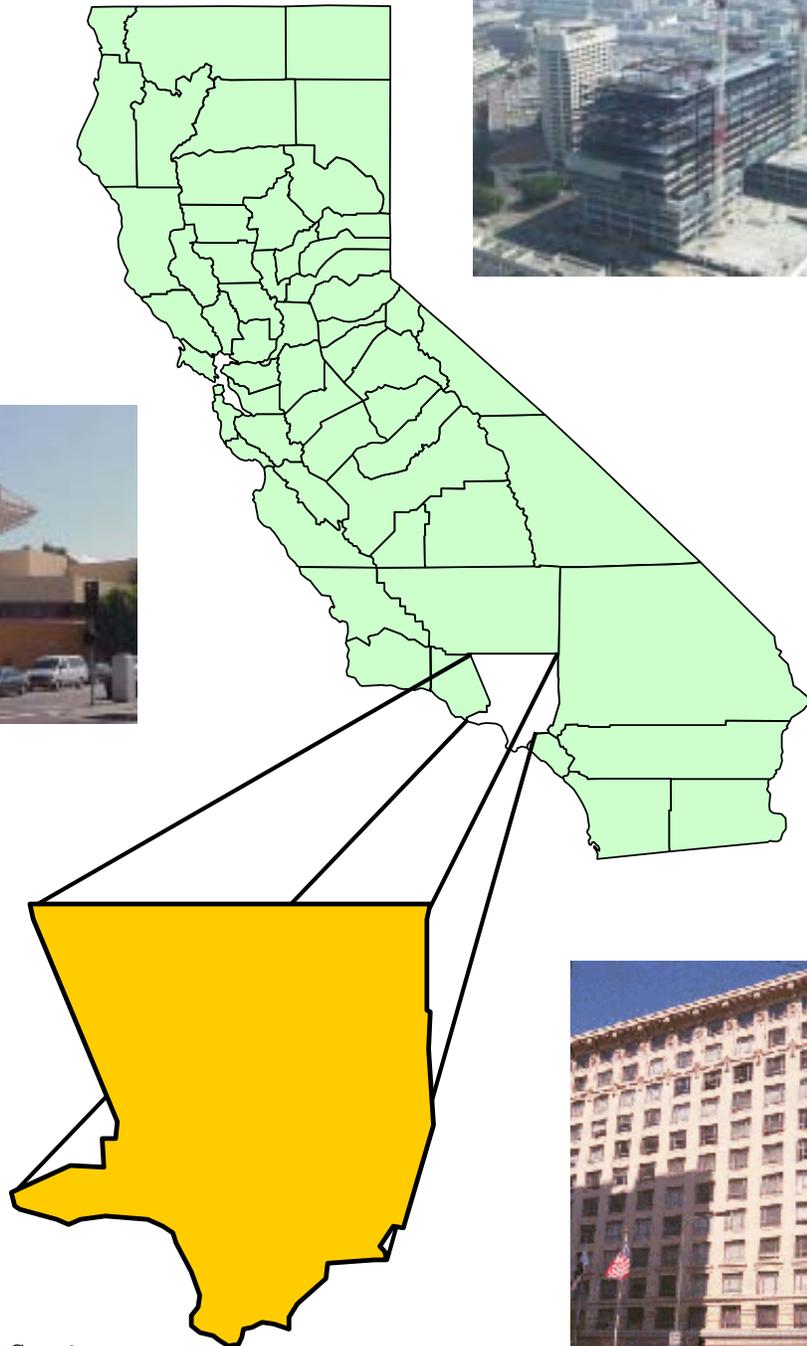
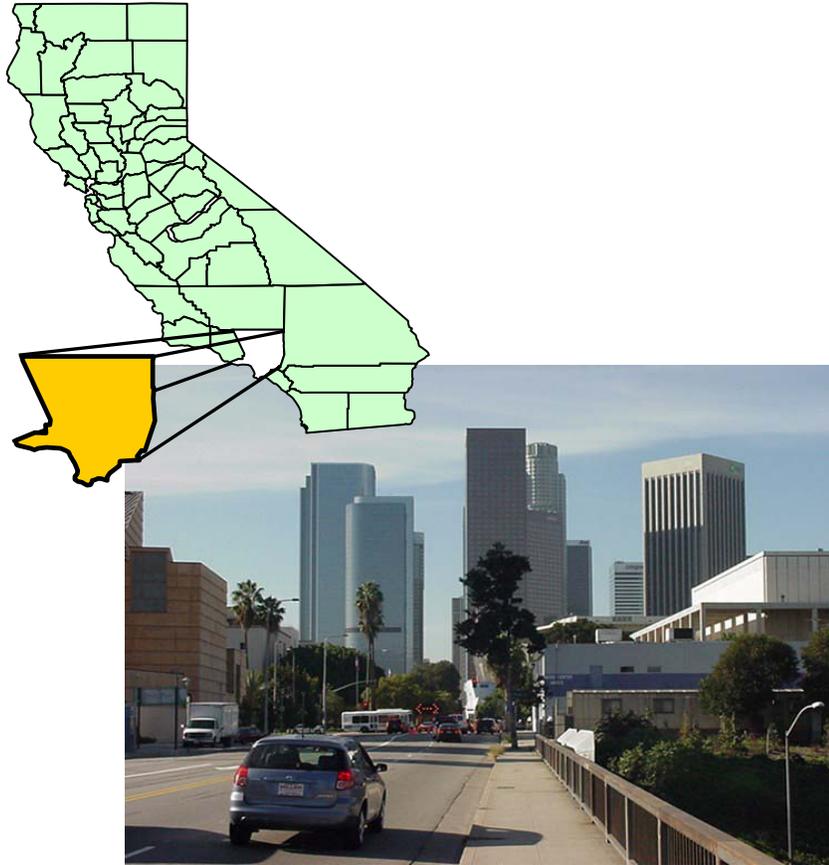


2003 Los Angeles County Regional Facilities Plan



California Department of General Services
Real Estate Services Division
Asset Planning and Enhancement Branch

2003 Los Angeles County Regional Facilities Plan



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State of California

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*Executive
Summary*

Executive Summary

The Department of General Services (DGS), Real Estate Services Division (RESA) prepared this 2003 Los Angeles County Regional Facilities Plan as part of an ongoing effort to provide a comprehensive, coordinated approach for meeting state agencies' office space needs throughout the state. This regional plan examines current and future office space demand for state agencies in the Los Angeles County Region and includes information on the seven individual planning areas that are located within the county. Previously, a number of individual, area-specific plans were prepared, including the 1993 Facilities Planning and Needs Assessment Study for the Los Angeles Basin and the 1998 Los Angeles County Regional Facilities Plan Update. However, this is the first study of office space needs published for the Los Angeles County Region as a whole.

This regional plan identifies general purpose office space that could functionally be consolidated in a multi-tenant office building, evaluates the feasibility of consolidation, and analyzes consolidation alternatives. Typically, special purpose space needs such as warehouse operations are not addressed in this study, nor are the space needs of programs located in state-owned field offices such as the Department of Motor Vehicles (DMV) and California Highway Patrol (CHP) facilities.

State agencies occupy a total of 1,045,062 net square feet (NSF) of space in three DGS-owned, multi-tenant office buildings; the Ronald Reagan Building and Junipero Serra Building, both located in downtown Los Angeles, and the Van Nuys State Office Building, located in the City of Van Nuys in the San Fernando Valley. They also occupy 2,363,041 NSF in dispersed leased office space in the Los Angeles County Region. This number includes 100,758 NSF located in the Washington Building under exclusive long-term, 20-year lease to the state. An additional 1,071,416 gross square feet (GSF) of office space in this region is provided in agency-owned, special purpose buildings.

Ronald Reagan Building

Built by the state in 1990, the Ronald Reagan Building is located on a full city block in downtown Los Angeles adjacent to the Washington Building and in relative proximity to the Junipero Serra Building. The 16-story, 850,000 GSF building features an atrium extending from the lobby through the first four floors with full floor plates on the upper levels. There are 450 subterranean parking spaces associated with the structure and another 600 spaces available across Spring Street at the privately-owned Broadway Spring Center Garage.

Junipero Serra Building

Located at the corner of Fourth and Hill Streets in the heart of Los Angeles' historic district, the Junipero Serra Building was acquired in 1995. The building, originally constructed in 1914 as the Broadway Department store, was fully retrofitted to meet state standards by a Joint Powers Authority made up of the Community Redevelopment Agency of the City of Los Angeles and the DGS. This 550,000 GSF, eight-story building was occupied during the summer of 1999. Located on the lower levels of the building are 121 assigned parking spaces. Nearby parking lots provide additional parking opportunities.

Van Nuys State Office Building

Located in the San Fernando Valley, the Van Nuys State Office Building was constructed in 1984 and reflects the architecture of its day in the building's "space frame" roof structure. The facility is situated in the Van Nuys Government Center, which also contains federal and county services. This low-rise, four-story building contains 146,350 GSF of office space and a 236-space parking garage that accommodates both employee and visitor parking.

Washington Building

The Washington Building, an older, privately-owned office building located in downtown Los Angeles, was fully occupied in April 1998 by three state agencies each holding separate long-term, 20-year lease agreements. The original 112,165 GSF structure was built in 1918, refurbished in 1985, and upgraded again prior to the state's occupancy in the summer of 1999 to bring it into compliance with state standards for office use. No parking is directly associated with this building, however, several public parking lots are located nearby.

California Department of Transportation District 7 Headquarters Building

California Department of Transportation (Caltrans) District 7 Headquarters personnel have been housed in their main office and adjacent annex buildings, built in 1949 and 1959 respectively. In 2002, construction of a new agency-owned, 760,000 GSF office building in the downtown Los Angeles Civic Center area was begun. The new facility, when fully occupied in mid-2004, will consolidate Caltrans District 7 operations from their existing headquarters buildings and from leased office facilities at various locations throughout the region.

Leased Consolidatable Space

Of the 3,408,103 NSF of DGS-owned and leased office space in the region, just under one-half (1,476,628 NSF) is located in the downtown Civic Center/Mid-Wilshire area, with the balance (1,931,475 NSF) divided among the other six planning areas. Seventy-six percent (2,598,494 NSF) of the total is deemed to be consolidatable. This number includes 1,045,103 NSF located in the DGS-owned facilities, three separate 20-year leases at the Washington Building totaling 100,758 NSF, and 23,600 NSF of leased space due to be vacated following the completion of the Caltrans District 7 Headquarters Building. Of the remaining 1,432,751 NSF of consolidatable leased office space, approximately one-half

(731,422 NSF) is located in communities throughout the county and is not considered to be appropriate for consolidation projects due to geographic distance, travel patterns, programs that serve specific local communities, or other circumstances. The balance (700,642 NSF) contains five noteworthy concentrations of consolidatable leased space. These concentrations of leased space house approximately 2,800 reported employees and represent \$15,015,804 in annual rents. They are located in downtown Los Angeles (206,797 NSF), Mid-Wilshire (182,673 NSF), Westside (Santa Monica/Culver City) (154,921 NSF), West Covina (111,619 NSF), and Long Beach/Torrance (168,990 NSF).

***State Leased Office Space
Consolidatable by Planning Area Clusters
in Los Angeles County***

No. of Agencies	Consolidatable Space (NSF)		Location	Planning Area
13	206,797	*	Civic Center	II
13	182,673	**	Mid-Wilshire	II
12	154,921		Westside	III
14	111,619		West Covina	V
18	168,990		Long Beach	VII

* Includes 124,358 NSF under long-term lease in the Washington Building and space due to be vacated with occupancy of the Caltrans District 7 Headquarters Building.

** Includes space currently occupied by Department of Social Services.

The state calculates rental rates on a NSF basis (actual square feet required for each agency, including interior circulation). In the marketplace, commercial property owners and brokers quote rental rates on a RSF basis that takes into consideration common areas shared with other tenants of a multi-tenant building as defined by the Building Owners and Managers Association (BOMA). The state's method of calculating an average rental rate per NSF of office space is approximately 12 percent greater per square foot than the rate per RSF for the identical amount of leased space. When converted from NSF to RSF, the state's full service rental rates range from a low of \$1.38 per RSF in the San Gabriel Valley to a high of \$1.79 per RSF in downtown Los Angeles and the City of Long Beach. Adjusted state rental rates, on the average, are approximately \$.25 per RSF lower than the market rates.

Consolidation Opportunities

In portions of Los Angeles County, such as the North County and Southeastern Planning Areas, the consolidatable leased space is not of a sufficient quantity for the state to pursue a state-owned office consolidation project, assuming traditional debt financing for such projects. An economically viable project would typically need to total at least 100,000 NSF. However, sufficient consolidatable leased space does exist in five areas of concentration in downtown Los Angeles (Civic Center), midway along Wilshire Boulevard (Mid-Wilshire), on the Santa Monica/Culver City (Westside), in the West Covina area, and in Long Beach.

While the minimum threshold for consolidation projects is generally considered to be 100,000 NSF of consolidatable leased office space, as a precaution to offset unforeseen changes in program delivery of targeted agencies, availability of projected tenants or other unanticipated events, an augmented projected tenant space demand totalling 150,000 NSF is preferable. Each of the five areas named above have a sufficient amount of consolidatable leased office space to justify consideration of a consolidation project. However, there are compelling reasons in each area for why such a project should not be initiated at this time. It should be noted that due to agency programmatic location needs, local traffic patterns, and/or geographic distances in the Los Angeles Region, aggregating state leases from multiple geographic planning areas has been determined to be impractical.

Of the 206,797 NSF of consolidatable office space in the Civic Center area in downtown Los Angeles, 100,758 NSF is currently under long-term, 20-year lease and 23,600 NSF is scheduled to be vacated as staff is relocated into the Caltrans District 7 Headquarters building. The remaining consolidatable space, totaling 82,439 NSF does not meet minimum space demands for a consolidation project, nor is there any strong programmatic interaction between the agencies to justify a project.

While sufficient consolidatable space demand exists in the Mid-Wilshire portion of Planning Area II, it is dependant on the continued tenancy of the Department of Social Services (DSS) in this area to justify a consolidation project. It is currently the goal of DSS to decentralize and relocate its operations to other areas of the county. Should this happen, the remaining consolidatable space demand (47,924 NSF) falls to approximately one half of the minimum square feet needed to justify a consolidation project.

In Planning Area V, the identified consolidatable leased space (111,619 NSF) located in West Covina, Pomona, and the City of Industry does meet the 100,000 NSF minimum for consolidation but is significantly less than the optimum 150,000 NSF standard. Without additional factors to influence the decision, consideration of a consolidation project in this area at this time is premature.

Both of the remaining areas of concentration previously identified meet the optimum space demand: Long Beach with 168,900 NSF; and the Westside communities of Culver City, El Segundo, Lawndale, and Santa Monica with a total of 154,921 NSF. These areas present the most viable opportunities for consolidation in the region. Existing leases in these portions of the Los Angeles County Region range from a low of \$1.34 to a high of \$3.77 per NSF on a full service basis. However, projected rental rates, based on cost estimates for buildings recently designed to meet state standards for a newly constructed building, range from \$3.00 to \$4.00 per NSF depending on location and delivery method.

Recommendations

Five potential areas (Civic Center, Mid-Wilshire, Westside, West Covina, and Long Beach) in the Los Angeles County Region have sufficient concentrations of consolidatable leased office space to justify further evaluation of the development feasibility of consolidation projects. There are extenuating circumstances in three of these areas (Civic Center, Mid-Wilshire, and West Covina) that may impact the ability to assemble the minimum space requirement for consolidation projects. In other regions of California

it might be possible to join together such individual pockets of consolidatable leased space into a centrally located project, but it is not viable in this region due to the size and the physically incongruent nature of Los Angeles County. There is a sufficient consolidatable leased office space requirement in the remaining two areas (Westside and Long Beach). However, due to relatively low rental rates, the availability of office product, and the stability of market conditions throughout the Los Angeles County Region; the cost of office facility construction; and no identified programmatic need to consolidate state programs, there is no apparent economic or programmatic advantage to pursuing a consolidation project in either of these planning areas. Although the findings of this regional plan would not support a recommendation for a consolidation project at this time, the state should continue to closely monitor the state occupancy trends and space requirements in Los Angeles County to determine the potential for future consolidations.

In the meantime, the DGS should actively seek opportunities for lease consolidations in targeted buildings when there are economic advantages. Additionally, it is recommended that the state continue leasing in dispersed office space for short-term leasing (less than five years) in relatively “soft” markets to provide the state the flexibility to accommodate changing agency programs and staffing levels or until a consolidation project is justified. The state should proactively implement a coordinated leasing strategy for those agencies that have been identified as possible tenants in future consolidation projects. A coordinated leasing strategy is required to allow the assemblage of the multiple leases when a consolidation project is deemed economically viable.

Chapter 1

Introduction

A. Purpose

The Department of General Services (DGS) has prepared the 2003 Los Angeles County Regional Facilities Plan as part of the department's ongoing asset management and strategic planning activities. This plan addresses the current and future regional office space requirements for state agencies located in Los Angeles County (see Map 1 on page 2). It provides current agency occupancy data in the state-owned buildings and leased office facilities, identifies areas of concentrated leasing activities suitable for consolidation, and offers alternative solutions for achieving such consolidations. The analysis of alternatives for consolidating office space needs includes consideration of the effect of consolidation on program delivery.

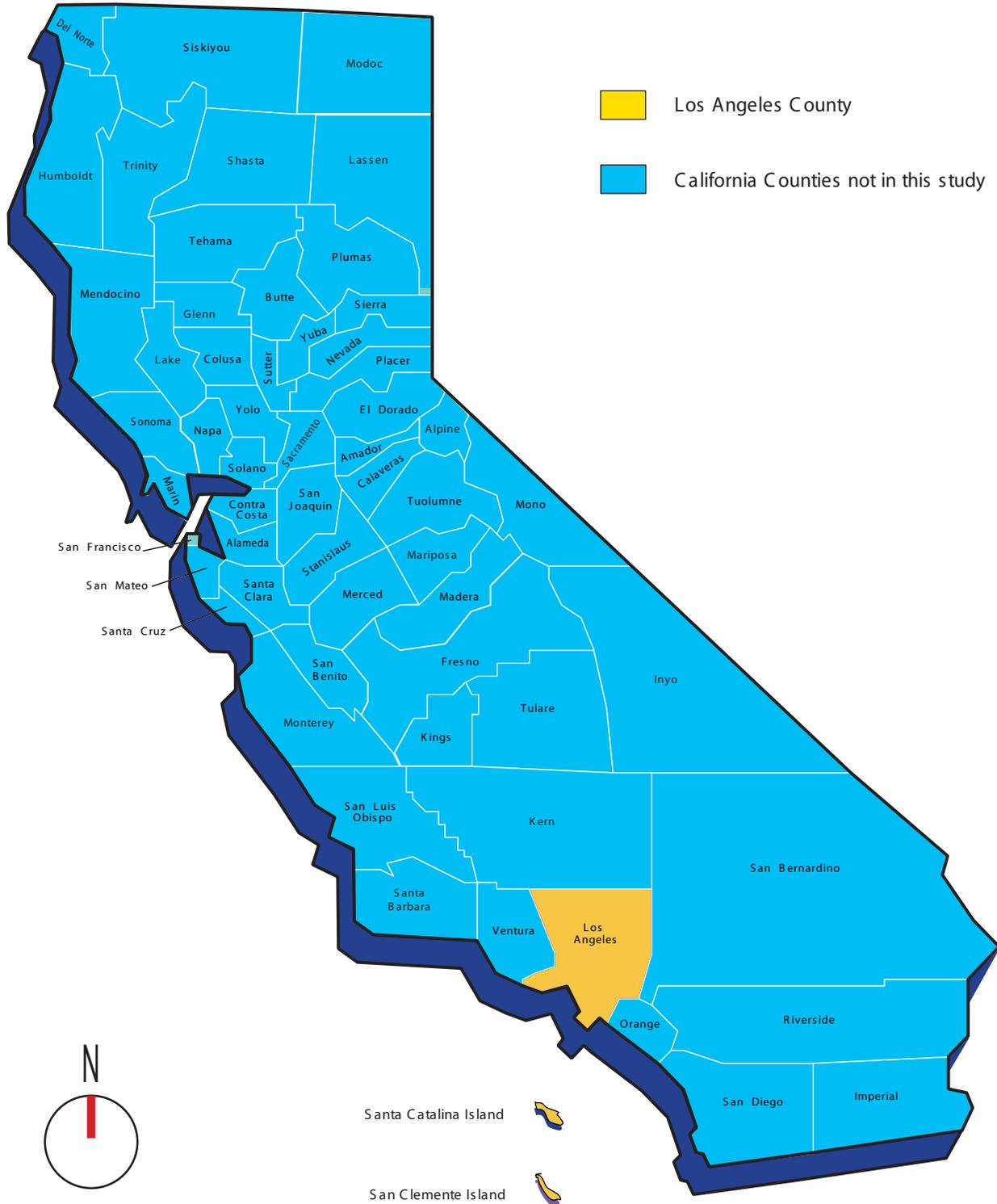
The regional facilities plans serve to inform the Legislature, state agencies, local government, and the state's private sector business partners of the state's intentions for addressing its ongoing office space needs. The regional plans are the key business tool used by the DGS Real Estate Services Division (RESA) to oversee the state's leasing and development activity and to evaluate client agencies' space requests.

B. Scope

This is the first regional facilities plan prepared by the DGS dealing with Los Angeles County as a whole and includes information relating to all of the seven planning areas located within the Los Angeles Region. Previous studies, addressing specific agency requirements or localized office space utilization, range in complexity and scope from the 1974 Van Nuys Site Evaluation Report to the Los Angeles Basin Facilities Planning and Needs Assessment Study – 1993, updated in 1998, focusing on the downtown Los Angeles Civic Center area. An overview of past plans can be found in Chapter 2.

Map 1

California



This comprehensive plan focuses on office space utilization of all state agencies located in Los Angeles County to identify opportunities for office space consolidation and presents and evaluates various alternatives that could be used to meet the state's office space needs. Each of the region's seven planning areas are considered and discussed separately. In addition, the plan provides information regarding the three state-owned and one long-term, fully state-leased multi-tenant office buildings located in the region.

C. Strategy

Planning activities in this document respond to Executive Order W-18-91, which specifies that the state's long-term operations be housed in owned, rather than leased facilities where the state's needs are long-term and where ownership is economically feasible. Senate Bill 1770 (Ch. 193, Stats. of 1996) directed the development and established a comprehensive scope for the 1997 Sacramento Regional Facilities Plan. Using the scope developed for that document as the general standard for all plans, the organization and content of the Los Angeles County Regional Facilities Plan is consistent in its approach and methodology with other facilities plans published by the DGS.

This planning document examines state-owned and leased general-purpose office space usage and requirements, and offers recommendations for future leasing and state office facilities development. Agency offices with special funding considerations or special purpose programs such as the California State University and University of California are excluded from the study, as well as the field offices and local serving district facilities of the California Highway Patrol (CHP), Employment Development Department (EDD), and Department of Transportation (Caltrans). Military properties, correctional facilities, hospital sites, communication centers, and facilities used exclusively for warehousing are also excluded from further review in this plan. All other state-occupied office space is identified in this study.

Agency programs that may be co-located in multi-tenant, state-owned office buildings or multi-tenant, privately-owned leased facilities are characterized as “consolidatable”. The programs located in consolidatable office space serve statewide, regional, or local clientele; or they may serve all three. Those agencies with regional and statewide serving programs are compatible for co-location into centrally located office facilities. If compatible, agency programs that serve the public in a particular locale may be consolidated in the local service area with other agencies with a similar client area or with region serving state offices that are located in the area.

Appendix 1 summarizes occupancy data for the agencies occupying office space in the Los Angeles County Region. The occupancy data studied include the following categories:

- Leased space – Consolidatable
- Leased space – Non-consolidatable
- DGS-owned
- Agency-owned

State agencies determine their general location requirements based primarily on service and/or jurisdictional areas and adjacency needs. Regional planning takes a broader approach by examining all agencies occupying space in a specific market and recommending general locations for feasible consolidation projects based on the present locations of consolidatable agencies and agency questionnaire responses. A state office consolidation project would ideally be located in areas with large concentrations of population served by state agencies. Additionally, location decisions are guided by Governor’s Executive Order D-46-01, which promotes locating state offices in central city areas to strengthen California’s population centers.

D. Organization of the Plan

The following describes the type of information found in specific chapters within this regional plan.

Chapter 1: Introduction addresses the purpose, scope, strategy, and organization of this regional plan, as well as the planning assumptions and methodology used.

Chapter 2: Background describes the geographic study area. It provides regional background information including, a brief history of state office space development; former planning efforts; an overview of state-owned and leased office space; and the current status of state assets. The chapter concludes with a discussion of the area's public transportation systems.

Chapter 3: Agency Space Consolidation Opportunities identifies the consolidatable offices and concentrations of consolidatable leased office space in the seven planning areas in Los Angeles County that are of sufficient quantity to study for consolidation.

Chapter 4: Location Recommendations discusses factors influencing the recommendations for the location of future state office facilities.

Chapter 5: Alternatives for Meeting Space Needs identifies concepts and alternatives to maximize office space consolidation opportunities previously identified and analyzes the feasibility of implementing consolidation strategies.

Chapter 6: Analysis of Consolidation Alternatives evaluates the benefit of ownership versus leasing for typical state office projects.

Chapter 7: Implementation Recommendations and Strategies provides implementation recommendations including leasing and state-owned space strategies.

Chapter 8: Additional Development Considerations

addresses office space development requirements and facility considerations not discussed elsewhere in the document. These additional considerations include administrative policy, statutory requirements, regional planning and transportation issues, alternative officing, child care, and local planning activities.

Glossary of Terms provides definitions of words used throughout this document.

Appendices contain the occupancy data of agencies located in the DGS-owned office buildings, leased office facilities, and agency-owned office buildings. Other supplemental information is also included.

E. Planning Assumptions

The planning assumptions used to develop the 2003 Los Angeles County Regional Facilities Plan are provided below:

Study Area

1. The geographic area covered in this regional plan includes all seven planning areas located within the boundaries of Los Angeles County.

Planning Horizon

2. Regional facilities plans establish priorities to develop and construct, or otherwise acquire, state office facilities and provide a leasing strategy to accommodate state office space needs for the next ten years.

Benefits of Consolidating Fragmented Agencies

3. Consolidation of an agency accommodated in fragmented office space benefits the state and its citizens. Consolidation improves internal communication and provides a more efficient work environment; it allows for more effective program delivery and can be economically advantageous when considered over the life of the facility.

Study Data Information

4. The data for the 2003 Los Angeles County Regional Facilities Plan is valid as of the second quarter of 2003.

Agency Staffing

5. Agency staffing numbers refer to the actual number of full-time employees accommodated in a facility, rather than the number of authorized personnel years (PYs) within agency budgets. During the survey process, designated agency representatives have verified staffing numbers.
6. Except where extraordinary changes have been identified through the survey process or other sources, this regional plan assumes that, in general, state agencies will experience no growth in staff or space requirements prior to the development of the next regional plan. It is recognized that the current state budget situation may affect agency staff or space requirements. If a consolidation project is approved in the future, detailed programming studies will be initiated to determine more precise space requirements.

Facility Requirements and Space Projections

7. Projected facility requirements are based on the expectation that consolidation of fragmented operations, modern space planning methods, and technology will allow agencies to operate effectively within approximately the same amount of office space as they currently occupy.

Adjacency Requirements

8. Relationships reported in agency questionnaires provide the basis for assumptions related to agency adjacencies.

Development Priorities

9. Criteria used to evaluate consolidation priority will include the location and amount of consolidatable space, the market and existing rental rates, the degree of agency fragmentation, and upcoming significant changes in program requirements. Legislative direction and authority, existing lease commitments, and economic feasibility will guide the development of scheduling recommendations for consolidation projects.

Location Requirements

10. Recommendations related to locations for consolidation projects take into consideration the fact that state agencies serving local areas (specific cities or geographic areas) need to remain in or near their current facility location unless otherwise agreed to by the agency.
11. For region serving programs, the state will consider locations in or near urban centers to support local redevelopment goals, concentrate employees near major transit lines to encourage use of public transportation, and provide the public with easily identifiable and accessible points of contact for use of state services.

Parking

12. The number of parking spaces calculated for a proposed consolidation project will be based on agency survey responses, generally recognized asset management principles, and functional considerations. The state will consider, but is not required to adhere to, local codes that specify the number of parking spaces required as determined on a floor area basis.

