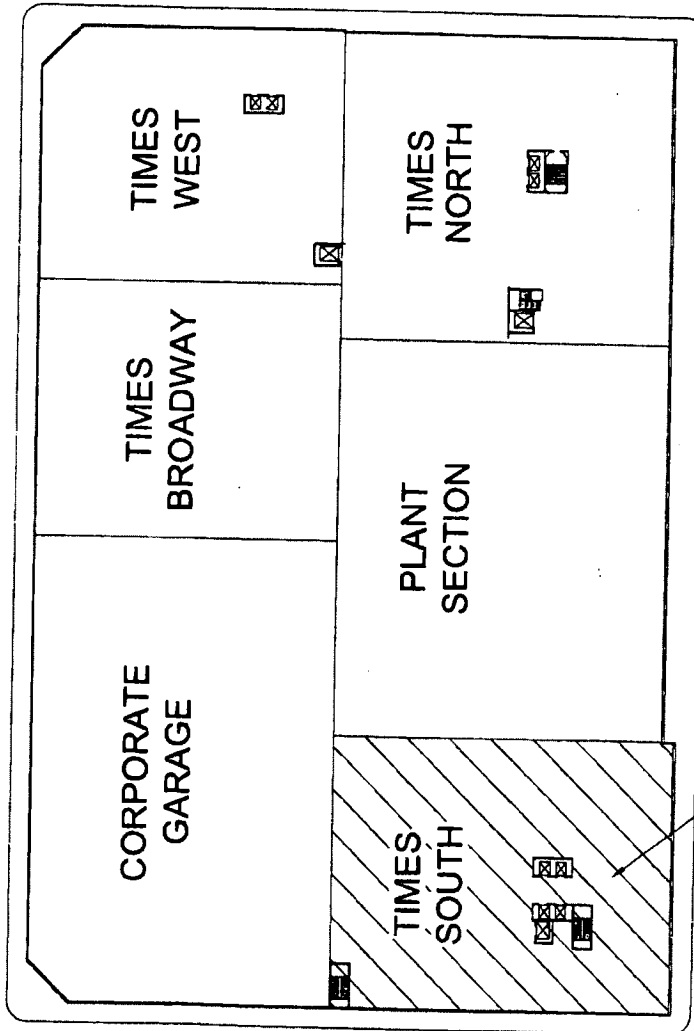
Printed on: 02/28/11 14:04:56

PLOT PLAN ATTACHMENT

LOCATION PLAN

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

BROADWAY



FIRST STREET

SECOND STREET

SPRING STREET

WORK AREA
6TH FLOOR

*RTI
Limb
2/28/11*

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth.

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot... Tract... (Blank lines for lot and tract information)

Present location of building } 220 W. 1ST STREET (House Number and Street)

New location of building } SAME (House Number and Street)

Between what cross streets } SPRING & BROADWAY

Approved by City Engineer. Deputy.

- 1. Purpose of PRESENT building... STORE... Families... Rooms... 2. Use of building AFTER alteration or moving... SAME... Families... Rooms... 3. OWNER (Print Name)... R. A. ROWAN COMPANY... Phone... 4. Owner's Address... 458 So. SPRING ST. 5. Certificated Architect... No... State License No... Phone... 6. Licensed Engineer... No... State License No... Phone... 7. Contractor... THE TED R. COOPER CO. INC. State License No. 382 Phone. PR4138 8. Contractor's Address... 1031 So. BROADWAY... 9. VALUATION OF PROPOSED WORK... \$ 914.00 10. State how many buildings NOW... ONE - STORES. 11. Size of existing building... 60 x 112... Number of stories high... 2... Height to highest point... 26' 12. Class of building... C... Material of existing walls... BRICK... Exterior framework... BRICK...

Describe briefly and fully all proposed construction and work: Remove pres floor & install Conc. floor, remove present recess floor & install plain straight floor, build one wood & glass tiled room & vestibule and paint interior. (No structural change) needed

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY PERMIT NO. 15114 PLANS Fee 6.00 JUN 18 1936 Inspector [Signature]

PLANS, SPECIFICATIONS, and other data must be filed if required.

None NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....
Material of Foundation.....Width of Footing.....Depth of footing below ground.....
Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....
Size of Exterior Studs.....*See*.....x.....Size of Interior Bearing Studs.....x.....
Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws

Sign Here.....*The Ted R. Cooper Co. Inc.*
(Owner or Authorized Agent)
By.....*R. Stennett*

FOR DEPARTMENT USE ONLY			
Application	Fire District.....	Bldg. Line..... <i>JK</i>	Termite Inspection.....
Construction.....	Zoning..... <i>QV</i>	Street Widening..... <i>JK</i>	Forced Draft Ventil.....

(1) REINFORCED CONCRETE
Barrels of Cement.....
Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from
.....Street
Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.
Sign Here.....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
Sign Here.....
(Owner or Authorized Agent)

REMARKS:

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH A BUILDING OF TYPE

REMOVED FROM	REMOVED TO
Lot. <u>5</u>	Lot
<u>TIMES SQUARE</u>	
Tract	Tract
Present location of building } <u>202 WEST FIRST ST.</u> (House Number and Street)	
New location of building } <u>SAME</u> (House Number and Street)	
Between what cross streets } <u>SPRING ST. & BROADWAY</u>	
USE INK OR INDELIBLE PENCIL	
1. Purpose of building... <u>NEWSPAPER PLANT.</u> (Store, Dwelling, Apartment House, Hotel or other purpose)	Families... Rooms...
2. State how long building has been used for present occupancy... <u>12 YEARS</u>	
3. Use of building AFTER alteration or moving... <u>SAME</u>	Families... Rooms...
4. Owner (Print Name)... <u>SOUTHWEST CO.</u>	Phone <u>614-2345</u>
5. Owner's Address <u>202 WEST FIRST ST.</u> P. O. <u>L.A.</u>	
6. Certificated Architect <u>R.H. CRAWFORD</u>	State License No. <u>6-262</u> Phone <u>BR. 22298</u>
7. Licensed Engineer <u>HOLMES & NARVER</u>	State License No. <u>14833</u> Phone <u>1-4333</u>
8. Contractor <u>P.J. WALKER CO.</u>	State License No. <u>AN. 114</u> Phone <u>AN. 114</u>
9. Contractor's Address <u>3900 WHITESIDE</u>	
10. VALUATION OF PROPOSED WORK	(including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment thereto or thereon) <u>\$ 15,000.</u>
11. State how many buildings NOW on lot and give use of each. <u>ONE - NEWSPAPER PLANT.</u> (Store, Dwelling, Apartment House, Hotel or other purpose)	
12. Size of existing building <u>165' x 365'</u> Number of stories high <u>6</u> Height to highest point <u>140'</u>	
13. Material Exterior Walls... <u>MASONRY</u> (Wood, Steel or Masonry)	Exterior framework <u>STEEL</u> (Wood or Steel)
14. Describe briefly all proposed construction and work: <u>REMOVE EXISTING PARTITION. PROVIDE NEW ENTRY & STAIRS. REMARK DISPLAY WINDOWS TO MATCH EXISTING. INSTALL NEW HYDRO STAYS TO EXIST. HEATING & VENTILATING SYSTEM.</u>	

Approved by City Engineer Deputy

Fill in Application on other Side and Sign Statement

(Over)

FOR DEPARTMENT USE ONLY			
PERMIT No. <u>18685</u>	Inside Lot Key Lot	Lot Area <u>165x360</u>	PL rear alley Clerk
	Corner Lot	Center Lot Keyed	PL side alley
PLANS	Plans and Specifications checked	Zone <u>M. 2</u>	Fire District <u>1</u>
	Corrected by	Application checked and approved	No. <u>1</u>
Rec'd	Plans, Specifications and Application rechecked and approved	Inspector	Stamp here when Permit is issued
	For Plans fee	Filed with	Valuation included Yes/No

3

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH

A BUILDING OF TYPE CLASS A.

REMOVED FROM	REMOVED TO
Lot <u>45</u>	Lot

Tract TIMES SQUARE Tract

Present location of building } 202 WEST FIRST STREET
(House Number and Street)

New location of building } _____
(House Number and Street)

Between what streets } SPRING STREET & BROADWAY

Approved by
 City Engineer
[Signature]
 Deputy

USE INK OR INDELIBLE PENCIL

- Purpose of building OFFICE BLDG & PLANT SECTION Families _____ Rooms _____
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy SINCE 1935
- Use of building AFTER alteration or moving OFFICE BLDG & PLANT Families _____ Rooms _____
- Owner (Print Name) TIMES MIRROR CO. Phone _____
- Owner's Address 202 WEST FIRST STREET P. O. LOS ANGELES CALIF.
- Certificated Architect HOWLAND H. CRAWFORD State License No. C-260 Phone BR. 2-2298
- Licensed Engineer HOLMES & NARVER State License No. _____ Phone TU. 4238
- Contractor D. J. WALKER CO. State License No. _____ Phone AN. 6141
- Contractor's Address 3900 WHITESIDE AVE. LOS ANGELES CALIF.

10. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon) \$ 18,000.00

11. State how many buildings NOW } ONE, OFFICE BUILDING & PLANT SECTION
 on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 355 x 162 Number of stories high 6 Height to highest point 140'

13. Material Exterior Walls MASONRY Exterior framework STEEL
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

ADDITIONAL ROOMS ON FIFTH FLOOR FOR RECREATION ROOMS AND CAFETERIA.

File With 14794-1933

800 Sq. Ft. added at 15' = 534 Persons

Fill in Application on other Side and Sign Statement

(Over)

FOR DEPARTMENT USE ONLY						
PERMIT No.	Inside Lot	Key Lot	Lot Size	Ft. rear alley	Clerk	Fee
22493	Corner Lot	Corner Lot Kept	Zone	Ft. side alley	Fire District	165.00
	Plans and Specifications checked		Blkg. Line	No. Street Widening	Stamp here when Permit is issued	
	Conditions verified		Application checked and approved	AUG 16 1940		
PLANS	Plans, Specifications and Application rechecked and approved		Inspector	Inspector		

PLANS, SPECIFICATIONS, and other data must be filed if required.

5th floor only NEW CONSTRUCTION

15. Size of Addition 24 x 129 Size of Lot x Number of Stories when complete...

16. Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Rowland H. Crawford (Owner or Authorized Agent)

By Boyd Wilson

FOR DEPARTMENT USE ONLY

(a) Footing: Width...../Depth in Ground.....Width of Wall.....		
(b) Size of Studs.....Material of Floor.....		
(c) Size of Floor Joists.....x.....Size of Rafters.....x.....		
(1) PLAN CHECKING Receipt No. 5702 Valuation \$ 7,800.00 Fee Paid \$ 100.00	(2) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel.....	(3) The building referred to in this Application will be more than 100 feet from.....Street Sign here.....(Owner or Authorized Agent)

REMARKS: 4-2-96 James O.K. [Signature]

MAR 12 1946

3

APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. PORTION OF LOT 2 ORD'S SURVEY

Tract TIMES SQUARE

Location of Building 202 WEST FIRST STREET

Approved by City Engineer

Between what cross streets SPRING ST. & BROADWAY

Deputy

USE INK OR INDELIBLE PENCIL

- 1. Present use of building OFFICE BLDG. & RECEPTION PLAN Families Rooms
2. State how long building has been used for present occupancy 12 YEARS
3. Use of building AFTER alteration or moving SAME Families Rooms
4. Owner TIMES MIDBOD CO.
5. Owner's Address 202 W. FIRST ST. P.O. LOS ANGELES
6. Certified Architect BOWLAND U. CRAVEFORD License No. C-260 Phone BR 2-2298
7. Licensed Engineer License No.
8. Contractor P.J. WALKER CO. License No. AN 6141
9. Contractor's Address 3900 VALTESIDE AVE. L.A.
10. VALUATION OF PROPOSED WORK 5000.00

- 11. State how many buildings NOW ONE SEE #1 on lot and give use of each.
12. Size of existing building 162 x 355 Number of stories high 6 Height to highest point 140'
13. Material Exterior Walls MASONRY Exterior framework STEEL
14. Describe briefly all proposed construction and work: REMOVAL OF EXISTING NON-BEARING PARTITIONS & ADDITION OF NEW ENLARGE KITCHEN & DRESSING ROOM, PROVIDE NEW CABINET WORK IN KITCHEN, ADD TWO TOILET ROOMS & BATHING FIXTURES (NO STRUCTURAL CHANGE)

NEW CONSTRUCTION

- 15. Size of Addition x Size of Lot x Number of Stories when complete
16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists x
17. Size of Studs x Material of Floor x Size of Rafters x Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here BOWLAND U. CRAVEFORD

FOR DEPARTMENT USE ONLY

Form with sections: PLAN CHECKING, REINFORCED CONCRETE, FEES, PERMIT No. 15168, and various signature and stamp areas.

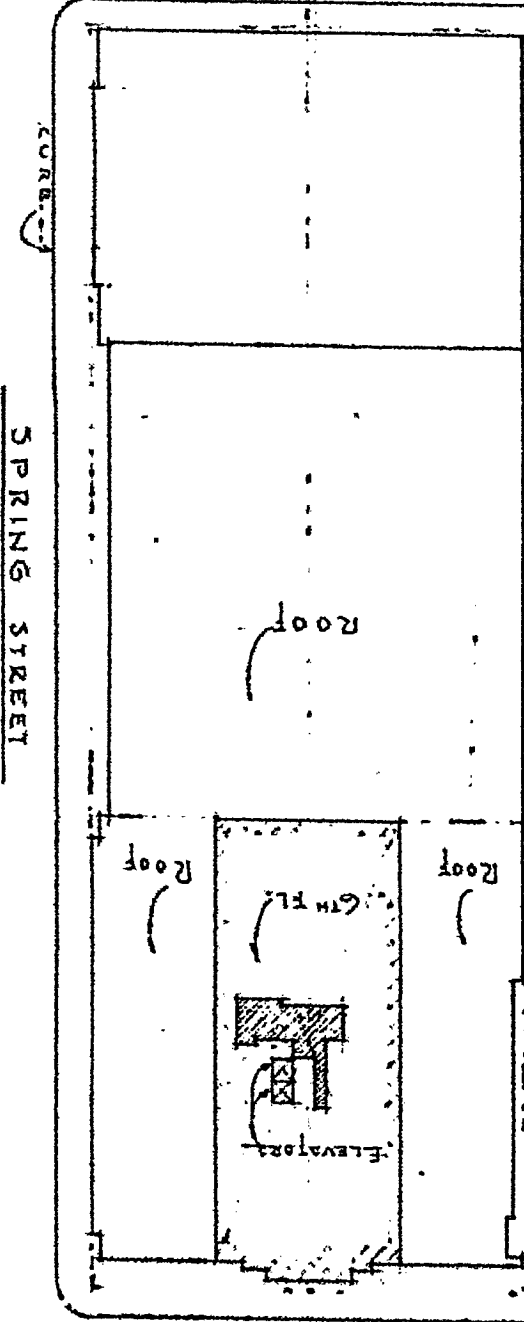
8813 alteration

1068 SHEET NO.	SCALE 1"=60'	BY DANIEL H. DRAWERD	DATE 6-5-47
255 JOB NO.	LOCATION PLAN FOR ALTERATION WORK		ISSUED 6-5-47
		BY I.W.CO.	DATE 6-5-47

CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB

SECOND STREET

SEE SHEET # 36



SCALE 1"=60 FEET
 INDICATED WORK



FIRST STREET

SPRING STREET

CURE

FIRST PERMITS

#465 F -46
3
APPR. NOT TO BE
BEFORE BLDG. PERMIT
PLNS. FILED

APPLICATION TO
ALTER, REPAIR, or DEMOLISH
AND FOR A
Certificate of Occupancy

Form B-3
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. BLOCK 5

Tract. TIMES SQUARE

Location of Building. 202 WEST FIRST STREET
(House Number and Street)

Approved by
City Engineer
Deputy.

