

OLD CHURCH LLC
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September 16, 2008

Mr. Adam R. Lid. Public Works Coordinator
Council of the City of Los Angeles
Attention: Public Works Committee
City Hall
200 North Spring Street, Room 395
Los Angeles, CA 90012

Re: Vacation E1401087 - Werdin Place Alley

Dear Mr. Lid:

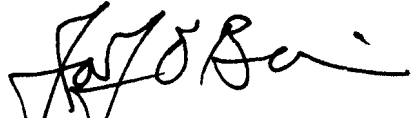
I am writing in response to your notice of a September 17, 2008 Public Works Committee hearing regarding the pending vacation of Werdin Place in downtown Los Angeles, your file no. E1401087.

We're not certain if the PW Committee received copies of our two previous letters attached herein, dated May 29, 2007, and November 14, 2007, since those documents are not listed as attachments in the July 8, 2008 PW Committee report.

We would like to maintain an open dialogue with the City as the vacation process continues, since we understand that our portion of the same alley will likewise be vacated by this pending action. Please let me know if I may offer further clarification or assistance.

Very truly yours,

Old Church LLC



John V. O'Brien
Enclosures; as noted above

cc: Richard Weintraub, Weintraub Financial Services
Michael Laughlin, Psomas

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RICHARD E. WEINTRAUB

November 14, 2007

Via Mail and E-mail

Mr. Edmond Yew
Land Development Group
BUREAU OF ENGINEERING
201 North Figueroa Street, Room 200
Los Angeles, CA 90012

Re: Vacation E1401087 - Werdin Place Alley – Comment Letter and Request for Information

Dear Mr. Yew:

Thank you for the opportunity to comment on the vacation of the Werdin Place Alley. As the property owners at the terminus of the alley, we are very interested in this application and understanding how the vacation will affect our current operations at the Vibiana events center and with the proposed development on our site. After meeting in your office on May 4, 2007 with other City representatives, we were optimistic about open communication and information sharing between us and the City. As a result of that meeting, we provided a letter of consent to the vacation. After receiving the notice of proposed vacation, our representative, Michael Laughlin, requested to view the City file for information that would help us better understand the information that the City had gathered thus far, and if any comments had come in from other City departments or utility companies. Unfortunately, he was denied access to review the file. Moving forward, we would appreciate more communication from the City and would appreciate the opportunity to receive copies of information that would be helpful in understanding the affect of the vacation on our property. We would also like to request a meeting with the City at some time in the future, once most of the comments have been received and before the item goes to the City Council.

Mr. Edmond Yew
Page Two
November 14, 2007

There are two pieces of information that we are specifically interested in at this time, as follows:

Title Information: It is our understanding that the City was going to conduct title research to determine the underlying ownership interests in the alley. If this research was conducted, we would appreciate a copy. We are interested in understanding the current underlying ownership of the various portions of the alley to better understand the ownership pattern once the vacation is complete.

Utility Information and Relocation: As we stated in our earlier letter, since construction of the Police Parking Facility will be well in advance of our beginning of construction of our project, we are assuming that the City will be taking the lead in any necessary utility relocation in the existing alley, and maintain service to the existing event center and rectory building currently on the property (if any utilities are provided to these facilities through the alley). We are interested in obtaining copies of memos from DWP and other utility providers as they come in to understand their requirements and recommendations. As you can appreciate, we would like to assure that any relocations or the installation of new utilities for the Police Parking Facility will allow for us to make easy, cost effective connections for the future development of our site.

We appreciate your consideration of this matter and we look forward to continuing to coordinate with the City on the vacation, the construction of the police parking facility and on the construction of our project. Please contact our representative, Michael Laughlin at Psomas if you have any questions or if additional coordination is required.

Sincerely,

Old Church LLC



Richard E. Weintraub
Managing Member

cc: Jeff Moore, Land Development Group (vacations)
Shahin Behdin, BOE central district office
Peykan Abassi, Police Headquarters, BOE
Greg Fisher, CD9
JJ O'Brien, Weintraub Financial Services
Michael Laughlin, Psomas

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RICHARD E. WEINTRAUB
MANAGER

May 29, 2007

Via Mail and Email

Mr. Edmond Yew
Land Development Group
BUREAU OF ENGINEERING
201 North Figueroa Street, Room 200
Los Angeles, CA 90012

Re: Werdin Place Alley
Letter of Consent to City Initiated Vacation Application

Dear Mr. Yew:

Pursuant to the meeting that was held in your office on May 4, 2007 with other City representatives, this letter serves as our consent to allow for the City to initiate an alley vacation application that includes the portion of the alley where the new police parking facility will be located as well as the alley terminus which is surrounded by property under our ownership. As you know, we have received City approval to merge the alley terminus into our project site for the development of a condominium tower (vesting tentative tract 64470) which, when recorded, will effectively vacate the alley terminus.

It is our understanding that the City plans to initiate the vacation in August when property acquisition is completed. It is also our understanding that the City intends to begin construction of the facility this fall, in advance of the alley vacation being completed. Since this construction will be well in advance of our beginning of construction, we are assuming that the City will be taking the lead in any necessary utility relocation in the existing alley, and maintain service to the existing event center and rectory building currently on the property (if any utilities are provided to these facilities through the alley).

Mr. Edmond Yew
Land Development Group
May 29, 2007
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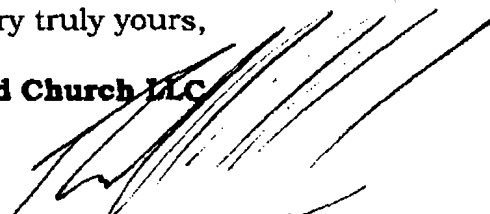
Since the construction of the police parking facility will effectively eliminate use and access to the alley terminus, we are anticipating that the City will allow for the issuance of a revocable permit for construction on our property since the City will also likely be constructing prior to a final vacation action. We understand that necessary bonding will be required if the revocable permit is desired before the vacation is complete.

As discussed at the May 4, 2007 meeting, the City will be taking the lead in title research related to the alley. We would like to request a copy of this research so that we can review the findings of the title company so as to understand how this affects our interests in the alley vacation.

We appreciate your consideration of this matter and we look forward to continuing to coordinate with the City on the vacation, the construction of the police parking facility and on the construction of our project. Please contact our consultant, Michael Laughlin at Psomas if you have any questions or if additional coordination is required.

Very truly yours,

Old Church LLC



Richard E. Weintraub
Manager

cc: Jeff Moore, Land Development Group (vacations)
Shahin Behdin, BOE central district office
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