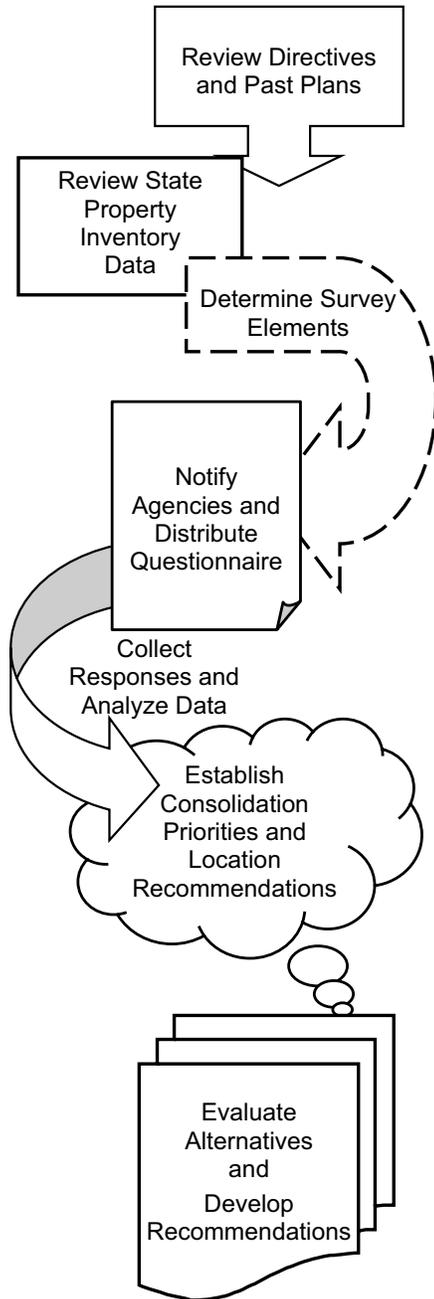
Cost Projections

13. Cost projections used in this plan are based on cost estimates for construction of buildings recently designed to meet state specifications. Where acquisition of an existing facility is considered, costs estimated assume minimal retrofit work.

14. Market rental rates obtained from recognized local real estate industry sources will be considered sufficiently accurate for the purpose of economic comparisons.

State Offices Excluded from Study

15. This regional plan focuses on general purpose office space that could be consolidated in a region serving, multi-tenant facility. The University of California, California State University, and institutional space such as prisons and hospitals will continue to be accommodated in separate facilities. Special purpose space such as warehouse operations, laboratories, parole offices, etc., is not addressed. Consequently, these spaces are not identified in the plan. All other office space is identified. Some field operations of the CHP, DMV, Caltrans, and EDD are assumed to be adequately housed in the state-owned single purpose facilities they currently occupy in the Los Angeles County Region. These agency-owned facilities are non-consolidatable and consequently will not be considered for tenancy in a region serving state facility. However, in order to understand the full extent of the state's presence in the area, a list of these agency-owned buildings in the study area is provided in Appendix 1D and 1E.



F. Methodology

The methodology used to develop the 2003 Los Angeles County Regional Facilities Plan is similar to that used for the development of prior regional facilities plans published by the DGS. This method and approach are summarized below:

1. Review legislative directives and past regional facilities plans.

Examine administrative directives and statutory requirements related to the acquisition of properties required to meet state space needs. Investigate previous planning efforts related to the region.

2. Review Statewide Property Inventory (SPI) data.

Developed at the direction of the Legislature by Assembly Bill 3932 (Ch. 907, Stats. of 1986), SPI is a centralized real estate inventory. The DGS developed and maintains this computerized database, which provides an inventory of all state-owned and leased facilities addressed in this regional plan. At initiation of this plan, SPI data was queried to identify all state-owned and leased office space in the planning region.

3. Determine survey elements.

Develop a questionnaire requesting agencies to verify SPI data and provide the following:

- Agency program description
- Program and staffing level information
- Location requirements
- Space requirements
- Transit access needs
- Special facility requirements

4. Notify agencies and distribute questionnaires.

Prepare memorandum notifying representatives from each agency/department located in the Los Angeles County Region of the pending study and the data collection methods to be used. Forward questionnaires to all agencies in the DGS-owned and leased

office space and a shorter version of the questionnaire to those agencies owning office buildings in the region. See Appendix 2 for samples of the questionnaires.

5. ***Collect responses and analyze data.***
Collect questionnaires, review, evaluate responses, and assess information for consistency with Executive Order W-18-91 directing the DGS to consolidate office space, as consistent with cost reduction and program delivery goals. Contact designated agency representative when additional information or clarification of answers is needed.
6. ***Identify existing state facilities/properties.***
Identify state facilities/properties and determine current building and occupancy status.
7. ***Identify consolidation opportunities and locations.***
Analyze data and identify feasible consolidation projects and appropriate timing. Project priorities are based on the amount of consolidatable space, existing lease terms, market rental rates, urgency of program need, comparative economic feasibility, and the degree of agency fragmentation. Develop location recommendations based on project priority, questionnaire responses, current location, and areas of service.
8. ***Develop and analyze feasible alternatives for meeting space demand.***
Develop consolidation concepts and alternatives. Perform general cost analyses of identified alternatives and recommend appropriate actions.

Chapter 2

Background

This chapter provides background information on Los Angeles County, including a general description of the geography, population growth trends, and employment rates. The development of the state office buildings and previous planning efforts are described. The Existing Conditions section presents an overview of office space occupied by state agencies, general real estate market conditions by planning area, and similar market information focused on specific areas within the region where high concentrations of leased office space are located. Also provided in this chapter is information on the major state-owned or state-controlled office buildings, descriptions of property that has been declared surplus to the state's need, and a list of real property owned by state agencies other than the DGS. A general overview of the region's transportation systems is also presented.

A. Regional Summary

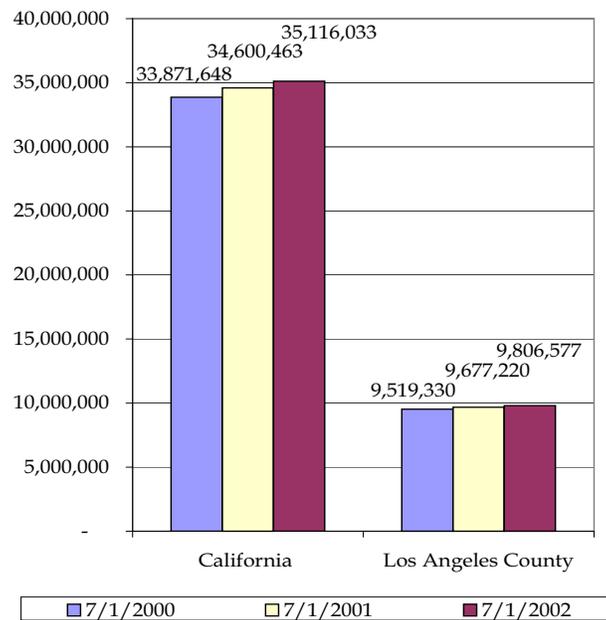
Los Angeles County, located in the southern third of the state and covering 4,084 square miles, is larger than the combined areas of Delaware and Rhode Island. It is a region of sharp contrasts. The geography ranges from snow capped mountains to high desert chaparral to wave-crested beaches along its 81 miles of coastline. Elevations range from 10,080 feet at the top of Mt. San Antonio in the San Gabriel Mountains to the City of Wilmington that sits nine feet below sea level. Cities range in size from the City of Los Angeles, the largest at 468.7 square miles, to the City of Hawaiian Gardens, the smallest covering less than one square mile.

Los Angeles County, one of California's original 27 counties, was established February 18, 1850. Originally, the county took in a comparatively small area along the coast between Santa Barbara and San Diego. Within a year, its boundaries were enlarged to encompass lands as far east as the Colorado River and what is currently known as Orange County.

This portion was detached as a separate county in 1889. Los Angeles County remains one of the nation's largest counties, bounded on the north by Kern County, on the south by the Pacific Ocean, on the east by Orange and San Bernardino Counties, and on the west by the Pacific Ocean and Ventura County. Also included within its boundaries are the islands of San Clemente and Santa Catalina. Just over 21,000 miles of public roads connect the 88 cities in Los Angeles County, with an average of 92 million vehicle miles driven on them daily.

As of July 2002, Los Angeles County had the largest population of any county in the nation (9.8 million or slightly less than 30 percent of all California residents) and was exceeded in population by only eight states. Population growth for Los Angeles County closely parallels that of the state as a whole.

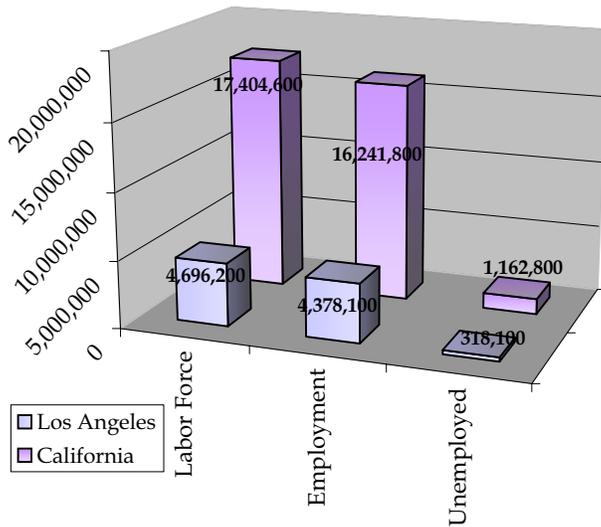
Population Growth



Source: U.S. Census Bureau State and County Population Estimates April 2000 to July 2002.

According to figures compiled by the U.S. Conference of Mayors, if Los Angeles County, with a gross product of \$390 billion in 2001, were a separate nation, it would rank 14th in the world for gross product. Employment within Los Angeles County also closely parallels that of the entire state, with mid-2003 unemployment at 6.3 percent for the

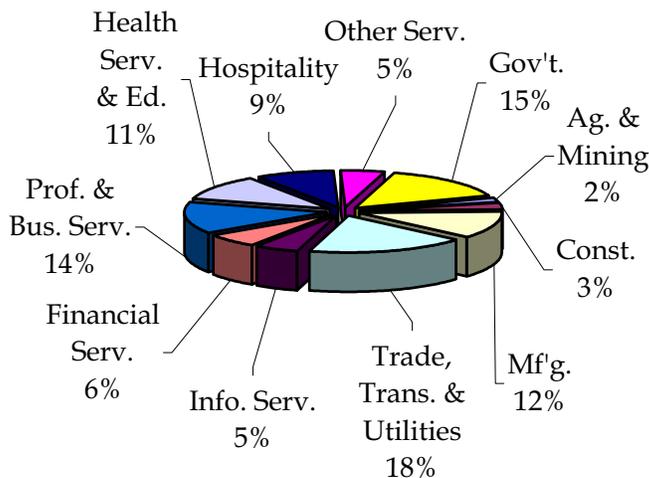
Los Angeles vs. California Employment



Source: EDD Labor Market Information Annual Averages, 2002.

county and 6.6 percent for the state. Over 60 percent of the county’s work force is employed and approximately 85 percent of these people work in professional or service related jobs, including state, local, and federal government. On an average, people spend nearly one half hour per day traveling to their places of employment, 15 percent in car pools and another 6.5 percent using public transportation.

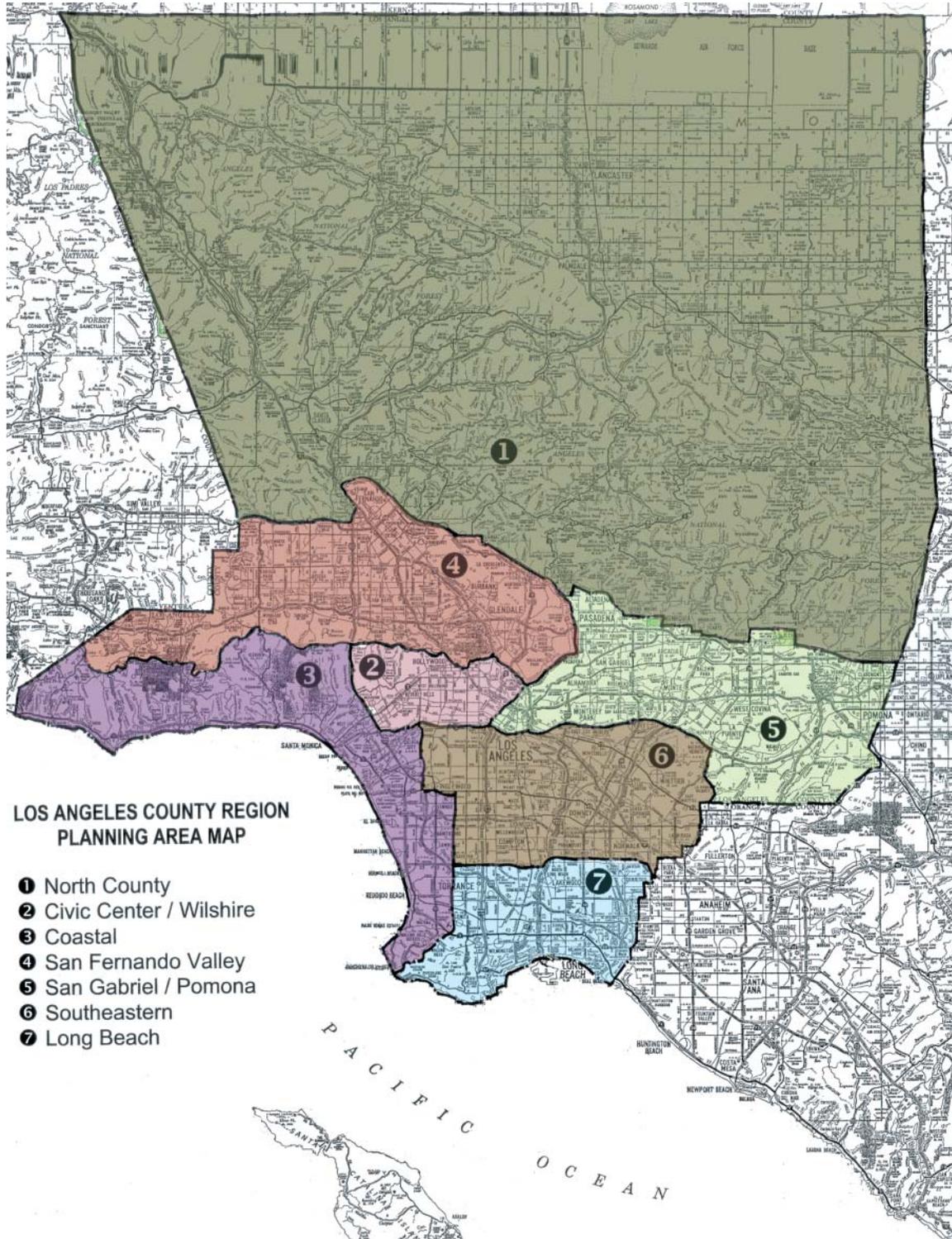
2002 Los Angeles County Employment by Industry*



* Total employment 4,378,100.

Source: EDD Labor Market Information Annual Averages, 2002

Map 2 Los Angeles County



Due to its size and diverse character, Los Angeles County has been divided into the following seven planning areas:

- I - North County
- II - Civic Center/Wilshire
- III - Coastal
- IV - San Fernando Valley
- V - San Gabriel/Pomona
- VI - Southeastern
- VII - Long Beach

The seven areas are determined by natural geographic boundaries (e.g., land barriers) and concentrations of state occupied space. The seven areas in the study region are shown on page 16. The following information briefly describes each planning area.

Planning Area I - North County

Located at the extreme north border of Los Angeles County, Planning Area I is the largest of the seven planning areas but has by far the least number of residents. Covering approximately 2,850 square miles, it has only three communities, Lancaster, Palmdale, and Santa Clarita, with populations over 115,000. The area is generally arid high desert, separated from the greater Los Angeles basin by the San Gabriel Mountains.

Planning Area II - Civic Center/Wilshire

In stark contrast to Planning Area I, Planning Area II, located in the heart of downtown Los Angeles and extending west along the Wilshire corridor, is the smallest and most densely populated of the seven planning areas. Less than 100 square miles in area, it contains approximately one-half of the state occupied office space located in Los Angeles County. Planning Area II is well served by numerous freeways and mass transportation systems.

Planning Area III - Coastal

Bordered on the south and west by the Pacific Ocean, Planning Area III is made up of a long, narrow band of land stretching from the Ventura County line on the north to the Palos Verdes Peninsula in the south. The region is separated from the San Fernando Valley by the Santa Monica Mountains and from the eastern portion of the county by Baldwin and Dominguez Hills. Culver City, Santa Monica, and El Segundo, the site of Los Angeles International Airport, are the major centers of business within this planning area.

Planning Area IV - San Fernando Valley

Nestled between the Santa Monica and Santa Susana mountains, Planning Area IV encompasses all of the San Fernando Valley. Communities and business centers are located along both sides of the Simi Valley (State 118), Ventura (U.S. 101), Hollywood (State 170), San Diego (Interstate 405), and Golden State (Interstate 5) Freeways. Major governmental services, state, county, and city, are concentrated in the Van Nuys Government Center located in eastern third of the valley.

Planning Area V - San Gabriel/Pomona

Similar to its neighbor to the west, Planning Area V lies between the San Gabriel Mountains to the north and the Puente Hills on the south. The Verdugo Mountains on the east separates the San Gabriel Valley from the San Fernando Valley, while on the east the area extends toward the southland's Inland Empire.

Planning Area VI - Southeastern

Slightly less than 250 square miles in size, Planning Area VI is bounded on the north by State Highway 60, on the south by State Highway 91 and is bisected by the Union Pacific rail lines and Interstate Highways 5, 405, and 710. With its extensive array of transportation systems, Planning Area VI is the most industrial of the county's seven planning areas. Major centers of services within Planning Area VI are Inglewood, Whittier, Downey, and Norwalk.

Planning Area VII - Long Beach

Overlooking San Pedro Bay on the southern coast of Los Angeles County, the City of Long Beach is the principal community within Planning Area VII. Located south of downtown Los Angeles and southwest of Anaheim in neighboring Orange County, Planning Area VII anchors the southern end of the Los Angeles County Region. Secondary business centers included within Planning Area VII are Cerritos, Torrance, and San Pedro.

B. Previous Planning Efforts

Beginning in the mid-1970s, a series of Facilities Plans examined various discrete areas within Los Angeles County. The following describes these individual planning efforts.

Planning Area I - North County

Due to the relatively low amount of space leased by the state and the limitations imposed by the geography of the region, North County has not been the focus of any previous area-wide planning efforts.

Planning Area II - Civic Center/Wilshire

The most recent account of state occupancy of leased and state-owned office space in the downtown Civic Center/Wilshire Planning Area was presented in the Facilities Planning and Needs Assessment Study prepared in 1993. Recommended in this study was a number of methods for the state to meet its future space needs while reaffirming its long-term commitment to join in partnership with local governments in their revitalization efforts, assisting them in meeting their urban redevelopment goals. By committing to several long-term projects in the heart of downtown Los Angeles, the state not only assured itself of adequate office space, but assisted in the rejuvenation of the Los Angeles Historic Core district.

The purpose of the study was to develop a strategic plan for defining the best alternatives for meeting the state's real estate needs, both leased and owned, and to explore oppor-

tunities made available by the amendment of the existing agreement of the Joint Powers Authority, first created in 1982 to develop the Ronald Reagan Building. As amended by Assembly Bill 447 (Roybal-Allard) (Ch. 557, Stats. of 1991), this agreement provided authority for the planning, financing, acquisition, and/or construction of an additional office building and parking facilities in the downtown core. Recommended in the 1993 Study was the rehabilitation of the DGS-owned 107 South Broadway Building and adaptive reuse of existing historic buildings such as the Broadway Department Store Building and the Washington Building.

The 1993 Los Angeles Facilities Planning and Needs Assessment study was reviewed and its implementation status updated in 1998. Many of the original recommendations presented in the 1993 study had been implemented. The notable change to the 1993 recommendations was that it had been determined that continued use of the 107 South Broadway Building was no longer viable and other uses for the property should be sought. At the time of the 1998 Update, the state's plans included vacating the building, moving the remaining tenants to new state-owned or controlled space, and transferring its ownership to the Los Angeles Unified School District.

Planning Area III - Coastal

Five separate planning studies evaluated the state's office space needs in the coastal portion of Los Angeles County between 1976 and 1986. Previous recommendations for this area included construction of a 105,300 net square feet (NSF) state-owned office building in Inglewood and a concerted effort toward lease consolidation. In response to the recommendations for lease consolidation, a number of agencies have been concentrated in the neighboring communities of Culver City, Santa Monica, and Inglewood.

Planning Area IV - San Fernando Valley

Starting in 1974, five studies appraised consolidation opportunities and evaluated four individual building sites adjacent to the San Fernando Government Center. These facility planning efforts led to recommendations that the state should acquire a site, preferably facing the Federal Courthouse on Van Nuys Boulevard, for construction of a state office building. The acquisition of the property was to be accomplished

by trading a smaller site in the Van Nuys Government Center, then owned by the state, for another, more favored site. Three additional studies were performed to confirm the suggested site and to evaluate various alternatives related to parking and transportation. Recommendations made in the 1975 San Fernando Valley Facilities Plan, updated in 1978, led to the construction of the Van Nuys State Office Building. Senate Bill 1079 and Assembly Bill 2028, introduced by Senator Robbins and Assemblymember Bane, appropriated funds in fiscal year 1977/78 and directed the DGS to acquire a site within one mile of the San Fernando Valley Administration Center and program development of the facility. The 146,350 gross square foot (GSF) Van Nuys State Office Building was completed in 1984.

Planning Area V - San Gabriel/Pomona

Between 1975 and 1979, several studies explored the need for a consolidation project in the San Gabriel Valley. The area was experiencing rapid growth at that time and projected figures indicated that within ten years there would be a demand for at least 127,000 NSF of office space to house a variety of agencies. It was later determined that due to unrealized growth, office closures, and agencies relocating to other portions of the county, the need for a state-owned office building in the area was instead, rapidly declining. The 1987 Los Angeles, San Gabriel/Pomona Facilities Plan deferred considerations regarding a state-owned building in this area until the mid-1990s and recommended consolidatable offices be centralized in locations served by improved modes of transportation.

Planning Area VI - Southeast

Within six months of one another in 1976, two facilities studies were performed by the DGS to examine space needs in the southeastern portion of Los Angeles County. The first focused on space needs in the City of Compton and the second evaluated the state's leases in the City of Downey. It was found that neither area had sufficient space demands to warrant the construction of a typical large scale, multi-tenant state-owned office building. In 1986, a third study of the area recommended that if a consolidation project was considered,

it should focus on the development of a regional service center, located in Downey. The tenant base for such a project remains relatively small and no authorization has ever been provided to implement this previously identified concept.

Planning Area VII - Long Beach

Beginning in the mid-1980s, a series of studies assessed the 153,000 GSF Long Beach State Office Building. The building, completed in 1981, had suffered accelerated deterioration leading to enactment of Assembly Bill 3630 (Ch. 659, Stats. of 1994) that directed the building be sold and a new multi-tenant office building, together with a parking facility, be constructed elsewhere. In 1997, a re-evaluation confirmed the state's decision that the \$6,700,000 estimated cost for seismically retrofitting the building would far exceed the original cost of the structure and thus was not a viable option. While the former state office building has been sold, to date no new office building has been constructed due to a general lack of interest being expressed by the commercial development community.

Other small, site or agency specific facilities studies have been performed in the last several years, however, this is the first in-depth planning effort to be conducted for Los Angeles County as a whole. A full list of Los Angeles County Regional Facilities Plans can be found in Appendix 3.

C. Regional State Office Development History

The Los Angeles County Region, with a population of nearly 10 million people, is California's most densely populated region. As such, the DGS has needed to purchase or lease office, warehouse, and single-use space for a variety of state agencies in the Los Angeles County Region. The DGS-owned and leased office space in the region totals 3,408,103 NSF in approximately 200 locations. Of this total, 2,363,041 NSF is leased. State leased office space within Los Angeles County

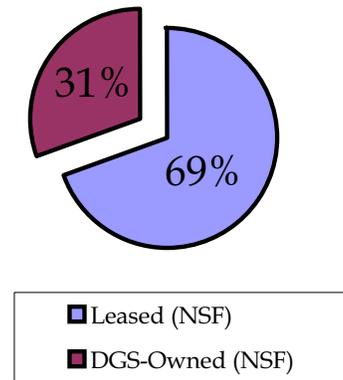
is equivalent to just over 13 percent of that leased statewide. The total number of facilities that are DGS-owned or controlled represents approximately 12 percent of the DGS inventory statewide.

Appendix 1A lists the DGS-owned office buildings and leased office space addressed in this regional plan, sorted by city within each of the seven individual planning areas. Appendix 1B lists this information by cities within the entire Los Angeles County Region and Appendix 1C lists the information for the entire Los Angeles County Region by agency.

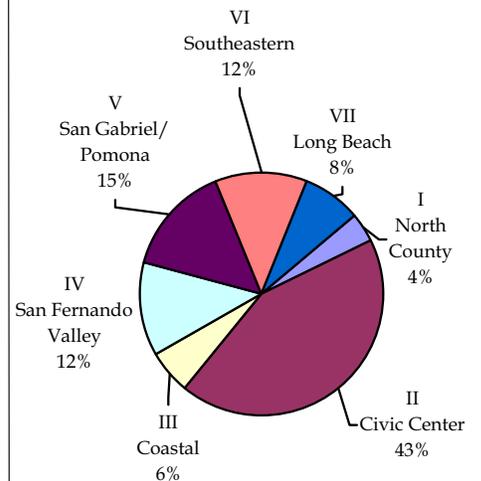
Fifty-six agencies were surveyed and are housed in various locations in the county. Currently 43 percent (1,476,628 NSF) of all DGS-owned and leased space within the county is located in the downtown Civic Center/Wilshire Planning Area and another five percent (169,385 NSF) of state-owned and leased space is centered in and around the Van Nuys Government Center in the San Fernando Valley. Within these two areas, 22 percent (1,045,062 NSF) of the occupied space is located in the DGS-owned office buildings and another 100,758 NSF is located in a single, multi-tenant office building, which is under long-term lease to the state.

Agencies other than the DGS have been given legislative authority to purchase or build their own office buildings. Countywide, there are approximately 1,071,416 GSF of office space owned by agencies other than the DGS (SPI data for agency-owned buildings is recorded by GSF). The largest concentration of this office space is located in Planning Area II - Civic Center/Wilshire (581,341 GSF). This number will increase by approximately 375,000 GSF, with the completion and occupancy of the new Caltrans District 7 Headquarters Building. Occupancy information about the region's agency-owned office space may be found in Appendix 1D, sorted by planning area, and Appendix 1E, sorted by agency.

DGS-Owned vs. Leased Office Space within the Los Angeles County Region



Distribution of DGS-Owned and Leased Office Space within the Los Angeles County Region



Historically, state agencies have occupied eight major state-owned or state-controlled office buildings in Los Angeles County. The following buildings are currently fully occupied by state agencies:

Ronald Reagan Building - Los Angeles
 Junipero Serra Building - Los Angeles
 Washington Building (long-term lease) - Los Angeles
 Caltrans District 7 Headquarters Office Building -
 Los Angeles
 Van Nuys State Office Building - Van Nuys

Two other buildings are no longer under state ownership or occupancy:

107 South Broadway Building - Los Angeles
 Long Beach State Office Building - Long Beach

Another property, 251 West First Street/ Civic Center Site, remains under state ownership and is the site of a former state office building that was demolished in 1974.

The following section describes the historical development of these properties. More detailed building information on the existing state office buildings and map showing their locations is provided in the Existing Conditions section starting on page 27.

Ronald Reagan Building

Built by the state in 1991, the 850,000 GSF Ronald Reagan Building is located on a full city block (2.94 acres) at 300 South Spring Street in downtown Los Angeles. It is situated adjacent to the Washington Building, a state-leased, multi-tenant office building, and in relative proximity to the Junipero Serra Building, the other DGS-owned office building in this area. The building was constructed under the direction of the Los Angeles State Building Authority, a Joint Powers Authority (JPA) between the Community Redevelopment Agency of the City of Los Angeles and the DGS (agreement dated 1982).

Junipero Serra Building

Located at the corner of Fourth and Hill Streets in the heart of Los Angeles' historic district, the 550,000 GSF Junipero Serra Building, 320 West Fourth Street, was acquired in 1995. Constructed in 1914 as a Broadway Department Store, the building was retrofitted by the same JPA that directed the construction of the Ronald Reagan Building. Assembly Bill 947 (Roybal-Allard) (Ch. 557, Stats. of 1991) modified Government Code Section 14669.5 to provide authority for the lease/purchase of an additional office building in downtown Los Angeles. Rehabilitation of the building changed its use from retail to general office and brought it into compliance with state seismic and accessibility requirements.