Between what cross streets? SPRING STREET & BROADWAY

USE INK OR INDELIBLE PENCIL

- 1. Present use of building. OFFICE BLDG. & NEWSPAPER PLANT Families..... Rooms.....
(Store, Dwelling, Apartment House, Hotel or other purpose)
- 2. State how long building has been used for present occupancy. 1933
- 3. Use of building AFTER alteration or moving. SAME Families..... Rooms.....
- 4. Owner. TIMES MIRROR COMPANY Phone.....
- 5. Owner's Address. 202 WEST FIRST STREET P. O. LOS ANGELES
- 6. Certificated Architect. ROWLAND H. CRAWFORD State License No. C-260 Phone BR-22298
- 7. Licensed Engineer. HOLMES & NARVER State License No. 1448 Phone DU 22385
- 8. Contractor. P. J. WALKER COMPANY State License No. 32896 Phone SAN 24131
- 9. Contractor's Address. 3900 WHITESIDE AVENUE, LOS ANGELES
- 10. VALUATION OF PROPOSED WORK. \$ 48,000.00
including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.
- 11. State how many buildings NOW on lot and give use of each. ONE OFFICE BLDG. & NEWSPAPER PLANT
(Store, Dwelling, Apartment House, Hotel or other purpose)
- 12. Size of existing building. 165 x 485 Number of stories high. 10 Height to highest point 185'
- 13. Material Exterior Walls. MASONRY Exterior framework. STEEL
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

ADDITION OF BEAMS FOR NEW PRESS IN BASEMENT. ADDITION OF NEW LOCKER & TOILET ROOMS IN BASEMENT. REMOVAL & ADDITION OF NON-BEARING PARTITIONS ON FIRST FLOOR. ALTERATION TO WOMEN'S REST & LOCKER ROOM ON FIRST FLOOR. ADDITION OF FOLLER STEEL DOOR & SECOND STREET TRUCK ENTRANCE. ALL WORK ON INTERIOR OF EXISTING BUILDING.
NEW CONSTRUCTION

- 15. Size of Addition..... x..... Size of Lot..... x..... Number of Stories when complete.....
- 16. Footing: Width..... Depth in Ground..... Width of Wall..... Size of Floor Joists..... x.....
- 17. Size of Studs..... x..... Material of Floor..... Size of Rafters..... x..... Type of Roofing.....

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

~~MAINTENANCE ROOM M-10~~
DISTRICT OFFICE GRADING
Sign here R.H.C.
(Owner or Authorized Agent)
By Boyd Wilson

TYPE OF RECEIPT
DATE ISSUED
TRACER NO. (M)
RECEIPT NO.
CODE
FEE PAID

PLAN CHECKING		OCCUPANCY SURVEY	
Valuation \$ 48,000	Area of Bldg. Sq. Ft.	Investigation Fee \$	Cert. of Occupancy Fee \$
Fee \$ 60.00	Fee \$	Bldg. Permit Fee \$ 119.00	Total \$
TYPE I	Maximum No. Occupants h.c. 1	Inside Lot	Key Lot
GROUP G-1	Plans and Specifications checked	Corner Lot	Corner Lot Keyed
For Plans See	Correction Verified	Zone	Fire District No. 119
Filed with	Plans, Specifications and Application rechecked and approved.	Bldg. Line	Street Widening
		Continuous Inspection	SPRINKLER Specification Required Yes - No
			Inspector Bliss

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	JUL 27 1953		LA35160		
Supplemental Plan Checking					
Building Permit	JUL 30 1953		LA66071		

185'

1-5025

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT		BLK.	TRACT	DIST. MAP
2. BUILDING ADDRESS		APPROVED		129-213
3. BETWEEN CROSS STREETS		AND		ZONE
Broadway		Spring		M-2
4. PRESENT USE OF BUILDING		NEW USE OF BUILDING		FIRE DIST.
Newspaper Plant		same		T 80/110
5. OWNER		PHONE		INSIDE
The Times Mirror Corp		MA 52345		KEY
6. OWNER'S ADDRESS		P.O.	ZONE	COR. LOT
202 W. 1st St.		L.A.		REV. COR.
7. GEN. ARCH.		STATE LICENSE	PHONE	LOT SIZE
Rowland H. Crawford		C-260		no legal
8. LIC. ENGR.		STATE LICENSE	PHONE	REAR ALLEY
S. B. Barnes		1		SIDE ALLEY
9. CONTRACTOR		STATE LICENSE	PHONE	BLDG LINE
P. J. Walker Co.				
10. CONTRACTOR'S ADDRESS		P.O.	ZONE	AFFIDAVITS
3900 Whiteside St.		L.A.	63	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
15'-0" x 31'-2"	1	17'-0"		
12. MATERIAL				ROOFING
EXT WALLS:	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	WOOD <input type="checkbox"/> STEEL
	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input checked="" type="checkbox"/> CONCRETE	CONC <input type="checkbox"/> OTHER
			ROOF CONST. <input type="checkbox"/>	L.C.M.P.O.
				SPRINKLERS REQ'D. SPECIFIED
3 202 W. 1st St.				DISTRICT OFFICE
				L.A.

VALIDATION		CASHIER'S USE ONLY	
A 73105		PR-2657	23946 C - 2 OK 20.00
TYPE	GROUP	MAX. OCC	
III A	6-1	N/C	AY-2957 31094 C - 1 OK 33.00
C. OF O. ISSUED			
INSPECTOR	P.C.	S.P.C.	B.P. I.F. O.S. C/O
	\$20.00		33

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		\$10,000	DWELL UNITS
14. SIZE OF ADDITION		STORIES	HEIGHT
39'-0" x 21'-0"		1	17'-0"
15. NEW WORK: EXT. WALLS		ROOFING	VALUATION APPROVED
Add to exist loading dock			BW Riley
			APPLICATION CHECKED
			Lewis
			BLDG CHECKED
			BW Riley
			CORRECTIONS PRINTED
			PLANS APPROVED
			Wald
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.			PARKING SPACES
SIGNED			GUEST ROOMS
This Form When Properly Validated is a Permit to Do the Work Described.			FILE WITH
			CONT. INSP.
			Bunite
			Grading
			no pre in

Form B-3
11-7979

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



BRADWAY.

120'0"

54'0" 80'9 1/2" 110'3"

CURB

PROP. LINE

EXIST. BUILDING OWNED BY THE TIMES. MIRROR CO.

TIMES. BUILDING HOUSE. ARBITRARY TYPE III

BUILD. 1 STORY TYPE III

NEW ADDITION TYPE IV PARKING AREA

EXIST. LOADING DOCK TYPE I
EXIST. 3 STORY BUILD. OWNED BY THE TIMES. MIRROR CO. TYPE III
EXIST. LIGHT COURT 1 STORY 20' HIGH

MIRROR. BUILDING 10 STORY TYPE I
PROP. LINES

TIMES PLANT. SECTION 4 STORY TYPE I

TIMES. BUILDING 2-4 STORY TYPE I

170'10"

120'0"

184'1 1/2"

474'11 1/2"

MIRROR CO. ST.

PLANT PLAN. 42,871.00 SQ. FT.

329'11 1/2"

164'8 1/2"

164'3"

329'11 1/2"

164'8 1/2"

164'3"

329'11 1/2"

3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT	BLK.	TRACT	DIST. MAP
		Times Square	129-213
2. BUILDING ADDRESS	APPROVED		ZONE
202 W. 1st St.			M-2
3. BETWEEN CROSS STREETS	AND		FIRE DIST.
Spring St.	Broadway		
4. PRESENT USE OF BUILDING	NEW USE OF BUILDING		INSIDE KEY
Office & Newspaper Plant	Same		
5. OWNER	PHONE	COR. LOT	
The Times-Mirror Company	MA 52345	X	
6. OWNER'S ADDRESS	P.O.	ZONE	REV. COR. LOT SIZE
202 W. 1st St.	L.A.	53	
7. CERT. ARCH.	STATE LICENSE	PHONE	
Rowland H. Crawford	C-260	BR 22753	
8. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY
S. B. Barnes & Assoc.	1	DU 22385	SIDE ALLEY
9. CONTRACTOR	STATE LICENSE	PHONE	BLDG. LINE
P. J. Walker Co.			
10. CONTRACTOR'S ADDRESS	P.O.	ZONE	AFFIDAVITS
3900 Whiteside	T.A.	63	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
171 x 164	6	140'	
12. MATERIAL	ROOF CONST.		ROOFING
EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL	<input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		SPRINKLERS REQ'D. SPECIFIED

3 202 W. 1st St. DISTRICT OFFICE L.A.

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 1,500.00	DWELL. UNITS
14. SIZE OF ADDITION	STORIES HEIGHT	PARKING SPACES
15. NEW WORK: EXT. WALLS ROOFING	VALUATION APPROVED	GUEST ROOMS
New interior openings in exist wall only - third floor	<i>Kehmeier</i>	
C. OF O. ISSUED	APPLICATION CHECKED	FILE WITH
	PLANS CHECKED	
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.	CORRECTIONS VERIFIED	CONT. INSP.
	PLANS APPROVED	<i>CK, J.B.</i> Grading No pre. ins.
	SIGNED <i>Wm. Dale Thompson</i>	INSPECTOR
This Form When Properly Validated is a Permit to Do the Work Described.		APPLICATION APPROVED

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
I	G-1	N.C.	3.00		7.50			

VALIDATION	CASHIER'S USE ONLY			
LA 93276	FEB-17-58	10464	A - 2 CK	3.00
	FEB-17-58	10465	A - 1 CK	7.50

3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

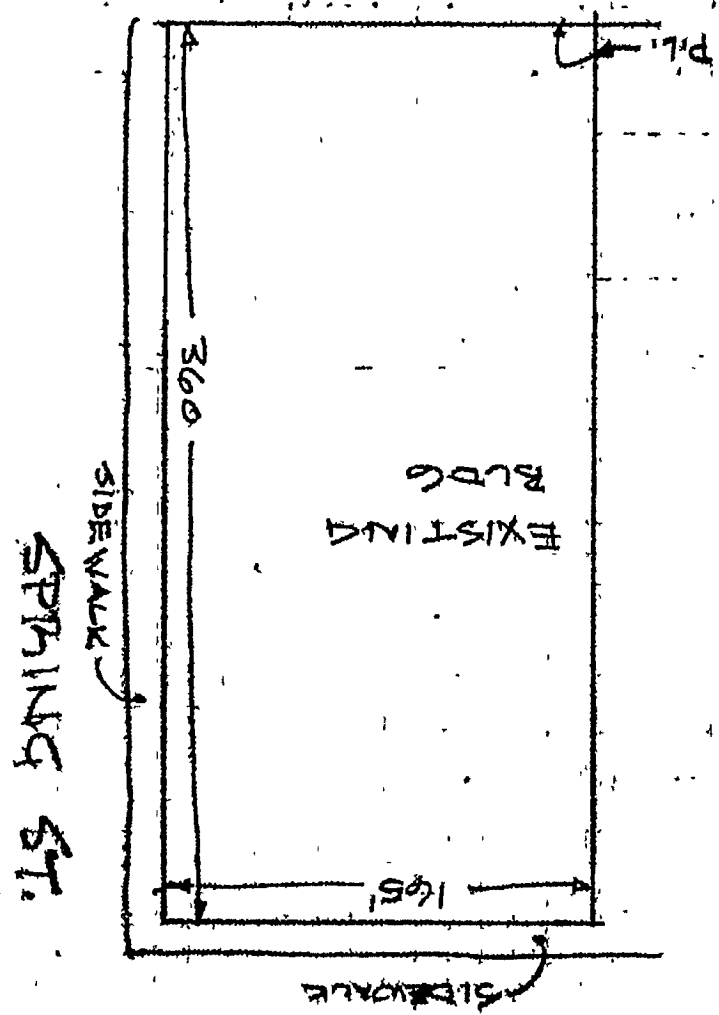
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

Form with fields for LEGAL DESCR., LOT, TRACT, ADDRESS APPROVED, BUILDING ADDRESS, BETWEEN CROSS STREETS, PRESENT USE OF BUILDING, OWNER'S NAME, OWNER'S ADDRESS, CERT. ARCH., LIC. ENGR., CONTRACTOR, CONTRACTOR'S ADDRESS, SIZE OF EXISTING BLDG., MATERIAL, VALUATION, SIZE OF ADDITION, NEW WORK, and various approval checkboxes.

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY APR-25-61 29340 B - 2 CK 31.00 1A87446 6045-702 31029 ML - 1 CK 62.00 P.C. No. GRADING CRIT. SOIL CONS.



FIRST ST.

SPRING ST.

EXISTING BLDG

360'

145'

SIDEWALK

SIDEWALK

LOT 5, TIMES-SQUARE

on lot 5, times-square, at corner of spring st. and first st.

2)

3

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

B&S 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
			Port. of Times Mirror Square	
2. BUILDING ADDRESS				KEY MAP
202 W 1st Street L.A.				129-213
3. BETWEEN CROSS STREETS				ZONE
South Spring AND South Broadway				M-2-4
4. PRESENT USE OF BUILDING		NEW USE OF BUILDING		FIRE DIST.
OFFICE		Same		I
5. OWNER'S NAME				INSIDE
Times Mirror Company				KEY
6. OWNER'S ADDRESS		P.O.	ZONE	COR. LOT
Same				REV. COR.
7. CERT. ARCH.	STATE LICENSE	PHONE	LOT SIZE	
W. L. Pereira & Assoc	0339	WE38341	Inc Legal	
8. LIC. ENGR.	STATE LICENSE	PHONE		
9. CONTRACTOR				REAR ALLEY
Owner				SIDE ALLEY <input checked="" type="checkbox"/>
10. CONTRACTOR'S ADDRESS		P.O.	ZONE	BLDG. LINE
Same				
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
184x164	6	80'	1 - Newspaper plant	260 added
3 202 W 1st Street				DISTRICT OFFICE L.A.
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input checked="" type="checkbox"/> CONCRETE	CONST. <input checked="" type="checkbox"/> CONC. <input type="checkbox"/> OTHER
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				VALUATION APPROVED
\$10000				Magee
14. SIZE OF ADDITION		STORIES	HEIGHT	APPLICATION CHECKED
				MC CAUSLAND*
15. NEW WORK:	EXT. WALLS	ROOFING		PLANS CHECKED
(Describe)	Metal canopy on 5th floor roof deck. (13 x 20)			Magee
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, and have read reverse side of Application.				CORRECTIONS VERIFIED
Signed <i>Sammy Ray</i> AIA				PLANS APPROVED
This Form When Properly Validated is a Permit to Do the Work Described.				APPLICATION APPROVED
				INSPECTOR
				CONT. INSP.
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.
			300	
				G.P.I.
				B.P.
				I.F.
				O.S.
				C/O

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

APR-1-63
APR-1-6316107 E
16108 E•34342
•34342Z = 2 CK
Z = 1 CK3.00
6.00P.C. No. GRADING CRIT. SOIL CONS. Yes

3 APPLICATION TO ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY B & S 8-3-R 2-68
 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	CENSUS TRACT
NE por. lots			Times Square	2073
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			DIST. MAP
13 office				129-213
3. JOB ADDRESS				ZONE
202 W. 1st St.				M-2-4
4. BETWEEN CROSS STREETS				FIRE DIST.
S. Broadway AND S. Spring St.				
5. OWNER'S NAME	PHONE		LOT (TYPE)	
Times Mirror Co.	MA 52345			
6. OWNER'S ADDRESS	CITY	ZIP	LOT SIZE	
same			inc. legal	
7. ARCHITECT OR DESIGNER	STATE LICENSE No.		PHONE	
Charles Kratka	682-8660			
8. ENGINEER	STATE LICENSE No.		PHONE	
J.S. Hamel	VI 91584			
9. CONTRACTOR	STATE LICENSE No.		PHONE	
G.W. Driver Inc.	DU 73146			
10. LENDER	BRANCH OFFICE		PHONE	
			5' Broadway	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
165x180	5	144'	1-office plant	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	
	conc	conc	conc	
13. JOB ADDRESS				DISTRICT OFFICE
3 202 W. 1st St.				LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 8000			GRADING
15. NEW WORK: (Describe)	ALL WORK ON 5th Floor office remodeling, remove exist. cafeteria equip, patch walls, new light fixt.			CRIT. SOIL
	no structural			HIGHWAY DED.
NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	FLOOD
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED	CONS.
I				
BLDG. AREA	MAX. DCG.	TOTAL	PLANS CHECKED	ZONED BY
DWELL. UNITS	GUEST ROOMS	PARKING SPACES REQ'D PROVIDED	PLANS APPROVED	FILE WITH
				LA 60965/68
P.C. No.	CONT. INSP.	APPLICATION APPROVED		INSPECTOR
00-4233				I
P.C.	S.P.C.	G.P.I.	B.B.	I.F.
22 10			34	
			O.S.	C/O
				ks TYPIST

