

**APPENDIX A**  
**EXISTING AND FUTURE PARKING SUPPLIES AND REQUIREMENTS**

January 17, 2002

Mr. Kevin A. Lindquist  
 Development and Investment Group  
 2049 Century Park East, Suite 2650  
 Los Angeles, CA 90067

Re: *Total Existing On-Site Parking Capacity - 2000 Ave. of the Stars*

Dear Kevin:

Based on your earlier request the following was compiled to clarify the total on-site, code-compliant parking capacity currently in use at the 2000 Avenue of the Stars property.

Total capacity listed below satisfies parking requirements based on existing occupancy of office, retail, restaurant and theater.

The total parking space distribution is as follows:

Level	Under Entertainment Center	Under Existing Towers	@ Grade	Total
Carriage	N/A	N/A	45	45
A	186	0	0	186
B	238	366	0	604
C	359	785	0	1,144
D	363	792	0	1,155
E	365	786	0	1,151
F	367	819	0	1,186
Subtotal	1,878	3,548	45	5,471

Additional off-site covenant spaces at 2030 Century Park West totals 451. + 451

**Total** **5,922**

Regards,



Warren C. Vander Helm  
 IPD

Cc Primo Tapia Envicom

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**Parking Summary - 2000 Avenue of the Stars**  
**04/23/2002**

Use	FAR SF (actual)	Parking Ratio	Code Spaces Required
Office	719,924 sf	2.0:1000 sf	1,440
Retail	18,318 sf	4.0:1000 sf	73
Restaurant	30,527 sf	10.0:1000 sf	305
Cultural	10,178 sf	28.60:1000 sf	291
<b>TOTAL</b>	<b>778,947 sf</b>		<b>2,109</b>
Less credit for Bicycle Stalls provided pursuant to LA Municipal Code Section 12.21-A 4(c):			(43)
<b>Subtotal</b>			<b>2,066</b>
Less 10% credit for Transportation Center pursuant to LA Municipal Code Section 12.24-Y:			(206)
<b>Required Parking for 2000 Avenue of the Stars</b>			<b>1,860</b>
<b>Required Parking for the Towers</b>			<b>4,205</b>
<b>Total Code Required parking</b>			<b>6,065</b>

Parking Provided On-Site	<u>6,358</u>
Surplus/(Deficit)	<u>293</u>

Alternative	
Parking Provided On-Site	5,867
Parking Provided Off-Site	451
Total Provided	<u>6,318</u>
Surplus/(Deficit)	<u>253</u>



May 1, 2002

Mr. Kevin A. Lindquist  
 Development and Investment Group  
 2049 Century Park East, Suite 2650  
 Los Angeles, CA 90067

Re: *Code Required Parking Summary Analysis- 2000 Ave of the Stars Project*

Dear Kevin:

Based on your earlier request the following was compiled to clarify the total, code-compliant parking capacity achievable on the 2000 Avenue of the Stars Project.

Attached you will find a parking summary identifying the following:

*New Construction Parking Requirements* - Usage, FAR square footages, code ratios, applicable credits and parking spaces required for the new construction are listed and yield a total code requirement of 1,860 parking spaces.

The total code requirement of 1,860 spaces for the proposed Project includes parking space reductions pursuant to Los Angeles Municipal Code Section 12.21-A 4(c) and Section 12.24-Y. Section 12.21-A 4(c) provides for parking reductions for bicycle spaces provided on-site. In addition, Section 12.24-Y provides further parking reductions for commercial buildings located within 1,500 feet from a transit facility.

*Required Parking for Towers* - Also attached you will find a certificate of occupancy for the site approved by L.A. Dept. of Building and Safety indicating required parking for the Century Plaza Towers at 4,205.

*Total Code Required Parking* - Combining the code parking requirements for the new construction and the Century Plaza Towers totals 6,065 spaces.

***Provide all parking on-site.***

*Proposed On-Site Code Compliant Parking Capacities:*

Level	Compacts	Standard Spaces	Total
Carnage Plaza	0	45	45
Parking	75	112	187
A	152	257	409
B	95	77	172
C	122	475	597
D	227	995	1,222
	227	1,006	1,233

Mr. Kevin Lindquist

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E	227	1,002	1,229
F	224	1,040	1,264
<b>TOTAL</b>	<b>1,349</b>	<b>5,009</b>	<b>6,358</b>

*Provided on Site as part of the project – Code compliant parking spaces on site as indicated in the floor-by-floor breakdown above total 6,358 spaces.*

Surplus/Deficit – Parking spaces in excess of code totals 293 spaces.

*Alternative. Provide Parking on-site & off-site.*

*Proposed On-Site Code Compliant Parking Capacities:*

Level	Compacts	Standard Spaces	Total
Carriage	0	45	45
Plaza	75	98	170
Parking	152	220	372
A	95	77	177
B	122	475	595
C	207	905	1,112
D	207	916	1,123
E	207	912	1,119
F	207	947	1,154
<b>TOTAL</b>	<b>1,272</b>	<b>4,595</b>	<b>5,867</b>

*Provided on Site as part of the project – Code compliant parking spaces on site as indicated in the floor-by-floor breakdown above total 5,867 spaces.*

*Provided off-site – 451 off-site spaces for use at the site, bringing the total number of parking spaces to 6,318.*

Surplus/Deficit – Parking spaces in excess of code totals 253 spaces.

Please contact us for any clarification of the above information.

Regards,

  
Warren C. Vander Helm  
Senior Parking Consultant

Cc John Adams

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