Washington Building

The Washington Building is an older, privately-owned office building located at 311 South Spring Street. Beginning in April 1998, state agencies entered into three separate long-term, 20-year lease agreements to occupy this 112,165 GSF building. The structure, originally built in 1918, was refurbished in 1985 and upgraded again in 1999 prior to state occupancy to bring it into compliance with state standards for general office use. In 2001, additional work was begun to enhance the buildings seismic performance. At this time the state does not hold an option to purchase on this property.

Caltrans District 7 Headquarters Building

The Caltrans District 7 Headquarters personnel have been located at 120 South Spring Street, in their main 108,175 GSF office building and an adjacent 286,963 GSF annex building for over four decades. These buildings, built in 1949 and 1959 respectively, have undergone a series of studies during recent years. The findings concluded that a substantial investment would be needed to upgrade the facilities to an adequate level of code compliance, safety, and performance for continued use. In 2002, construction of a new agency-owned, 760,000 GSF office building in the downtown Civic Center area was begun. The new facility located at 100 South Main will consolidate Caltrans District 7 operations from their existing headquarters buildings and from leased office facilities at various locations throughout the region. As part of a land trade, the original headquarters buildings will be transferred to the City of Los Angeles following completion of the project scheduled for 2005.

Van Nuys State Office Building

Located in Planning Area IV – San Fernando Valley, the Van Nuys State Office Building is located at 6150 Van Nuys Boulevard. Development of this facility began when the 1962 Budget Bill authorized the acquisition of a 19,375 SF site at the southeast corner of Sylvan Street and Van Nuys Boulevard. During fiscal year 1977/78 the site was exchanged with the City of Los Angeles for a portion of its current site (Senate Bill 1079, Robbins and Assembly Bill 2028, Bane). The 146,350 GSF facility, constructed by the state in 1984, reflects the architectural style of its day in the “space frame” roof structure at its entry. The facility is situated in the Van Nuys Government Center, which also contains federal and county court buildings, a police station, a library, and a variety of other city and county service offices.

107 South Broadway Building

Built in 1961, the 107 South Broadway Building was one of the region’s oldest state office buildings. In the 1993 Facilities Planning and Needs Assessment Study – Los Angeles Basin, it was recommended that this state-owned building be fully renovated and reoccupied by a major state agency such as Caltrans. However, the recommendation was subsequently revised when it was determined that it would be in the state’s best interest to vacate the building and use it in trade for another, more viable property or offered for sale. The property was sold to the Federal General Services Administration (GSA), who plans to demolish the existing improvements and construct a new federal courthouse on the site. The sale transaction was completed in October 2002.

Long Beach State Office Building

The former Long Beach State Office Building located at 245 West Broadway, on a site acquired in trade from the City of Long Beach, received initial funding in the 1977/78 Budget Act and began construction in 1979. Additional funding occurred with the 1979/80 Budget Act. The building was completed and occupied in 1981. Due to material and design choices inappropriate for a marine environment and long-term institutional use, the building suffered premature aging. It was finally determined that the cost to repair and

retrofit the building's deficiencies would be cost prohibitive and in 1998, after 17 years of service, the building was vacated by the state and later sold. Assembly Bill 3630 (Karnette) (Ch. 659, Stats. of 1994) authorized the financing of a new office building and parking facility and the sale of the existing state office building in the City of Long Beach. To date, no new building has been constructed or otherwise acquired.

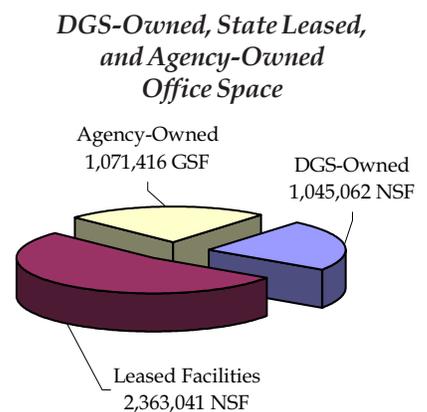
251 West First Street/Civic Center Site

The 1.96 acre property located on First Street between Spring Street and South Broadway was the site of a former state office building. Due to structural deficiencies resulting from the 1971 earthquake, the building was condemned and demolished in 1974. The site was declared surplus by the state in 1982. In 1986, the status of the property was changed and it was included as part of a tri-party agreement between the State of California and the City and County of Los Angeles. The property is currently leased to Five Star Parking and is used as surface parking. Well served by local transportation systems and located across the street from the Los Angeles city hall, the site remains a possible candidate for future use by the state.

D. Existing Conditions

Los Angeles County Region

The State of California occupies 3,408,103 NSF of general-purpose office space in the Los Angeles County Region in the DGS-owned office buildings and leased office space. This amount represents slightly more than 14 percent of the combined DGS-owned office buildings and leased office space (23,551,512 NSF) occupied by state agencies statewide. Another 1,071,416 GSF of office space in the Los Angeles County Region is provided in non-DGS agency-owned buildings.



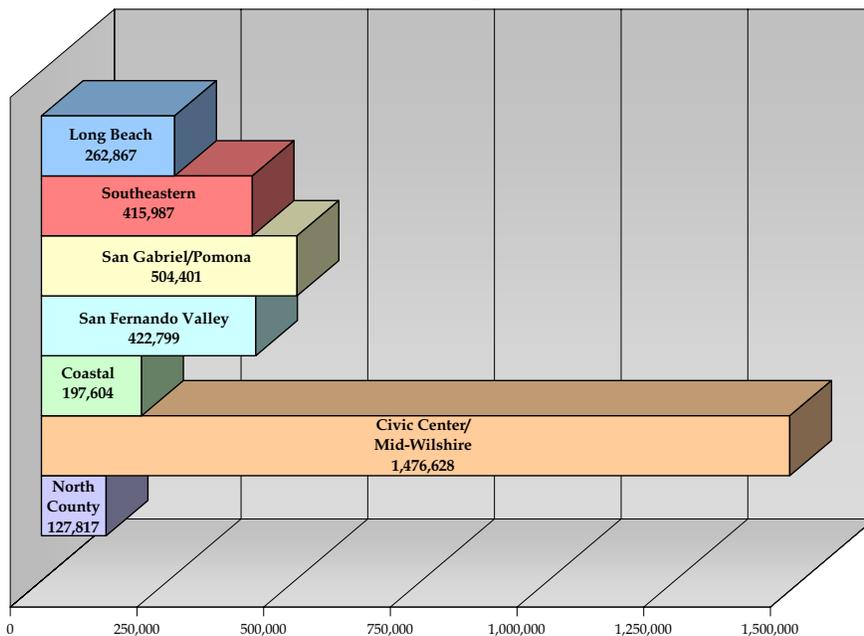
The state agencies with offices located in the Los Angeles County Region are listed below.

Air Resources Board	Industrial Relations, Unpaid Wage Board
Alcoholic Beverage Control	Insurance
African American Museum	Integrated Waste Management Board
Assembly	Judicial Council of California
California Coastal Commission	Justice
California State University, Long Beach	Lieutenant Governor
Conservation Corps	Managed Health Care
Consumer Affairs	Military
Controller	Motor Vehicles
Corporations	Parks and Recreation
Corrections	Public Employment Relations Board
Education	Public Utilities Commission
Employment Development Department	Real Estate
Equalization	Rehabilitation
Fair Employment and Housing	Secretary of State
Financial Institutions	Senate
Fish and Game	Social Services
Food and Agriculture	State and Consumer Services Agency
Forestry and Fire Protection	State Lands Commission
Franchise Tax Board	State Personnel Board
Gambling Control Commission	State Treasurer
General Services	Technology, Trade and Commerce Agency
Governor's Office	Toxic Substances Control
Health Planning and Development	Transportation
Health Services	Veterans Affairs
Highway Patrol	Water Resources
Housing and Community Development	Water Resources Control Board
Industrial Relations	Youth Authority

State Leased Office Space and General Market Conditions

The real estate markets in the region's seven planning areas and the major cities located within each planning area are unique to their particular locations. Therefore, the following information is provided to summarize the state's existing holdings, and second quarter 2003, market conditions in each planning area. Specific market conditions in areas having high concentrations of state leased office space is presented in Section E, beginning on page 48.

*Net Square Feet
DGS-Owned and Leased Office Space
by Planning Area*

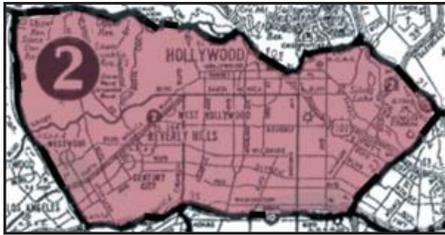


Planning Area I - North County

The DGS administers 19 leases for nine agencies in various communities located within Planning Area I. These leases, totaling 127,817 NSF, have their largest concentration in Lancaster (57,724 NSF). Other communities with state leased office space are Palmdale (16,995 NSF), Santa Clarita (30,847 NSF), and Valencia (22,251 NSF).



The 2003 overall office vacancy rate for all submarkets in the North County area averaged 14.5 percent, and office rental rates ranged from \$1.50 to \$2.00 per rentable square foot (RSF) for all markets. During the 1980s, population and jobs grew in the North County area due to attractive housing prices and the expansion of the aerospace industry. With the down-sizing of several major facilities in the early 1990s following the end of the Cold War and the availability of more reasonably priced housing in the greater Los Angeles basin, population growth slowed and with it the need for supporting government services.



Planning Area II - Civic Center/Wilshire

While geographically the smallest of the seven planning areas, state-owned and leased office space located within Planning Area II nearly equals that of all other planning areas combined. State occupancy of the DGS-owned and leased space for office, warehouse, and storage usage amounts to 1,476,628 NSF. An additional 581,341 GSF is occupied in agency-owned office facilities. The DGS administers 41 leases for 22 agencies in 36 locations in Planning Area II. These leases, totaling 538,008 NSF, are largely concentrated in and around the downtown core. A second area of heavy concentration is located midway along the Wilshire corridor.

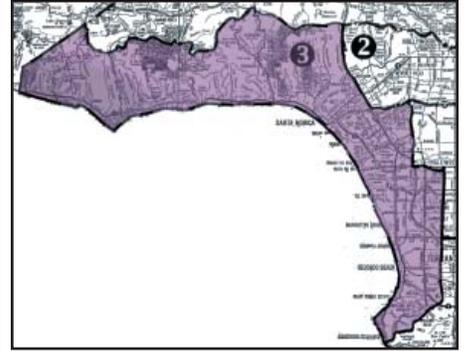
The 2003 overall office vacancy rate for the Civic Center area averaged 18 percent and monthly office rental rates generally ranged from \$1.60 to \$2.40 per RSF for this market. During the late 1980s, vacancy rates in the downtown area rose to notable highs as attractive lease rates and ease of access drew businesses away from downtown into outlying communities. With the advent of the Metro transit system and concerted efforts aimed at renewing Los Angeles' central core, many business enterprises and supporting governmental services have returned to the Civic Center/Wilshire area.

Planning Area III - Coastal

With the exception of non-DGS, agency-owned properties, all of the 197,604 NSF of state-controlled office space in Planning Area III is leased. This amount represents eight percent of the total state-leased office space in Los Angeles County. In addition to state occupied leased office space, another 84,880 GSF is owned and operated by various state agencies other than the DGS. The majority of these properties are controlled by the Department of Parks and Recreation (DPR). The largest concentration of leased office space is clustered in West Los Angeles, Culver City, and Santa Monica. The DGS manages 15 leases for eight agencies totaling 126,951 NSF in this area. Another seven leases totaling 61,076 NSF of space are held in Inglewood and El Segundo, the site of Los Angeles International Airport.

Overall, there is approximately 7.3 million NSF of office space available in the major submarkets within Planning Area III. Approximately 1.4 million NSF of office space is available for lease in Santa Monica, 820,000 NSF in Culver City, and 895,000 NSF along the Century corridor adjacent to Los Angeles International Airport. The current rental rate for office space in these areas ranges from an average of \$1.50 to \$2.50 per RSF per month a full service basis.

Beginning in the late 1990s and into the early 2000s, a number of large, well-appointed office buildings were designed and constructed in the "Westside" (Santa Monica, Culver City, and West Los Angeles) portion of Planning Area III to house the up-and-coming "Dot Com" industry. Following the rapid decline of this market segment, multiple buildings in the Westside area have been offered for sale at prices near or below the current cost of construction. These buildings, with ample parking and compliant to current seismic and accessibility codes, offer reasonably priced, viable alternatives for housing state offices.



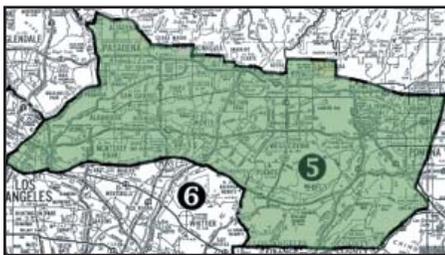


Planning Area IV – San Fernando Valley

The total amount of the DGS-owned and leased office space in Planning Area IV is 422,799 NSF. Of that total, 106,442 NSF is located in the DGS-owned Van Nuys State Office Building. Office space is provided for a total of 17 agencies at 29 separate locations in 12 different communities. An additional 77,398 GSF of office space is provided in agency-owned facilities.

Outside of the Van Nuys Government Center area, the largest concentration of state leased space (118,912 NSF) is in the east San Fernando Valley with 105,846 NSF of that total being located in Glendale. A second concentration of leased office space is emerging in the west side of the valley with a combined total of 61,654 NSF in the area surrounding Woodland Hills and Canoga Park and in nearby Granada Hills.

The overall 2003 San Fernando Valley office vacancy rate for all submarkets averaged just under 16 percent and monthly office rental rates range from \$1.70 to \$2.50 per RSF in all markets. During the late 1980s, over building of office space triggered downward pressure on rental rates causing many firms to relocate to the San Fernando Valley from the downtown core of Los Angeles. Since that time, the laws of supply and demand have stabilized the market bringing rental rates in the San Fernando Valley in line with those of surrounding communities, including downtown.



Planning Area V – San Gabriel/Pomona

The state currently leases 504,401 NSF of office space in Planning Area V. The facilities are situated in 45 locations in 13 cities and accommodate 21 state agencies. In addition to the state leased space, another 120,601 GSF of agency-owned buildings house four agencies in ten locations. There are two major concentrations of leased space in Planning Area V, one located in the region surrounding West Covina, Pomona, and City of Industry, (245,647 NSF) and the second in the El Monte, South El Monte, and Monterey Park area (144,019 NSF). Office rates in the San Gabriel Valley averaged \$1.84 per RSF per month in 2003. During the same period vacancy rates in this area, on the average, ran just over 7 ½ percent, which was one of the lowest rates in the county.

While enjoying a diverse economic base, the San Gabriel Valley experienced a modest recession in 2001. The region is once again experiencing growth and should, according to the Los Angeles County Economic Development Corporation's projections, be back to pre-2001 standards by the end of 2003. While an increase in the number of service-based businesses locating in this area has been noted, it does not appear that there will be a shortage of available office space to meet future state needs. Over the past year, declining vacancy rates in this area have resulted in a balanced market. CB Richard Ellis' Los Angeles Office Market Overview indicates that nearly one million SF of office space is available and there is no indication that there will be any shortage of available office space in the near future.

Planning Area VI - Southeastern

The DGS leases space totalling 415,987 NSF for 14 agencies in 32 locations in 12 separate cities within Planning Area VI. An additional 94,896 GSF of space is occupied in agency-owned facilities. Slightly less than 20 percent of the state's leased facilities in Planning Area VI is located in the City of Commerce (82,755 NSF), with a similar concentration (90,817 NSF) located in the City of Norwalk. During 2003, the average asking price for office lease space in this area was \$1.99 per RSF per month with vacancy rates averaging nearly 18 percent.

Only by combining the two areas of concentration within Planning Area VI does the amount of leased space occupied begin to approach the required number of square feet needed to prompt further analysis of a state-owned facility. Travel distances and local traffic patterns tend to make such a concept infeasible. Consideration might be given, however, to the concept of consolidating the office space of agencies in leased space in Norwalk and Long Beach if it proved to provide programmatic or economic benefit. These opportunities will be evaluated on an ongoing basis by the DGS.



Planning Area VII - Long Beach

The total amount of state leased space in Planning Area VII is 262,867 NSF. This total represents 38 leases in 22 locations for 21 state agencies. The majority of this leased space (60 percent) is located in the City of Long Beach where ten agencies occupy 158,350 NSF of leased space at 12 locations. Other cities containing significant leased office space are Cerritos (16,794 NSF) and Torrance (45,183 NSF). Overall in 2003, Long Beach area office vacancy rates for all submarkets were slightly below 18 percent and monthly office rental rates ranged from \$1.60 to \$2.40 per RSF.



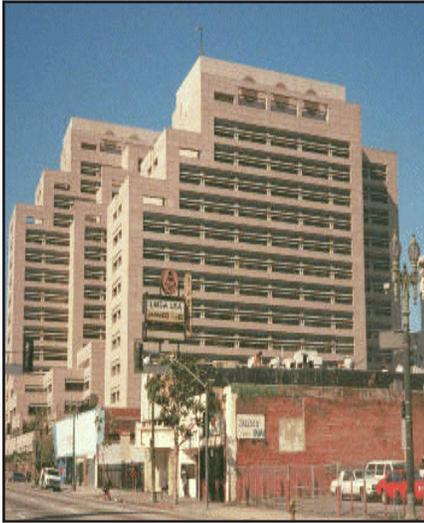
Beginning in 1974, when the City of Long Beach gained full control of development in its downtown core, it embarked on a multi-billion dollar redevelopment program intended to last through the end of the century. As a result, the city has shaped itself as a thriving business center and port. Currently the city's downtown is home to more than 4.1 million SF of commercial lease space.

*Table 1
Los Angeles County Region
Office Space Summary*

<i>Planning Area</i>	<i>Leased Space (NSF)</i>	<i>DGS-Owned (NSF)</i>	<i>Total Leased and DGS- Owned</i>	<i>Agency- Owned (GSF)</i>
<i>I - North County</i>	127,817	0	127,817	34,234
<i>II - Civic Center</i>	538,008	938,620	1,476,628	581,341
<i>III - Coastal</i>	197,604	0	197,604	84,880
<i>IV - San Fernando Valley</i>	316,357	106,442	422,799	77,398
<i>V - San Gabriel/Pomona</i>	504,401	0	504,401	120,601
<i>VI - Southeastern</i>	415,987	0	415,987	94,896
<i>VII - Long Beach</i>	262,867	0	262,867	78,066
<i>Total</i>	2,363,041	1,045,062	3,408,103	1,071,416

State-Controlled Office Buildings

Currently, the DGS owns and operates three office buildings within the Los Angeles County Region with a total of 1,045,062 NSF of office space. These buildings are the Ronald Reagan Building (523,175 NSF) and the Junipero Serra Building (415,445 NSF), both in downtown Los Angeles; and the Van Nuys State Office Building (106,442 NSF) in Van Nuys. In addition to these facilities, the state controls, by virtue of three long-term, 20-year leases, the Washington Building (100,758 NSF), which will be discussed separately.



*Ronald Reagan Building
300 Spring Street
Los Angeles*



*Ronald Reagan Building
First Floor Atrium*

Ronald Reagan Building

The Ronald Reagan Building, constructed under the control of a Joint Powers Authority created in 1982, is located at 300 South Spring Street in downtown Los Angeles. Built by the state in 1991, the 850,000 GSF, 16-story office building currently houses nearly 1,700 employees from 13 agencies in 523,175 NSF of office space. The top two floors of this marble-clad high-rise building are dedicated to mechanical equipment and the basement has additional mechanical equipment, storage, and 450 on-site parking spaces. The building features full floor plates on the upper levels, while a four-story high atrium space extends upward from the ground floor. Also located on the ground floor is an office for the State Center Credit Union, the Cal-Tot Child Care Center, and a loading dock for deliveries to the building. In addition to the building's on-site parking, another 600 parking spaces are available across Spring Street at the privately-owned and operated Broadway Spring Center Garage.

The Ronald Reagan Building meets all current seismic safety codes and is currently scheduled to undergo minor modifications to bring it into full compliance with Americans with Disabilities Act (ADA)/Title 24 requirements. The work is programmed to be completed by fall 2004. Existing piping assemblies, including fire suppressing systems, are presently being assessed to determine if future repairs or replacement are required.

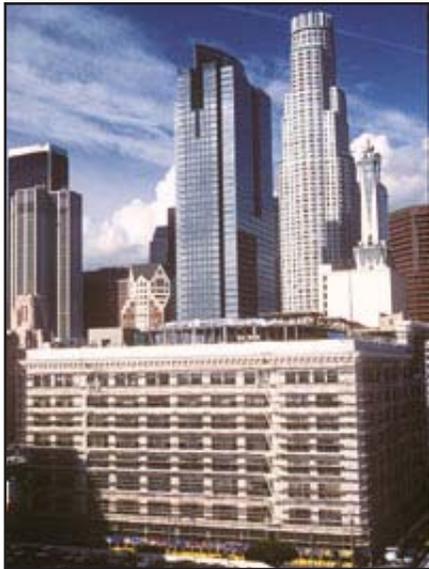
Planned or Special Repair Projects - The building's HVAC system was recently upgraded with a redesign, fabrication, and retrofit of the existing boiler, water pumping, and piping systems. Also included in the work were improvements to the cooling tower, thermal energy storage tank, sand filter system, and the building's energy management system. Total project costs were \$986,903.

In addition to repairs made on the mechanical system for the building, a 6,000 NSF area originally designated for ground floor retail use has been converted into office space. Tenant improvements involved in this conversion included demolition of existing and construction of new wall partitions; installation of carpet and acoustic tile ceilings; revisions to

the HVAC and electrical systems; and a reconfiguration of the storefront system. Total value for the conversion was \$646,000. Refer to the chart below for the schedule of upcoming special repairs projects.

***Ronald Reagan Building Special Repairs Project
DGS Five-Year Statewide Facilities Plan and
Asset Management Strategy***

FY	PROJECT DESCRIPTION	AMOUNT
2002/2003		
	Window blind repair/replacement (phased)	\$ 131,000
	Repainting office/common areas	\$ 81,000
	Sprinkler pipe replacement	\$ 33,000
2003/2004		
	Window blind repair/replacement (phased)	\$ 136,000
	BAS lighting	\$ 110,000
	Fire sprinkler pipe replacement	\$ 75,000
2004/2005		
	Paint offices and common areas (phased)	\$ 89,000
	Carpet offices and common areas (phased)	\$ 469,000
	Window blind repair/replacement (phased)	\$ 136,000
	Install 2 high speed rolling gates on P1 level	\$ 57,000
	Install 2 high speed rolling gates at parking entry	\$ 65,000
	Replace all bathroom faucets	\$ 52,000
	Construct new security guard house	\$ 21,000
	Install 8 exterior cameras	\$ 56,000
	Install 64 new color cameras	\$ 114,000
	Upgrade existing CCTV system	\$ 71,000
2005/2006		
	Window blind repair/replacement (phased)	\$ 136,000
	Paint offices and common areas (phased)	\$ 89,000
	Carpet offices and common areas (phased)	\$ 469,000
	Replace motor operated doors (MARS)	\$ 61,184
	Replace 2 electric hot water heaters/120 gal	\$ 12,166
	Install Info Graphics card access system	\$ 475,025
2006/2007		
	Window blind repair/replacement (phased)	\$ 136,000
	Paint offices and common areas (phased)	\$ 89,000
	Carpet offices and common areas (phased)	\$ 469,000
	Replace circulation pump 25HP/hot water	\$ 39,635
2007/2008		
	Window blind repair/replacement (phased)	\$ 136,000
	Paint offices and common areas (phased)	\$ 89,000
	Carpet offices and common areas (phased)	\$ 469,000
	Replace generator switch gear	\$ 15,065
	Replace vinyl tile flooring	\$ 151,426
	Total	\$ 4,532,501



*Junipero Serra Building
320 West Fourth Street
Los Angeles*



*Junipero Serra Building
First Floor Lobby*

Junipero Serra Building

In addition to the Ronald Reagan Building, the DGS owns and manages a second multi-tenant office building, located at 320 West Fourth Street, in downtown Los Angeles. The 550,000 GSF, eight-story Junipero Serra Building supports approximately 1,000 employees from 14 agencies with 415,445 NSF of office space. The majority of these tenants were relocated from the 107 South Broadway Building following its closure. Occupied during the summer of 1999, the Department of Industrial Resources, utilizing 131,650 NSF, is the building's major tenant. The Water Resources Control Board and the Department of Corporations, with approximately 60,000 NSF each, are the next two largest tenants in the building. Located on the lower levels of the building, 121 assigned parking spaces serve the building. Nearby parking lots provide additional parking opportunities. The building is currently fully occupied.

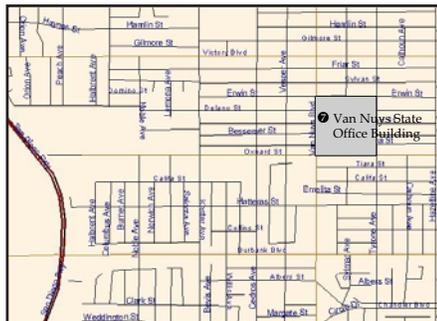
The building was fully remodeled and reconditioned during its recent conversion from retail to office use, thus it is in full compliance with the state's standards for seismic safety and accessibility.

Planned or Special Repair Projects - Due to the comprehensive nature of the building's retrofit in 1999, there are no major repair projects currently scheduled for the Junipero Serra Building. Refer to the following chart for the schedule of upcoming special repairs projects.

***Junipero Serra Building Special Repairs Project
DGS Five-Year Statewide Facilities Plan and
Asset Management Strategy***

FY	PROJECT DESCRIPTION	AMOUNT
2002/2003		
	Chiller service and preventative maintenance	\$ 10,000
	Chiller eddy current	\$ 4,000
	Boiler/building auto system contract	\$ 6,000
	Building auto system service contract	\$ 16,000
	Regulation 4 fire alarm system	\$ 10,000
	Emergency generator & ATS preventative maintenance	\$ 1,000
	Infrared electrical scan (annual)	\$ 2,000
	Switchgear preventative maintenance	\$ 3,000
2003/2004		
	6 electrical disconnects for water pumps	\$ 2,000
	Scaffold for espresso bar fan coil units	\$ 14,000
	Parking level hose bibs	\$ 4,400
	Additional security cameras	\$ 40,000
	Dedicated electrical circuit for air handler controls	\$ 31,000
	Relocate rollup gates at parking entrance	\$ 25,000
	Security camera system upgrade	\$ 60,000
	Variable frequency drive system for two chillers	\$ 24,000
	Roof repair	\$ 25,000
	Stucco wall repair	\$ 10,000
	Replace damaged exterior windows on 1st floor	\$ 12,000
2004/2005		
	Carpet replacement for common areas & elevator lobbies	\$ 450,000
	Security camera system upgrade	\$ 70,000
	Cardkey service contract	\$ 49,000
	Window tinting	\$ 30,000
2005/2006		
	Chiller cross connection	\$ 6,000
	Epoxy coat chiller end bells	\$ 20,000
	Hose bibs for air handler & hose bibs in parking structure	\$ 30,000
2006/2007		
	Re-carpet Carmel Room	\$ 120,000
	Replace entry door closers	\$ 5,000
	Cardkey service contract	\$ 49,000
	Replace ejector pumps in subbasement & sub-subbasement	\$ 30,000
	Replace lighting ballasts	\$ 75,000
	Total	\$ 1,233,400

Map 4
Downtown Van Nuys



■ Van Nuys Government Center



Van Nuys State Office Building
6150 Van Nuys Boulevard
Van Nuys



Van Nuys State Office Building
Central Courtyard

Van Nuys State Office Building

The four-story, 146,350 GSF Van Nuys State Office Building is located at 6150 Van Nuys Boulevard and is part of the Van Nuys Government Center. This low-rise, multi-tenant office building is well situated to interface with other city, county, and federal agencies. The building houses slightly less than 200 employees from nine agencies in 106,442 NSF of general office space. Amenities include a cafeteria, 236 parking spaces in the building's garage, and an open courtyard.

The office building, built in 1984, is in good condition and reflects the architecture of its day in the "space frame" roof structure covering the courtyard. The Van Nuys State Office Building shares a city block with City of Van Nuys service agencies, including the Department of Building and Safety, and police and federal agencies such as the Internal Revenue Service and Alcohol, Tobacco and Firearms Control.