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIERS USE ONLY	JUL-17-68	36884	5	•70549	X - 6 CK	22.10
	JUL-17-68	36885	5	•70549	X - 1 CK	34.00

STATEMENT OF RESPONSIBILITY

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.
 "This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed: Charles Kratka
 (Owner or Agent)

	Name	Date
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
	FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER	
	CASE #	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Traffic	APPROVED FOR	

3 APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH B.A.S. B-3-112-68
AND FOR CERTIFICATE OF OCCUPANCY 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 5	BLK.	TRACT Time Square	CENSUS TRACT 2073
2. PRESENT USE OF BUILDING	13 Office	NEW USE OF BUILDING	13 Same	DIST. MAP 129-213
3. JOB ADDRESS	202-220 W. 1st St.			ZONE M2-4
4. BETWEEN CROSS STREETS	Broadway AND Spring St			FIRE DIST. ONE
5. OWNER'S NAME	L.A. Times Mirror			LOT (TYPE) cor
6. OWNER'S ADDRESS	202 & 220 W. 1st St.			LOT SIZE 164.70x364.76
7. ARCHITECT OR DESIGNER	William L. Pereira 933 8341			ALLEY /
8. ENGINEER	Brandow & Johnston 385 2894			BLDG. LINE /
9. CONTRACTOR	Cleveland Wrecking C 21064			AFFIDAVITS aff 36889
10. LENDER	none	BRANCH	ADDRESS	Park 3033
11. SIZE OF EXISTING BLDG.	LENGTH 120	WIDTH 130	STORIES 5	NO. OF EXISTING BUILDINGS ON LOT AND USE times Mirror sq.
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS conc	ROOF conc	FLOOR conc	DISTRICT OFFICE LA
13. JOB ADDRESS	202-220 W. 1st St.			GRADING /
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 35,000 1f of 2			CRIT. SOIL /
15. NEW WORK: (Describe)	T.V. 70,000.00 Demolish penthouse & parapet wall 30x100 (Hand Work)			HIGHWAY DED. yes
NEW USE OF BUILDING	(13) same-office			FLOOD /
TYPE I	GROUP G-1	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY	CONS. Mitsch
BLDG. AREA	MAX. OCC.	TOTAL	COMB GEN MAJ. S. CONS	ZONED BY
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D PROVIDED	PLANS CHECKED/ PLANS APPROVED	FILE WITH
P.C. No. V4894	CONT. INSP.	APPLICATION APPROVED	INSPECTOR M	
P.C. 156.32	S.P.C.	G.P.I.	B.P. 151.50	O.S. C/O TYPIST gj

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY
 DEC-18-70 67393 E • • U-6 OK 156.52
 JAN-5-71 00321 E •21230 U-1 CK 151.50

STATEMENT OF RESPONSIBILITY

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.

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Signed _____ (Owner or Agent)	Name	Date
Bureau of Engineering SFC not applicable Lauer 12-18-70	nagai	12-18-70
Conservation	ADDRESS APPROVED	
Plumbing	SEWERS AVAILABLE	
Planning	NOT AVAILABLE	
Fire	DRIVEWAY APPROVED	
Traffic	HIGHWAY DEDICATION REQUIRED COMPLETED	
	FLOOD CLEARANCE APPROVED	
	APPROVED FOR ISSUE FILE #	
	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
	APPROVED UNDER CASE #	
	APPROVED (TITLE 19) (L.A.M.C.-S700)	
	APPROVED FOR	



080-19-19 01303 E • • U - 000 1000

080-19-19 01303 E • • U - 000 1000

PER Plot plan
 SBB Permit @ 124-134 S. Broadway

080-19-19 01303 E • • U - 000 1000

3 APPLICATION TO ADD, ALTER, REPAIR OR MODIFY AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only. *Yellow MSB*

1. LEGAL DESCR.	LOT 4 185 4 PUL BLK 2 OF LOTS 123445	TRACT	ORD'S SURVEY Times Sq	DIST. MAP	129-213
2. PRESENT USE OF BUILDING	NEWS PAPER	NEW USE OF BUILDING	same	ZONE	M2-4
3. JOB ADDRESS	202 W. 1st St			FIRE DIST.	2
4. BETWEEN CROSS STREETS	Broadway	AND	Spring	LOT (TYPE)	irreg
5. OWNER'S NAME	Times Mirror	PHONE	MA52345	LOT SIZE	irreg
6. OWNER'S ADDRESS	Times Mirror Sq	CITY	LA 90053	ALLEY	
7. ENGINEER	Joseph Kinoshita	STATE LICENSE No.	SE993 653-2211	BLDG. LINE	5' LOTS
8. ARCHITECT OR DESIGNER	Charles Kratka	STATE LICENSE No.	653-2413	AD. PERMITS	4010256
9. CONTRACTOR	C.W. DRIVER	STATE LICENSE No.	102 387-3146		AF336889
10. BRANCH LENDER	NONE	ADDRESS			COPD
11. SIZE OF EXISTING BLDG.	WIDTH 163' LENGTH 365' STORIES 6 HEIGHT 138'	NO. OF EXISTING BUILDINGS ON LOT AND USE	4 BLDGS. NEWS PAPER PUB.		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS conc	ROOF conc	FLOOR conc		
13. JOB ADDRESS	202 W. 1st St			DIST. OFFICE	LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 200,000.			CRIT. SOIL	
15. NEW WORK (Describe)	redorcoration 5th floor only			GRADING	
	Relocate Reception Rm to Auditorium.			HIGHWAY DEC.	yes
NEW USE OF BUILDING	NEWS PAPER PRINTING & OFFICE			FLOOD	
TYPE	GROUP OCC. 6/1/62/B2/F-1	PLANS CHECKED	Done	CONS.	
BLDG. AREA	MAX OCC. +265	PLANS APPROVED	Done	ZONED BY	Lee
DWELL UNITS	GUEST ROOMS	PARKING REQ'D PROVIDED	N/C	APPLICATION APPROVED	Done
SPRINKLERS REQ'D (SPECIFIED)	YES	CONT. INSP. CONC, MASONRY WELD.		INSPECTION ACTIVITY	
				COMB GEN MAJ. S. CONS	
	S.P.C. 411-32	B.P. 554-59	L.F.	G.P.I.	O.S.
					C/O
					TYPIST

P.C. No. **W 993**

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.	SEP-13-73	235525	U-6CK	471.32
	NOV--8-73	343985	80580 U-1CK	554.50

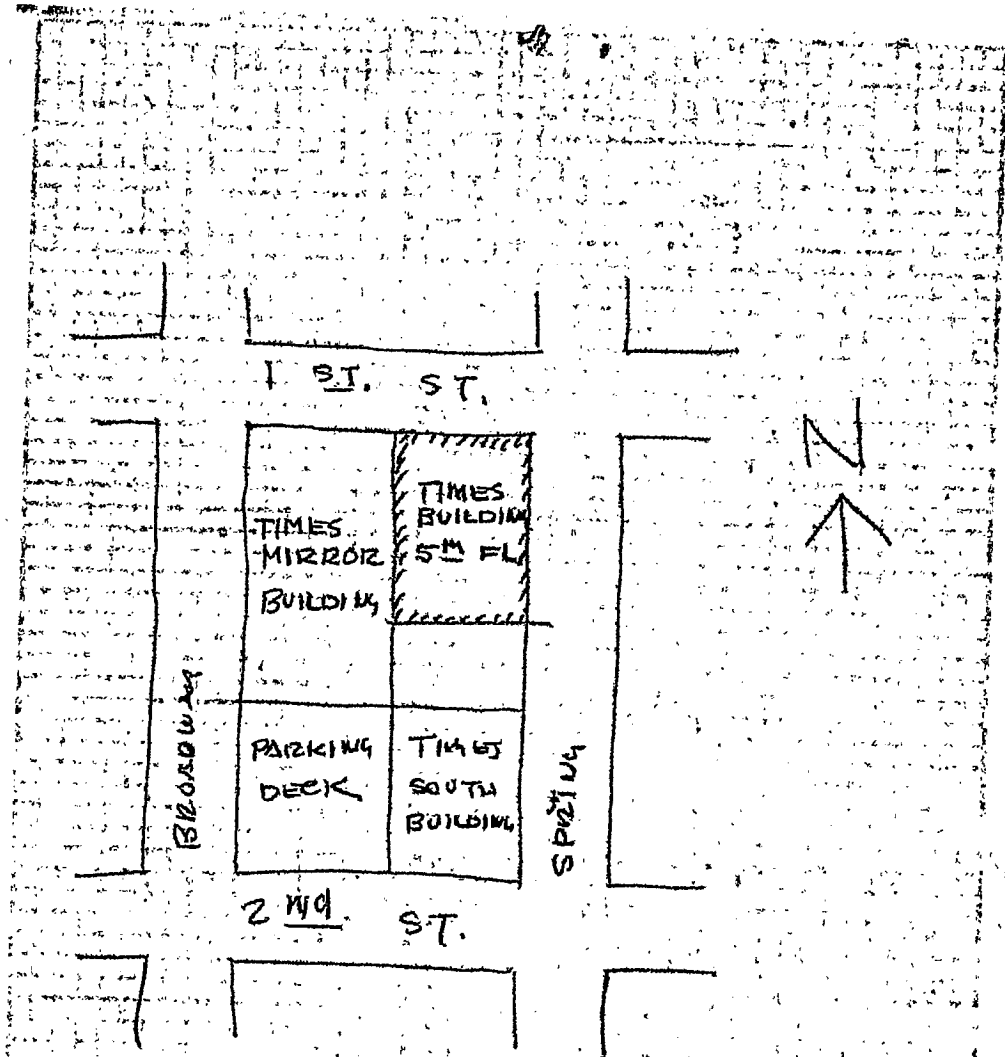
CASHIER'S USE ONLY

STATEMENT OF RESPONSIBILITY

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.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed	<i>[Signature]</i>	(Owner or Agent)	Signature/Date	
Bureau of Engineering	ADDRESS APPROVED	SEWERS	NO SEWER/PLUMBING REQ'D. SFC NOT APPLICABLE SFC PAID SFC DUE	RJA 9-12-73 <i>Law 9/12/73</i>
	DRIVEWAY	HIGHWAY DEDICATION	REQUIRED COMPLETED	
	FLOOD CLEARANCE			
Conservation	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>		
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		<i>Whitney 9/12/73</i>	
Plumbing	PRIVATE SEWAGE SYSTEM APPROVED			
Planning	APPROVED UNDER CASE #			
Traffic	APPROVED FOR			



SEP-13-1951
 101-1-101
 3-11-101

FOR THE RECORD THE RECORDS ON THIS AND THE OTHER

3

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B&S B-3—R1.76 DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 5	BLK	TRACT Times Square	DIST. MAP 129-213
				CENSUS TRACT 2073.00
2. PRESENT USE OF BUILDING (13) Office	NEW USE OF BUILDING (13) same		ZONE M2-4	
3. JOB ADDRESS 214 W 1st St				FIRE DIST. 1
4. BETWEEN CROSS STREETS Broadway	AND Spring St		LOT (TYPE) city blk	
5. OWNER'S NAME Los Angeles Times	PHONE			LOT SIZE acreage
6. OWNER'S ADDRESS 224 W. 1st St	CITY		ZIP	
7. ENGINEER Charles Kratka	ACTIVE STATE LICENSE No.		PHONE 653-2413	
8. ARCHITECT OR DESIGNER	ACTIVE STATE LICENSE No.		PHONE	
9. CONTRACTOR C.W. Driver, Inc	ACTIVE STATE LICENSE No. 102		PHONE 387-3146	
10. BRANCH LENDER	ADDRESS			CITY
11. SIZE OF EXISTING BLDG. WIDTH 200 LENGTH 170	STORIES 6	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE TIME Mirror	
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS conc	ROOF conc	FLOOR conc	
13. JOB ADDRESS 214 W 1st St				DIST. OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 40,000				CRIT. SOIL /
15. NEW WORK (Describe) interior remodel 4th floor ceiling & partitions				GRADING /
NEW USE OF BUILDING OFFICE		SIZE OF ADDITION		STORIES HEIGHT
TYPE I	GROUP OCC. G-1	BLDG. AREA	PLANS CHECKED /	
DWELL. UNITS	MAX OCC.	TOTAL	PLANS APPROVED /	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	APPLICATION APPROVED /	
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY		INSPECTOR
P.C. 184.45	S.P.C.	B.P. 517	P.M.	I.F.
P.C. No.	PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.			C/O
	TYPIST			O.S.

CASHIER'S USE ONLY

APR-13-76 71917 F 024523 S - 6 CK 184.45
 APR-13-76 71918 F 024523 S - 1 CK 217.00

STATEMENT OF RESPONSIBILITY

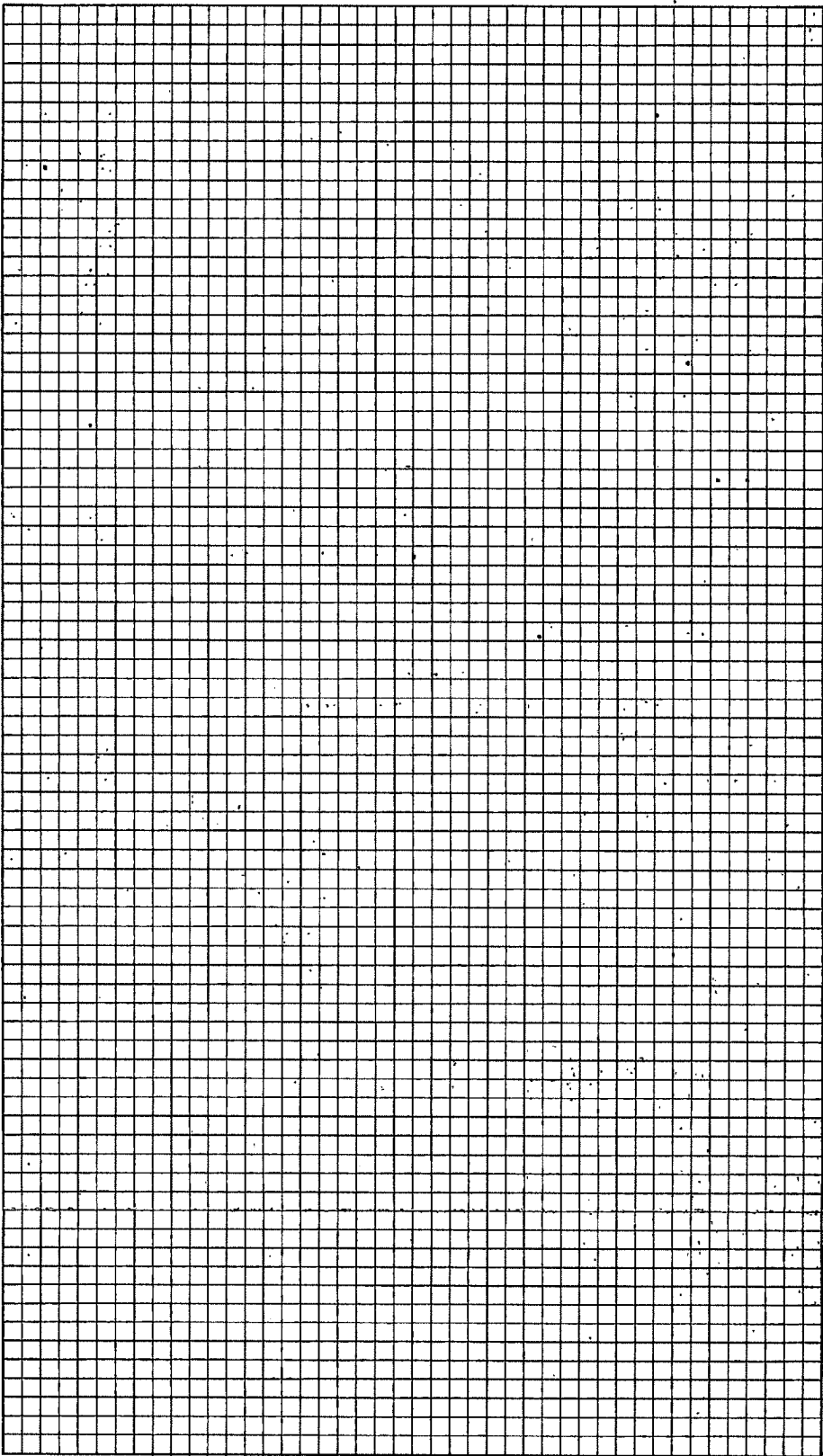
I certify that in doing the work specified herein I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed: E.W. Driver
(Owner or Agent having Property Owner's Consent)

