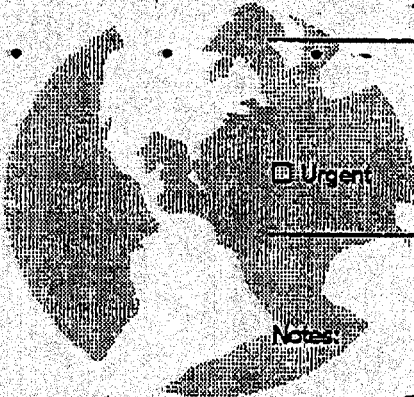


Facsimile Transmittal

Date: 4/17/02 Pages: 2
To: TRAVIS CULLEN From: ANITA BANTISTA
Company: ERNICOH Company: LAPWP
Fax: Telephone: (213) 367-0800
Re: REVISED BACKGROUND CALCULATIONS FOR
2000 AVG. of STAIR PROJECT

Urgent For Review Please Comment Please Reply Please Recycle



PER OUR CONVERSATION.



Background Calculations

2000 AVENUE OF THE STARS WATER SUPPLY AVAILABILITY ASSESSMENT

Notes: 9.2 total acres to be redeveloped
778,947 square feet total proposed commercial redevelopment

CURRENT WATER USE

	Billed Water Usage (HCF)	Billed Water Usage (HCF) @ 100% occupancy	Acre-Feet Per Year @ 100% occupancy
1998	25,615	27,250	63
1999	22,120	23,532	54
2000	24,820	26,404	61

PROPOSED WATER USE

Proposed Use	Square Footage	Water Use Factor (GPD) ¹	Potential Water Use (GPD)	Acre-Feet Per Year
Office ³	719,924	130/1,000 SF	93,590	74.7
Restaurant ²	30,527	253/1,000 SF	7,723	6.2
Retail ³	18,318	43/1,000 SF	788	0.6
Cultural ³	10,178	4/occupant	313	0.3
Total (at built out)	778,947		102,414	82

¹ based on City of Los Angeles Environmental Affairs Division 1998 Draft L.A. CEQA Thresholds Guide - reduced per CUWCC's CII ULFT Study conducted August 1997

² based on five day per week occupancy

³ based on one person per 130 square-foot occupancy

A 35 percent increase in water demand (from 61 AFY to 82 AFY per year) through the year 2020 is reasonably consistent with projected growth in water demand outlined in LADWP's Year 2000 Urban Water Management Plan Update.