The building meets all seismic safety codes but is scheduled to undergo minor modifications to bring it into full compliance with ADA/Title 24 accessibility requirements. The work is projected to be completed by the fall of 2004.

Planned or Special Repair Projects – Recently completed were tenant improvements to 15,000 SF on the second floor of the building. Included in the work was the demolition of existing and construction of new partition walls, installation of doors, painting, and redistribution of electrical power. Also included in the project were modifications to the building's HVAC system. Final costs for the project is estimated to be \$892,000.

Reconditioning of the building's signature space frame roof structure was completed in March 2002. The scope of work for the project included cleaning, repairing, repainting rusted or otherwise damaged components, and installing approximately 19,000 SF of translucent polycarbonate panels. Funding for the project is \$1,706,600. Refer to the following chart for the schedule of upcoming special repairs projects.

*Van Nuys State Office Building Special Repairs Project
DGS Five-Year Statewide Facilities Plan and
Asset Management Strategy*

FY	PROJECT DESCRIPTION	AMOUNT
2002/2003		
	Repair brick and entry	\$ 16,000
	Auditorium audiovisual system	\$ 15,000
	Balance electrical panels	\$ 35,000
	Replace vinyl flooring	\$ 49,350
2003/2004		
	Construct auditorium wall	\$ 13,000
	Install dark window tint	\$ 39,000
	Replace decking surface	\$ 167,000
2004/2005		
	Replace 2 chillers	\$ 200,000
	Replace edging on stairs	\$ 12,000
	Replace window skin	\$ 25,000
	Replace air compressor	\$ 30,000
	Replace carpet	\$ 253,000
	Conduit for power/cable	\$ 28,463
	Upgrade fire alarm	\$ 36,050
	Duct cleaning	\$ 204,166
	Remove storage tank	\$ 11,600
	Roof assessment by PSB	\$ 8,000
	PSB design means to clean polycarbon roof	\$ 5,000
	Upgrade EMS	\$ 72,100
	Digitize VAV boxes	\$ 121,000
2005/2006		
	Install means to clean roof	\$ 10,000
	Switchgear testing	\$ 8,000
	Replace solar panel	\$ 30,000
	Paint interior	\$ 100,000
	Replace electronic ballasts	\$ 50,000
	Upgrade elevator cars	\$ 50,000
	Upgrade butterfly valves	\$ 10,000
	Re-roof	\$ 100,000
2006/2007		
	Install photovoltaic	\$ 100,000
	Landscape drought resist	\$ 30,000
	Total	\$ 1,828,729

*Table 2
DGS-Owned State Office Building Tenants*

<i>Ronald Reagan Building - 300 Spring Street, Los Angeles</i>		
Agency	Office Space (NSF)	Employees
Assembly	1,609	16
Employment Development	12,949	30
Financial Institutions	13,920	80
Franchise Tax Board	19,374	70
General Services	4,754	46
Governor's Office	6,770	28
Highway Patrol	5,961	45
Insurance	100,153	400
Judicial Council of California	126,735	250
Justice	215,284	700
Lieutenant Governor	2,800	11
Secretary of State	5,871	18
Senate	6,995	5
Ronald Reagan Building Subtotal:	523,175	1,699

<i>Junipero Serra State Office Building - 320 West Fourth Street, Los Angeles</i>		
Agency	Office Space (NSF)	Employees
Corporations	62,774	150
Corrections	30,496	100
General Services	25,634	107
Health Services	5,494	2
Industrial Relations	131,650	191
Integrated Waste Management	2,869	8
Managed Health Care	19,892	44
Motor Vehicles	3,777	5
Personnel Board	2,661	3
Public Utilities Commission	30,700	90
Real Estate	29,807	107
Rehabilitation	2,012	4
State Consumer Services	851	5
Water Resources Control Board	66,828	198
Junipero Serra State Office Building Subtotal:	415,445	1,014

<i>Van Nuys State Office Building - 6150 Van Nuys Blvd., Van Nuys</i>		
Agency	Office Space (NSF)	Employees
Alcoholic Beverage Control	4,738	18
Assembly	8,145	6
Consumer Affairs	1,490	0
Employment Development	7,406	33
General Services	6,257	19
Industrial Relations	62,945	85
Motor Vehicles	7,900	22
Rehabilitation	4,362	Varies
Senate	3,199	12
Van Nuys State Office Building Subtotal:	106,422	195

DGS-Owned Buildings combined total:	1,045,062	2,908
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Washington Building

In 2000, the state entered into three separate long-term, 20-year lease agreements to fully occupy a privately-owned, 100,758 NSF office building located at 311 South Spring Street. The Washington Building provides office space for 389 state employees. The Department of Health Services occupies approximately two-thirds of the building with the DGS and Health Planning and Development sharing the remaining one-third.

There is no parking structure associated with this building but sufficient parking spaces are available nearby to accommodate employee parking needs.

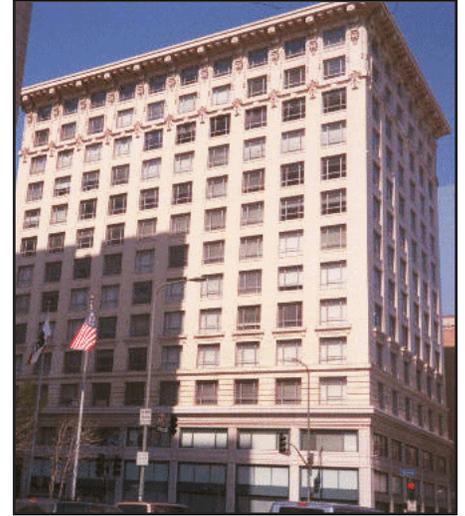
Planned Special Repair Projects – The building has recently undergone additional enhancements to address accessibility needs. Modifications designed to improve the building's seismic performance are anticipated to be completed by mid-2005.

*Table 3
Long-Term Leased State Office Building Tenants*

<i>Washington Building - 311 South Spring Street</i>		
Agency	Office Space (NSF)	Employees
General Services	15,087	33
Health Planning and Development	16,069	36
Health Services	69,602	320
Long-term State Leased Building		
Total - Other	100,758	389

Agency-Owned Office Space

In addition to the DGS-owned office buildings in Los Angeles County, 12 agencies own several hundred special purpose facilities ranging from historic cottages and adobes at the Will Rogers and Malibu Creek State Parks (DPR), to a high-rise office building in the downtown city center (Caltrans), to special service field offices in individual community centers scattered throughout the Region (DMV, CHP,



*Washington Building
311 South Spring Street
Los Angeles*



*Washington Building
Reception Area*

and EDD). Over one million (1,071,416) GSF of general use office space is owned by the various state agencies located in Los Angeles County. Additionally, the Departments of Corrections, Developmental Services, Forestry and Fire Protection, Fish and Game Commission, Military, California Youth Authority, and California Universities own real estate or office space throughout the region.

Over one-half of the 1,071,416 GSF of agency-owned office facilities in Los Angeles County is located in Planning Area II. The balance is distributed throughout the remaining six planning areas with the Coastal and Southeastern Planning Areas having slightly under 100,000 GSF; San Fernando Valley and Long Beach Planning Areas approximately 70,000 GSF; and the North County Planning Area just less than 35,000 GSF.

Data showing agency-owned facilities, sorted by planning area (1D) and agency (1E), is provided in the Appendices. The information includes location, size, and use of each facility. These facilities are not studied as part of the 2003 Los Angeles County Regional Facilities Plan.

The new Caltrans District 7 Headquarters Building is scheduled to begin occupancy in mid-2004. This significant building is described below.

Caltrans District 7 Headquarters Building



*Caltrans District 7
Headquarters Building
100 Main Street
Los Angeles*

Located in downtown Los Angeles at 100 South Main Street, the 13-story, 760,000 GSF Caltrans District 7 Headquarters building incorporates parking for 1,142 vehicles and workspace for 1,857 Caltrans and approximately 425 City of Los Angeles Department of Transportation employees. Building amenities include an auto shop, warehouse, conference center, public cafeteria, and a child care center. The building's architect, Tom Mayne of the Santa Monica-based design firm Morphosis, was selected from the field of participants in a worldwide design competition. District 7's new headquarters building is expected to be the centerpiece of the downtown architectural resurgence that also includes the Walt Disney Concert Hall and Our Lady of the Angels Cathedral.

The new headquarters was developed as a cash-funded, design/build project with final occupancy of the new building scheduled for early 2005. The \$190 million project has been selected to be part of the State's Excellence in Public Buildings Program that seeks to establish a foundation for public buildings that will provide the highest degree of value. The project will also comply with Executive Order D-16-00, which requires projects built with state funds be "models of energy, water, and materials efficiency; while providing healthy, productive and comfortable indoor environments and long-term benefits to Californians."

Table 4
Los Angeles County Region State-Controlled Buildings Data
Located in Planning Areas II and IV

<i>DGS-Owned Facilities</i>				<i>State-Controlled Leased Facility</i>	<i>Agency-Owned Facility</i>
Building (name)	Ronald Reagan Building	Junipero Serra Building	Van Nuys State Office Building	Washington Building	Caltrans District 7 Headquarters
Address	300 S. Spring St. Los Angeles	320 W. 4th St. Los Angeles	6150 Van Nuys Blvd. Van Nuys	311 S. Spring St. Los Angeles	100 Main Street Los Angeles
NSF	523,175	415,445	106,442	100,758	To be determined
GSF	850,000	550,000	146,350	112,165	760,000
Completion Date	1990	Built in 1914, purchased in 1988	1963	Built in 1918, leased in April 2000	2005
# of Floors	16	10	4	13	13
# of Parking Spaces	1,050	120	236	None	1,142
# of Employees	1,699	1,014	195	389	TBD
Additional Features	Cafeteria, child care center, basement storage	Conference room	Cafeteria, large auditorium	Conference room	Auto shop, warehouse, conference center, public cafeteria, child care center
Subtenants	State Center Credit Union	Credit Union	None	None	City of Los Angeles DOT

State-Owned Real Property

A number of state agencies own land in the Los Angeles County Region, the largest state agency land owners in the Los Angeles County Region are Parks and Recreation and the California University Systems. The following table provides a listing of state-owned real property.

*Table 5
Los Angeles County Region
State-Owned Real Property
Planning Areas I – VII*

Agency	Number of Sites	Total Number of Acres	Total Number of Structures	Total Gross Square Feet of Structures
Air Resources Board	1	2	1	54,000
Boating and Waterways	1	1	0	0
Cal State University	7	2,478	269	12,829,949
Coastal Conservancy	4	14	0	0
Conservation	1	1	0	0
Corrections	3	283	75	1,123,502
Developmental Services	1	302	112	1,053,168
District Ag. Assoc.	1	135	0	0
Education-Diagnostic Center	1	2	1	60,000
Employment Development	5	7	6	119,175
Fish and Game	1	909	0	0
General Services	5	14	5	2,384,349
Health Services	1	2	1	30,500
Highway Patrol	10	19	13	119,725
State Lands Commission	2	649	0	0
Mental Health	1	118	78	1,196,424
Military	13	61	27	385,400
Motor Vehicles	23	62	23	320,697
Parks And Recreation	28	44,019	230	196,786
Santa Monica Mountains Conservancy	41	4,792	0	0
Science Center	1	153	9	499,223
Transportation	39	140	135	764,270
University of California	5	1,088	206	8,055,264
Water Resources	3	7,723	0	0
Youth Authority	4	102	74	602,761
Total	202	63,076	1,265	29,795,193

Surplus Property

At the present time, the following state-owned properties in the Los Angeles County Region have been declared surplus.

Los Angeles Reception Center (20 Acres):

Located at Washington Boulevard and Santa Fe Avenue, just to the southeast of downtown Los Angeles, this property was originally purchased in 1988 by the Department of Corrections as a reception center for the Los Angeles area. The project was subsequently canceled and the property was declared surplus via Chapter 695, Statutes of 1992. The Los Angeles Community Redevelopment Agency holds an option to purchase the property. The state has mitigated some of the soil contamination on the site but additional site cleanup is required prior to the transfer of ownership. It is estimated that the transaction will be completed in 2005.

Los Angeles Reception Center (4.5 Acres):

This portion of the Los Angeles Reception Center project described above represents various easements and rights-of-way totaling 4.5 acres in size. Negotiations are underway to transfer the various easements and rights-of-way to the Alameda Corridor Transit Authority, a Joint Powers Authority established to design and construct a 20-mile railroad expressway between the ports of Los Angeles and Long Beach and the rail network hub located east of downtown Los Angeles. It is anticipated the transaction will be completed in 2004.

Long Beach Marina (1.3 acres):

This property abuts Bay Shore Drive and Appian Way along the Long Beach sea front and is identified as Lots 47 through 53, Tract 17597 in the County of Los Angeles. The property was declared surplus via Senate Bill 1500 (Mountjoy) (Ch. 417, Stats. of 1996). The parcel is currently encumbered with a 40-year operating agreement with the City of Long Beach that is scheduled to expire on March 10, 2014, at that time it will be sold to the City of Long Beach for use as a marina.

Lanterman Developmental Center (40 acres):

Excess acreage located at Lanterman Developmental Center, 3530 Pomona Boulevard, Pomona, Los Angeles County was declared surplus in Senate Bill 1500 (Mountjoy) (Ch. 417, Stats. of 1996). The specific parcels to be offered for sale or lease will be determined through a study done by the DGS and the Department of Developmental Services upon completion of its statewide facilities planning activities.

Civic Center Site (1.96 acres):

This property, located on First Street, between Spring and Broadway Streets in Los Angeles was the site of a former state office building. The parcel was declared surplus in Chapter 1266, Statutes of 1982, and is currently encumbered with a "tri-party agreement," dated March 18, 1986, with the City and County of Los Angeles. This site is available for development; however, during the interim holding period the tri-party agreement combines this property with adjacent parcels to serve as a surface parking lot leased to Tri-Star Parking. The County of Los Angeles administers the lease and the state receives approximately \$400,000 annually for its participation in the tri-party agreement.

E. State Leased Office Space and Local Market Conditions

Excluding its state-owned buildings, the DGS administers 245 leases in 56 communities within the Los Angeles County Region's seven planning areas. Lists of these leases are sorted by Planning Area in Appendix 1A, by city in Appendix 1B, and by agency in Appendix 1C. The largest concentrations of leased office space within the region are in downtown Los Angeles and the Mid-Wilshire District, Glendale and the City of Van Nuys in the San Fernando Valley, West Covina, El Monte/South El Monte and Pomona in the San Gabriel Valley, and the City of Long Beach. The real estate markets within these areas are generally autonomous and unique to their particular locations. The following table is provided to summarize specific market conditions in each of these communities.

Table 6
Los Angeles County Region
Office Vacancies and Average Rental Rates

Cities with Concentrations of Leased Space	Vacancy Rate	Rental Rates Per RSF per Month (Full Service)
Los Angeles (downtown)	19.4%	\$1.70 to \$2.40
Los Angeles (Mid-Wilshire)	11.5%	\$1.20 to \$1.80
Glendale/ Van Nuys	15.1%	\$1.70 to \$2.50
West Covina/ El Monte	7.6%	\$1.60 to \$2.10
Long Beach	12.5%	\$1.60 to \$2.40

Source: Colliers Seeley Office Market Report, First Quarter 2003

Downtown/Mid-Wilshire Los Angeles
(Planning Area II - Civic Center/Wilshire)

The DGS-leased office space in downtown Los Angeles totals 343,128 NSF; this number represents 19 leases for 14 agencies in 13 locations. In addition, another 15 leases totalling 194,880 NSF represents 15 leases for eight agencies at 11 locations in the Mid-Wilshire portion of this Planning Area.

There is approximately 43 million RSF of office space situated within the Civic Center/Wilshire Planning Area. Of this inventory, 73 percent or 31 million RSF was built more than 20 years ago and does not offer the amenities typically found in more modern office buildings nor is it compatible with current state requirements for structural safety and accessibility. However, there is a significant amount of space, approximately 12 million RSF, which has been built more recently and is generally considered to be modern, Class A office space. The breakdown of building types in this submarket is seven percent low-rise buildings (structures with four floors or less), 50 percent mid-rise (5 to 13 floors), and the remaining 43 percent of office space is within high-rise buildings (14 or more floors).

In addition to a substantial number of governmental offices, (city, county, state, and federal), the Civic Center area is home to many of the regions largest law firms, as well as accounting and financial institutions. The Mid-Wilshire portion of Planning Area II is identified with smaller, entrepreneurial firms housed in mid- or low-rise buildings.

The average monthly asking lease rate in the downtown area is \$1.91 per RSF and the vacancy rate is just over 19 percent. While the Mid-Wilshire area features average monthly rates of \$1.29 per RSF with a vacancy rate of 11 ½ percent. With this level of vacancy, asking rates in this market area have remained stable and rental rates based on negotiated concessions (effective rates) have dropped. With the exception of the Caltrans District 7 Headquarters Building, there is no new construction of note in Planning Area II.

*Glendale/Van Nuys
(Planning Area IV – San Fernando Valley)*

The total of state office space leased in the San Fernando Valley is 316,357 NSF in 37 leases in 12 separate cities. The largest concentration of this space (105,846 NSF) is in Glendale. The Department of Toxic Substances Control occupies the largest amount of leased office space (42,476 NSF) in this city, followed by the Department of Water Resources with 22,402 NSF. A second concentration of leased office space is in Van Nuys where the state manages six leases totaling 72,655 NSF. Of this, 22,400 NSF are utilized by the Board of Equalization and 19,970 NSF by EDD.

A unique characteristic of the Planning Area VI submarket is that a large portion of the existing office space (65 percent) has been built in the last 20 years and is considered highly functional by today's building standards. Also, in contrast to other submarkets in the Los Angeles County Region, a relatively high percentage (49 percent) of this space is within mid-rise buildings. The balance of office space in this area is divided between high-rise buildings (20 percent) and low-rise structures (31 percent).

Overall, there is approximately 6.4 million SF of office space located in Glendale. Rental rates for Class B buildings average \$1.66 per RSF, while Class A buildings average \$2.37 per RSF. With 948,600 RSF unoccupied, the overall vacancy rate is nearly 15 percent. However, it should be noted that the vacancy rate for Class A buildings is slightly over 17 percent while the vacancy rate for less expensive, Class B buildings is slightly less than eight percent.

The east-central San Fernando Valley, which includes the Van Nuys area, has a total inventory of approximately 4.4 million RSF of office space. The vacancy rate in this submarket is just over 15 percent, and the average monthly asking rate is \$2.00 per RSF. Rental rates in this planning area have been relatively flat due to the high vacancy rates, and the effective rental rates are down from their peak in 2001. It is anticipated that effective rental rates will stabilize at current levels and rents will remain relatively flat for the foreseeable future.

The Tri-Cities submarket, comprised of Glendale, Burbank, and Pasadena, is experiencing the largest amount of new construction of any area within the Los Angeles County Region, with 513,000 SF of office space under construction and projected for completion by the end of 2004. While nearby Van Nuys, located more centrally in the San Fernando Valley, has no buildings under construction at this time. With rents in the \$2.00 per RSF range and a vacancy rate of just over 21 percent, it is not anticipated that any major construction will occur until development of office projects is more economically viable.

*West Covina and El Monte
(Planning Area V – San Gabriel/Pomona)*

The DGS manages 12 leases for a total of 101,583 NSF in nine locations for nine separate agencies located in West Covina, four of these leases are located at 100 North Barranca Street. Additionally, the DGS holds nine leases for agencies in El Monte and another two leases in nearby South El Monte totaling 107,635 NSF. The largest amount, leased for the Air Resources Board (57,498 NSF), is located on Telstar Avenue.

Known as the “Headquarters City”, West Covina has become a natural site for headquartering both government and business operations. Stretching along Interstate 10 for six miles, West Covina is easily accessible from the 60, 210, 605 and 57 freeways. West Covina is home to the Los Angeles County Regional Government Civic Center. This complex also includes Citrus Municipal Court, the county regional library, and Department of Health Services.

The San Gabriel Valley submarket as a whole has a vacancy rate of just over 7 ½ percent, which is one of the lowest vacancy rates in the Los Angeles area. Based on a total inventory of 12,607,937 RSF, the vacancy rate indicates there is still over 950,000 RSF remaining available for lease.

Rents in this submarket have remained relatively stable over the past few years, and the current average asking lease rate is \$1.84 per RSF. There is no construction activity at this time, and it is anticipated that the number of new buildings proposed will be limited until rental rates increase to a level that economically supports the cost of new construction.

***City of Long Beach
(Planning Area VII - Long Beach)***

The state currently manages 18 leases totaling 157,850 NSF in 11 separate buildings in the City of Long Beach. The Department of Industrial Relations occupies the largest amount of leased space (35,243 NSF), closely followed by the State Lands Commission (31,645 NSF) and EDD (25,856 NSF).

Compared to other South Bay markets, Planning Area VII is one of the healthiest and steadiest markets in the Los Angeles County Region. While other communities were experiencing negative absorption rates over the past year, Long Beach has had a positive absorption of space. Downtown Long Beach reported an increase of 10,527 RSF in occupied lease space while the Long Beach Airport/Freeway submarket posted an additional 36,898 RSF. This indicates a total net absorption of 47,225 RSF for the area as a whole.

The vacancy rate in the area is 12 ½ percent in Long Beach, which is relatively high, but significantly better than other South Bay markets such as the LAX/Century Boulevard area with a vacancy rate of 25 percent and central Torrance at slightly more than 16 percent.

Lease rates in the area have remained relatively stable, with a slight tilt toward decline in buildings with large vacancies. The average rental rates for the entire area currently ranges from \$2.00 to \$2.10 per RSF. However, rents throughout the area are very dependent on the location, age, and condition of the individual structures. Office space can be found for as low as \$1.60 per RSF in slightly older buildings in less desirable locations to \$2.50 per RSF in newer prominently-located, Class A buildings.

There are no new buildings currently under construction in Planning Area VII. It is anticipated that there will be no new projects launched until vacancy rates in the area decrease and rental rate start to rise.

Table 7 below provides an overview of the real estate market conditions in each of these diverse Los Angeles County areas. The state calculates rental rates on a NSF basis (actual square feet required for each agency, including interior circulation). In the marketplace, commercial property owners and brokers quote rental rates on a RSF basis that takes into consideration common areas shared with other tenants of a multi-tenant building as defined by the Building Owners and Managers Association (BOMA). The state's method of calculating an average rental rate per NSF of office space is approximately 12 percent greater per square foot than the rate per RSF for the identical amount of leased space. When converted from NSF to RSF, the state's full service rental rates range from a low of \$1.38 per RSF in the San Gabriel Valley to a high of \$1.79 per RSF in downtown Los Angeles and the City of Long Beach. Adjusted state rental rates, on the average, are approximately \$.25 per RSF lower than the market rates.

*Table 7
State Leased Office Space vs. Market
Second Quarter 2003*

<i>Planning Area</i>	<i>District/City</i>	<i>No. of Leases</i>	<i>Net Sq. Ft. (Usable)</i>	<i>Average State Lease Rate (NSF)</i>	<i>Adjusted State Lease Rate (RSF)</i>	<i>Average Market Lease Rate (RSF)</i>
II	Los Angeles (downtown)	19	343,128	\$2.00	\$1.79	\$1.91
II	Los Angeles (Mid-Wilshire)	15	194,800	\$1.63	\$1.46	\$1.29
IV	Glendale / Van Nuys	18	178,501	\$1.95	\$1.74	\$2.13
V	West Covina / El Monte	23	209,218	\$1.54	\$1.38	\$1.84
VII	Long Beach	18	157,850	\$2.01	\$1.79	\$2.05

F. Transportation Systems and Services

Overall, California's population is projected to grow from the current 34.5 million to 45.8 million by 2020; an increase of approximately one-third. Los Angeles County has the distinction of being the most populated county in the state and has experienced the single largest absolute population growth in California between 1990 and 2001 according to current census data. Such growth will inevitably impact transportation throughout Los Angeles County.

Metropolitan Transportation Authority (MTA)

Los Angeles County is served by a number of local and regional transportation systems. The Los Angeles County MTA, the largest of these providers, identifies its range of services with the name "Metro." The MTA operates the Los Angeles Metro Bus and Rail systems within the greater Los Angeles basin while neighboring outlying communities are linked to these systems through Metrolink's commuter and passenger services, with more than 18,000 bus and rail stops serving 1.2 million transit riders.

In addition to the MTA bus and rail system, other municipal agencies provide local transportation services in communities throughout the Los Angeles County Region. Notable among these is the City of Los Angeles Department of Transportation (LADOT) system. Operated by the City of Los Angeles, the LADOT transit fleet consists of nearly 400 vehicles, many of which are powered by such clean technologies as compressed natural gas, propane, electric, and hybrid-electric engines. LADOT reports approximately 20 million passenger boardings per year.

Amtrak

From its hub at the historic Union Station, Amtrak provides coastwise and cross country rail connections via six separate passenger services. The *San Diegan* provides regional coastal connections south to San Diego and north to Santa Barbara. The *Coast Starlight* connects Los Angeles with other major west coast metropolitan cities including San Francisco (Oakland), Portland, and Seattle. The *Sunset Limited* takes travelers through New Orleans to Miami while the *Desert Wind* and *Southwest Chief* link Los Angeles with Chicago. Utilizing Amtrak's "Thruway Buses," travelers from Los Angeles can connect with the *San Joaquin*, for central valley rail service.

High-Speed Rail

In response to Senate Concurrent Resolution 6 (Ch. 56, Stats. of 1993), the California High-Speed Rail Authority continues ongoing efforts related to the planning, construction, and eventual operation of a proposed 700 mile, high-speed train system meant to connect Sacramento and the San Francisco Bay Area to Los Angeles and San Diego.

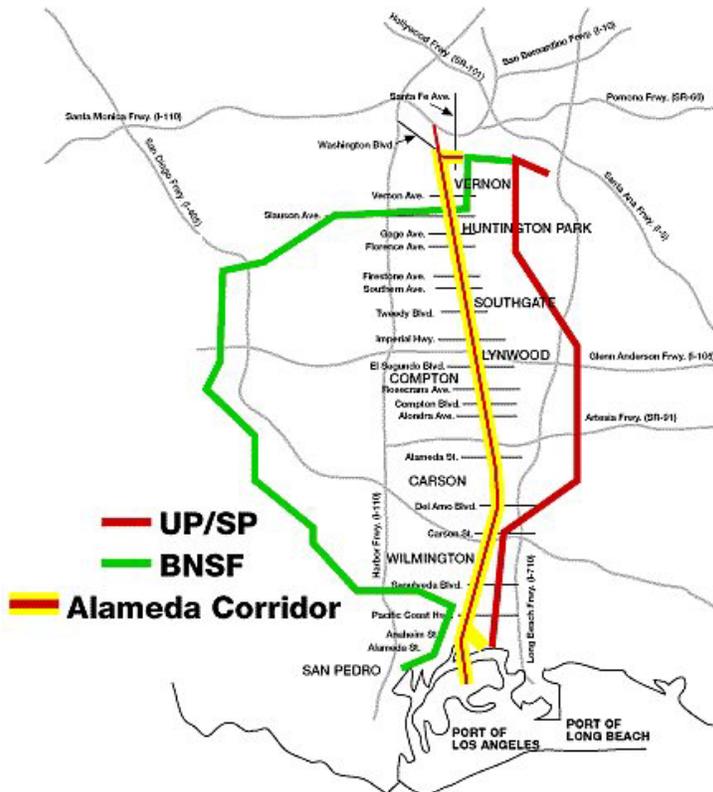
Current activities include the preparation of a program-level Environmental Impact Report/Environmental Impact Statement in concert with the Federal Railroad Administration. Several design options at key locations along the Los Angeles-Orange County-San Diego Corridor were eliminated earlier in 2003 to remove items having significant environmental impact and severe public oppositions.

Current legislation significantly influencing further development of the system include Senate Bill 1856 (Costa) (Ch. 697, Stats. of 2002) and Senate Bill 796 (Costa) (Ch. 696, Stats. of 2002). Senate Bill 1856 authorizes a \$9.95 billion general obligation bond to create the state's share of the construction costs for the San Francisco to Los Angeles segment, as well as funding feeder line programs to connect outlying communities to the High Speed System. Senate Bill 796 eliminated the Authority's December 31, 2003, sunset date.