Signature/Date
Chin 4-13-76

Bureau of Engineering	ADDRESS APPROVED		
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
FLOOD CLEARANCE			
SEWERS		SEWERS AVAILABLE	
		NOT AVAILABLE	
NO SEWER/PLUMBING REQ'D.		SFC PAID	
SFC NOT APPLICABLE		SFC DUE	
Conservation	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		



ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

LEGAL DESCRIPTION

3

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B & S B-3 — 88-76 DEPT OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 5	BLK --	TRACT Times Square 129-213	DIST. MAP 13
2. PRESENT USE OF BUILDING (13) office	NEW USE OF BUILDING (13) same			ZONE M2-4
3. JOB ADDRESS 202 West 1st St.				FIRE DIST. one
4. BETWEEN CROSS STREETS Broadway AND Spring				LOT (TYPE) city blk
5. OWNER'S NAME TIMES MIRROR COMPANY	PHONE 625 2345			LOT SIZE
6. OWNER'S ADDRESS 202 W 1st St.	CITY LA ZIP			inc. legal
7. ENGINEER STAN SLAVOFF none	BUS LIC NO	ACTIVE STATE LIC NO 5E 1233	PHONE 482-0471	ALLEY
8. ARCHITECT OR DESIGNER none	BUS LIC NO	ACTIVE STATE LIC NO	PHONE	BLDG. LINE
9. CONTRACTOR C.W. Driver Inc	BUS LIC NO 102	ACTIVE STATE LIC NO 387 3146	PHONE	AFFIDAVITS see map
10. BRANCH LENDER	ADDRESS			CITY #Z1940
11. SIZE OF EXISTING BLDG. WIDTH 300 LENGTH 100	STORIES 4	HEIGHT N/C	NO. OF EXISTING BUILDINGS ON LOT AND USE one - OFFICE	
12. CONST MATERIAL OF EXISTING BLDG. conc	EXT. WALLS conc	ROOF conc	FLOOR conc	SEISMIC STUDY ZONE
13. JOB ADDRESS 202 West 1st St.				DIST. OFFICE T.A
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$10,000				CRIT. SOIL
15. NEW WORK (Describe) drywall partitions, elevated floor				GRADING
ALL WORK ON 4th floors.				HIGHWAY DED yes
NEW USE OF BUILDING OFFICE	SIZE OF ADDITION NONE	STORIES	HEIGHT	FLOOD
TYPE I	GROUP OCC. G-1	BLDG. AREA N/C	PLANS CHECKED	CONS.
DWELL UNITS 0	MAX OCC. N/C	TOTAL	PLANS APPROVED	ZONED BY #G. J. ...
GUEST ROOMS 0	PARKING REQ'D N/C	STD - COMP	APPLICATION APPROVED	FILE WITH
SPRINKLERS REQ'D SPECIFIED N/C	CONT. INSP. NONE	INSPECTION ACTIVITY		INSPECTOR I
P.C. 56 95	S.P.C.	B.P. 67	T.I.	P.M.
P.C. No XX-3944	PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.			TYPIST m.j

CASHIERS USE ONLY

JAN 18 77 38473 E :38486 I = 1 OK 56.95

STATEMENT OF RESPONSIBILITY

I certify that in doing the work specified herein I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. "This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed: C.W. Driver (Owner or Agent having Property Owner's Consent)

Signature/Date: Armendariz 1-11-77

Bureau of Engineering	ADDRESS APPROVED		Armendariz 1-11-77
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
	COMPLETED		
FLOOD CLEARANCE			
SEWERS		SEWERS AVAILABLE	
		NOT AVAILABLE	
NO SEWER/PLUMBING REQ'D.		SFC PAID	
SFC NOT APPLICABLE		SFC DUE	
Conservation	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		

YOU ARE ADVISED THAT THIS PROPERTY
IS IN THE CENTRAL BUSINESS DISTRICT
REDEVELOPMENT PROJECT.

THE STATE OF TEXAS
COUNTY OF DALLAS

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 5	BLOCK --	TRACT Times Square	COUNTY REF. NO. Mp 184-21	DIST. MAP 129E213
2. PRESENT USE OF BUILDING	Office		NEW USE OF BUILDING	Same	
3. JOB ADDRESS	202 W 1st St				
4. BETWEEN CROSS STREETS	AND		Broadway		
5. OWNER'S NAME	Los Angeles Times				PHONE
6. OWNER'S ADDRESS	Times Mirror Square				CITY ZIP LA 90053
7. ENGINEER	Reese, Freeland		BUS. LIC. NO. 1109	ACTIVE STATE LIC. NO. 695-4766	PHONE
8. ARCHITECT OR DESIGNER	David Weaver		BUS. LIC. NO. C11673	ACTIVE STATE LIC. NO. 687-8053	PHONE
9. ARCHITECT OR ENGINEER'S ADDRESS	120 S Vignes St				CITY ZIP LA 90012
10. CONTRACTOR	Svingerton & Malberg		BUS. LIC. NO. 92	ACTIVE STATE LIC. NO. 388-3900	PHONE
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
WIDTH 160	LENGTH 170	6	78 1-office		
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR		
conc	conc	conc	conc		
13. JOB ADDRESS	202 W 1st St				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$150,000.00				
15. NEW WORK (Describe)	change floor plans (removal of wall) for permit 90LA/55255 Interior 14' of bearing wall				
DIST. OFF.	LA		P.C. REQ'D	No P	
GRADING	---		SEISMIC	---	
HWY. DEED.	Yes		FLOOD	---	
NEW USE OF BUILDING (13) Office	GROUP OCC.	FLOOR AREA	PLANS CHECKED	FILE WITH PERMIT 90LA/55255	
TYPE	H/C		Jamison Lee	ZONED BY E. IANN	
DWELL UNITS	TOTAL		APPLICATION APPROVED	TYPYST	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY	INSPECTOR	
P.C. 9942	G.P.I. NO	CONT. INSP.	CASHIERS USE ONLY		
S.P.C.	RM.	600	08/24/90 04:21:30PM LA05 T-3832 C 25		
S.P.	ET.	234	BUILD PLAN CHE 99.45		
LF.	F.H.		BLD PER COMMER 117.00		
S.D.	O.S.S.		PLAN MAINTENAN 6.00		
INS. OFF.	S.O.S.S.		ET COMMERCIAL 2.25		
P.C. NO.	C/O	ENERGY	ONE STOP 4.49		
			TOTAL 229.19		
			CHECK 229.19		

DECLARATIONS AND CERTIFICATIONS

16. LICENSED CONTRACTORS DECLARATION
 I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 8-24-90 Lic. Class 8-1 Lic. Number 76 Contractor *Leo Shander*

17. OWNER-BUILDER DECLARATION
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000) of Division 3 of the Business and Professions Code; or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.):
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale, if, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)
 I am exempt under Sec. _____ B. & P. C. for this reason.
 Date _____ Owner's Signature _____

18. WORKERS' COMPENSATION DECLARATION
 I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or certified copy thereof (Sec. 3800, Lab. C.).
 Policy No. 7045-21024 Insurance Company Argonaut Insurance
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 8/24/90 Applicant's Signature *Leo Shander*

19. CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date _____ Applicant's Signature _____

20. CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3867, Ch. C.).
 Lender's Name _____ Lender's Address _____

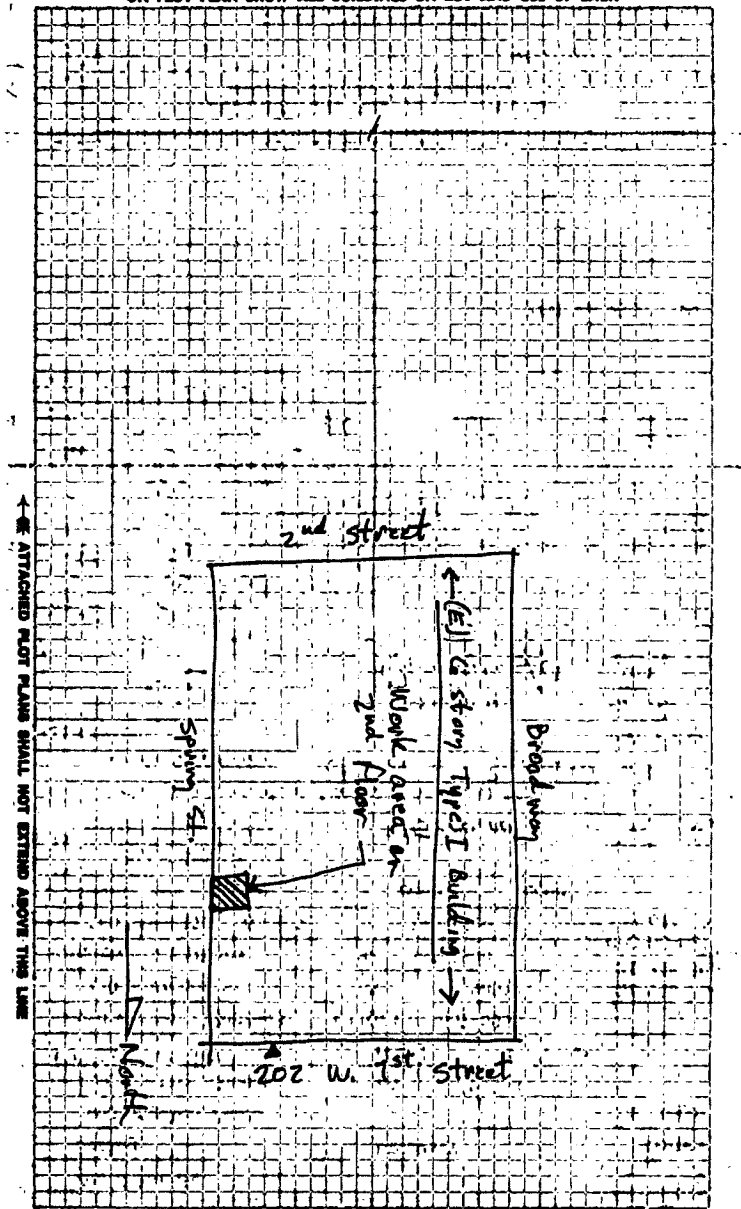
21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof makes any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.002, LMC)
 Signed *Leo Shander* Manager 8/24/90
 (Owner or agent having property owner's consent) Position Date

90LA 62116

Bureau of Engineering	ADDRESS APPROVED		<i>Yes</i>
	DRIVEWAY	REQUIRED	
	HIGHWAY DEDICATION	COMPLETED	
	FLOOD CLEARANCE		
SEWERS	SEWERS AVAILABLE		
RES. NO.	NOT AVAILABLE		
CERT. NO.	SFC PAID		
	SFC NOT APPLICABLE		
	SFC DUE		
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire	APPROVED (TITLE 19) (L.A.M.C.-6700) ³		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Transportation	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH





Permit #:
Plan Check #:
Event Code:

03016 - 10000 - 01219
Printed: 01/23/03 07:53 AM

Bldg-Alter/Repair
Commercial
Plan Check at Counter
No Submit Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue
Status Date: 01/23/2003

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TIMES SQUARE		5		M B 184-21	130-5A213 10	5149 - 001 - 006

3. PARCEL INFORMATION	4. ENERGY ZONE	5. PARKING DIST.
BAS Branch Office - LA Council District - 9 Community Plan Area - Central City Census Tract - 2074.000 District Map - 130-5A213	Energy Zone - 9 Fire District - 1 (Entire parcel) Earthquake-Induced Liquefaction Area - YES Near Source Zone Distance - 7.2 Parking Dist. - CCPD	Parking Dist. - DPD Thomas Brothers Map Grid - 634-F3 Thomas Brothers Map Grid - 634-F4
ZONE(S): C4-2D /		

4. DOCUMENTS
ZI - ZI-940 ORD - ORD-164307-SA430 CRA - CENTRAL BSN DIST (AMENDE) CPC - CPC-1988-217-CU
AFF - AF-90-1466762-MB AFF - AFF-36889

5. CHECKLIST ITEMS
Std. Work Descr - Interior Non-struct. Remo

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
Owner(s): Tmct Llc	0 1 Times Mirror Square	LOS ANGELES CA 90053	
Tenant: Applicant: (Relationship Architect) David Weaver -	28492 Ave. Placida	SAN JUAN CAP. CA 92675	(949) 489-9708

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(13) Office		REMOVE PARTITIONS, ADD PARTITIONS TO DIVIDE ONE LARGE OFFICE SPACE INTO TWO, & ADD DOORS AND SUSPENDED CEILING. 500 SQFT T.I.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Carlos Villarreal
OK for Cashier: Abram Bass
Signature: *Carlos Villarreal*
DAS PC By:
Coord. OK:
Date: 01-23-03

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213)-977-6941. (LA4BUILD - 524-2845)

For Cashier's Use Only

W/O #: 31601219

LA Department of Buildings and Safety
LA 06 29 027956 01/23/03 08:23AM

BUILDING PERMIT COMM	\$326.25
EI COMMERCIAL	\$4.20
ONE STOP SURCH	\$6.61
SYSTEMS DEVT FEE	\$19.83
CITY PLANNING SURCH	\$9.79
MISCELLANEOUS	\$5.00

Total Due: \$371.68
Check: \$371.68

03LA 38227

11. PROJECT VALUATION & FEE INFORMATION		Final Fee Period	
Permit Valuation:	\$20,000	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	371.68		
Permit Fee Subtotal Bldg-Alter/Repa	326.25		
Handicapped Access			
Plan Check Subtotal Bldg-Alter/Rep	0.00		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	4.20		
O.S. Surcharge	6.61		
Sys. Surcharge	19.83		
Planning Surcharge	9.79		
Planning Surcharge Misc Fee	5.00		
Permit Issuing Fee	0.00		
Sewer Cap ID:		Total Bond(s) Due:	

12. ATTACHMENTS

Plot Plan *AB*

10204152004204



P03016100001219FN

10204152004200

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

	ADDRESS	CLASS	LICENSE#	PHONE #
(A) Weaver, David Roger	28492 Avenida Placida,		C11673	
(C) Rellos Construction Inc	P O Box 1388,	B	471756	310-257-1107
				San Juan Capistrano, CA 92675 Lomita, CA 907175388

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B471756 Lic. No.: B471756

Contractor: RELLOS CONSTRUCTION INC.
MARCO LIRA

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMPEN Policy Number: 048-02441000673

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____

Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: MARCO LIRA Sign: [Signature]

Date: 1-23-03

Contractor Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #:

Commercial

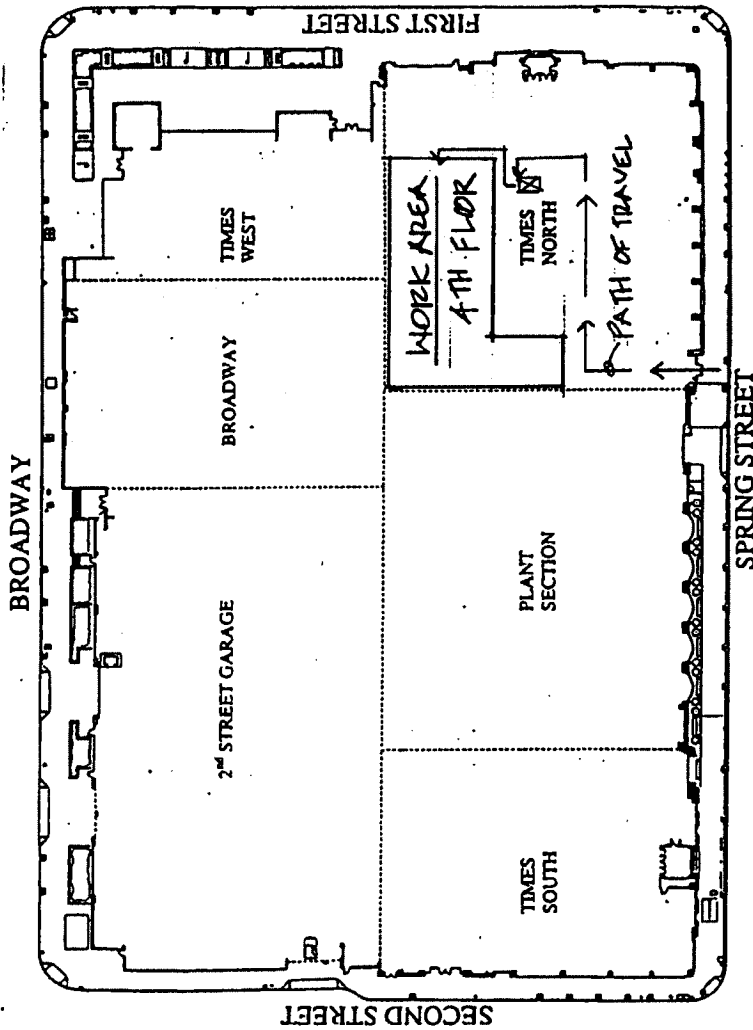
Initiating Office: METRO

No Submit Plan Check

Printed on: 01/22/03 10:37:18

PLOT PLAN ATTACHMENT

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



TIMES SQUARE LOCATION PLAN



202 W 1st St 1ST FLOOR



Permit #:
Plan Check #:
Event Code:

03016 - 10000 - 10702

Printed:07/11/03 12:40 PM

Bldg-Alter/Repair
Commercial
Plan Check at Counter
No Submit Plan Check
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Last Status: Ready to Issue
Status Date: 07/11/2003

1. TRACT BLOCK LOT(s) ARE COUNTY MAP REF # PARCEL ID # (PIN #) ASSESSOR PARCEL #
TIMES SQUARE 5 M B 184-21 130-5A213 10 5149 - 001 - 006
P030161000010702FN

2. PARCEL INFORMATION
Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 9
Certified Neighborhood Council - Downtown Los Angeles
Community Plan Area - Central City
Census Tract - 2074.000
District Map - 130-5A213
Energy Zone - 9
Fire District - 1 (Entire parcel)
Earthquake-Induced Liquefaction Area - YES
Near Source Zone Distance - 7.2
Parking Dist. - CCPD
Parking Dist. - DPD
Thomas Brothers Map Grid - 634-F3
Thomas Brothers Map Grid - 634-F4
ZONE(S): C4-2D/

4. DOCUMENTS
ZI - ZI-940 CDBG - BID-Downtown Center
ORD - ORD-164307-SA430 CDBG - LARZ-Central City
CRA - CENTRAL BSN DIST (AMENDEAFF - AF-90-1466762-MB
CPC - CPC-1988-217-CU AFF - AFF-36889

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Tmct Llc 0 1 Times Mirror Square LOS ANGELES CA 90053
Tenant: - Los Angeles Times LOS ANGELES, CA 90035 (213) 237-5000
Applicant: (Relationship: Architect) David Weaver - 28492 Ave. Placida SAN JUAN CAPISTRANO, CA 92675 (949) 489-9709

7. EXISTING USE PROPOSED USE 8. DESCRIPTION OF WORK
(13) Office REMOVE EXISTING SEATING BOOTHS, CHANGE CARPET TO TILE FLOORING, PROVIDE FLOOR DRAIN + ELECTRIC POWER IN EXISTING DINING AREA. (ELECTRICAL AND MECHANICAL WORK SHALL BE UNDER SEPARATE PERMIT.)

9. # Bldgs on Site & Use: OFFICE
10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Sam Chang DAS PC By:
OK for Cashier: Julio Zafra Coord. OK:
Signature: Date: 7-11-03

For information and/or inspection requests originating within LA County, Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)
For Cashier's Use Only W/O #: 31610702

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period
Permit Valuation: \$4,000 PC Valuation:
FINAL TOTAL Bldg-Alter/Repair 168.25
Permit Fee Subtotal Bldg-Alter/Repa 146.25
Handicapped Access
Plan Check Subtotal Bldg-Alter/Rep 0.00
Fire Hydrant Refuse-To-Pay
E.Q. Instrumentation 0.84
O.S. Surcharge 2.94
Sys. Surcharge 8.83
Planning Surcharge 4.39
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 0.00
Sewer Cap ID: Total Bond(s) Due:

LA Department of Buildings and Safety
LA 05 10 088299 07/11/03 12:47PM
BUILDING PERMIT COMM \$146.25
EI COMMERCIAL \$0.84
ONE STOP SURCH \$2.94
SYSTEMS DEVT FEE \$8.83
CITY PLANNING SURCH \$4.39
MISCELLANEOUS \$5.00
Total Due: \$168.25
Check: \$168.25
03LA 44982

12. ATTACHMENTS
Plot Plan

101061120044835

13. STRUCTURE INVENTORY

03016 - 10000 - 10702

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(A) Weaver, David Roger	28492 Avenida Placida,		C11673	
(C) Rellos Construction Inc	P O Box 1388,	B	471756	310-257-1107
				San Juan Capistrano, CA 92675
				Lomita, CA 907175388

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B Lic. No.: 471756 Contractor: Rellos Construction Inc.

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: State Compensation Insurance Fund Policy Number: 0006673-2003

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Matt Butler Sign: [Signature] Date: 7-11-03 Contractor Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #:

Commercial

Initiating Office: METRO

No Submit Plan Check

PLOT PLAN ATTACHMENT

Printed on: 06/04/03 16:06:03

BROADWAY

2nd STREET GARAGE

BROADWAY

TIMES WEST

TIMES SOUTH

PLANT SECTION

TIMES NORTH

LOBBY

CAFETERIA

WORK AREA

SPRING STREET

NORTH

TIMES SQUARE LOCATION PLAN

101061120044835

(DO NOT DRAW WHITE OR BLACK ATTACHMENTS OUTSIDE BARRIERS)

SECOND STREET

FIRST STREET



Permit #:
Plan Check #:
Event Code:

03016 - 10000 - 22363

Printed: 12/18/03 07:33 AM

Bldg-Alter/Repair Commercial Plan Check at Counter No Submit Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 12/18/2003
--	--	--

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TIMES SQUARE		5		M B 184-21	130-5A213 10	5149 - 001 - 006

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Council District - 9 Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City	Census Tract - 2074.00 District Map - 130-5A213 Energy Zone - 9 Fire District - 1 (Entire parcel) Earthquake-Induced Liquefaction Area - YES	Near Source Zone Distance - 7.2 Parking Dist. - CCPD Parking Dist. - DPD Thomas Brothers Map Grid - 634-F3 Thomas Brothers Map Grid - 634-F4
---	--	--

ZONE(S): C4-2D /

4. DOCUMENTS

ZI - ZI-2319 ZI - ZI-940 ORD - ORD-164307-SA430 ORD - ORD-174995	CRA - CENTRAL BSN DIST (AMEND AFF - AF-90-1466762-MB CPC - CPC-1988-217-CU AFF - AFF-36889 CDBG - BID-Downtown Center CDBG - LARZ-Central City
---	---

5. CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct. Remo

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Trmct Lic 0 1 Times Mirror Square LOS ANGELES CA 90053

Tenant:
Applicant: (Relationship: Architect)
David Weaver - 28492 Ave Placida SAN JUAN CAPISTRANO, CA 92675 (949) 489-9709

7. EXISTING USE (13) Office

PROPOSED USE

8. DESCRIPTION OF WORK

TENANT IMPROVEMENT ON 3RD FLOOR: REMOVE INTERIOR NON-BEARING PARTITIONS TO CREATE OPEN OFFICE AREA FROM (E) OFFICES. INCLUDES FINISH WORK, MILLWORK, AND LIGHTING GRID. (1666 SF)

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Lawrence Quirante DAS PC By: [Signature]
OK for Cashier: Fuljo Zafrá Coord. OK: [Signature]
Signature: [Signature] Date: 12-18-03

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: 31622363
LA Department of Building and Safety
LA 06 29 045067 12/18/03 07:53AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$18,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair 373.09	
Permit Fee Subtotal Bldg-Alter/Repa 298.13	
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep 29.81	
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation 3.78	
O.S. Surcharge 6.63	
Sys. Surcharge 19.90	
Planning Surcharge 9.84	
Planning Surcharge Misc Fee 5.00	
Permit Issuing Fee 0.00	
Sewer Cap ID: [Signature]	Total Bond(s) Due:

BUILDING PERMIT COMM	\$298.13
BUILDING PLAN CHECK	\$29.81
EI COMMERCIAL	\$3.78
ONE STOP SURCH	\$6.63
SYSTEMS DEVT FEE	\$19.90
CITY PLANNING SURCH	\$9.84
MISCELLANEOUS	\$5.00

Total Due:	\$373.09
Check:	\$373.09

03LA 52205



* P 0 3 0 1 6 1 0 0 0 0 2 2 3 6 3 F N *

101060220043725

13. STRUCTURE INVENTORY

03016 - 10000 - 22363

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(A) Weaver, David Roger	28492 Avenida Placida,		C11673	
(C) Rellos Construction Inc	P O Box 1388,	B	471756	310-257-1103
	San Juan Capistrano, CA 92675			
	Lomita, CA 907175388			

PERMIT EXPIRATION

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17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B-1 Lic. No.: 471756 Contractor: RELLOS

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE FUND INS Policy Number: 0006673-2003

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

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19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: MARCO LIBA Sign: [Signature] Date: 12-17-03 Contractor Authorized Agent

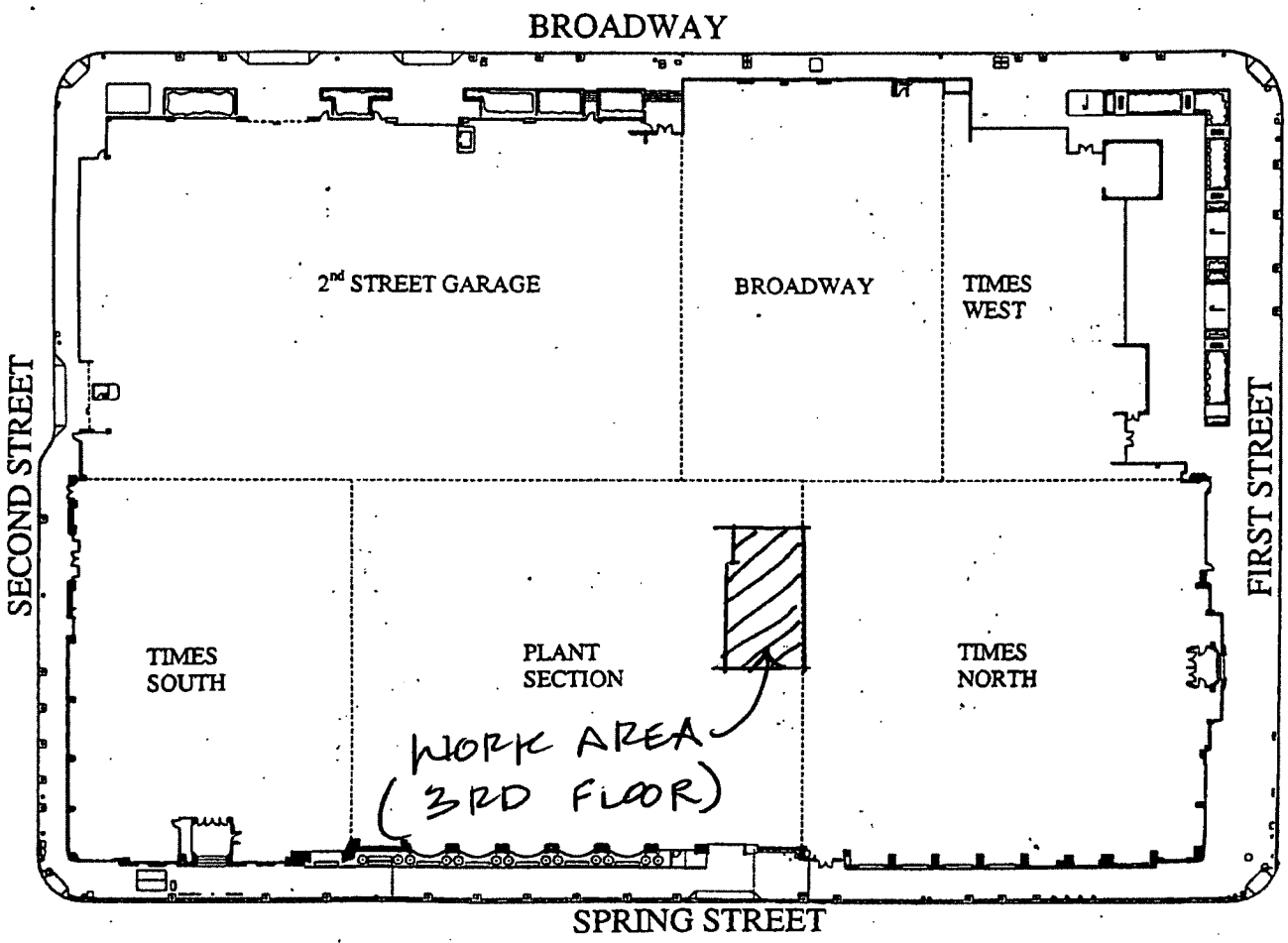
Bldg-Alter/Repair
Commercial
No Submit Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #:
Initiating Office: METRO
Printed on: 11/05/03 14:50:12

PLOT PLAN ATTACHMENT

101060220043725



TIMES SQUARE LOCATION PLAN

202 W 1st St



Permit #:

06016 - 10000 - 23851

Plan Check #: B06LA12616

Printed: 01/25/07 03:20 PM

Event Code:

Bldg-Alter/Repair Commercial Appointment Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 01/25/2007
---	--	--

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TIMES SQUARE		5		M B 184-21	130-5A213 10	5149 - 001 - 006

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Council District - 9 Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City	Census Tract - 2074.00 District Map - 130-5A213 Energy Zone - 9 Fire District - 1 (Entire parcel) Earthquake-Induced Liquefaction Area - Yes	Near Source Zone Distance - 7.2 Parking Dist. - CCPD Parking Dist. - DPD Thomas Brothers Map Grid - 634-F3 Thomas Brothers Map Grid - 634-F4
---	--	--

ZONE(S): C2-4D /

4. DOCUMENTS

ZI - ZI-940 Central Bsn District Redevel ORD - ORD-164307-SA430 CRA - ZI 940 CENTRAL BSN DIST CPC - CPC-1986-606-GPC	CPC - CPC-1988-217-CU CPC - CPC-2005-1122-CA CPC - CPC-2005-1124-CA CPC - CPC-2005-361-CA	CDBG - BID-Downtown Center CDBG - LARZ-Central City AFF - AF-90-1466762-MB AFF - AFF-36889
---	--	---

5. CHECKLIST ITEMS

Special Inspect - Epoxy Bolts

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Trmct Llc 0 1 Times Mirror Square LOS ANGELES CA 90053

Tenant:
Applicant: (Relationship: Agent for Contractor)
Hratch Arezouyan - 12393 Slauson Ave WHITTIER, CA 90606 (562) 698-8301

7. EXISTING USE (13) Office

PROPOSED USE

8. DESCRIPTION OF WORK

INSTALL (2) AIR HANDLERS WITHIN BI LEVEL COMPUTER RM AND (E) MECHANICAL RM.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Lawrence Quirante
OK for Cashier: Lawrence Quirante
Signature: *Lawrence Quirante*