The Alameda Corridor

The Alameda Corridor Transportation Authority is a joint-powers agency created in 1985 by the Southern California Association of Governments (SCAG) to oversee design and construction of a 20-mile railroad express line connecting the ports of Los Angeles and Long Beach to the transcontinental rail network hub located just east of downtown Los Angeles. The system was designed to consolidate three freight delivery services into one high-speed, high-capacity corridor. The route, constructed along Alameda Street, has eliminated approximately 200 at-grade highway crossings, while consolidating 90 miles of branch line tracks into one 20-mile conduit. The Alameda Corridor was designed to accommodate the projected increase in rail and truck traffic associated with the anticipated growth of both ports, while significantly reducing the negative impact of that growth on the environment and neighboring communities. In April 2002, after more than two decades of planning and five years of construction, the \$2.4 billion Alameda Corridor freight rail expressway opened on time and on budget.

*Map 6
Alameda Corridor*



Air Transportation

Served by Los Angeles International airport (LAX) located in El Segundo and Ontario International Airport (ONT) in nearby Ontario County, residents of Los Angeles County are well served with connections to major U.S. cities and through service to many international destinations. In addition, the area is served by major regional airports located in Burbank, Long Beach, Van Nuys, and Palmdale, as well as, various local community airstrips.

Chapter 3

Agency Space Consolidation Opportunities

The following chapter catalogs the amount of consolidatable leased office space in Los Angeles County and identifies concentrations of consolidatable leased office space that are of a sufficient quantity to justify consideration for a consolidation project. The chapter also discusses factors influencing the recommendations for the location of future state facilities.

To identify opportunities for agency space consolidation, questionnaires were sent to 56 state agencies occupying leased, DGS-owned, and agency-owned office space in the Los Angeles County Region. The questionnaire sought to obtain information regarding agency programs, program delivery requirements, and physical or geographical constraints imposed on the agency, and provide each agency with the opportunity to provide specific information regarding their particular office space needs. The purpose of the survey was to gather information to assist in making determinations as to which agencies within the Los Angeles County Region occupy general office space and have programs that could appropriately be consolidated into multi-tenant office buildings. Samples of the questionnaires can be found in Appendix 2.

A. Consolidatable Leased Office Space

Table 8, on the following page, summarizes all state-owned and leased office space in the Los Angeles County Region. This space, 3,408,103 NSF of leased and DGS-owned space and 1,071,416 GSF of agency-owned facilities, has been broken down into the following categories:

- Leased space – Consolidatable
- Leased space – Non-Consolidatable
- DGS-owned
- Agency-owned

It should be noted that for purposes of this study, space leased for use by agencies to support their field activities is considered to be non-consolidatable, although such facilities could potentially be consolidated with other operations having similar requirements. Field offices typically require parking for a large number of vehicles and/or access to heavy equipment yards thus making them inappropriate for consolidation into a multi-tenant office building. Likewise, agency operations requiring inordinate amounts of record storage or warehouse space are considered to be non-consolidatable.

The State of California occupies a total of 3,408,103 NSF of general-purpose office space in leased and DGS-owned facilities in the Los Angeles County Region. Of this number 2,598,494 NSF is considered to be consolidatable, while the balance (809,609 NSF) is considered to be non-consolidatable. Included within the 2,598,494 NSF of consolidatable space is 1,045,062 NSF located in DGS-owned buildings, the Washington Building under long-term lease with 100,758 NSF, and 23,600 NSF scheduled to be vacated following the completion of the Caltrans District 7 Headquarters. The following chart shows the distribution of leased and DGS-owned office space within the Region's seven planning areas.

Table 8
Los Angeles County Region
State Office Space Occupancy Summary

Planning Area	Leased Space (NSF)		DGS-Owned (NSF)	Total (NSF)	Agency-Owned (GSF)
	Consolidatable	Non-Consolidatable			
North County (I)	18,605	109,212	0	127,817	34,234
Civic Center/Wilshire (II) *	389,470	148,538	938,620	1,476,628	581,341
Coastal (III)	159,813	37,791	0	197,604	84,880
San Fernando Valley (IV)	194,833	121,524	106,442	422,799	77,398
San Gabriel/Pomona (V)	379,960	124,441	0	504,401	120,601
Southeastern (VI)	207,505	208,482	0	415,987	94,896
Long Beach (VII)	203,246	59,621	0	262,867	78,066
Total	1,553,432	809,609	1,045,062	3,408,103	1,071,416

* Totals noted here include space currently under long-term lease or scheduled for relocation to the Caltrans District 7 Headquarters.

As shown in the table above, the majority of consolidatable leased office space is located in Planning Area II – Civic Center/Wilshire (389,470 NSF), Planning Area V – San Gabriel/Pomona (379,960 NSF), Planning Area VI – Southeastern (207,505 NSF), and Planning Area VII – Long Beach (203,246 NSF). Following a review of information provided in the survey process it has been determined that all offices deemed consolidatable in these areas would be appropriate candidates for a multi-tenant state office building if that facility's location is within the boundaries of the agencies' service area or area of jurisdiction, should such requirements exist.

For purposes of this study, space previously consolidated into state-owned buildings, located in or programmed for agency-owned or long-term leased facilities, is not under consideration for consolidation projects. However, it might benefit the program delivery of certain offices in these facilities to be consolidated with other offices under consideration for consolidation. Space left vacated within a state-owned facility would be made available to other, compatible programs. Studies related to this level of adjacencies are outside the scope of this plan.

B. Concentrations of Leased Office Space

Questionnaire responses from individual agency locations, combined with follow-up interviews with agency planning staff, existing occupancy data from the SPI, and historical data from leasing staff and files, were used to identify office space consolidation opportunities and potential locations for additional state-owned multi-tenant office buildings or lease consolidation efforts. Of the 3,408,103 NSF of leased office and DGS-owned space in the Los Angeles County Region, 76 percent (2,598,494 NSF) is regarded as consolidatable but due to geographic considerations, program requirements, previous consolidation projects, or other circumstances, only 27 percent of that amount (701,329 NSF) present reasonably viable options for consolidation.

Due to the relatively low demand for all types of leased office space (127,817 NSF), the limitations imposed by the geography and size of the area, and the availability of inexpensive lease space, centralization and consolidation of state services is considered to be infeasible in Planning Area I – North County. No in-depth consolidation study of the facilities located there is necessary at this time.

Preliminary evaluation of consolidatable leased office space in Planning Area III – Coastal (159,813 NSF) and Planning Area IV – San Fernando Valley (194,833 NSF), marginally suggested potential opportunities for a state-owned facility in these areas. However, further examination of SPI data

reveals that there is not a sufficient concentration of consolidatable leased office space in any one city within these areas to support a consolidation project. Further growth in either the east or west ends of the San Fernando Valley or in Los Angeles' Westside could trigger the need for a supplemental evaluation at a future date.

Due to the special nature of services provided by agencies located within Planning Area VI – Southeastern, only 207,505 NSF, or approximately one-half, of the space leased in this area is considered to be consolidatable. Approximately one-quarter (53,510 NSF) of such leased space is located in the City of Norwalk, while another 49,105 NSF is located in the northeast portion of the area. Only by combining these two fragmented concentrations does the amount of space leased begin to approach the quantity needed to prompt further investigation into the development of a state-owned facility. Lease consolidation in either or both of these areas could be of benefit to the state.

Examination of the data presented in Table 8 reveals that within Planning Area II – Civic Center/Wilshire (389,470 NSF), Planning Area V – San Gabriel/Pomona (379,960 NSF), and VII – Long Beach (203,246 NSF) there are concentrations of consolidatable leased space of sufficient density to warrant further study into the potential for the consolidation of leased space and/or developing an additional state-owned, multi-tenant office buildings. The assessment of these consolidation opportunities is reported in Chapter 5.

Table 9, on the following page, summarizes the communities with the highest concentrations of consolidatable office space found within each planning area.

Table 9
Highest Concentrations of Consolidatable
Leased Office Space

<i>Location</i>	<i>NSF</i>
Area I - North County	
Lancaster	15,535
Balance of Area	3,070
Total for Planning Area:	18,605
Area II - Civic Center	
Civic Center*	206,797
Mid-Wilshire	182,673
Balance of Area	-
Total for Planning Area:	389,470
Area III - Coastal	
West Side (Culver City, Santa Monica, West Los Angeles)	118,282
LAX/Century Blvd. (El Segundo, Inglewood, Lawndale)	36,639
Balance of Area	4,892
Total for Planning Area:	159,813
Area IV - San Fernando Valley	
West Valley (Canoga Park, Chatsworth, Granada Hills, Sherman Oaks, Winnetka, Woodland Hills)	39,674
East Valley (Burbank, Glendale)	92,216
Balance of Area	62,943
Total for Planning Area:	194,833
Area V - San Gabriel Valley	
West Covina/Pomona/City of Industry	111,619
El Monte/South El Monte	82,423
Balance of Area	185,918
Total for Planning Area:	379,960
Area VI - Southeastern	
Northeast (Bell, Commerce, Pico Rivera, Santa Fe Springs)	49,105
Southeast (Norwalk)	53,510
Balance of Area	104,890
Total for Planning Area:	207,505
Area VII - Long Beach	
Torrance	43,743
Long Beach	125,247
Balance of Area	34,256
Total for Planning Area:	203,246

* Includes 124,358 NSF located in the Washington Building and offices to be moved to Caltrans District 7 Headquarters

C. *Non-Consolidatable Leased Office Space*

There are 90 state offices occupying 809,609 NSF of non-consolidatable leased office space and/or special purpose leased facilities (includes warehouse, laboratories, etc.) in Los Angeles County. These agency offices have been categorized as non-consolidatable because they have programs or clients not compatible with other tenants of a general-purpose office building. Field offices, which are typically considered non-consolidatable, serve specific regions and can not operate effectively outside the service area. They may also generate excessive pedestrian or vehicular traffic. Some agency programs may be otherwise consolidatable, but since they receive funding from federal sources requiring them to co-locate with local or federal government offices, they are designated non-consolidatable.

During the development of the new Caltrans District 7 Headquarters, office space was leased to house Caltrans employees who could not be accommodated in the existing District 7 building. These short-term (less than five year) leases were considered to be non-consolidatable due to their occupants having been previously programmed for relocation into this agency-owned facility.

In addition to occupying a substantial amount of non-consolidatable leased space, the following agencies occupy agency-owned office space in Los Angeles County: CHP (133,185 GSF); EDD (119,175 GSF); DMV (320,697 GSF); Health Services (30,500 GSF); Department of Parks and Recreation (4,160 GSF); Transportation (452,508 GSF); and Youth Authority (11,191 GSF).

Chapter 4

Location Recommendations

Locating office space for state agencies in real estate markets throughout California is a challenging task for the DGS leasing and planning staff. Agencies often have a variety of different office space requirements that must be weighed against the types of facilities that are available. Many different factors must be evaluated when deciding on how best to house state programs including:

- Geographic area(s) they serve;
- Geographic area where a majority of their clients reside;
- Proximity to local, state, or federal programs with frequent interaction;
- Best location they can afford given a finite budget; and
- Quality of office space they can afford given a finite budget.

This focused approach to procuring office space considers only the needs of a single state agency at a particular point in time; this location is chosen exclusively based on what the individual agency determines would be in its best interest.

The DGS planning staff take a broader approach to locating state operations, examining all agencies with office space in a specific market. Planning staff use agency questionnaires, conversations with Business Services Office staff, market data, the DGS' leasing, planning, and portfolio management staff's expertise in the market, and their own knowledge of state agencies and programs to determine appropriate locations for all agencies in the region. Regional plans prepared by the DGS planning staff consider the current locations of agencies in the region and, after extensive analysis, determine which agencies are compatible, general office space users that could be adequately housed in a multi-tenant office building in a given area. Regional plans guide man-

agement of the state's real estate portfolio in markets all over California, in an effort to house agencies in office space that meets or exceeds their expectations, while aggressively managing the state's overall facility and real estate costs.

From information presented in Table 9 on page 63, four planning areas appear to contain sufficient amounts of consolidatable leased space to warrant consideration for potential consolidation projects.

- Planning Area II – Civic Center/Wilshire has two sizable concentrations of consolidatable leased office space. Of the 206,797 NSF in the downtown area, 124,358 NSF are under three separate long-term leases or slated to be vacated following completion of the Caltrans District 7 Headquarters. The other concentration of consolidatable leased space (182,673 NSF) is located midway along the Wilshire corridor. Each of these areas are worthy of further study.
- Planning Area V – San Gabriel/Pomona, located in and around the City of West Covina, has a noteworthy concentration of leased office space totalling 111,619 NSF, which could serve as the basis for development of a consolidation project.
- Planning Area VI – Southeastern has sufficient consolidatable space as a whole (207,505 NSF), but there is no one point of concentration within its boundaries that serves as a focal point for a consolidation project, thus will not be considered further in this study.
- Planning Area VII – Long Beach, where 125,247 NSF of consolidatable leased space is located in the City of Long Beach alone, is yet another possible location for a consolidation project. Although this number is only slightly above the 100,000 NSF minimum for a consolidation project, the proximity of agencies in the adjacent community of Torrance (43,743 NSF) adds to the viability of this location.

Downtown Los Angeles Civic Center Area

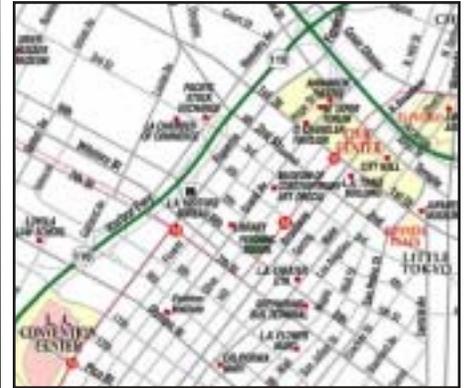
Of the 206,797 NSF of consolidatable leased office space in the downtown Los Angeles Civic Center Area, 124,358 NSF is currently under long-term lease or is scheduled to be vacated following completion of the Caltrans District 7 Headquarters. The remaining 82,439 NSF of consolidatable leased space is below the threshold of 100,000 NSF that is recommended to justify a debt financed consolidation project. However, should the state's office space needs grow in the future, the 1.96 acre parcel currently owned by the DGS and located at 251 West First Street might be considered as a possible site for a new state-owned building. This property, facing the newly remodeled Los Angeles City Hall and in close proximity to the new Caltrans District 7 Headquarters building, was formerly the site of a state-owned office building, and remains a viable location for construction of a new building. In evaluating this site, consideration must be given to the loss of revenues currently being derived from its lease to Five Star Parking.

The City of Los Angeles continues its redevelopment efforts in the downtown core and the state has an ongoing commitment to co-partner such activities. To further this commitment, consideration might also be given to identifying a suitably located building for renewal and reconditioning that could be put into service to meet the needs of a future state office consolidation project.

Mid-Wilshire Area

The Mid-Wilshire district, located along Wilshire Boulevard halfway between downtown and Los Angeles' Westside/Santa Monica area, supplies close to 200,000 NSF of leased office space for state use. A large portion (94 percent) of this total has been identified as consolidatable. Of this amount approximately three-quarters (134,749 NSF) is presently leased for use by the Department of Social Services (DSS) who is currently re-evaluating their program delivery methods and general operations. It is the DSS' preference to decentralize and relocate a portion of their activities to each quadrant of the Los Angeles Basin. The final decision regarding decentralization will be made pending federal approval. Should these offices be relocated, the Mid-Wilshire area will no longer have enough tenant base to support a consolida-

Map 7
Downtown Los Angeles
Civic Center Area



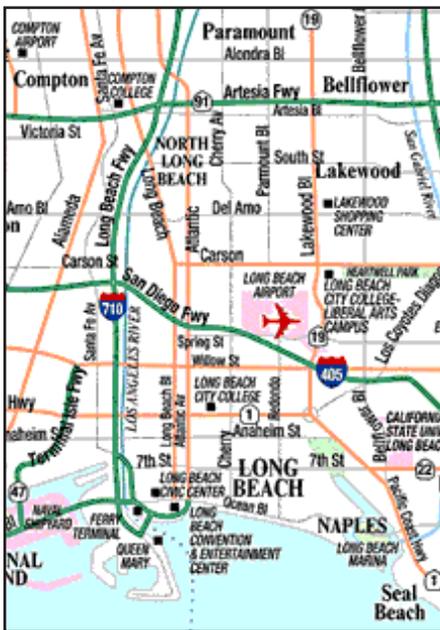
Map 8
Mid-Wilshire Area



Map 9
West Covina Area



Map 10
Long Beach Area



tion project. Depending on the locale to which the smaller units are relocated, evaluation of other consolidation opportunities will need to be undertaken during the next scheduled study of this region.

West Covina Area

Of the 379,960 NSF of consolidatable leased office space in Planning Area V – San Gabriel/Pomona, 29 percent is in or near the City of West Covina. This concentration of leased space totals 111,619 NSF, putting it just barely beyond the 100,000 NSF threshold. The Franchise Tax Board is the area’s anchor agency with a programmatic need to be located in West Covina. Therefore, it could be a possible location for a future consolidation project. Such a possibility will be discussed further in Chapters 5 and 6 of the document.

Long Beach Area

Previously, the DGS owned a multi-tenant office building in the City of Long Beach. This building was completed in 1981, but due to structural and continued maintenance problems it was closed and the property was sold in 1998. At that time, lack of interest in developing another state-owned facility by both tenant agencies and local commercial developers stalled plans to replace the building even though authority for a replacement was given by Assembly Bill 3630 (Karnette) (Ch. 659, Stats. of 1994). Examination of the quantity of consolidatable leased office space currently occupied by the state in the City of Long Beach (125,247 NSF) and the adjacent community of Torrance (43,743 NSF) indicates that a new state-owned building or lease consolidation should be undertaken in this vicinity. Future examination of the feasibility of this indication can be found in Chapters 5 and 6. Specific viable sites located in the Long Beach, or the neighboring community of Torrance, would require further study, as the state owns no property of sufficient size to support a consolidation project in this area.

Westside Los Angeles Area

While not indicated by the overall amount of consolidatable office space in Planning Area III, another pocket of concentrated leased office space is located on Los Angeles' Westside. The consolidatable leased space in Culver City, Santa Monica, West Los Angeles, Inglewood, and El Segundo totals 154,921 NSF. This concentration of leased space presents an opportunity for the possibility of developing a state-owned, multi-tenant facility outside of the downtown core. If, after further consideration, it is determined that a new building is not warranted in this area, consideration should be given to consolidating multiple, short-term (five year firm) dispersed leases into fewer, large scale, long-term (15-20 year) leases at a single location to achieve cost savings based on economies of scale.

Map 11
Westside Los Angeles Area



Chapter 5

Alternatives for Meeting Space Needs

This chapter identifies consolidation opportunities found in the Los Angeles County Region and discusses various issues related to successfully accomplishing potential consolidation projects identified in the preceding chapter. The chapter also suggests how these consolidation projects might be accomplished and examines the feasibility of implementing the alternatives suggested.

A. Planning Considerations

The key factors to developing alternatives for meeting office space needs are identifying the special needs of agencies through surveys and discussions; identifying the existing conditions in state-owned buildings; determining the availability and cost of appropriately sized lease space; and identifying consolidation opportunities.

Agency Responses to Space Needs Surveys

Agency responses to the 2003 Los Angeles Regional Facilities Plan questionnaire confirmed the following occupancy information regarding leased space that could be included in potential consolidation projects:

- 13 consolidatable offices occupy 82,439 NSF of leased space in the downtown Civic Center portion of Planning Area II that has not been included in previous consolidated projects, is not under long-term lease, nor scheduled for relocation to an agency-owned facility;

- 13 consolidatable offices, including the DSS space, occupy 182,673 NSF of consolidatable leased space in the Mid-Wilshire portion of Planning Area II;
- 12 consolidatable offices with 118,282 NSF of leased space are located in Planning Area III on Los Angeles' Westside and four offices with an additional 36,639 NSF of consolidatable leased space in adjacent communities near LAX;
- 14 consolidatable offices occupy 111,619 NSF of consolidatable leased space in West Covina, City of Industry, and Pomona in Planning Area V; and
- 18 consolidatable offices occupy a total of 168,990 NSF of consolidatable leased space in the Long Beach area and adjacent Torrance in Planning Area VII.

Agency preferences for location and facility type are primarily based on program service area or jurisdictional boundaries and the needs of their clientele. The agencies contacted are amenable to relocating into state-owned or controlled multi-tenant office buildings provided the location of such a building falls within their service area and meets the needs of their program and clients.

Some agency offices are considered inappropriate for inclusion in a general-purpose office building due to specific program requirements. Examples include agencies with large motor pools requiring large areas for vehicle parking or agencies with a high volume of public contact requiring easily identified, centralized locations. For the purpose of identifying potential candidates for consolidation, agencies with such special needs have been omitted.

Special Space Requirements

Some agencies have programs that can be accommodated in a multi-tenant office building but have special needs that would require specific attention during the planning and programming of a new facility. Agencies in this category

occupy space in each of the areas identified for consideration for consolidation projects. These agencies are profiled on the following pages.

- ***The Department of Alcoholic Beverage Control*** – This agency issues liquor licenses for both the on- and off-site sale of alcoholic beverages and investigates violations related to such sales. In performance of their responsibilities the agency has a high degree of public visitation and the need to store and dispose of alcoholic beverages seized for evidence. Investigators for this agency are sworn law enforcement officers and are generally armed.
- ***The Department of Consumer Affairs*** – The department’s Barber/Cosmetology Licensing Exam Center administers written and practical examinations for barbers and beauticians, as well as, providing instruction to persons teaching within this field. Atypical ventilation and plumbing requirements in the practical examination rooms would need to be addressed to assure functional spaces for this agency.
- ***The Board of Equalization (BOE)*** – Services provided by the BOE requires working closely with the public in the collection of tax revenues and arbitrating issues related to tax matters. Necessary for the success of their operations are facilities that allow for frequent public access, secured areas for cashier activities and record storage, as well as large, 500 NSF or greater, rooms suitable for training activities and public meetings.
- ***The Department of Social Services*** – In response to the DGS questionnaire, this agency indicated that it adjudicates matters involving receipt of state and federal disability benefits and thus needs to be provided with hearing rooms that are soundproof and easily accessible by persons with restricted mobility or other impediments. Adjacency to various forms of mass transit and ease of access to all major freeways would significantly benefit the operations of this agency.

- **Department of Industrial Relations** – The Division of Workers' Compensation and the Division of Labor Standards Enforcement personnel adjudicate claims associated with labor law and benefits payments. The agency has a high degree of public contact and has need for rooms providing privacy for the discussion of confidential and highly sensitive information. As with the Department of Social Services, adjacency to various forms of mass transit and ease of access to all major freeways would significantly benefit their operations.

Existing Conditions at the State Office Buildings

All four DGS-controlled office buildings located within the Los Angeles County Region are fully occupied and in good general repair. Information regarding the potential for accommodating additional state agencies in each of these facilities follows.

- **Ronald Reagan Building** (Planning Area II) – This building is 100 percent occupied. Current tenants report the facility more than satisfies their space needs and would utilize any additional space that might become available at this location. There is little possibility for creating additional office space within the building, thus there is no potential in the foreseeable future, for accommodating any additional agencies not currently a tenant of the building.
- **Junipero Serra Building** (Planning Area II) – As of the second quarter of 2003, this building is fully occupied, however the Department of Corporations, which occupies space on two floors, is in the process of downsizing operations and will consolidate its offices, vacating 7,766 NSF. The Department of Real Estate will absorb all but 4,500 NSF of this space. A number of potential tenants that are presently located in leased space have been identified for the remaining space. The DGS is working with the prospective tenant(s) and plans are underway for the eventual occupancy of this space, which will be available early 2004. No potential exists for expanding the amount of office space available in this building to accommodate additional tenants.

- **Van Nuys State Office Building** (Planning Area IV) – As with the other state-owned office buildings in the Los Angeles Region, this building is fully occupied. Due to special, short-term needs, the space currently occupied by the Assembly Rules Committee has grown from its typical 3,000 NSF to just over 8,000 NSF. Dependant on the continued use or downsizing of this space by the Assembly Rules Committee, the potential exists for its reutilization by another agency not currently a tenant of the Van Nuys State Office Building. The DGS is coordinating this reuse opportunity to ensure full utilization of any available state space. Beyond this possibility, there is no likelihood for accommodating space needs of other state agencies.
- **Washington Building** (Planning Area II) – This privately-owned building is the site of a recent lease consolidation effort in the downtown Los Angeles area. The building is currently fully occupied by three major tenants, each holding 20-year leases on their individual spaces. Currently there are no specific considerations being given to housing any additional state agencies in this facility.
- **Caltrans District 7 Headquarters Building** (Planning Area II) – This building, scheduled to begin occupancy by mid-2004, will be filled nearly to capacity with state agency tenants and City of Los Angeles Transportation personnel. One floor with approximately 45,000 NSF of space remains available for short-term sublease from Caltrans. The DGS and the Department of Finance are reviewing a variety of options for utilization of this space by other state agencies. It is anticipated that within five to seven years the space occupied by the city could revert to Caltrans for their own use.

Availability of Office Lease Space

Large office spaces with reasonable rents are generally available for lease in commercial buildings throughout the Los Angeles County Region. In total, there is over 240 million RSF of privately-owned office space in the greater Los Angeles area. Of this amount, over 40 million RSF is currently vacant and available for lease. Vacancy rates for specific

areas generally range from 10 to 20 percent and the weighted average, countywide, is 17 ½ percent. Within the major service centers of the county this space can typically be found in buildings generally meeting state standards and ranging in size from 100,000 to 300,000 GSF. Thus, there are ample opportunities available to consolidate multiple agencies to a single location through lease consolidation.

B. Consolidation Space Requirements

Tables 10 - 14 on the following pages provide occupancy data for those state programs occupying consolidatable leased office space in the five locations being studied for consolidation projects. These tables present the total space required for each consolidation project and list the net square feet required for lease consolidation in each area of concentration. The information for each agency available for lease consolidation is given in order of firm term expiration date; also included is the amount of square feet occupied in their individual leases, current PYs, and the monthly rent paid for each space.

The calculations for the total gross space demand required for building construction or acquisition for each project is based on currently occupied office space, as shown in the tables of current lease information, plus 15 percent for added facilities. Added facilities for buildings of this size may include common spaces such as a public lobby, shared reception areas, a communal break room, and joint conferencing facilities. Space for child care is also required when the total number of employees to be accommodated is greater than 700 persons. The building efficiency is assumed to be 75 percent.

Table 10
Civic Center - Planning Area II

Current Leases - Consolidatable Space					
Lease Number	Agency	Office Space (NSF)	PYs	Monthly Rent	Firm Date
1160001	EMPLOYMENT DEVELOPMENT	18,209	85	\$ 38,902	09/30/98
1184001	TRANSPORTATION	23,600	92	\$ 68,170	09/30/99
4913002	PARKS & RECREATION	831	6	\$ 1	09/30/00
4556001	REHABILITATION	4,294	13	\$ 8,496	10/01/00
1184002	HEALTH SERVICES	4,678	27	\$ 7,953	04/30/01
1198001	FAIR EMPLOYMENT AND HOUSING	16,586	72	\$ 27,436	04/30/02
1327003	TREASURER, STATE	2,578	13	\$ 4,697	03/31/03
4850002	STATE BOARD OF EQUALIZATION	3,276	10	\$ 10,170	05/31/03
4884001	REAL ESTATE	2,488	-	\$ 4,569	05/31/03
4789001	CONSERVATION	6,564	13	\$ 12,712	09/30/03
1198002	FAIR EMPLOYMENT AND HOUSING	1,337	2	\$ 2,652	02/28/04
4850001	HEALTH SERVICES	4,269	6	\$ 11,040	03/31/04
4850003	GAMBLING CONTROL COMMISSION	2,325	7	\$ 6,734	02/28/05
4711001	SOCIAL SERVICES	15,004	40	\$ 25,253	01/31/06
1232004	GENERAL SERVICES	15,087	33	\$ 29,064	08/14/20
1232003	HEALTH PLANNING & DEVELOPMENT	16,069	36	\$ 29,879	08/14/20
1232002	HEALTH SERVICES	69,602	320	\$ 140,569	08/14/20
<i>Subtotal Civic Center:</i>		206,797	775	\$ 428,295	
Less Consolidatable Offices to relocate to Caltrans D7 HQ:		(23,600)	(92)	\$ (68,170)	
Less Consolidatable Offices in Washington Building:		(100,758)	(389)	\$ (199,512)	
Total Consolidation Demand:		82,439	294	\$ 135,361	

Gross Square Feet Required for Building Acquisition or Construction	
Consolidatable Office Space Demand:	Office 82,439
Added Facilities (.15):	12,366
	<i>Total Net Usable Demand:</i> 94,805
GSF Space Demand (.75 efficiency)*	126,406
	<i>Total Gross Demand:</i> 126,406
Approximate Gross Square Feet required:	140,000

* Office space designed for the private sector and later converted to public sector use through purchase typically has less space allocated to added facilities (cafeteria, lobby, meeting rooms). Therefore, greater space efficiency may be found in commercial space designed for the private sector.