DAS PC By: _____
Coord. OK: _____
Date: 1-25-07

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD (524-2845)
Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only: W/O #: 61623851
LA 06 10 112191 01/25/07 03:23PM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$2,000	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	180.59		
Permit Fee Subtotal Bldg-Alter/Rept	146.25		
Handicapped Access			
Plan Check Subtotal Bldg-Alter/Rep	7.31		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	0.50		
O.S. Surcharge	3.08		
Sys. Surcharge	9.24		
Planning Surcharge	9.21		
Planning Surcharge Misc Fee	5.00		
Permit Issuing Fee	0.00		
Sewer Cap ID:		Total Bond(s) Due:	

BUILDING PERMIT COMM	\$146.25
BUILDING PLAN CHECK	\$7.31
EJ COMMERCIAL	\$0.50
ONE STOP SURCH	\$3.08
SYSTEMS DEVT FEE	\$9.24
CITY PLANNING SURCH	\$9.21
MISCELLANEOUS	\$5.00

Total Due:	\$180.59
Credit Card:	\$180.59
07LA 03900	

12. ATTACHMENTS

Plot Plan *[Signature]*



* P 0 6 0 1 6 1 0 0 0 2 3 8 5 1 F N *

1010150200744132

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(C) Johnson Controls Inc	P O Box 2012,			
(E) Fotch, Michael Roger	2953 Bonanza,	Milwaukee, WI 532012012	B 22445	
		San Clemente, CA 92673	S3800	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No.: **22445** Contractor: **JOHNSON CONTROLS INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **Cigna Ins. Co.** Policy Number: **WLRC44441111**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **IRATCH AREZOLINA** Sign: *[Signature]* Date: **1/25/07** Contractor Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B06LA12616

Commercial

Initiating Office: METRO

Plan Check

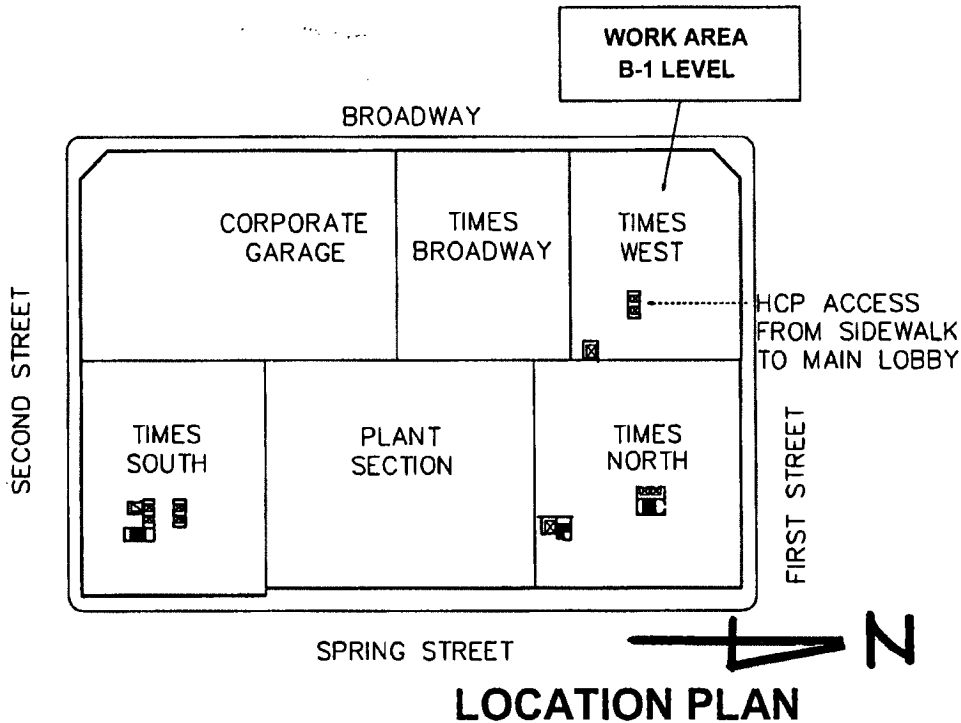
PLOT PLAN ATTACHMENT

Printed on: 01/02/07 07:36:53

**TIMES WEST BUILDING DESCRIPTION: TYPE I, 6 STORIES,
FULLY SPRINKLERED, B-2 OCCUPANCY**

1010130200744132

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



LOCATION PLAN

202 W 1st St # 6-4010



Permit #: B15LA01088
Plan Check #: B15LA01088
Event Code:

15016 - 10000 - 01843
Printed: 01/29/15 01:00 PM

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 01/29/2015 Last Status: Issued Status Date: 01/29/2015
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TRACT	BLOCK	LOT(s)	ARR	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TIMES SQUARE		5		M B 184-21	130-5A213 10	5149 - 001 - 006

3. PARCEL INFORMATION	Area Planning Commission - Central LADBS Branch Office - LA Council District - 14 Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City	Census Tract - 2074.00 District Map - 130-5A213 Energy Zone - 9 Fire District - 1 (Entire parcel) Earthquake-Induced Liquefaction Area - Yes	Near Source Zone Distance - 1.3 Parking Dist. - CCPD Parking Dist. - DPD School Within 500 Foot Radius - YES Thomas Brothers Map Grid - 634-F3
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ZONES(S): C2-4D

4. DOCUMENTS	Z1 - Z1-2374 LOS ANGELES STATE ENTER ORD - ORD-135901 Z1 - Z1-2385 Greater Downtown Housing Ince ORD - ORD-137036 Z1 - Z1-2416 Downtown Design Guide Project ORD - ORD-164307-SA430 ORD - ORD-129944 OHD - Yes	CPC - CPC-1986-606-GPC CPC - CPC-1988-217-CU CPC - CPC-2005-1122-CA CPC - CPC-2005-1124-CA	CPC - CPC-2005-361-CA CPC - CPC-2008-4502-OPA CPC - CPC-2010-213-CA CPC - CPC-2010-583-CA
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5. CHECKLIST ITEMS	Permit Flag - Fire Life Safety by LADBS Std. Work Descr - Seismic Gas Shut Off Valve
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6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): CA LOS ANGELES TIMES SQUARE LLC 435 MICHIGAN AVE, CHICAGO IL 60611 --
Tenant: - LOS ANGELES EDUCATION PARTNERS 1055 W. 7TH ST., LOS ANGELES, CA 90017 -- (213) 622-5237
Applicant: (Relationship: Architect) RODNEY STONE - ENVIRONETICS 8530 VENICE BLVD., LOS ANGELES, CA 90034 -- (310) 287-2180

For Cashler's Use Only W/O #: 51601843

7. EXISTING USE	PROPOSED USE
(13) Office	

8. DESCRIPTION OF WORK
TENANT IMPROVEMENT ON SUITE 6-4010 ON THE 4TH FLOOR. REMOCE AND NEW INTERIOR NON-BEARING PARTITIONS, RE-WORK CEILING, MILLWORK AND FINISHES.

9. # Bldgs on Site & Use: OFFICE

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Manuel Garcia	DAS PC By:
OK for Cashier: John Francia	Coord. OK:
Signature:	Date: 01/29/2015

LA 0037 101052405 1/29/2015 1:00:20 PM	
BUILDING PERMIT COMM	\$702.00
BUILDING PLAN CHECK	\$0.00
EI COMMERCIAL	\$21.84
ONE STOP SURCH	\$14.48
SYSTEMS DEVT FEE	\$43.43
CITY PLANNING SURCH	\$42.12
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$35.10
CA BLDG STD COMMISSION SURCHARGE	\$4.00
BUILDING PLAN CHECK	\$0.00

11. PROJECT VALUATION Final Fee Period	
Permit Valuation: \$78,000	PC Valuation:

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

Sub Total: \$872.97

Permit #: 150161000001843
Building Card #: 2015LA43002
Receipt #: 0101395392



* P 1 5 0 1 6 1 0 0 0 0 1 8 4 3 F N *

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

15016 - 10000 - 01843**14. APPLICATION COMMENTS:**

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CITY	CLASS	LICENSE #	PHONE #
(C) MTI BUILDERS INC	142 VERDUGO AVE,	BURBANK, CA 91502	B	694620	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professions Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 694620 Contractor: MTI BUILDERS INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND Policy Number: 9045332

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (if Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- This permit is being obtained with the consent of the legal owner of the property.

Print Name: ISRAEL PATINOSign: Israel PatinoDate: 01/29/2015 Contractor Authorized Agent

Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B15LA01088
Initiating Office: METRO
Printed on: 01/27/15 15:51:47

PLOT PLAN ATTACHMENT

W 1ST STREET

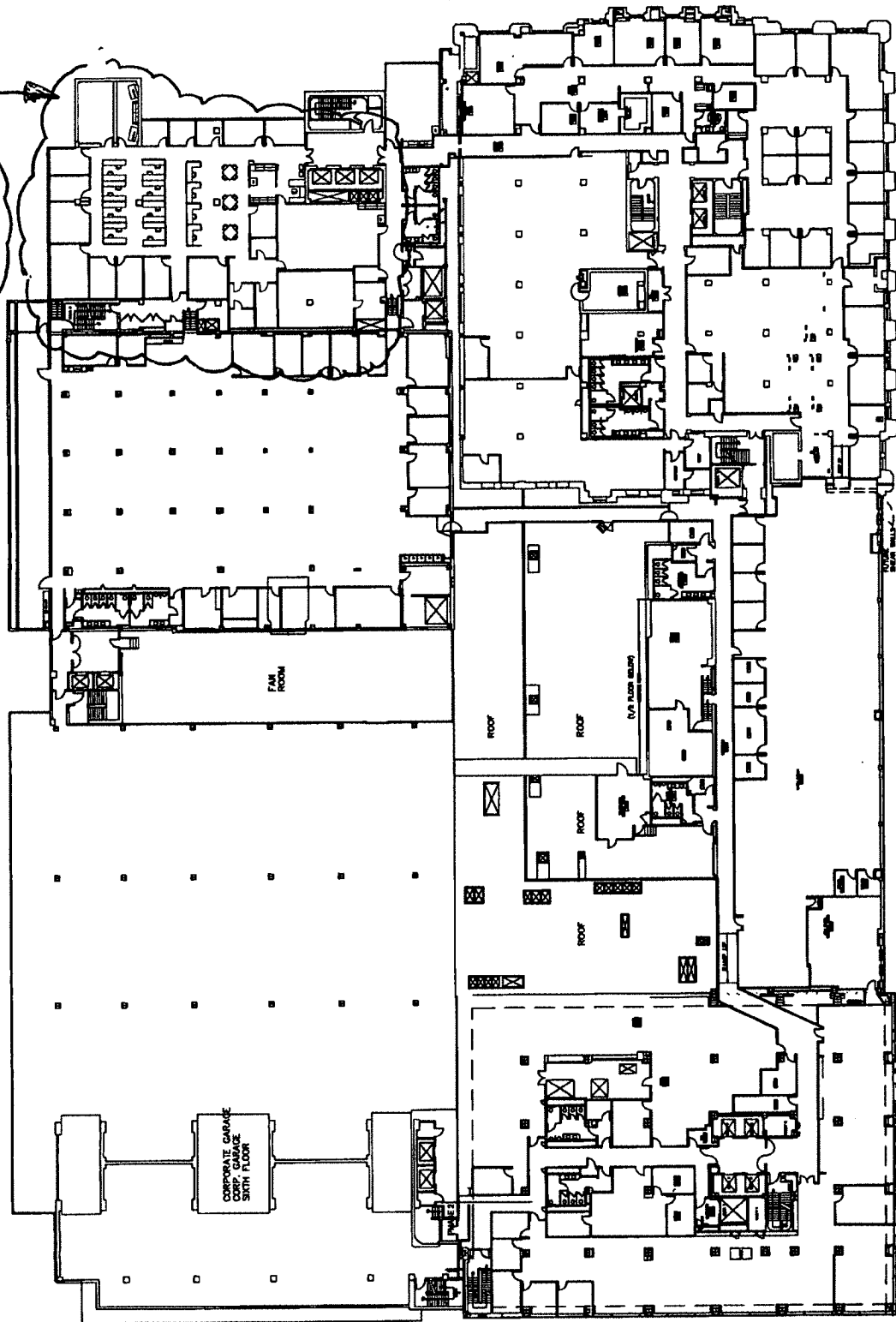
NOI



AREA OF WORK.

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDERS)

05779100500101



S SPRING STREET

MG 1/27/15

W 2ND STREET

202 W 1st St 1ST FLOOR



Permit #: B15LA07231
Plan Check #: B15LA07231
Event Code:

15016 - 10000 - 10740

Printed: 11/17/15 04:31 PM

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 11/17/2015 Last Status: Issued Status Date: 11/17/2015
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1. TRACT	BLOCK	LOT#	ABR	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TIMES SQUARE		5		M B 184-21	130-5A213 10	5149 - 001 - 006

3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Council District - 14 Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City	Census Tract - 2074.00 District Map - 130-5A213 Energy Zone - 9 Fire District - 1 (Entire parcel) Earthquake-Induced Liquefaction Area - Yes	Near Source Zone Distance - 1.3 Parking Dist. - CCPD Parking Dist. - DPD School Within 500 Foot Radius - YES Thomas Brothers Map Grid - 634-F3
--	--	--

ZONES(S): C2-4D

4. DOCUMENTS		
ZI - ZI-2374 LOS ANGELES STATE ENTER ORD - ORD-135901	CPC - CPC-1986-606-GPC	CPC - CPC-2005-361-CA
ZI - ZI-2385 Greater Downtown Housing Ince ORD - ORD-137036	CPC - CPC-1988-217-CU	CPC - CPC-2008-4502-GPA
ZI - ZI-2416 Downtown Design Guide Project ORD - ORD-164307-SA430	CPC - CPC-2005-1122-CA	CPC - CPC-2010-213-CA
ORD - ORD-129944	OHD - Yes	CPC - CPC-2010-583-CA

5. CHECKLIST ITEMS	
Special Inspect - Epoxy Bolts	Std. Work Descr - Seismic Gas Shut Off Valve
Std. Work Descr - Interior Non-struct. Remo	
Permit Flag - Not a Fire Life Safety Project	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): CA LOS ANGELES TIMES SQUARE LLC 435 MICHIGAN AVE, CHICAGO IL 60611 --
Tenant:
Applicant: (Relationship: Architect) DAVID WEAVER - 28492 AVENIDA PLACIDA, SAN JUAN CAPISTRANO, CA 92675 -- (949) 489-9708

For Cashier's Use Only W/O #: 51610740

7. EXISTING USE	PROPOSED USE
(13) Office	

8. DESCRIPTION OF WORK
TENANT IMPROVEMENT: REMOVE LIFT AND INSTALL NEW INTERIOR RAMP, RELOCATE (1) DOOR AND ADD NEW PARTITION. INTERIOR WORK ONLY

9. # Bldgs on Site & Use: OFFICE

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Veronica Lopez	DAS PC By:
OK for Cashier: Manuel Montufar	Coord. OK:
Signature: <i>Manuel Montufar</i>	Date: 11/17/2015

LA CARL 103073954 11/17/2015 4:30:59 PM	
BUILDING PERMIT COMM	\$541.13
BUILDING PLAN CHECK	\$0.00
EI COMMERCIAL	\$14.56
ONE STOP SURCH	\$11.11
SYSTEMS DEVT FEE	\$33.34
CITY PLANNING SURCH	\$32.47
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$27.06
CA BLDG STD COMMISSION SURCHARGE	\$3.00
BUILDING PLAN CHECK	\$0.00

11. PROJECT VALUATION Final Fee Period	
Permit Valuation: \$52,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan <i>wp</i>

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

Sub Total: \$672.67

Permit #: 150161000010740
Building Card #: 2015LA56560
Receipt #: 0103514322



* P 1 5 0 1 6 1 0 0 0 1 0 7 4 0 F N *

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change to numeric value / final resulting numeric value")

15016 - 10000 - 10740

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19823 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE #

PHONE #

(A)	28492 AVENIDA PLACIDO,	SAN JUAN CAPISTRANO,		C 11673	(949) 489-9700
(C)	LENT WILLIAN J JR	8720 UTICA AVENUE,	RANCHO CUCAMONGA, CA	B	747770
(E)	OKAMOTO, KATSUHIKO KENNETH	3186 F AIRWAY AVE,	COSTA MESA, CA 92626	S2244	(714) 444-2422

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 747770 Contractor: LENT WILLIAN J JR

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self injure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND Policy Number: 9107320

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD of EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- This permit is being obtained with the consent of the legal owner of the property.