Table 11
Mid-Wilshire - Planning Area II

Current Leases - Consolidatable Space					
Lease Number	Agency	Office Space (NSF)	PYs	Monthly Rent	Firm Date
1138002	CONSUMER AFFAIRS	7,600	10	\$ 19,584	03/31/93
1154001	REHABILITATION	3,479	17	\$ 5,202	04/30/97
1175001	EMPLOYMENT DEVELOPMENT	8,290	29	\$ 16,250	04/30/97
1162001	SOCIAL SERVICES	56,592	205	\$ 87,404	07/31/99
1225001	REHABILITATION	10,310	40	\$ 14,319	11/30/99
1162002	SOCIAL SERVICES	20,866	76	\$ 32,001	09/30/00
4509001	TECHNOLOGY, TRADE AND COMMERCE	4,887	20	\$ 7,508	06/30/01
1229003	SOCIAL SERVICES	1,765	7	\$ 3,040	03/31/02
4698001	REHABILITATION	4,507	14	\$ 8,113	02/28/03
4751001	EMPLOYMENT DEVELOPMENT	2,180	6	\$ 6,036	04/30/03
1229001	SOCIAL SERVICES	55,526	244	\$ 85,088	09/30/03
1244002	CONSUMER AFFAIRS	296	1	\$ 460	03/31/04
1155004	ALCOHOLIC BEVERAGE CONTROL	6,375	18	\$ 11,819	05/31/05
	<i>Subtotal Mid-Wilshire</i>	182,673	687	\$ 296,823	
	Less Consolidatable DSS Offices:	(134,749)	(532)	\$ (207,533)	
	Total Consolidation Demand w/out DSS:	47,924	155	\$ 89,290	

Gross Square Feet Required for Building Acquisition or Construction		Office
Consolidatable Office Space Demand [†] :		182,673
Added Facilities (.15):		27,401
	<i>Total Net Usable Demand:</i>	210,074
GSF Space Demand (.75 efficiency)*		280,099
	<i>Total Gross Demand:</i>	280,099
Approximate Gross Square Feet required:		285,000

[†] Includes DDS Office Demand

* Office space designed for the private sector and later converted to public sector use through purchase typically has less space allocated to added facilities (cafeteria, lobby, meeting rooms). Therefore, greater space efficiency may be found in commercial space designed for the private sector.

**Table 12
Westside - Planning Area III**

Current Leases - Consolidatable Space					
Lease Number	Agency	Office Space (NSF)	PYs	Monthly Rent	Firm Date
Culver City					
483001	STATE BOARD OF EQUALIZATION	32,000	101	\$ 60,611	08/31/99
481001	SOCIAL SERVICES	8,557	41	\$ 15,027	12/31/00
481002	SOCIAL SERVICES	7,635	35	\$ 13,408	12/31/00
4651001	SOCIAL SERVICES	6,004	33	\$ 13,096	03/31/03
484001	CONTROLLER, STATE	12,102	39	\$ 26,219	06/30/03
5123001	REHABILITATION	3,770	11	\$ 9,600	08/31/06
	<i>Subtotal</i>	70,068	260	\$ 137,961	
El Segundo					
4525001	MOTOR VEHICLES	12,556	62	\$ 19,085	09/01/01
Inglewood					
943001	ALCOHOLIC BEVERAGE CONTROL	3,767	17	\$ 5,165	09/30/04
947001	EMPLOYMENT DEVELOPMENT	14,570	52	\$ 24,443	03/31/06
	<i>Subtotal</i>	18,337	391	\$ 29,608	
Lawndale					
4624001	REHABILITATION	5,746	28	\$ 9,532	05/31/02
Los Angeles					
1190002	REHABILITATION	6,480	20	\$ 8,653	10/31/99
1158004	EDUCATION	1,124	3	\$ 1,619	02/29/04
1158002	CONSERVATION	6,480	21	\$ 11,013	08/31/05
	<i>Subtotal</i>	14,084	44	\$ 21,284	
Santa Monica					
3073001	REHABILITATION	4,129	17	\$ 9,540	03/31/00
3070001	INDUSTRIAL RELATIONS	21,898	85	\$ 44,369	12/31/00
3072001	EMPLOYMENT DEVELOPMENT	8,103	19	\$ 24,309	02/28/06
	<i>Subtotal</i>	34,130	121	\$ 78,218	
Total Consolidation Demand:		154,921	906	\$ 295,688	

Gross Square Feet Required for Building Acquisition or Construction	
Consolidatable Office Space Demand:	Office 154,921
Added Facilities (.15):	23,238
	<i>Total Net Usable Demand:</i> 178,159
GSF Space Demand (.75 efficiency)*	238,935
	<i>Total Gross Demand:</i> 240,324
Approximate Gross Square Feet required:	240,000

* Office space designed for the private sector and later converted to public sector use through purchase typically has less space allocated to added facilities (cafeteria, lobby, meeting rooms). Therefore, greater space efficiency may be found in commercial space designed for the private sector.

Table 13
West Covina - Planning Area V

Current Leases - Consolidatable Space					
Lease Number	Agency	Office Space (NSF)	PYs	Monthly Rent	Firm Date
City of Industry					
3652001	EMPLOYMENT DEVELOPMENT	12,407	75	\$ 21,000	03/31/02
4604001	MILITARY	1,054	2	\$ 1,434	11/01/02
4770001	REHABILITATION	3,276	7	\$ 5,816	06/30/03
	<i>Subtotal</i>	16,737	84	\$ 28,250	
Pomona					
4710001	INDUSTRIAL RELATIONS	15,735	41	\$ 23,907	06/04/03
West Covina					
3626003	EMPLOYMENT DEVELOPMENT	4,380	10	\$ 7,790	06/30/01
3626002	FRANCHISE TAX BOARD	14,429	57	\$ 24,995	11/30/01
3626001	INDUSTRIAL RELATIONS	2,926	7	\$ 6,057	12/31/01
4781001	VETERANS AFFAIRS	2,100	9	\$ 3,291	07/31/02
4812001	INDUSTRIAL RELATIONS	9,269	13	\$ 15,757	08/31/03
3628004	REHABILITATION	10,072	36	\$ 15,582	08/31/03
4788001	STATE BOARD OF EQUALIZATION	19,257	95	\$ 34,731	04/30/04
3626004	FRANCHISE TAX BOARD	10,869	30	\$ 23,077	08/31/05
5087001	HEALTH SERVICES	2,041	8	\$ 4,360	01/30/06
4704001	JUSTICE	3,804	17	\$ 8,604	02/28/06
	<i>Subtotal</i>	79,147	282	\$ 144,244	
Total Consolidation Demand:		111,619	407	\$ 196,402	

Gross Square Feet Required for Building Acquisition or Construction	
	Office
Consolidatable Office Space Demand:	111,619
Added Facilities (.15):	16,743
	<i>Total Net Usable Demand:</i>
	128,362
GSF Space Demand (.75 efficiency)*	171,149
	<i>Total Gross Demand:</i>
	171,773
Approximate Gross Square Feet required:	173,500

* Office space designed for the private sector and later converted to public sector use through purchase typically has less space allocated to added facilities (cafeteria, lobby, meeting rooms). Therefore, greater space efficiency may be found in commercial space designed for the private sector.

Table 14
Long Beach - Planning Area VII

Current Leases - Consolidatable Space					
Lease Number	Agency	Office Space (NSF)	PYs	Monthly Rent	Firm Date
Torrance					
3363001	STATE BOARD OF EQUALIZATION	32,902	71	\$ 49,428	09/14/99
3367001	CONSERVATION CORPS, CA	1,358	3	\$ 1,833	01/31/02
3363003	STATE BOARD OF EQUALIZATION	3,200	8	\$ 6,693	04/30/03
3363002	INDUSTRIAL RELATIONS	6,283	18	\$ 9,739	12/31/04
	<i>Subtotal</i>	43,743	100	67,693	
Long Beach					
1124005	EMPLOYMENT DEVELOPMENT	2,074	10	\$ 3,825	06/30/96
1121001	STATE LANDS COMMISSION	14,606	41	\$ 27,304	04/30/98
1124001	REHABILITATION	9,726	42	\$ 16,407	04/30/00
1124006	EMPLOYMENT DEVELOPMENT	18,857	96	\$ 33,533	11/30/00
1121002	COASTAL COMMISSION	7,841	21	\$ 15,050	03/31/02
1100002	FISH AND GAME	5,798	26	\$ 12,050	05/31/02
1124007	EMPLOYMENT DEVELOPMENT	4,925	27	\$ 17,400	08/31/02
1124007	FRANCHISE TAX BOARD	4,613	25	\$ 17,400	08/31/02
4560001	INDUSTRIAL RELATIONS	28,756	68	\$ 55,774	10/31/02
1121004	STATE LANDS COMMISSION	2,485	8	\$ 5,708	04/30/03
4560002	INDUSTRIAL RELATIONS	6,487	17	\$ 14,814	08/31/04
5069001	INTEGRATED WASTE MANAGEMENT	1,813	13	\$ 2,357	09/30/04
1096001	HEALTH SERVICES	2,712	13	\$ 4,412	07/31/05
1121005	STATE LANDS COMMISSION	14,554	40	\$ 33,316	10/31/05
	<i>Subtotal</i>	125,247	447	259,350	
Total Consolidation Demand:		168,990	547	\$ 327,043	

Gross Square Feet Required for Building Acquisition or Construction	
Consolidatable Office Space Demand:	Office 168,990
Added Facilities (.15):	25,349
	<i>Total Net Usable Demand:</i> 194,339
GSF Space Demand (.75 efficiency)*	259,118
	<i>Total Gross Demand:</i> 259,118
Approximate Gross Square Feet required:	270,000

* Office space designed for the private sector and later converted to public sector use through purchase typically has less space allocated to added facilities (cafeteria, lobby, meeting rooms). Therefore, greater space efficiency may be found in commercial space designed for the private sector.

Parking Requirements

Proposed facility size and the parking configuration determine the minimum site requirements for projects that would require a new building. Additionally, the amount of parking incorporated into existing buildings would be a key element in the evaluation of alternatives involving purchase of an existing building for state use or lease consolidation.

Parking demand is generally based on agency requirements and takes into consideration local code requirements for new construction. Generally, in planning for urban state office projects, the state vehicle and visitor parking demand is calculated as one parking space for every two employees. This 1:2 ratio supports Governor's Executive Order D-73-88 that requires state agencies to implement a state employee transportation management program designed to result in employee commute patterns of an average of two occupants in every commuter vehicle. Added to this number are spaces for visitor parking, calculated at .07 per employee, and disabled access parking as required by law. For informational purposes, the following table illustrates the parking demands for the consolidation opportunities identified earlier in this chapter.

Table 15
Estimated Parking Demand for Consolidation Projects

<i>Locations</i>	<i>Number of Employees</i>	<i>Employee Parking Demand (1:2 Employees)</i>	<i>Visitor Parking Demand (.07:1 Employee)</i>	<i>Accessible Parking Required (Per Code)</i>	<i>Total Parking Demand</i>
<i>Civic Center</i>	294	147	21	6	174
<i>Mid-Wilshire</i>	687	344	48	8	400
<i>Westside</i>	906	453	63	11	526
<i>West Covina</i>	407	204	28	7	239
<i>Long Beach</i>	547	274	38	8	320

In densely populated urban areas, site availability plays a significant role in determining how specific parking demands can be met. Alternatives range from the incorporation of multi-level, on-site subterranean parking into the building design to parking provided by multiple off-site, privately-owned lots. Until such time as a decision to pursue a consolidation project involving the construction or acquisition of a building is made, further evaluation as to the best means of providing for parking would be premature.

C. Consolidation Concepts

There are three basic concepts by which office space consolidations could be accomplished in the Los Angeles County Region:

- Construction of a new multi-tenant state office building.
- Acquisition of an existing building, modified for state use.
- Consolidation of leased office space into one or more centrally located office buildings.

Of these three concepts, construction of a state-owned office building is the most desirable because it offers the opportunity to design a facility specifically to meet current building codes, the needs of specific tenant agencies, and other state requirements; and offers the possible financial advantages associated with developing equity in the property, thereby providing the greatest long-term benefit to the state. The second concept, acquisition of a building, offers a similar long-term benefit but lacks state control over building design. The third concept, gaining control over one or more office buildings through lease consolidation processes, including long-term leasing, does not have the equity benefit of ownership, but does provide an opportunity for obtaining space at the reduced rental rates generally associated with long-term (15-20 year), high volume leases. It may also limit the state's financial exposure for repair and maintenance

concerns as these remain the responsibility of the lessor. A variation on the lease consolidation concept is to lease a facility with an option to purchase. The purchase option incorporates the potential for a future equity position.

At such time that the state determines consolidation projects identified in this Los Angeles County Region Plan are feasible, the following alternatives could be used to develop these three basic consolidation concepts.

Alternatives Involving Construction

Construction of a new state office building can be accomplished in one of four ways. The building could be constructed by the state on property previously purchased and held for its own use (Alternative 1A) or by the state on property specifically purchased for the project (Alternative 1B). Alternatively, the building could be developed by the private sector for the state on state-owned land (Alternative 2A) or on land acquired for the project (Alternative 2B).

In the Los Angeles Region, only the downtown Civic Center area offers the opportunity to take advantage of using an existing state-owned site (Alternatives 1A and 2A). The site, currently a portion of the parking lot located at 251 West First Street and held as part of a tri-party agreement with the City and County of Los Angeles, is adjacent to other state occupied office facilities making it a feasible location for the construction of a new building. In all other areas where the potential for consolidation exists, construction sites would need to be identified and purchased either by the state for its own use or by the private sector as part of the development process (Alternatives 1B and 2B).

Alternatives Involving Acquisition of an Existing Building

Consolidation projects might also be accomplished through the acquisition of an existing building, which could be a Class A office building (Alternative 3A) or an older building in an active redevelopment area (Alternative 3B). This would respond to the state's commitment to the ongoing urban revitalization efforts of local government in areas where state office buildings are located. In each case, the building would require improvements to address the needs of the tenant agencies and to bring it into compliance with current building codes and state requirements for seismic safety and accessibility.

Currently, redevelopment activities in Los Angeles County are limited to two areas, the downtown Civic Center area, where the Los Angeles County Redevelopment Agency continues its efforts to renew the city's historic district, and the City of Covina, located less than five miles away from an area of concentrated, consolidatable leased space in West Covina. Here, the City of West Covina is in the early stages of creating a redevelopment district which may open opportunities for state involvement in the future.

More than 100 million GSF of multi-tenant office space in buildings 30,000 GSF or larger have been constructed in the Los Angeles Region during the last 20 years. These buildings are highly functional by today's building standards, generally offer ample parking, and present a number of viable options for housing state offices. The more recently constructed of these facilities are fully compliant to current seismic codes and meet accessibility requirements for office use.

Alternatives Involving Lease Consolidation

With some 43 million RSF of office space available in the Civic Center/Mid-Wilshire Planning Area alone, more than sufficient lease space is available to allow the state to take advantage of lease consolidation opportunities. Such consolidations could be approached in different ways, including

consolidating into multiple adjacent buildings to create a campus-like government center (Alternative 4A) or consolidation into a single high-rise structure in a major business center (Alternative 4B). Either alternative could be developed to locate state agencies in facilities adjacent to other city, county, or federal agencies. Advantages associated with lease consolidation activities could be augmented by including an option to purchase clause in the lease agreement, providing for a future equity position should the state decide to exercise its option.

D. Other Concepts Considered

The following concepts were considered, but were not studied further as they were deemed infeasible:

Purchase and renovate an existing Class B or Class C building – This alternative has many complications, the greatest of which is the risk that building renovation could exceed the cost of a new office building compliant with state seismic and accessibility code requirements. These complications could be further compounded by an unanticipated shift in space needs during the time required to accomplish the purchase and complete needed renovations. If, or when, the state's tenant base in a specific area justifies a consolidation project, the availability of product and feasibility of renovating such buildings would be evaluated at that point, along with other available project alternatives.

Purchase of an existing site to be held for future use – This alternative was dismissed because of the relatively high opportunity cost related to purchase land for future use, especially as the purchase of a property in an urban area would likely entail the purchase of an existing building. Such costs do not compare favorably to purchasing a property at the time of need. Moreover, the state's capital budgeting process does not lend itself to the land banking of investment properties. Additionally, local government often has concerns about the loss of property tax revenues due to state ownership of such properties.

Chapter 6

Analysis of Consolidation Alternatives

Due to relatively low rental rates, the availability of office product and stable market conditions throughout the Los Angeles County Region, and no identified programmatic need to consolidate state programs, a recommendation to construct or acquire a new state-owned office building cannot be justified at this time. Therefore, no formal economic analysis of any of the consolidation opportunities or alternatives is required. However, for the purpose of providing a more complete assessment, a general conceptual cost comparison of the various alternatives is provided, using recent state facility construction costing information, current market data, and projected cost savings.

Estimated Cost for Alternatives Involving Construction

Based on recent cost estimates completed for buildings designed to meet all current state specifications, it is anticipated that the cost of construction of a new state-owned office building would be approximately \$250 per GSF. This figure translates to approximately \$350 per NSF for a typical multi-story building. These cost projections do not take into consideration the acquisition of land or financing, the cost of which can vary dramatically depending on location and funding source. The figure does include design, construction, tenant improvements, fees, and construction management, as well as, the cost of associated parking. However, costs related to telecommunications systems, furniture and fixtures, moving, or loss of productivity due to disruption of the office environment have not been taken into account as they would occur in all alternatives involving relocating to a new facility.

Based on the above, costs for construction of a 250,000 GSF facility suitable for state use would be approximately \$62,500,000, if the state already owned the land. To be economically feasible these costs would indicate a monthly

rental rate of \$3.00 to \$4.00 per NSF for space in the building. In comparison, market rates in those parts of the county with sufficient consolidatable leased space to justify consolidation range from \$2.00 to \$4.00 per NSF, depending on location, for recently completed buildings that meet the majority of the state's requirements for leased office space. Such rental rates are projected to remain relatively constant.

Estimated Cost for Alternatives Involving Acquisition of Existing Buildings

An alternative to incurring the costs for design and construction of a bond financed state office building is acquisition of an existing multi-tenant office building, either directly or through a lease with an option to purchase agreement. Dependant on location, the condition of the building, and the amount of renovation required for the facility to be brought into compliance with state standards for seismic safety and accessibility, the costs associated with the acquisition of an existing building could vary substantially. For the purpose of providing comparisons to the other alternatives presented, it will be assumed that the buildings under consideration would be of a Class A standard, constructed after 1995, in good condition needing only minor modifications to bring it into compliance with state standards, and having parking at a ratio similar to that discussed in Chapter 5. To remain consistent with the projected costs of construction, costs related to relocation, fixtures and furnishing will not be taken into consideration when projecting the cost of acquisition of an existing building.

Current mid-2003 market listings published by Seeley and CB Richard Ellis for recently constructed office buildings offered for sale indicate that acquisition of a building meeting the criteria stated above would range from \$180 to \$260 per GSF on the Westside, \$120 to \$180 per GSF in West Covina, and \$150 to \$210 per GSF in the downtown or Long Beach areas. Projected rental rates for a building acquired in these areas would range from \$1.85 to \$3.00 per NSF. Existing monthly leases in these areas range from a low of \$1.30 to a high of \$3.77 per NSF on a full service basis.

Estimated Cost Savings for Alternatives Involving Construction or Acquisition of a Building

Existing leases in those portions of the Los Angeles County Region identified as potential locations for consolidation projects range from a low of \$1.30 to a high of \$3.77 per NSF on a full service basis, while projected rental rates for a newly constructed or acquired property are estimated to range from \$3.00 to \$4.00 per NSF for new construction and from \$1.85 to \$3.00 per NSF in an acquired building, depending on location and delivery method. Given the parallels between the costs of continued general leasing and the rents resulting from the projected project costs, it would appear that acquisition or construction of a new building would not provide significant costs savings at this time. However, based on these conceptual cost comparisons, it would appear that there is a greater potential for cost savings with the acquisition of an existing building than with the construction of a new state-owned facility.

Estimated Cost Savings for Alternatives Involving Lease Consolidation

Taken as a whole, state agencies in the Los Angeles County Region pay, on average, a rental rate of \$1.23 per NSF on a full service basis. Rents in the five areas identified as potential locations for consolidation projects average from a low of \$1.62 per NSF in the West Covina area to a high of \$1.92 per NSF on Los Angeles' Westside. The principle of "economies of scale" indicates rent savings may be achieved by consolidating multiple, short-term (5 year firm) dispersed leases into fewer large scale, long-term (15-20 year) leases at a single location. The rent savings could range from five to 15 percent per NSF, depending on a number of variables including the aggregate total of space leased, the duration of the lease term, the amortization period for tenant improvements, and the market conditions at the time of the consolidation. It should, however, be noted that the combining of a number of smaller leases into a single, larger longer term lease will result in decreased flexibility for the individual agencies

involved, as they would be required to continue to contribute their portion of the aggregate lease cost until a suitable backfill tenant could be found, should they desire to relocate.

Advantages and Disadvantages

There are advantages, as well as disadvantages, associated with the state having ownership of a large, multi-tenant building, be it one specifically designed and constructed for state use or an existing building that has undergone renovation to meet the state's requirements (see chart on page 90). The advantages relate to the state having a full equity position in the property and, if constructed by the state, being able to exercise extensive control of the project from its inception. It is particularly advantageous if the state already owns the land available for a construction project. The addition of an asset to the state's real estate portfolio and the ability to ensure the quality, effectiveness, and merit of the building are much to be desired.

Disadvantages of construction and ownership are connected to the time required to complete the processes associated with the funding, design, and construction of a building by the state. Additionally, the ongoing costs of management and maintenance of the building, as well as, the lack of flexibility to adjust to future events add to the obligation of ownership.

Due to the disadvantages related to the state constructing and managing a building, it is often more cost effective and timely for the state to enter into a build-to-suit or a lease with option to purchase agreement with private owners or developers. While this may not provide the same degree of control over the design and construction process, it does in time, allow for the state to gain an equity position in the building, should it choose to do so. The state can, however, develop specifications for the building to ensure the completed project meets critical quality, functionality, and design criteria. The advantage of being able to choose when, or if, to exercise its option to purchase the building offsets the disadvantages of limited control of the design and construction process or initial lack of equity position.

Similarly, there are advantages and disadvantages to purchasing existing multi-tenant office buildings. The advantage of purchasing a high quality, Class A building is that these buildings can often be purchased for less than what it would currently cost to construct them. The primary disadvantage to purchasing a building not specifically constructed for use by the state, is that it is almost certain to require a certain amount of modification to meet the state's standards for seismic safety and disabled access. The cost of such modifications is very difficult to ascertain prior to tendering an offer to purchase and could potentially offset or exceed the cost saving represented in purchasing an existing building. It should additionally be mentioned, that currently the state does not have in place the mechanisms necessary to allow it to respond in a timely manner or be competitive in the consideration of such a purchase.

*Table 16
Advantages and Disadvantages of Consolidation Alternatives*

	Construction of New Office Building		Acquisition of an Existing Building	Lease Consolidation
	<p>Alternative 1A: Building constructed by the state on state-owned land.</p> <p>Alternative 1B: Building constructed by the state on land acquired for project.</p>	<p>Alternative 2A: Privately constructed building on state-owned land.</p> <p>Alternative 2B: Privately constructed building on land acquired for project.</p>	<p>Alternative 3A: Purchase of Class A, multi-tenant office building.</p> <p>Alternative 3B: Purchase a building, suitable for renovation as part of a local redevelopment plan.</p>	<p>Alternative 4A: Lease consolidation in multiple adjacent buildings.</p> <p>Alternative 4B: Lease consolidation in single high-rise, multi-tenant building.</p>
Advantages	<p>1A uses state-owned asset. Meets Executive Order W-18-91 and D-46-01. Provides full equity position. State controlled design development process. Quality of materials and construction process assured.</p>	<p>2A uses state-owned asset. Meets Executive Order W-18-91 and D46-01. Provides full equity position. Reduced up-front costs. Design process and quality of materials controlled through bidding process.</p>	<p>Meets Executive Order W-18-91 and D-46-01. Provides full equity position. Reduced time to occupy. 3A building would be compliant with current seismic and accessibility codes. Minimizes up-front costs.</p>	<p>Reduced rents associated with long-term/large volume leases 4A has increased potential to utilize existing leases. State does not bear cost and risk of ownership, management, and operation. Minimizes up-front costs</p>
Disadvantages	<p>Increased time to develop funding authorization. 1B has land acquisition expense. Limited flexibility to address agencies' need to expand/contract. State bears cost and risk of ownership, management, and operation.</p>	<p>Increased time needed to develop funding and initiate bid process. 2B has land acquisition expense. Lacks direct control of design development and construction. Limited flexibility to address agencies' need to expand/contract. State bears cost and risk of ownership, management, and operation.</p>	<p>Increased time to develop funding authorization. No control over design & construction materials. 3B Full extent and costs of renovation are specific to individual buildings. Limited flexibility to address agencies' need to expand/contract. State bears cost and risk of ownership, management, and operation. May not be optimally located.</p>	<p>Inconsistent with Executive Orders W-18-91. 4B has limited flexibility to address agencies' need to expand. Lack of equity position.</p>

Chapter 7

Implementation Recommendations and Strategies

The implementation recommendations presented below are based on analysis and evaluation of multiple issues including agency questionnaire responses, agency interviews, on-site visitations, and projections of future program delivery needs. In this chapter the previously presented alternatives for meeting agency office space needs, strategies needed to address market conditions, and issues relating to the coordination of existing leases are studied together to determine how best to implement the findings at this time. A Regional Plan Update for the Los Angeles County Region is currently scheduled for FY 2005/2006; any change in agency space requirements, changes to market conditions, and other relevant factors will be evaluated and reported at that time.

A. Alternatives Involving Construction

While sufficient consolidatable demand exists in the Mid-Wilshire portion of Planning Area II, it is dependant on the continued occupancy of the DSS in leased space located in this area to justify consideration of constructing a new state-owned building. The only other Planning Area having adequate space demand to justify further evaluation of the merits of constructing a new building is Planning Area VII – Long Beach. Due to minimal interest from the development community that specializes in office building projects and a more than adequate supply of reasonably priced lease space, contemplation of a new state-owned building in this area does not appear to be programmatically warranted or economically advantageous at this time.

Regularly scheduled updates of this plan will be performed to determine if/when the state's needs and associated costs would warrant the construction of a new building to house a major space consolidation project.

B. Alternatives Involving Acquisition of Existing Buildings

Throughout the Los Angeles basin, office buildings of the size and functionality needed to serve the state's space needs are regularly placed on the market for sale, typically at costs below what would be expended to build a comparable new facility. Based on economics alone, it would be in the state's interest to avail itself of the opportunity to acquire such properties at such attractive pricing.

Historically, implementation of major acquisition projects have required a lead time of three to five years. Typically the introduction and passage of authorizing legislation can take up to one year from initiation to approval, while the determination of the financing method to be used can add, at a minimum, one to two years.

Due to the pace at which the general real estate market functions, it would be difficult, if not impossible, for the state to react in a manner timely enough to acquire an existing facility. It is recommended that serious thought be given to initiating processes that would pre-approve, on a conceptual basis, such a purchase to allow the state to operate at a speed more in keeping with the private sector and to benefit from advantageous acquisition opportunities as they arise.

C. Alternatives Involving Lease Consolidation

Although Executive Order W-18-91 advocates ownership over leasing to meet the state's long-term space needs, it does not preclude the strategy of consolidating agencies into a single building through lease consolidation if there are economic and programmatic advantages. While not having the long-term benefits of equity, it is a viable means to providing convenient access to multiple governmental services, improving intra- and inter-agency communications, allowing

for more effective program delivery, and making available economic advantages in reduced rental rates through an economy of scale. It is highly recommended that, wherever possible, the state should avail itself of the benefits to be derived from consolidating leases in buildings which have already been identified as conforming to the state's requirements for seismic safety and accessibility.

D. Leasing Strategy

In those areas of the Los Angeles County Region where there is insufficient space demand to justify consolidation or where the expiration dates of existing leases make it infeasible to attempt consolidation, it is recommended that agencies continue to be housed in dispersed facilities convenient to agencies' clientele, with lease firm dates not to exceed five years for the foreseeable future. It is also recommended that where feasible, state offices continue to be housed or moved to buildings that have already been proven to meet the state's requirements related to seismic safety and accessibility.

E. Existing State-Owned Space Strategy

The occupancy costs for agencies located in the three Los Angeles County Region DGS-owned buildings represent a savings to the state over leasing in dispersed office space. These buildings are in good condition and are fully occupied. Historically, market rents and costs related to the construction of new state buildings have remained consistently higher than the occupancy costs for the existing DGS-owned buildings, thus it is incumbent upon the state to continue to house agencies, where possible, in its own build-

ings. Suggestions for specific strategies to enhance the value of these buildings to the agencies occupying them and to the overall regional portfolio are presented below.

- Provide for a continued, aggressive program of ongoing maintenance to assure reliability and functionality of all building systems. Of special relevance to tenants are heating, cooling, lighting, and the general appearance of their spaces. Focus should be placed on these areas of concern to ensure their continued, satisfactory service.
- Institute, or upgrade where already offered, the availability of general amenities such as food service, coffee bars, teller machines, and sundry shops to make the buildings comparable to those found in the private sector market.
- As security concerns become more and more prevalent, consideration should be given to enhancing or creating controlled access to state-owned buildings. Guard stations in the lobbies, card-key access systems, security cameras mounted in lobbies and at remote entrances, and roving patrol persons are but a few of the ways increased security can be provided, contributing to tenants' peace of mind and feelings of safety.
- Promote improvements in the areas immediately surrounding the three state-owned buildings by continued, active participation in local Business Improvement Districts. Such groups provide the services to enhance the appeal, desirability, and safety of the neighborhoods in which they operate. Such involvement is consistent with the state's goal of greater involvement in local community issues and concerns.
- As buildings begin to age, it is of extreme importance that innovations in building materials and trends impacting the built environment are closely monitored. The timely introduction of new materials or building systems into an existing structure can add many years of service to a building, enhance its productivity, and keep it comparable to and competitive with newer, more modern structures offered in the general market.

Separate evaluation of the individual buildings would be needed to assess the applicability of the above recommendations to the individual buildings and determine the associated implementation costs.

Chapter 8

Additional Development Considerations

This chapter addresses office space development requirements and facility considerations not discussed elsewhere in this document.

A. Administrative Directives

Consolidation of State Operations

Executive Order W-18-91, issued October 31, 1991, directs the state to consolidate its operations in joint use facilities where possible and feasible. The Executive Order stresses ownership over leasing to meet long-term needs where economically advantageous over the life of the facility.

Energy Efficiency and Sustainable Building Measures

Recent administration and legislative actions have advanced the state's leadership in constructing energy efficient buildings including the use of sustainable materials to ensure that the state's buildings are models of energy, water, and materials efficiency. Various Executive Orders and their relation to applicable sections of the California Government Code (CGC) regarding energy efficiency and sustainable building measures are presented later in this chapter under Statutory Requirements.

Excellence in Public Buildings Initiative

To ensure the planning, design, construction, and evaluation of state buildings result in the highest quality project, the "Excellence in Public Buildings Initiative" has been added as a required component in DGS advertisements for selected state building projects. The purpose of this initiative is to produce high performing public buildings and a positive architectural legacy that reflects the state's commitment to excellence. Project goals may include:

- Design excellence including peer evaluation
- Use of sustainable building materials
- Quality control
- Building life span
- Energy efficiency and conservation
- Operating efficiency
- Cost and schedule
- Siting
- Accessibility and concepts of Universal Design
- Communication and controls technology
- Placement of public art
- Occupant satisfaction
- Commissioning

Early in the design process, the design and construction firms selected for public building projects will assist the state in developing project goals that may address some or all of the elements listed above as well as other goals determined by the project team. The goals established by the project team will define the extent each element will be incorporated into the project and establish criteria for their evaluation. A Post Occupancy Evaluation (POE) will be conducted shortly after completion of the project to evaluate whether the project goals were achieved. The POE will focus on the satisfaction of the occupants, operators, users, and the process to achieve the completed project.

The Real Estate Services Division (RESA) and the Division of the State Architect (DSA) of the DGS crafted this initiative to provide the leadership, education, and guidance required to improve the outcomes of leasing efforts by implementing a set of policies, guidelines, procedures, and practices that will lead to sustained excellence in the planning, design, construction, operations, and evaluation of public buildings.

Location of State-Owned and Leased Offices

Executive Order D-46-01 and Management Memo 01-18 provide the DGS directive on locating state-owned and leased state offices to promote smart growth policies. The criteria for locating offices includes compliance with existing and applicable statutory requirements and state policies, consideration of agency facility and program needs, cost effectiveness, ownership verses leasing, the availability of

existing state-owned property, and implementation of sound and smart growth policies. These include locating in a central city area to strengthen California's population centers; locating in proximity to transit and available and affordable housing; fostering relationships with local governments, businesses, and communities; and observing environmental concerns, and historic, cultural, or architectural preservation opportunities. Additionally, energy efficiency, green and sustainable building practices and design excellence in public buildings will ensure the quality and integrity of a state building's design, operation, and place in the community.

State-Owned Space

State policy, State Administrative Manual 1310.3, mandates that state-owned or state-controlled space must be utilized prior to consideration of leasing additional or private sector space. Furthermore, when tenant agencies located in existing state-owned space vacate their premises, they are obligated to continue to pay rent unless and until a new tenant can be assigned or until RESD can negotiate a mutual termination of the lease. However, if the DGS generated the tenant's relinquishment they are not so obligated.

Transportation Management

Executive Order D-73-88 requires state agencies to implement a transportation management program designed to result in an annual reduction in the number of commute trips by state employees.

B. Statutory Requirements

Americans with Disabilities Act

The Americans with Disabilities Act of 1990 (ADA), as set forth by California law Civil Code Section 54.1(d), was established to ensure that any person(s) shall not have limited access to a public building. Pursuant to CGC Section 4451(b), buildings, structures, and facilities, or portions thereof, that

are leased, rented, contracted, sublet, or hired by any municipal, county, or state divisions of government, or special district shall be made accessible to, and usable by, persons with disabilities.

Senate Bill 1242 (Ch. 989, Section 2, Stats. of 2000) governs accessibility requirements that apply to “all buildings, structures, sidewalks, curbs, and related facilities constructed (or leased) in California by the use of state, county or municipal funds, or the funds of any political subdivision of the state...and for privately funded facilities providing public access”. It is intended to provide full accessibility to and within the buildings for visitors, employees, and the public. Furthermore, to implement regulation and policy of Senate Bill 1242, additional language is included within the lease for all state facilities to comply with ADA access guidelines and Title 24 California Building Code, Part 2 accessibility requirements.

Art in Public Buildings Program

In the 1996/1997 California legislative session, legislation was enacted to create the Art in Public Buildings Program. The purpose of the program is to expand public experience with art in those state government buildings identified by the State Architect (CGC Sections 15813–15813.8). The legislation stipulates that financing for works of art in state buildings would be subject to an appropriation to the California Arts Council (Council) in its annual budget.

The State Architect and the Council, jointly, were given authority to accept state and federal money made available to the Council, to expend such funds for the purposes specified in the plans of building projects, and to select works of art. Although program funding has not been available for the Art in Public Buildings Program, the DGS in the spirit of the legislation, and by direction of the governmental entities with the power to issue bonds, e.g., Joint Powers Authorities, includes one percent of funds allocated for the construction of state buildings deemed appropriate for the inclusion of art, toward works of art for such buildings.

California Environmental Quality Act

The California Environmental Quality Act, as set forth by Public Resources Code 21000, established procedures intended to ensure that public agency officials are fully aware of the environmental implications of the projects they approve. If the initial environmental study finds a potential for a significant impact to the environment, an Environmental Impact Report (EIR) must be prepared. This document typically takes from three to six months to prepare and is subject to public review; comments submitted during review require specific response. An EIR also requires funding for document preparation.

Energy Efficiency and Sustainable Building Measures

Recent administration and legislative actions have advanced the state's leadership in constructing energy efficient buildings. On August 2, 2000, Executive Order D-16-00 was issued establishing a state sustainable building goal to site, design, deconstruct, construct, renovate, operate, and maintain state buildings that are models of energy, water, and materials efficiency. The Secretary of the State and Consumer Services Agency, through DGS' real estate program, will identify economic and environmental performance measures in order to implement the sustainable building goal. The Secretary shall report on the activities and the efforts of all state entities on an annual basis to the Governor.

The Executive Order relates to CGC Sections 15814.30–15814.35 (1991), which require that state buildings for which construction began after January 1, 1993, be designed, constructed, and equipped with energy efficiency measures, materials, and devices that are feasible and cost-effective over the life of the building. The existing law also requires all state public buildings, when remodeled, to meet minimum Title 24 standards applicable to the building. In addition, the section of the law requires the DGS to develop and implement lease provisions that maximize energy savings in buildings leased by the state.

Other directives that provide the DGS authority or access to special funds and resources to help satisfy these requirements include Executive Order W-83-94, which requires state agencies to maintain five-year Energy Management Plans;

and Section 388 of the Public Utility Code, which allows the DGS to establish a pool of qualified energy service companies. Through the directives of CGC Sections 15814.10–15814.27, the Energy Efficiency Revenue Bond Program helps to implement policy set forth in Section 25008 of the Public Resources Code (PRC) by providing a mix of financing options for state energy and water conservation projects, including lease-purchase arrangements and energy service contracts.

Seismic Program

Assembly Bill 4333 (Ch. 1339, Stats. of 1990) funded this DGS program which identifies and prioritizes seismic retrofits for state buildings.

Business Enterprise Program

The Welfare and Institution Code, Article 5 authorizes the director of the Department of Rehabilitation to establish and promote the Business Enterprise Program for the Blind. The state code notes it is the intent of the Legislature that the Randolph-Sheppard Act (20 U.S.C. Sec. 107 et seq.) and the federal regulations for its administration set forth in Part 395 of Title 34 of the Code of Federal Regulations shall serve as minimum standards for the operation of the Business Enterprises Program.

The state code stipulates no department or agency of the state shall undertake to acquire by ownership, rent or lease, or substantially renovate existing state-owned property unless it is determined that the property includes a satisfactory site or sites for the location and operation of a vending facility by a blind person. A “vending facility” is defined as a location that may sell foods, beverages, confections, newspapers, periodicals, tobacco products, and other articles or services dispensed automatically or manually.

The director of the Department of Rehabilitation is authorized to establish vending facilities, where feasible, on any real property that is owned, leased, rented, or otherwise controlled or occupied by any department or other agency or body of the State of California. Feasibility considerations include:

- The number of state employees in the building or on the state property.
- The size, in square feet, of the area leased, occupied, owned, or otherwise controlled by the state.
- The length of time the property will be leased or occupied by the state.
- Whether establishment of a vending facility would adversely affect the interests of the state.
- The likelihood the vending facility will produce sufficient net income for a blind vendor.

The state code stipulates that the amount of space allotted for a vending facility shall be based on 1) services to be rendered, and 2) number of persons to be served.

Child Care for State Employees

Pursuant to CGC Section 4560, upon determination of need, state-owned office buildings accommodating 700 employees or more, which are newly constructed or acquired, or existing facilities being rehabilitated more than 25 percent, shall include space for child care facilities. The code further stipulates that the director of the DGS may secure space in any adequate facility for the same purposes if funds for an off-site facility are made available and other cost and/or allocation factors make an off-site option viable.

Space for child care would need to be included in any newly acquired facility if the need for child care is identified; the building is a single facility able to accommodate 700 or more employees; or the building shares a common foundation with other state-owned building(s) and the total employee population exceeds 700 in these adjacent and/or adjoining buildings.

Amount of space required. Licensing requirements stipulate that each child shall be allocated a minimum of 35 SF of usable indoor play area and 75 SF of usable outdoor play area. A center for 60 children would typically require a minimum of 4,200 SF of first floor space, which would in-

clude 2,100 SF for play area, and an equal amount of space for kitchen, toilets, cribs, office, and storage, plus 4,500 SF of usable outdoor play area.

Floor location requirements. For safety, convenience and cost effectiveness, state-associated child care facilities are typically located on the first floor with an adjacent outdoor play area where feasible. The State Fire Marshal will allow space for child care to be located as high as the fourth floor of a building if specific criteria are met including a stairwell for the sole use of the child care facility.

Space for child care is not required in facilities leased by the state.

Integrated Waste Management

PRC Sections 42920–42928 includes a California state agency model requiring each agency to develop and adopt before July 1, 2000, an integrated waste management plan. Each plan that will build upon the existing Integrated Waste Management Plan adopted by the Waste Management Board (Board) pursuant to the Integrated Waste Management Act, introduced by Assembly Bill 939 (Ch. 1905, Section 22, Stats. of 1989). Agencies are required to meet solid waste diversion requirements through source reduction, reuse of materials where possible, recycling, composting activities, and procuring products with recycled content in state agency offices and facilities, including any leased locations.

According to PRC Sections 42920–42928, the Board will assist state agencies with identifying plans. Assembly Bill 75 (Ch. 764, Stats. of 1999) repealed Sections 42927 and 42928 of the PRC and expanded the level of environmental operations and maintenance training programs in state-owned buildings and leased facilities, incorporating job-specific ergonomic issues and health and safety policies.

The bill directs that by January 1, 2002, state agencies and large facilities will divert at least 25 percent of all solid waste generated by the agency or large facility. Before January 1, 2004, state agencies and large facilities will divert at least 50 percent of all solid waste from landfill disposal or transformation facilities. The state agency or large state facility may

be granted an alternative requirement if the circumstance that supports the request for alternative requirement, such as disposal patterns and the types of waste disposed of by the agency or facility, is reviewed or extended prior to implementation of the plan. The Board would consider circumstances that contributed to the request for the time extension, such as lack of market for recycled materials, local efforts to implement source reduction, recycling, and composting programs, facilities built or planned, waste disposal patterns, and the type of waste disposal by the agency. By January 1, 2006, any alternative requirements will have expired. However, the Board may grant time extensions under certain conditions according to PRC Section 42923.

Historic Preservation

PRC Sections 5024 and 5024.5 requires inventory and protection of state-owned buildings over 50 years old. No state agency shall alter a building's original or significant historical features, or transfer, relocate, or demolish historical resources listed on the inventory without first submitting plans for proposed alterations to the State Office of Historic Preservation for review and approval.

State Employee Telecommuting Program

Pursuant to CGC Sections 14200–14203, every state agency shall review their work operations to determine where telecommuting can be of practical benefit to that agency. The DGS is required to establish criteria for evaluating the state's telecommuting program and recommending modifications, if necessary. Each agency is responsible for examining its operation with a view toward effectively using the telework option. CGC Section 14201, states that "Every state agency shall review its work operations to determine where in its organization telecommuting can be of practical benefit to the agency...each agency shall develop and implement a telecommuting plan as part of its telecommuting program in work areas where telecommuting is identified as being both practical and beneficial to the organization." With careful planning and management, teleworking, telecommuting, alternative officing or virtual office concepts can reduce office space demand. Advancements in computer and telecommunications technology are considered during project development. Telecommuting opportunities are thoroughly examined in the programming phase for authorized projects.

Transit Access

CGC Section 15808.1 stipulates that acquisition or construction of a state facility which employs more than 200 people or directly serves the public be located within one-quarter mile of a public transit corridor. As defined in the Health and Safety Code, Section 50093.5, a public transit corridor is that area within one-quarter mile of a route on which level of service (headway) is at or above the average for the system as a whole.

C. Local Planning Considerations

Typically, local codes and issues of concern are site or project specific and must be identified for each new development project. The state, although not bound by local regulations does consider them when planning state projects. Considerations which may take precedence over local codes include limiting project expenditures, promoting ridesharing, and decreasing traffic congestion, air and/or noise pollution.

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is the metropolitan planning organization for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The SCAG is required by the federal government to research and integrate transportation, growth management, hazardous waste management, and air quality. The state also places requirements on SCAG to plan for highways, transit corridors, goods movement, and freeway congestion for the seven county region. This includes a continuous and coordinated planning process for a Regional Transportation Plan. Currently the region is working on the improvements recommended in the 2001 Regional Transportation Plan.

Planning for transportation is integrated with planning for land use, housing, employment, transportation strategies, and air quality. The SCAG is not only the co-lead agency for air quality planning for the southeast desert air basin district,

but also reviews programs proposed for federal activities for southern California governments, and reviews environmental impact reports for projects having regional significance.

Local government authorities typically address local concerns through their associations of government. SCAG has recently published "The State of the Region, 2002." This document describes the major local development concerns, some of which might relate to the state's planning efforts should a decision be made to launch a large scale construction project or major renovation within the Los Angeles County Region.

Downtown Revitalization Efforts

Historically the state has supported revitalization efforts in the Los Angeles County Region. Construction of the Ronald Reagan Building and reconditioning of the former Broadway Department Store, renamed Junipero Serra Building, for state office use are two examples of the state's participation in the Civic Center revitalization program. It is anticipated that the state would continue its involvement when opportunities exist that support state office development goals.

Ground Floor and Retail Space Considerations

Local government and the community often support the incorporation of ground floor retail uses in office buildings to enhance the pedestrian environment. The state also acknowledges the potential benefits of such ground floor uses. Ground floor retail space may include eating establishments (consistent with the Business Enterprise Program), bakeries, child care facilities, dry cleaners, banking services, and neighborhood commercial uses. Public facilities financed through the sale of tax-free revenue bonds typically limit the amount of private-use space to five percent of the total. Pursuant to federal tax laws, the tax-free status of revenue bonds is jeopardized if a larger percentage of private-use space is provided. The amount of retail space available for lease in new facilities will be driven by a number of factors including but not limited to: project financing, on-site child care requirements, cafeteria uses, market forces, and an assessment of vacancy risks.

*Glossary of
Terms*

Glossary of Terms

Backfill Tenant

For the purposes of this study, an agency, or portion of an agency, that fills, or assists in filling, state-owned space vacated or unused by another state agency.

Build-to-Suit Lease

This is a process whereby an entity (public or private) constructs a facility to predetermined specifications provided by the state in exchange for the state's lease of the facility.

Class A Space

Space incorporated in a well appointed, prominently located building. Typically, such space has a high quality finishes and commands the highest rents in the market.

Class B Space

Highly functional, attractive space, but less prestigious than Class A Space, and commanding lower rental rates.

Class C Space

Functional, competitive space, with lower level of finishes and/or less desirably located than Class C Space, and commanding proportionally lower rental rates.

Co-locate

This term refers to locating two or more independent office groups together in the same building. The office groups would typically have one or more similar office characteristics; such as benefiting a similar clientele, serving a similar geographic area, or having compatible functions that may lead to sharing service areas, employee areas, or meeting rooms.

Consolidatable

State agency offices that may be located with other agency offices in a joint-use office facility where the agencies have no unique program or client requirements or facility needs.

Effective Rate

The average lease rate of a property per square foot after deducting negotiated concessions such as free rent, construction allowances over and above the cost of building standard items or the costs of the landlord's assumption of a tenant's existing lease.

Full Service Lease

Operating expenses such as common area utilities, taxes, insurance, maintenance, landscaping, and repairs to the leased premises are included in the rental payment as part of "full service" rent.

Gross Square Feet (GSF)

All floor space within the exterior shell of a building. GSF is the result of combining the tenant's usable square feet with all common use spaces. Common space includes stairwells, public restrooms, public corridors, elevators, lobbies, duct shafts, equipment rooms, and wall thicknesses.

Lease Agreement with an Option to Purchase

A lease agreement with an option to purchase contains provisions for the state, at its discretion, to exercise the right to purchase the facility at a predetermined date and cost.

Lease in Dispersed Lease Space

The state leases space at the current market rental rates in buildings not owned by the state, with no prospects of ownership. The state participates only in the design of the leased premises (net square feet occupied by the state agency).

Local Serving Agencies

Agencies providing service to a specific city or neighborhood.

Net Absorption

Net change in occupied square feet from one reporting period to the next, includes the impact of change in vacant space available for lease or sublease.

Net Square Feet (NSF)

The modified Building Owner Managers Association calculation of the actual square feet required for each agency, including interior circulation.

Non-consolidatable

Space that cannot be housed in a multi-tenant facility in an urban setting. Non-consolidatable state functions typically have special needs for security, freeway access, public access, parking, or facility design. Spaces typically considered non-consolidatable include field offices of the California Highway Patrol, Department of Motor Vehicles, and the Employment Development Department, as well as parole offices of the Department of Corrections. For example, Unemployment Insurance and Job Services Offices of the Employment Development Department are typically considered non-consolidatable because they generate excessive pedestrian and vehicular traffic and serve clients in specific geographic areas. It should be noted that some offices categorized as non-consolidatable might be appropriate tenants of a Service Center in a suburban location where extensive public parking can be more easily provided.

Regional Serving Agency

For the purposes of this study, a regional serving agency is one that administers a state program for the service area of the five counties in the Los Angeles County Region.

Service Center

Typically, four or five state offices that serve a similar local clientele. A service center may include state offices that might not be considered consolidatable in a larger multi-tenant facility because of the large number of clients they serve and their high visitor parking space requirement.

Tenant Improvements

Improvements in the form of partitions, wiring, equipment, etc., installed in the office to fit the needs of the occupants upon moving into the space. "Tenant", as a term, is used to describe not only lessees but also occupants of state-owned facilities.

Weighted Average Asking Rental Rates

The average cost for rental space that has been adjusted by the amount of square feet of space available for direct lease, calculation excluding sublease space. Data is provided based on full service gross and includes all costs associated with occupying the space, including taxes, insurance, maintenance, janitorial service and utilities. Typically reported monthly and on a per square foot basis.





Appendices

Appendix 1A

Multi-Tenant, DGS-Owned/Leased Office Space (Sorted by Planning Area)

- *Planning Area I - North County*
- *Planning Area II - Civic Center/
Wilshire*
- *Planning Area III - Coastal*
- *Planning Area IV - San Fernando
Valley*
- *Planning Area V - San Gabriel/
Pomona*
- *Planning Area VI - Southeast*
- *Planning Area VII - Long Beach*

Appendix 1A

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE PLANNING AREA I - NORTH COUNTY

LANCASTER - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1054001	CORRECTIONS	44750 60th Street West	Relocatable Office	N	1,440	0	\$2,767	8	11/01/95	10/31/98	10/31/00
1054002	CORRECTIONS	44750 60th Street West	Relocatable Office	N	2,160	0	\$3,540	9	11/01/95	10/31/98	10/31/00
4662001	CORRECTIONS	44750 60th Street West	Relocatable Office	N	4,320	0	\$12,778	18	10/01/98	09/30/01	09/30/03
1028001	EMPLOYMENT DEVELOPMENT	1410 West Avenue I	Office (General)	N	10,471	0	\$23,811	42	05/01/00	04/30/04	04/30/08
1045001	EMPLOYMENT DEVELOPMENT	1426 West Avenue I	Office (General)	N	1,648	0	\$1,532	14	11/01/99	10/31/02	10/31/04
1051001	EMPLOYMENT DEVELOPMENT	44300 Lowtree Avenue	Office (General)	Y	1,626	0	\$2,440	5	11/01/93	10/31/02	10/31/05
1019001	MOTOR VEHICLES	1110 West Avenue I	Office (Field)	N	5,860	0	\$7,969	15	05/01/99	12/31/01	04/30/04
1027001	PARKS AND RECREATION	43779 North 15th Street West	Office (General)	Y	3,150	0	\$3,402	10	10/01/96	09/30/00	09/30/04
1049002	REHABILITATION	43301 Division Street	Office (General)	Y	3,966	0	\$5,899	14	05/01/94	05/31/03	05/31/06
1044001	WATER RESOURCES	3121 East Avenue I	Office (General)	Y	4,205	2,588	\$3,910	11	09/01/90	07/31/02	07/31/04
5125001	WATER RESOURCES	45440 Trevor Avenue	Warehouse	N	0	16,290	\$11,250	0	04/01/02	03/31/06	03/31/10
SUB-TOTAL (All Leased Space)					38,846	18,878	\$79,298	146			
SUB-TOTAL (Consolidatable Leased Space)					12,947	2,588	\$15,651	40			
LANCASTER - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					12,947	2,588		40			

PALMDALE - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1923001	CORRECTIONS	644 East Avenue P	Office (General)	N	12,560	0	\$18,037	19	07/01/99	06/30/03	06/30/07
1926001	MOTOR VEHICLES	2260 E Palmdale Blvd.	Office (General)	N	4,435	0	\$6,192	14	07/01/98	06/30/02	06/30/08
SUB-TOTAL (All Leased Space)					16,995	0	\$24,229	33			
SUB-TOTAL (Consolidatable Leased Space)					0	0	\$0	0			
PALMDALE - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					0	0		0			

SANTA CLARITA - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4518001	CONSUMER AFFAIRS	27522 Avenue Scott	Office (General)	N	6,536	18,184	\$20,023	35	02/01/97	09/01/01	01/31/05
3016001	EMPLOYMENT DEVELOPMENT	21515 Soledad Canyon Road	Office (Field)	N	3,057	0	\$5,086	10	02/01/91	05/31/99	05/31/03
4735001	REHABILITATION	23838 Valencia Blvd.	Office (General)	Y	3,070	0	\$8,915	7	02/01/99	01/31/03	01/31/06
SUB-TOTAL (All Leased Space)					12,663	18,184	\$34,024	52			
SUB-TOTAL (Consolidatable Leased Space)					3,070	0	\$8,915	7			
SANTA CLARITA - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					3,070	0		7			

VALENCIA - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3017001	GENERAL SERVICES	25030 West Avenue Stanford	Warehouse	N	0	2,652	\$3,208	5	10/01/98	09/30/01	09/30/03
4958001	INSURANCE	27200 Tourney Road	Office (General)	N	6,716	0	\$13,432	20	01/01/01	12/31/04	12/31/10
4958002	INSURANCE	27200 Tourney Road	Office (General)	N	12,883	0	\$25,766	26	01/01/01	12/31/04	12/31/10
SUB-TOTAL (All Leased Space)					19,599	2,652	\$42,406	51			
SUB-TOTAL (Consolidatable Leased Space)					0	0	\$0	0			
VALENCIA - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					0	0		0			

TOTAL - PLANNING AREA I					NSF Office	NSF Other	Monthly Rent	PYS			
ALL LEASED SPACE					88,103	39,714	\$179,957	282			
CONSOLIDATABLE LEASED SPACE					16,017	2,588	\$24,566	47			
DGS-OWNED					0	0		0			
TOTAL CONSOLIDATABLE SPACE					16,017	2,588		47			

Appendix 1A

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE
PLANNING AREA II - CIVIC CENTER/WILSHIRE

HOLLYWOOD - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
874001	MOTOR VEHICLES	1600 Vine Street	Office (General)	N	7,854	0	\$20,175	26	08/01/90	07/31/03	01/31/04
4509001	TECHNOLOGY, TRADE & COMMERCE AGY	7080 Hollywood Blvd.	Office (General)	Y	4,887	0	\$7,508	20	07/01/97	06/30/01	06/30/07
SUB-TOTAL (All Leased Space)					12,741	0	\$27,683	46			
SUB-TOTAL (Consolidatable Leased Space)					4,887	0	\$7,508	20			
HOLLYWOOD - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					4,887	0		20			