Print Name: JIJ ZAMORA

Sign: 

Date: 11/17/2015

Contractor

Authorized Agent

Bldg-Alter/Repair
Commercial
Plan Check

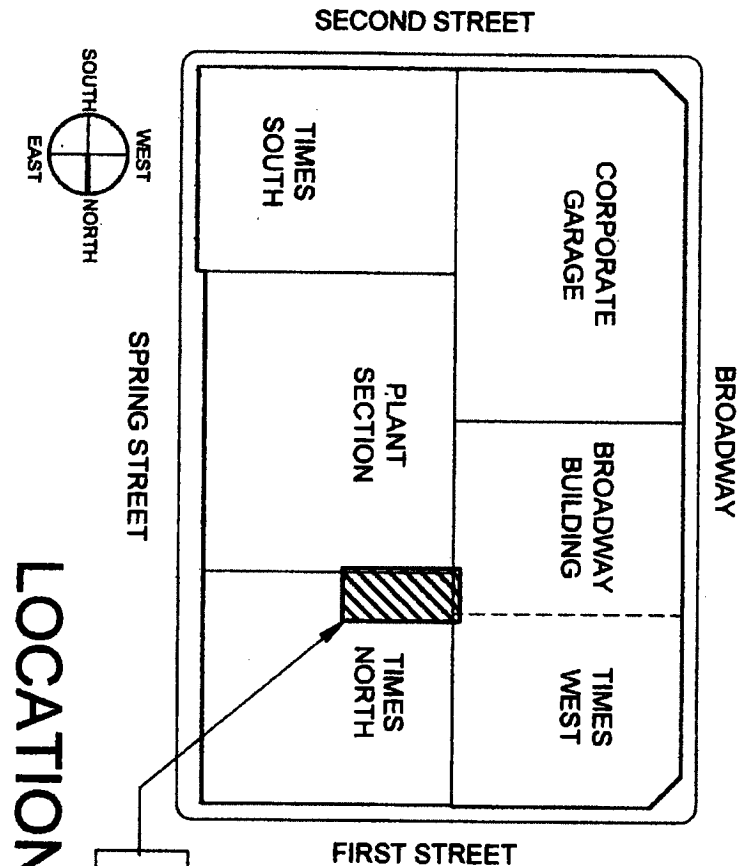
City of Los Angeles - Department of Building and Safety

Plan Check #: B15LA07231

Initiating Office: METRO

Printed on: 05/26/15 10:58:18

PLOT PLAN ATTACHMENT



LOCATION PLAN

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

202 W, 1st St 1ST FLOOR

GP
8-4-15

All applications must be filled out by applicant.

WARD 7

PLANS and SPECIFICATIONS and other data must also be filed.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings) of the City of Los Angeles, for the approval of the detailed statement of specifications herewith submitted for the alteration, repair or demolition of the building herein described. All provisions of the Building Ordinances shall be complied with in the alteration, repair or demolition of said building, whether specified herein or not.

(SIGN HERE)

Los Angeles, Cal., Sept 10 1910

CITY ASSESSOR: Please Verify

SEP 12 1910

TAKE TO ROOM NO. 6 FIRST FLOOR

REMOVED FROM		REMOVED TO	
Lot	Block	Lot	Block
<u>W 41, 74-2</u>	<u>2</u>		
<u>Tract E 43, 74-9, 14-8</u>			
<u>Ordn Survey</u>			
Book <u>10</u>	Page <u>6</u>	F. B. Page <u>92</u>	

TAKE TO ROOM NO. 34 THIRD FLOOR

CITY ENGINEER: Please Verify Street Number

From No. 220-222-224 to No. 212 First St

- Owner's name John G. Latac
- Owner's address 220 W. First St
- Architect's name _____
- Contractor's name Diamond Number & More Company
- Contractor's address 7th & Central
- Entire cost of the Proposed Improvements, \$ 75.00
- Purpose of the building Store
- Class of building Brick No. of rooms at present 6
- No. of stories in height 2 Size of present building 40 X 40
- Size of new addition X
- Material of foundation _____ Size Footing _____ Size of wall _____
- Size of exterior studs X Interior studs _____ X
- Size of mud sills X Bearing studs _____ X
- Size of first floor joist X Second floor joist _____ X
- STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO:—

Correct

PERMIT NO. 7313

Date SEP 12 1910 1910

Application Rec'd

RECEIVED *[Signature]*

All Applications Must be Filled Out by Applicant

Blg. Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

1

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

CLASS "A" - ~~1~~ - ~~2~~ **FOUNDATION ONLY**

To the Board of Building and Safety Commissioners of the City of Los Angeles:
 Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, on any portion thereof, upon any street, alley, or other public place or portion thereof.
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, on any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 248 (2ND FLOOR)
 CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 5 (MAIN ST. FLOOR)
 ENGINEER PLEASE VERIFY

Lot No. 2-3-4 Block 2
 (Description of Property)
Ord. Survey
 District No. _____ M. B. Page _____ F. B. Page _____
 No. 202 W 1st St Street
S.W. Cor 1st & Spring
 (USE INK OR INDELIBLE PENCIL)

O. K. City Clerk
 O. K. City Engineer
 BY [Signature] Deputy

- Purpose of Building Manufacturing Public Rooms No. of Families _____
- Owner's name James M. Miller Co. Phone _____
- Owner's address 1st and Broadway
- Architect's name [Signature] Phone 788 8026
- Contractor's name [Signature] Phone 77 4131
- Contractor's address _____
- TOTAL VALUATION OF BUILDING \$10,000.00
- Any other building or permit for a building on lot Howe 1884
- Size of proposed building 365 Size of lot as by the loads 365 feet
- Number of stories in height 6 Height to highest point 140 ft.
- Material of foundation Concrete Character of soil Bluish shale
- Material of exterior walls Concrete
- Material of interior construction Steel frame
- Material of floors Concrete
- Material of roof Asphalt
- Will all masonry and plastering comply with Ordinance? YES
- What zone is property in? _____

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER (Sign Here) [Signature]
 (Owner or Authorizing Agent)

FOR DEPARTMENT USE ONLY		
PERMIT NO. 13162	Plans and Specifications checked and found to conform to Ordinance. <u>[Signature]</u> Plan Examiner	Application checked and found correct. <u>9-8-33</u> <u>[Signature]</u> Clerk
		Stamp here when permit is issued. SLP 11 1933

PLANS [Signature] 2125

All Applications Must be Filled Out by Applicant

Build. Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

1

Application for the Erection of Buildings

CLASS "A" - ~~"B"~~ - ~~"C"~~

FOUNDATION ONLY

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 6 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY

Lot No. _____ Block _____
 (Description of Property)

District No. _____ M. B. Page _____ F. B. Page _____

No. 222 W. 1st Street Street
 (Location of Job)

Btwn. Spring & Broadway

(USE INK OR INDELIBLE PENCIL)

C. K. City Clerk Deputy
 C. K. City Engineer Deputy

- Purpose of Building New Paper Printing Plant No. of Rooms _____ No. of Families _____
- Owner's name Juanita Murray Co Phone _____
- Owner's address Lawson Bldg.
- Architect's name Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act Phone _____
- Contractor's name P. J. Walker Co. Phone _____
- Contractor's address _____
- TOTAL VALUATION OF BUILDING (Including all material, labor, finishing, equipment and appliances in Completed Building) \$ 40,000.00
- Are there buildings or permit for a building on lot at present? _____ How used? _____
- Size of proposed building 365 x 365 Size of lot 165 x 365 feet
- Number of stories in height _____ Height to highest point 140 ft
- Material of foundation Concrete Character of soil Blue shale
- Material of exterior walls Concrete and Terracotta
- Material of interior construction Structural Steel frame
- Material of floors Concrete and Terracotta
- Material of roof Shale and composition
- Will all interior plastering comply with Ordinance? Yes
- What zone is property in? _____

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER (Sign Here) [Signature]
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 13767	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found OK <u>[Signature]</u> Clerk	Stamp here when permit is issued. SEP 21 1933
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PLANS

7125

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Reg. Form 1

1

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application for the Erection of Buildings

CLASS "A" - Steel Frame

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO Room No. 248 (2ND FLOOR)

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 5 (MAIN ST.) FLOOR)

ENGINEER PLEASE VERIFY

Lot No. 2-3-4 Block 2 (Description of Property) Ords January District No. M. B. Page F. B. Page No. 202 W. FIRST ST Street S.W. Cor. 1st + Spring (USE INK OR INDELIBLE PENCIL)

O. K. City Clerk Deputy O. K. City Engineer Deputy

- 1. Purpose of Building NEWS PAPER PLANT No. of Rooms 3007 No. of Families 1
2. Owner's name TIMES MIRROR CO. Phone MA 2345
3. Owner's address TIMES BLDG - FIRST ST & BROADWAY
4. Architect's name GORDON B. KAUFMANN Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act
5. Contractor's name P. K. Walker Co. LICENSE NO. 32896 Phone TR 6026
6. Contractor's address
7. TOTAL VALUATION OF BUILDING \$1,650,000.00
8. Any other building or permit for a building on lot at present? No How used?
9. Size of proposed building 364'-9" x 163'-9" Size of lot 364'-9" x 163'-9" feet
10. Number of stories in height 2.1 Base to lowest Height to highest point 149'-7"
11. Material of foundation CONCRETE Character of soil BLUE CLAY
12. Material of exterior walls TERRA-COTTA & GRANITE & CONCRETE-RIBBED
13. Material of interior construction STRUCTURAL STEEL & CONCRETE-REINFORCED
14. Material of floors CONCRETE-REINFORCED
15. Material of roof CONCRETE & TILE
16. Will all lathing and plastering comply with Ordinance? YES
17. What zone is property in? M2 No. 58 #1 E.D. No. 51

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER

(Sign Here) P. K. WALKER CO. (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY MGR. L. A. OFFICE

Table with 4 columns: PERMIT No. 14794, Plans and Specifications checked and found to conform to Ordinances, State Laws, etc., Application checked and found O.K. 10-13-33, Stamp here when permit is issued. OCT 13 1933

SPRINKLER REQUIRED VALUATION INCLUDED - YES

911.75

FOR DEPARTMENT USE ONLY

APPLICATION	O.K.
CONSTRUCTION	O.K.
ZONING	O.K.
SET-BACK LINE	O.K.
ORD. 33761 (N.S.)	O.K.
FIRE DISTRICT	O.K.

REMARKS

20000 bbls Cement
400 Tons Reinforcing Steel

1

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION
Application for the Erection of a Building

CLASS ~~4-1~~ ~~RECORDED~~ 2- ~~RECORDED~~ SAN PEDRO DISTRICT

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles for the Superintendent of Building, for a building permit in accordance with the description and for the purpose stated herein. The application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Building No. 12, Type VII

Tract 12482 (proposed)

Location of building 2222 1/2 St. 12th St. W. 1st St.
Also 100 N. Arboles Ct. (P.O.) & 101 N. Palms Court.
Between what cross streets N.W. corner

Approved by City Engineer [Signature]

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building A partment House Families 10 Rooms 39
2. Owner (Print Name) Housing Authority of the City of Los Angeles Phone Richmond 9336
1250 Western Pacific Building
3. Owner's address 1031 South Broadway, Los Angeles, California
Reginald D. Johnson
4. Certificated Architect Coordinating Architect State License No. B-682 Phone Mutual 8255
5. Licensed Engineer F. N. Ropp State License No. 2910 Phone Michigan 1901
6. Contractor State License No. Phone
7. Contractor's address
8. VALUATION OF PROPOSED WORK \$25,400.00
9. State how many buildings NOW on lot and give use of each.
10. Size of new building 26'-6" x 141'-8" No. Stories 2 Height to highest point 21'-9"
11. Size of lot x Type of soil See Foundation investigation
12. Foundation (Material) Concrete Depth in ground See drawings
13. Material Exterior Walls Concrete Skeleton framework Concrete
14. Material of floors Concrete Roofing material Concrete and Built up roof see specifications

I have carefully examined and read the above completed Application and know the same is true and correct and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinances and State Laws will be complied with, whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here [Signature] (Owner or Authorized Agent)

Plans, Specifications and other data must be filed.

By [Signature]

Table with permit details: PERMIT NO. 27907, FOR DEPARTMENT USE ONLY, Plans and Specifications checked, Corrections verified, Application checked and approved, DEC 22 4 11, SPRINKLER, Fee No Fee, Inspector

CERTIFICATE NO. 9387

3 APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY
 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	CENSUS TRACT	
	5		Times Sq.	2073	
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		DIST. MAP		
Old COMMERCIAL	() DEMOLISH		129-213		
3. JOB ADDRESS				ZONE	
220 W. FIRST ST. L.A.				M2-4	
4. BETWEEN CROSS STREETS				FIRE DIST.	
SPRING ST. AND BROADWAY				07c	
5. OWNER'S NAME		PHONE		LOT (TYPE)	
TIMMES-MIRROR CO.				Corner	
6. OWNER'S ADDRESS		CITY		LOT SIZE	
202 W. FIRST ST. L.A.				164,70X364+	
7. ARCHITECT OR DESIGNER		STATE LICENSE No.		PHONE	
/					
8. ENGINEER		STATE LICENSE No.		PHONE	
/					
9. CONTRACTOR		STATE LICENSE No.		PHONE	
ROGER ROY GEN. ENG. CONTR. INC.		C-21-252718		342-1402	
10. LENDER		BRANCH		ADDRESS	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
40' X 110'	2	18'	1-BRICK BLDG.		
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR		
	BRICK	COMP.	WOOD		
13. JOB ADDRESS				DISTRICT OFFICE	
220 W. FIRST ST.				L.A.	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				GRADING	
\$2,500.00				Yes	
3000				CRIT. SOIL	
15. NEW WORK: (Describe)				HIGHWAY DED.	
DEMOLISH ONLY CLEAR LOT:				Yes	
S/C PERMIT # 5636				FLOOD	
NEW USE OF BUILDING				SIZE OF ADDITION	
DEMOLISH				NONE	
TYPE		GROUP		INSPECTION ACTIVITY	
M-A				COMB GEN CONS	
BLDG. AREA		TOTAL		PLANS CHECKED	
4400					
DWELL UNITS		PARKING REQ'D PROVIDED		PLANS APPROVED	
P.C. No.		CONT. INSP.		APPLICATION APPROVED	
P.C.		S.P.C.		G.P.I.	
		B.P.		I.F.	
		15.50			
				O.S.	
				C/O	
				TYPIST	

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY
 FEB-2-70 05638 E • 2935 Z-1 CK 15.40

STATEMENT OF RESPONSIBILITY

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.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed	<i>William Olson</i> (Owner or Agent)	Name	Date
Bureau of Engineering	ADDRESS APPROVED	<i>R. J. [Signature]</i>	2-2-70
	SEWERS AVAILABLE		
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED COMPLETED		
Conservation	FLOOD CLEARANCE APPROVED		
Plumbing	APPROVED FOR ISSUE	<i>C. H. [Signature]</i>	2-2-70
Planning	FILE # NO REF		
Fire	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Traffic	APPROVED UNDER CASE #		
	APPROVED (TITLE 19) (L.A.M.C.-5700)		
	APPROVED FOR		

Address of Building 200-14 West 1st Street

Permit No. and Year

CC

Certificate Issued

19

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

Owner

Owner's Address

Form B-95a-20M-3-51 G. E. MORRIS, Superintendent of Building By

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Los Angeles, Calif., Dec 14 1914

to the Superintendent of Building,
Department of Building and Safety

Sir:—I respectfully beg to report that I have inspected the building referred to, located at No. 200 - 14 West 1st Street, and find that the same complies in all respects to the provisions of the State Housing Act and the City Building Ordinances, and is fully entitled to a certificate of acceptance.

Class of Bldg..... 2, No. of Stories..... 2

No. of Rooms..... 32, No. of Apts..... 10

Certificate No. 2287

Issued Dec 14

[Signature]
Deputy Inspector
254

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

DEC 2 1947

Address of
Building

202 W. 1st Street

Owner

Southwest Co.

Owner's
Address

same

L.A., Calif.

Permit
Number

1946

Year

463
14838

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Act, for the following occupancies:

3rd floor addition to newspaper plant, G-1 occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

G. E. MORRIS
Superintendent of Building

By

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

DEC 2 1947

Address of Building

202 W. 1st Street

Owner

Southwest Co.

Owner's Address

same

L.A., Calif.

Year

1946

Permit Number

4838

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Act, for the following occupancies:

3rd floor addition to newspaper plant, G-1 occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

G. E. MORRIS
Superintendent of Building

By

[Signature]

CITY OF LOS ANGELES
DEPARTMENT
OF

BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

Dec. 2, 1948, 19

202 W. 1st St. Address of Building

Times Mirror Co. Owner

Same Owner's Address

Los Angeles 12, Calif. (Post Office) (Zone) (State)

22493 Permit Number 1946 Year

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Act,—for the following occupancies:

Recreation Rooms & Cafeteria, B-2 & G Occupancy, on 5th floor of Type I, 6 Story, Building.

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

G. E. MORRIS
Superintendent of Building

By *G. E. Morris*

CITY OF LOS ANGELES
DEPARTMENT
OF

BUILDING AND SAFETY

Registered Deputy Building Inspector's
Certificate of Compliance

Date of this Certificate

Nov 7- 1946

Permit
Number 1946 Year

22793

Address of
Building

102 1st Street

1st & Spring St.

James McLean Co. - Owner

TO THE SUPERINTENDENT OF BUILDING:

I hereby certify that those portions of the work on the buildings at the above address which required continuous inspection, and which I was employed to inspect, were inspected by me and comply with the provisions of the Building Code applicable thereto.

Welding - Bolting - & Structural members.
CR signing of framing -

[Signature]

Registered Deputy Building Inspector

Address of Building

202 W. 1st Street

Permit No. and Year

LA 31462 - 1952

Certificate Issued

February 11, 1954

19

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch 1, as to permitted uses; Ch. 1, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

Enclose 20' x 78' Light Court at 3rd floor and add 20' x 78' Roof Deck above of an existing 3 and 10 Story, Type I, 164' x 364' Office building and Newspaper Plant, G-1 Occupancy.

EXCEPT FOR DEVIATION IS APPROVED BY BOARD OF BLDG. & SAFETY COMMISSIONERS

Owner

Times Mirror Co.

Owner's Address

202 West 1st Street
Los Angeles 12, California

Form B-95-a-20M-11-53 G. E. MORRIS, Superintendent of Building By.....

WILLIAM A. TINKER
Sg

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy Must be approved by the Department of Building and Safety.

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Address of Building
2012 West 1st Street
Permit No. and Year
LA 24477 - LA 22285 -
LA 22284 - 1955
Certificate Issued
September 17, 1956

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

61' x 154' partial 4th floor addition to an existing 12 story, type I offices and printing plant. G-1 Occupancy. (Parking for 12 cars @ 240 So. Hill St. Parking Affid. #821)

EXCEPT FOR DEVIATIONS APPROVED BY BOARD OF BUILDING AND SAFETY COMMISSIONERS

Owner
Times-Mirror Company
Owner's Address
2012 West First Street
Los Angeles 12, California

Form B-95-a-15M-6-56 G. E. MORRIS, Superintendent of Building By A. F. HEITMAN

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Address of Building
2012 West 1st Street
LA 24477 - LA 22285 -
LA 22284 - 1955
Permit No. and Year
September 17, 1956
Certificate Issued

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

61' x 124' partial 4th floor addition to an existing 12 story, type I offices and printing plant. G-1 Occupancy. (Parking for 12 cars @ 240 So. Hill St. Parking Affid. #821)

EXCEPT FOR DEVIATIONS APPROVED BY BOARD OF BUILDING & SAFETY COMMISSIONERS

Owner
Times-Mirror Company
Owner's Address
2012 West First Street
Los Angeles 12, California

Form 2-95-a--15M--6-56 G. E. MORRIS, Superintendent of Building By A. R. Helman

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued February 21, 1957

Address of Building

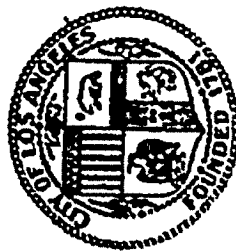
202 West First Street

Permit No. and Year

LA 24477 - 1955

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

Type I, 61' x 184' addition to roof of an existing 10 story, type I, 164' x 475' office building and newspaper plant. G-1 Occupancy.



G. E. MORRIS,
Superintendent of Building

By... A. L. HEWITT KI

Form B-95?

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued

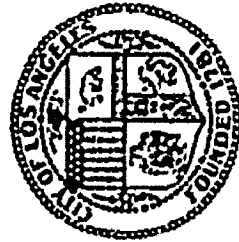
Address of Building Nov. 18, 1957

Permit No. and Year 202 West 1st Street

LA 23705 - 1957

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 story, type IIIA, 21' x 39' addition to an existing 15' x 31' loading dock. G-1 occupancy.



G. E. MORRIS,
Superintendent of Building

By.....A. F. J. NEWSTADT.....



202 West 1st Street

Address of
Building

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued 9/27/66 Permit No. and Year LA93518/65

EXCEPT FOR DEVIATIONS APPROVED BY BOARD OF BLDG. & SAFETY COMMISSIONERS

6. story, type I, 26' x 74' newspaper plant addition to 6th floor for assembly room. 100 maximum occupancy load. B-2, G-2 and G-1 occupancy.

COPY SENT FPB A

Owner The Times Mirror Co.
Owner's Address 202 West 1st Street
Los Angeles, California

By T. LUCAS jm

Address of

Building 212 West 1st Street

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY



NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued

8-14-70

Permit No. and Year

IA 00011/69

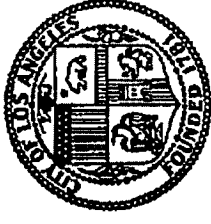
Change of occupancy of a 23' X 25' portion of existing six story building from G-1 occupancy to dining room G-2 occupancy due to increase in area. Maximum occupancy 49. G-1, G-2 Occupancy.

Owner Times Mirror Company
Owner's Address Times Mirror Square
Los Angeles, California

By D. MILLER va

Address of
Building

202 West 1st Street



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued **12/10/75**

Permit No. and Year **LA 80580/73**

Change of occupancy of room #519 and green room #516 from G-1 to B-2 in an existing 6 story, type I, 263' x 165' newspaper building. G-1, B-2 occupancy. 185 maximum occupants in room #519 and 80 maximum occupants in room #516.

Owner

Times Mirror Co.

Owner's
Address

202 W. 1st St.
Los Angeles, California

W. C. LAU:jh

Form B-95b—2M Sets—5-74 (C-10) 1616603220380055154BY

Address of
Building

202 West First Street

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY



NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued **12/6/73**

Permit No. and Year **LA 00500/73**

Change of occupancy of Room 519 and Room 516 from G.I. to D-2 in an existing 6 story, type 1, 263' x 165' new paper building. 165 maximum occupants to room 519 and 80 maximum occupants to room 516. TEMPORARY CERTIFICATE OF OCCUPANCY TO EXPIRE JUNE 6, 1975.

Owner

Times Mirror Co.

Owner's
Address

**202 W. First St.
Los Angeles, California**

W. C. Lusk, Jr.

Address of
Building

202 West 1st Street

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY



NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued

12/10/75

Permit No. and Year

LA 80580/73

Change of occupancy of room #519 and green room #516 from G-1 to B-2 in an existing 6 story, type I, 263' x 165' newspaper building. G-1, B-2 occupancy. 185 maximum occupants in room #519 and 80 maximum occupants in room #516.

Owner

Times Mirror Co.

Owner's
Address

202 W. 1st St.
Los Angeles, California

Form B-95b—2M Sets—5-74 (C-10)

BY W. C. LAU:jh

Address of
Building

202 West Fifth Street



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 2, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued 12/6/74 Permit No. and Year LA 87589/73

Change of occupancy of Room 510 and Room 510 from
O-1 to B-2 in an existing 6 story, type I, 203' x 103'
one floor building 103' maximum height in Room 510
and 50 maximum occupancy in Room 510. Temporary
Certificate of Occupancy to expire June 6, 1975.

Owner

Owner's
Address

202 West Fifth Street
Los Angeles, California

M. C. LAUREN

By



City of Los Angeles Department of City Planning

6/29/2018 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

220 W 1ST ST
214 W 1ST ST
212 W 1ST ST
202 W 1ST ST
121 S SPRING ST

ZIP CODES

90012

RECENT ACTIVITY

CPC-2016-4675-TDR-CU-MCUP
CHC-2018-3867-HCM
ENV-2018-3868-CE

CASE NUMBERS

CPC-2017-432-CPU-CA
CPC-2016-4675-TDR-VCU-MCUP
CPC-2014-2711-CDO-SN-ZC
CPC-2010-583-CA
CPC-2010-213-CA
CPC-2008-4502-GPA
CPC-2008-4502-GPA
CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-1988-217-CU
CPC-1986-606-GPC
ORD-184056
ORD-164307-SA430
ORD-137036
ORD-135901
ORD-129944
VTT-74761
ENV-2017-433-EIR
ENV-2016-4676-EIR
ENV-2014-2712-MND
ENV-2013-3392-CE
ENV-2010-214-ND
ENV-2008-4505-ND
ENV-2008-4505-ND
ENV-2005-362-CE
ENV-2005-1125-CE
ENV-2005-1123-CE
AFF-36889
AF-90-1466762-MB

Address/Legal Information

PIN Number 130-5A213 10
Lot/Parcel Area (Calculated) 60,577.3 (sq ft)
Thomas Brothers Grid PAGE 634 - GRID F3
PAGE 634 - GRID F4
Assessor Parcel No. (APN) 5149001006
Tract TIMES SQUARE
Map Reference M B 184-21
Block None
Lot 5
Arb (Lot Cut Reference) None
Map Sheet 130-5A213

Jurisdictional Information

Community Plan Area Central City
Area Planning Commission Central
Neighborhood Council Downtown Los Angeles
Council District CD 14 - José Huizar
Census Tract # 2074.00
LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
Zoning C2-4D-SN
Zoning Information (ZI) ZI-2457 Historic Broadway
ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
ZI-2416 Downtown Design Guide Project Area
ZI-2385 Greater Downtown Housing Incentive Area
ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use Regional Center Commercial
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area None
Subarea None
Special Land Use / Zoning None
Design Review Board No
Historic Preservation Review Yes
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay None
Subarea None
CUGU: Clean Up-Green Up None
NSO: Neighborhood Stabilization Overlay No
POD: Pedestrian Oriented Districts None
SN: Sign District Historic Broadway
Streetscape No

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
CRA - Community Redevelopment Agency	None
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: City Hall Park Active: 1st and Broadway Civic Center Park (Planned)

Assessor Information

Assessor Parcel No. (APN)	5149001006
Ownership (Assessor)	
Owner1	ONNI TIMES SQUARE LP C/O C/O DAVID BELL
Address	0 300-550 ROBSON ST VANCOUVER CANADA V6B 2B7 99999
Ownership (Bureau of Engineering, Land Records)	
Owner	ONNI TIMES SQUARE LP
Address	
APN Area (Co. Public Works)*	1.392 (ac)
Use Code	1706 - Commercial - Office Building - 6 to 13 Stories
Assessed Land Val.	\$33,048,000
Assessed Improvement Val.	\$6,630,000
Last Owner Change	09/27/2016
Last Sale Amount	\$105,001,050
Tax Rate Area	211
Deed Ref No. (City Clerk)	923497 756778 528808 2092975 153056 1233042 1175048

Building 1	
Year Built	1934
Building Class	AX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	253,565.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes

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Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.34755128
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	DOWNTOWN CENTER
Promise Zone	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	123
Fire Information	
Bureau	Central
Batallion	1
District / Fire Station	3
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2017-432-CPU-CA
Required Action(s):	CA-CODE AMENDMENT CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2016-4675-TDR-VCU-MCUP
Required Action(s):	MCUP-MASTER CONDITIONAL USE PERMIT TDR-TRANSFER OF DEVELOPMENT RIGHTS (aka TFAR) VCU-VESTING CONDITIONAL USE
Project Descriptions(s):	TRANSFER OF FLOOR AREA (TFAR) PER SEC. 14.5.6.B FOR GREATER THAN 50,000 SF. OF FLOOR AREA FOR THE TRANSFER OF 548,440 SF. OF FLOOR AREA FROM THE LOS ANGELES CONVENTION CENTER (DONOR SITE) TO THE PROJECT SITE (RECEIVER SITE); VESTING CONDITIONAL USE PER SEC. 12.24.W.19 TO PERMIT FLOOR AREA AVERAGING WITHIN A UNIFIED DEVELOPMENT; AND MASTER CONDITIONAL USE PERMIT PER SECTION 12.24.W.1 TO ALLOW THE ON-SITE AND OFF-SITE SALE AND CONSUMPTION OF ALCOHOL WITHIN THE PROJECT'S COMMERCIAL RETAIL SPACES. VESTING TENTATIVE TRACT MAP PER SECTION 17.15 FILED CONCURRENTLY FOR RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES.
Case Number:	CPC-2014-2711-CDO-SN-ZC
Required Action(s):	SN-SIGN DISTRICT CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE CHANGES.
Case Number:	CPC-2010-583-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A PROPOSED ORDINANCE ADDING SUBDIVISION 30 TO SUBSECTION A OF SECTION 12.22 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO IMPLEMENT THE PREVIOUSLY ADOPTED DOWNTOWN DESIGN GUIDE WITHIN THE EXPIRING AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-1988-217-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	CONDITIONAL USE TO CONSTRUCT, MAINTAIN AND UTILIZE A HELIPORT A TOP LOS ANGELES TIMES EXISTING MULTI-LEVEL PARKING STRUCTURE,LOCATED ON .79 NET ACRES, ZONED M2-4 WITH HOURS OF OPERATION FOR FLIGHTS INTO AND OUT OF THE HELIPORT SHALL BE UN-RESTRICTED.
Case Number:	CPC-1986-606-GPC

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Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	VTT-74761
Required Action(s):	Data Not Available
Project Descriptions(s):	TRANSFER OF FLOOR AREA (TFAR) PER SEC. 14.5.6.B FOR GREATER THAN 50,000 SF. OF FLOOR AREA FOR THE TRANSFER OF 548,440 SF. OF FLOOR AREA FROM THE LOS ANGELES CONVENTION CENTER (DONOR SITE) TO THE PROJECT SITE (RECEIVER SITE); VESTING CONDITIONAL USE PER SEC. 12.24.W.19 TO PERMIT FLOOR AREA AVERAGING WITHIN A UNIFIED DEVELOPMENT; AND MASTER CONDITIONAL USE PERMIT PER SECTION 12.24.W.1 TO ALLOW THE ON-SITE AND OFF-SITE SALE AND CONSUMPTION OF ALCOHOL WITHIN THE PROJECT'S COMMERCIAL RETAIL SPACES. VESTING TENTATIVE TRACT MAP PER SECTION 17.15 FILED CONCURRENTLY FOR RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES.
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2016-4676-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	TRANSFER OF FLOOR AREA (TFAR) PER SEC. 14.5.6.B FOR GREATER THAN 50,000 SF. OF FLOOR AREA FOR THE TRANSFER OF 548,440 SF. OF FLOOR AREA FROM THE LOS ANGELES CONVENTION CENTER (DONOR SITE) TO THE PROJECT SITE (RECEIVER SITE); VESTING CONDITIONAL USE PER SEC. 12.24.W.19 TO PERMIT FLOOR AREA AVERAGING WITHIN A UNIFIED DEVELOPMENT; AND MASTER CONDITIONAL USE PERMIT PER SECTION 12.24.W.1 TO ALLOW THE ON-SITE AND OFF-SITE SALE AND CONSUMPTION OF ALCOHOL WITHIN THE PROJECT'S COMMERCIAL RETAIL SPACES. VESTING TENTATIVE TRACT MAP PER SECTION 17.15 FILED CONCURRENTLY FOR RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES.
Case Number:	ENV-2014-2712-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE CHANGES.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2010-214-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

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DATA NOT AVAILABLE

ORD-184056

ORD-164307-SA430

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