LOS ANGELES - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1155004	ALCOHOLIC BEVERAGE CONTROL	3530 Wilshire Blvd.	Office (General)	Y	6,375	0	\$11,819	18	06/01/01	05/31/05	05/31/09
4884002	CA AFRICAN AMERICAN MUSEUM	800 South Figueroa Street	Office (General)	N	3,710	0	\$7,236	41	11/01/91	07/31/02	10/31/02
4789001	CONSERVATION	655 South Hope Street	Office (General)	Y	6,564	0	\$12,712	13	10/01/99	09/30/03	09/30/05
1138002	CONSUMER AFFAIRS	3540 Wilshire Blvd.	Office (General)	Y	7,600	0	\$19,584	10	04/01/88	03/31/93	03/31/98
1244002	CONSUMER AFFAIRS	5757 West Century Blvd.	Office (General)	Y	296	0	\$460	1	04/01/01	03/31/04	03/31/06
1165001	CORRECTIONS	600 Saint Paul Avenue	Office (General)	N	19,526	0	\$28,354	90	08/01/96	07/31/01	07/31/06
1165002	CORRECTIONS	600 Saint Paul Avenue	Office (General)	N	8,223	0	\$13,770	34	06/01/98	07/31/01	07/31/06
1325002	CORRECTIONS	307 West Fourth Street	Office (General)	N	8,470	0	\$11,156	16	05/01/00	04/30/04	04/30/08
1160001	EMPLOYMENT DEVELOPMENT	221 North Figueroa St.	Office (General)	Y	17,718	491	\$38,902	85	10/01/93	09/30/98	09/30/08
1175001	EMPLOYMENT DEVELOPMENT	4021 Rosewood Avenue	Office (General)	Y	8,290	0	\$16,250	29	05/01/94	04/30/97	04/30/09
1331002	EMPLOYMENT DEVELOPMENT	12700 Avalon Blvd.	Office (Field)	N	8,228	0	\$20,388	34	12/01/02	11/30/06	11/30/12
4751001	EMPLOYMENT DEVELOPMENT	6100 Wilshire Blvd.	Office (General)	Y	2,180	0	\$6,036	6	05/01/99	04/30/03	04/30/07
4928001	EMPLOYMENT DEVELOPMENT	315 West Ninth Street	Office (General)	N	7,060	0	\$10,378	32	05/01/01	05/01/05	04/30/09
4850002	EQUALIZATION, STATE BOARD OF	660 South Figueroa Street	Office (General)	Y	3,276	0	\$10,170	10	06/01/00	05/31/03	05/31/05
1198001	FAIR EMPLOYMENT & HOUSING COMM	611 West Sixth Street	Office (General)	Y	16,586	0	\$27,436	72	05/01/97	04/30/02	04/30/07
1198002	FAIR EMPLOYMENT & HOUSING COMM	611 West Sixth Street	Office (General)	Y	1,337	0	\$2,652	2	03/01/01	02/28/04	02/28/06
4850003	GAMBLING CONTROL COMMISSION	660 South Figueroa Street	Office (General)	Y	2,325	0	\$6,734	7	03/01/01	02/28/05	02/28/06
1232004	GENERAL SERVICES - DSA	311 South Spring Street	Office (General)	Y	15,087	0	\$29,064	33	08/15/00	08/14/20	08/14/20
4990001	GENERAL SERVICES	1645 North Main Street	Office (General)	N	4,700	8,300	\$36,000	16	12/01/01	12/01/16	11/30/26
1232003	HEALTH PLAN - DEV. OFF. STATEWIDE	311 South Spring Street	Office (General)	Y	15,069	1,000	\$29,879	36	08/15/00	08/14/20	08/14/20
1184002	HEALTH SERVICES	865 South Figueroa Street	Office (General)	Y	4,678	0	\$7,953	27	05/01/98	04/30/01	04/30/03
1232002	HEALTH SERVICES	311 South Spring Street	Office (General)	Y	66,925	2,677	\$140,569	320	07/17/00	08/14/20	08/14/20
4850001	HEALTH SERVICES	660 South Figueroa Street	Office (General)	Y	4,269	0	\$11,040	6	04/01/00	03/31/04	03/31/05
4913002	PARKS AND RECREATION	700 North Alameda Street	Office (General)	Y	831	0	\$1	6	09/01/00	09/30/00	08/31/03
1155001	PUBLIC EMPLOYMENT RELATIONS BD.	3530 Wilshire Blvd.	Office (General)	N	3,979	0	\$6,923	11	07/01/92	05/31/98	12/31/98
4884001	REAL ESTATE, DEPT. OF	800 South Figueroa Street	Office (General)	Y	2,488	0	\$4,569	0	06/01/00	05/31/03	05/31/05
1154001	REHABILITATION	2771 South Western Ave.	Office (General)	Y	3,479	0	\$5,202	17	05/01/94	04/30/97	04/30/99
1225001	REHABILITATION	3251 West Sixth Street	Office (General)	Y	10,310	0	\$14,319	40	12/01/95	11/30/99	11/30/03
4556001	REHABILITATION	1640 Marengo Street	Office (General)	Y	4,294	0	\$8,496	13	10/01/97	10/01/00	09/30/04
4698001	REHABILITATION	6430 West Sunset Blvd.	Office (General)	Y	4,507	0	\$8,113	14	03/01/99	02/28/03	02/28/07
1162001	SOCIAL SERVICES	3580 Wilshire Blvd.	Office (General)	Y	56,592	0	\$87,404	205	08/01/94	07/31/99	07/31/04
1162002	SOCIAL SERVICES	3580 Wilshire Blvd.	Office (General)	Y	20,866	0	\$32,001	76	10/01/95	09/30/00	09/30/05
1229001	SOCIAL SERVICES	3435 Wilshire Blvd.	Office (General)	Y	55,526	0	\$85,088	244	10/01/95	09/30/03	09/30/05
1229003	SOCIAL SERVICES	3435 Wilshire Blvd.	Office (General)	Y	1,765	0	\$3,040	7	04/01/99	03/31/02	03/31/04
4711001	SOCIAL SERVICES	811 Wilshire Blvd.	Office (General)	Y	15,004	0	\$25,253	40	02/01/99	01/31/06	01/31/09
1184001	TRANSPORTATION	865 South Figueroa Street	Office (General)	Y	23,600	0	\$68,170	92	10/01/94	09/30/99	09/30/04
4913001	TRANSPORTATION	700 North Alameda Street	Office (General)	N	15,243	0	\$24,846	44	06/01/00	05/31/04	05/31/08
5047001	TRANSPORTATION	1000 Wilshire Blvd.	Office (General)	N	43,744	0	\$100,954	233	08/01/01	09/01/04	07/31/08
1327003	TREASURER, STATE	304 South Broadway	Office (General)	Y	2,578	0	\$4,697	13	04/01/00	03/31/03	03/31/08
1165003	YOUTH AUTHORITY	600 Saint Paul Avenue	Office (General)	N	9,501	0	\$14,629	23	06/01/98	07/31/01	07/31/06
SUB-TOTAL (All Leased Space)					512,799	12,468	\$992,247	2,016			
SUB-TOTAL (Consolidatable Leased Space)					380,415	4,168	\$717,613	1,442			

Appendix 1A

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE
PLANNING AREA II - CIVIC CENTER/WILSHIRE

LOS ANGELES - DGS-Owned (Ronald Reagan Building)											
Lease #	Agency	Address	Type of Space	Consoli- datable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1256067	ASSEMBLY	300 South Spring Street	Office (General)	Y	1,609	0		16	05/01/97		
1256078	EMPLOYMENT DEVELOPMENT	300 South Spring Street	Office (General)	Y	12,949	0		30	04/01/99		
1256010	FINANCIAL INSTITUTIONS	300 South Spring Street	Office (General)	Y	13,686	0		80	01/29/91		
1256009	FINANCIAL INSTITUTIONS	300 South Spring Street	Storage	Y	0	234		0	01/29/91		
1256011	FRANCHISE TAX BOARD	300 South Spring Street	Office (General)	Y	18,917	0		70	01/29/91		
1256012	FRANCHISE TAX BOARD	300 South Spring Street	Storage	Y	0	457		0	01/29/91		
1256090	GENERAL SERVICES	300 South Spring Street	Office (General)	Y	4,754	0		46	07/15/02		
1256066	GOVERNOR'S OFFICE	300 South Spring Street	Office (General)	Y	6,770	0		28	05/01/97		
1256091	HIGHWAY PATROL	300 South Spring Street	Office (General)	Y	5,961	0		45	07/15/02		
1256088	INSURANCE	300 South Spring Street	Office (General)	Y	100,153	0		400	07/15/02		
1256034	JUDICIAL COUNCIL OF CALIFORNIA	300 South Spring Street	Office (General)	Y	1,981	0		250	07/01/93		
1256089	JUDICIAL COUNCIL OF CALIFORNIA	300 South Spring Street	Office (General)	Y	112,261	0		0	07/15/02		
1256034	JUDICIAL COUNCIL OF CALIFORNIA	300 South Spring Street	Office (General)	Y	7,598	0		0	07/01/93		
1256007	JUDICIAL COUNCIL OF CALIFORNIA	300 South Spring Street	Storage	Y	0	4,895		0	12/19/90		
1256092	JUSTICE	300 South Spring Street	Office (General)	Y	210,917	0		700	07/15/02		
1256019	JUSTICE	300 South Spring Street	Storage	Y	0	4,367		0	07/01/91		
1256084	LIEUTENANT GOV. OFFICE OF THE	300 South Spring Street	Office (General)	Y	2,800	0		11	11/01/99		
1256060	SECRETARY OF STATE	300 South Spring Street	Office (General)	Y	5,871	0		18	02/20/96		
1256050	SENATE	300 South Spring Street	Office (General)	Y	6,995	0		5	05/01/95		
SUB-TOTAL					513,222	9,953		1,699			
LOS ANGELES - DGS-Owned (Junipero Serra Building)											
4836039	CORPORATIONS	320 West Fourth Street	Office (General)	Y	60,259	0		150	07/01/02		
4836035	CORPORATIONS	320 West Fourth Street	Storage	Y	0	2,515		0	07/01/02		
4836023	CORRECTIONS	320 West Fourth Street	Office (General)	Y	28,950	0		100	05/01/99		
4836022	CORRECTIONS	320 West Fourth Street	Storage	Y	0	1,546		0	05/01/99		
4836026	GENERAL SERVICES	320 West Fourth Street	Office (General)	Y	21,474	0		107	05/01/99		
4836028	GENERAL SERVICES	320 West Fourth Street	Office (General)	Y	3,624	0		0	03/01/99		
4836029	GENERAL SERVICES	320 West Fourth Street	Storage	Y	0	278		0	03/01/99		
4836027	GENERAL SERVICES	320 West Fourth Street	Storage	Y	0	258		0	05/01/99		
4836012	HEALTH SERVICES	320 West Fourth Street	Office (General)	Y	5,494	0		2	06/01/99		
4836020	INDUSTRIAL RELATIONS	320 West Fourth Street	Office (General)	Y	114,388	0		191	06/01/99		
4836021	INDUSTRIAL RELATIONS	320 West Fourth Street	Storage	Y	0	17,262		0	06/01/99		
4836013	INTEGRATED WASTE MGMT BOARD	320 West Fourth Street	Office (General)	Y	2,869	0		8	06/01/99		
4836038	MANAGED HEALTH CARE	320 West Fourth Street	Office (General)	Y	18,351	0		44	07/01/02		
4836037	MANAGED HEALTH CARE	320 West Fourth Street	Storage	Y	0	1,541		0	07/01/02		
4836010	MOTOR VEHICLES	320 West Fourth Street	Office (General)	Y	3,777	0		5	04/01/99		
4836009	PERSONNEL BOARD, STATE	320 West Fourth Street	Office (General)	Y	2,661	0		3	05/01/99		
4836011	PUBLIC UTILITIES COMMISSION	320 West Fourth Street	Office (General)	Y	30,700	0		90	05/01/99		
4836003	REAL ESTATE	320 West Fourth Street	Office (General)	Y	5,675	0		107	04/01/99		
4836017	REAL ESTATE	320 West Fourth Street	Office (General)	Y	7,885	0		0	04/01/99		
4836019	REAL ESTATE	320 West Fourth Street	Office (General)	Y	12,493	0		0	04/01/99		
4836016	REAL ESTATE	320 West Fourth Street	Office (General)	Y	3,276	0		0	04/01/99		
4836018	REAL ESTATE	320 West Fourth Street	Storage	Y	0	478		0	04/01/99		
4836008	REHABILITATION	320 West Fourth Street	Office (General)	Y	2,012	0		4	04/01/99		
4836014	STATE AND CONSUMER SERVICES	320 West Fourth Street	Office (General)	Y	851	0		5	06/01/99		
4836015	WATER RESOURCES CONTROL BD.	320 West Fourth Street	Storage	Y	0	5,732		0	04/01/99		
4836040	WATER RESOURCES CONTROL BD.	320 West Fourth Street	Office (General)	Y	61,096	0		198	01/26/02		
SUB-TOTAL					385,835	29,610		1,014			
LOS ANGELES - DGS-Owned					899,057	39,563		2,713			
TOTAL CONSOLIDATABLE SPACE					1,279,472	43,731		4,155			
TOTAL - PLANNING AREA II					NSF Office	NSF Other	Monthly Rent	PYS			
ALL LEASED SPACE					525,540	12,468	\$1,019,930	2,062			
CONSOLIDATABLE LEASED SPACE					385,302	4,168	\$725,121	1,462			
DGS-OWNED					899,057	39,563		2,713			
TOTAL CONSOLIDATABLE SPACE					1,284,359	43,731		4,175			

* DGS-owned building rental rate (per NSF, Aug./Sept. 2003): Ronald Reagan and Van Nuys State Office Buildings - Office @ \$1.82, Storage @ \$0.46;
Junipero Serra Building - Office @ \$2.03, Storage @ \$0.68.

Appendix 1A

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE PLANNING AREA III - COASTAL

CULVER CITY - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
482001	CONSUMER AFFAIRS	6035 Bristol Parkway	Office (General)	Y	3,831	0	\$12,087	28	12/01/00	11/30/04	11/30/06
484001	CONTROLLER, STATE	600 Corporate Pointe	Office (General)	Y	12,102	0	\$26,219	39	06/01/96	06/30/03	05/31/06
483001	EQUALIZATION, BOARD OF	5901 Green Valley Circle	Office (General)	Y	32,000	0	\$60,611	101	09/01/94	08/31/99	08/31/04
5123001	REHABILITATION	6125 Washington Blvd.	Office (General)	Y	3,770	0	\$9,600	11	09/01/02	08/31/06	08/31/09
481001	SOCIAL SERVICES	6167 Bristol Parkway	Office (General)	Y	8,557	0	\$15,027	41	01/01/97	12/31/00	12/31/04
481002	SOCIAL SERVICES	6167 Bristol Parkway	Office (General)	Y	7,635	0	\$13,408	35	01/01/97	12/31/00	12/31/04
4651001	SOCIAL SERVICES	100 Corporate Pointe	Office (General)	Y	6,004	0	\$13,096	33	06/01/98	03/31/03	05/31/06
SUB-TOTAL (All Leased Space)					73,899	0	\$150,048	288			
SUB-TOTAL (Consolidatable Leased Space)					73,899	0	\$150,048	288			
CULVER CITY - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					73,899	0		288			

EL SEGUNDO - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4525001	MOTOR VEHICLES	390 North Sepulveda Blvd.	Office (General)	Y	12,556	0	\$19,085	62	07/14/97	09/01/01	08/31/05
SUB-TOTAL (All Leased Space)					12,556	0	\$19,085	62			
SUB-TOTAL (Consolidatable Leased Space)					12,556	0	\$19,085	62			
EL SEGUNDO - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					12,556	0		62			

INGLEWOOD - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
943001	ALCOHOLIC BEVERAGE CONTROL	One Manchester Blvd.	Office (General)	Y	3,767	0	\$5,165	17	10/01/00	09/30/04	09/30/06
949001	CONSERVATION	3732 West Century Blvd.	Warehouse	Y	0	1,061	\$925	2	01/01/94	12/01/01	11/30/04
944001	CORRECTIONS	101 North La Brea Avenue	Office (General)	N	12,634	0	\$22,438	60	02/01/95	04/30/04	04/30/08
944003	CORRECTIONS	101 North La Brea Avenue	Office (General)	N	8,533	0	\$15,169	38	06/01/00	05/31/04	05/31/08
947001	EMPLOYMENT DEVELOPMENT	9800 La Cienega Blvd.	Office (General)	Y	14,570	0	\$24,443	52	04/01/02	03/31/06	03/31/09
4673001	EMPLOYMENT DEVELOPMENT	110 South La Brea Avenue	Office (General)	N	5,925	0	\$9,817	20	10/01/98	10/31/98	02/28/02
SUB-TOTAL (All Leased Space)					45,429	1,061	\$77,957	189			
SUB-TOTAL (Consolidatable Leased Space)					18,337	1,061	\$30,533	71			
INGLEWOOD - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					18,337	1,061		71			

LAWNSDALE - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4624001	REHABILITATION	15901 Hawthorne Blvd.	Office (General)	Y	5,746	0	\$9,532	28	06/01/98	05/31/02	05/31/05
SUB-TOTAL (All Leased Space)					5,746	0	\$9,532	28			
SUB-TOTAL (Consolidatable Leased Space)					5,746	0	\$9,532	28			
LAWNSDALE - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					5,746	0		28			

LOS ANGELES - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1158002	CONSERVATION	5777 West Century Blvd.	Office (General)	Y	6,480	0	\$11,013	21	09/01/01	08/31/05	08/31/07
3793001	CONSUMER AFFAIRS	11160 Hindry Avenue	Warehouse	N	0	2,030	\$1,847	0	09/01/96	08/31/99	08/31/01
1158004	EDUCATION	5777 West Century Blvd.	Office (General)	Y	1,124	0	\$1,619	3	03/01/01	02/29/04	02/28/06
1190002	REHABILITATION	8929 Sepulveda Blvd.	Office (General)	Y	6,480	0	\$8,653	20	11/01/95	10/31/99	10/31/03
SUB-TOTAL (All Leased Space)					14,084	2,030	\$23,132	44			
SUB-TOTAL (Consolidatable Leased Space)					14,084	0	\$21,285	44			
LOS ANGELES - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					14,084	0		44			

SANTA MONICA - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3071001	EMPLOYMENT DEVELOPMENT	920 Broadway Street	Office (General)	N	8,669	0	\$19,773	41	06/01/94	05/31/98	05/31/06
3072001	EMPLOYMENT DEVELOPMENT	914 Broadway Street	Office (General)	Y	8,103	0	\$24,309	19	03/01/02	02/28/06	02/28/07
3070001	INDUSTRIAL RELATIONS	2701 Ocean Park Blvd.	Office (General)	Y	21,478	420	\$44,369	85	05/01/95	12/31/00	04/30/04
3073001	REHABILITATION	2730 Wilshire Blvd.	Office (General)	Y	4,129	0	\$9,540	17	04/01/96	03/31/00	03/31/04
SUB-TOTAL (All Leased Space)					42,379	420	\$97,991	162			
SUB-TOTAL (Consolidatable Leased Space)					33,710	420	\$78,218	121			
SANTA MONICA - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					33,710	420		121			

TOTAL - PLANNING AREA III											
					NSF Office	NSF Other	Monthly Rent	PYS			
ALL LEASED SPACE					194,093	3,511	\$377,745	773			
CONSOLIDATABLE LEASED SPACE					158,332	1,481	\$308,701	614			
DGS-OWNED					0	0		0			
TOTAL CONSOLIDATABLE SPACE					158,332	1,481		614			

Appendix 1A

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE PLANNING AREA IV - SAN FERNANDO VALLEY

BURBANK - Leased											
Lease #	Agency	Address	Type of Space	Consolidable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
285001	HEALTH SERVICES	1405 N San Fernando Road	Office (General)	Y	8,100	170	\$17,385	40	08/01/98	07/31/02	07/31/03
292001	REHABILITATION	2501 West Burbank Blvd.	Office (General)	Y	4,796	0	\$8,297	12	06/01/99	06/01/03	05/31/06
SUB-TOTAL (All Leased Space)					12,896	170	\$25,682	52			
SUB-TOTAL (Consolidatable Leased Space)					12,896	170	\$25,682	52			
BURBANK - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					12,896	170		52			

CANOGA PARK - Leased											
Lease #	Agency	Address	Type of Space	Consolidable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
334002	CONSUMER AFFAIRS	6800 Owensmouth Avenue	Office (General)	Y	4,598	0	\$6,437	25	12/01/96	11/30/00	11/30/04
336001	EMPLOYMENT DEVELOPMENT	21010 Vanowen Street	Office (General)	N	21,980	0	\$46,056	85	06/01/90	01/31/03	01/31/05
334003	MOTOR VEHICLES	6800 Owensmouth Avenue	Office (General)	Y	2,479	0	\$6,135	10	05/01/01	04/30/05	04/30/09
334001	REHABILITATION	6800 Owensmouth Avenue	Office (General)	Y	4,164	0	\$8,448	19	09/01/98	08/31/02	08/31/05
SUB-TOTAL (All Leased Space)					33,221	0	\$67,076	139			
SUB-TOTAL (Consolidatable Leased Space)					11,241	0	\$21,020	54			
CANOGA PARK - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					11,241	0		54			

CHATSWORTH - Leased											
Lease #	Agency	Address	Type of Space	Consolidable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4737001	CONSUMER AFFAIRS	21601 Devonshire Street	Office (Field)	Y	1,381	0	\$1,989	11	10/01/98	09/30/02	09/30/04
4737002	EMPLOYMENT DEVELOPMENT	21601 Devonshire Street	Office (General)	Y	2,184	0	\$3,484	3	12/01/99	11/30/03	11/30/08
SUB-TOTAL (All Leased Space)					3,565	0	\$5,473	14			
SUB-TOTAL (Consolidatable Leased Space)					3,565	0	\$5,473	14			
CHATSWORTH - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					3,565	0		14			

GLENDALE - Leased											
Lease #	Agency	Address	Type of Space	Consolidable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
813001	CONSUMER AFFAIRS	300 Arden Avenue	Office (General)	Y	4,076	0	\$7,337	25	08/01/96	07/31/99	07/31/01
764002	EMPLOYMENT DEVELOPMENT	1255 South Central Avenue	Office (General)	N	10,000	0	\$20,117	45	12/01/98	11/30/03	11/30/08
763001	HIGHWAY PATROL	411 North Central Avenue	Office (Field)	N	8,185	0	\$22,500	33	12/01/98	11/30/02	11/30/08
769002	INDUS. REL. UNPAID WAGE FUND	710 South Central Blvd.	Office (General)	Y	2,358	0	\$3,961	15	09/01/96	08/31/00	08/31/04
4726001	REHABILITATION	425 West Broadway	Office (General)	Y	5,124	0	\$12,299	11	08/01/99	07/31/03	07/31/05
763003	SOCIAL SERVICES	411 North Central Avenue	Office (General)	Y	2,714	0	\$5,397	11	05/09/97	09/30/03	09/30/07
762001	TOXIC SUBSTANCES CONTROL	1011 Grandview Avenue	Office (General)	Y	42,476	0	\$71,228	176	03/01/95	02/28/00	02/28/05
766001	WATER RESOURCES	770 Fairmont Avenue	Office (General)	Y	21,573	829	\$44,417	64	10/01/97	03/01/01	09/30/05
805001	YOUTH AUTHORITY	741 Glenvia Street	Office (General)	N	8,511	0	\$17,533	29	07/01/00	06/30/04	06/30/06
SUB-TOTAL (All Leased Space)					105,017	829	\$204,789	409			
SUB-TOTAL (Consolidatable Leased Space)					78,321	829	\$144,639	302			
GLENDALE - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					78,321	829		302			

GRANADA HILLS - Leased											
Lease #	Agency	Address	Type of Space	Consolidable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
792001	HEALTH SERVICES	16800 Devonshire Street	Office (General)	Y	3,400	0	\$5,440	7	12/01/96	11/30/05	11/30/09
4672002	HEALTH SERVICES	10605 Balboa Blvd.	Office (General)	Y	2,653	0	\$7,443	13	08/01/00	07/31/04	07/31/07
4672001	REHABILITATION	10605 Balboa Blvd.	Office (Field)	Y	6,786	0	\$18,083	16	12/01/98	11/30/02	11/30/05
SUB-TOTAL (All Leased Space)					12,839	0	\$30,966	36			
SUB-TOTAL (Consolidatable Leased Space)					12,839	0	\$30,966	36			
GRANADA HILLS - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					12,839	0		36			

NORTH HOLLYWOOD - Leased											
Lease #	Agency	Address	Type of Space	Consolidable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1746002	CORRECTIONS	6736 Laurel Canyon Blvd.	Office (General)	N	803	0	\$1,042	5	10/01/96	05/31/01	05/31/05
1746003	CORRECTIONS	6736 Laurel Canyon Blvd.	Office (General)	N	18,780	0	\$24,456	92	01/01/97	05/31/01	05/31/05
1742001	EMPLOYMENT DEVELOPMENT	4640 Lankershim Blvd.	Office (General)	N	6,023	0	\$16,007	29	08/01/95	12/31/96	07/31/01
1742002	EMPLOYMENT DEVELOPMENT	4640 Lankershim Blvd.	Office (General)	N	3,877	0	\$10,088	8	07/01/00	06/30/04	06/30/08
1741001	MOTOR VEHICLES	10940 Victory Blvd.	Office (General)	N	6,888	0	\$12,625	23	09/01/88	08/31/97	08/31/03
SUB-TOTAL (All Leased Space)					36,371	0	\$64,218	157			
SUB-TOTAL (Consolidatable Leased Space)					0	0	\$0	0			
NORTH HOLLYWOOD - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					0	0		0			

Appendix 1A

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE PLANNING AREA IV - SAN FERNANDO VALLEY

PACOIMA - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4706001	CONSUMER AFFAIRS	10314 Norris Avenue	Warehouse	N	0	2,873	\$1,950	1	08/01/98	07/31/02	07/31/03
4832001	EMPLOYMENT DEVELOPMENT	11623 Glenoaks Blvd.	Office (General)	N	19,102	0	\$52,640	54	12/01/00	11/30/15	11/30/25
SUB-TOTAL (All Leased Space)					19,102	2,873	\$54,590	55			
SUB-TOTAL (Consolidatable Leased Space)					0	0	\$0	0			
PACOIMA - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					0	0		0			

PANORAMA CITY - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1953001	YOUTH AUTHORITY	8737 Van Nuys Blvd.	Office (Field)	N	4,790	0	\$8,278	18	03/01/99	02/28/03	02/28/09
SUB-TOTAL (All Leased Space)					4,790	0	\$8,278	18			
SUB-TOTAL (Consolidatable Leased Space)					0	0	\$0	0			
PANORAMA CITY - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					0	0		0			

SHERMAN OAKS - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4652001	EMPLOYMENT DEVELOPMENT	15165 Ventura Blvd.	Office (General)	Y	2,380	0	\$6,062	9	09/01/98	08/31/02	08/31/05
SUB-TOTAL (All Leased Space)					2,380	0	\$6,062	9			
SUB-TOTAL (Consolidatable Leased Space)					2,380	0	\$6,062	9			
SHERMAN OAKS - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					2,380	0		9			

VAN NUYS - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4728001	EMPLOYMENT DEVELOPMENT	15400 Sherman Way	Office (General)	Y	19,970	0	\$42,271	130	07/01/99	06/30/04	06/30/99
3497001	EQUALIZATION, BOARD OF	15350 Sherman Way	Office (General)	Y	22,400	0	\$48,974	93	12/01/96	11/30/01	11/30/08
3496001	FOOD AND AGRICULTURE	13915 Satcoy Street	Warehouse	N	3,891	4,180	\$7,100	42	11/01/96	10/31/00	10/31/06
3497003	FRANCHISE TAX BOARD	15350 Sherman Way	Office (General)	Y	8,774	0	\$19,082	38	09/01/00	02/28/05	11/30/08
5022001	GENERAL SERVICES	7277 Hayvenhurst Avenue	Office (General)	N	897	744	\$1,927	42	07/01/01	06/30/04	06/30/06
3502001	REHABILITATION	5900 Sepulveda Blvd.	Office (Field)	Y	11,799	0	\$25,399	54	05/01/99	04/30/03	04/30/07
SUB-TOTAL (All Leased Space)					67,731	4,924	\$144,753	399			
SUB-TOTAL (Consolidatable Leased Space)					62,943	0	\$135,726	315			

VAN NUYS - DGS-Owned (Van Nuys State Office Building)											
Assignment #	DGS-Owned	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
3495052	ALCOHOLIC BEVERAGE CONTROL	6150 Van Nuys Blvd.	Office (General)	Y	4,738	0		18	01/01/02		
3495046	ASSEMBLY	6150 Van Nuys Blvd.	Office (General)	Y	8,145	0		6	03/01/00		
3495038	CONSUMER AFFAIRS	6150 Van Nuys Blvd.	Office (General)	Y	1,490	0		0	07/01/97		
3495040	EMPLOYMENT DEVELOPMENT	6150 Van Nuys Blvd.	Office (General)	Y	7,406	0		33	08/19/98		
3495051	GENERAL SERVICES	6150 Van Nuys Blvd.	Office (General)	Y	2,022	4,235		19	01/01/02		
3495050	INDUSTRIAL RELATIONS	6150 Van Nuys Blvd.	Office (General)	Y	62,945	0		85	09/01/01		
3495049	MOTOR VEHICLES	6150 Van Nuys Blvd.	Office (General)	Y	7,900	0		22	08/01/01		
3495019	REHABILITATION	6150 Van Nuys Blvd.	Dining/Cafeteria	Y	0	4,362		0	07/01/85		
3495024	SENATE	6150 Van Nuys Blvd.	Office (General)	Y	3,199	0		12	07/01/01		
SUB-TOTAL					97,845	8,597		195			
VAN NUYS - DGS-Owned					97,845	8,597		195			
TOTAL CONSOLIDATABLE SPACE					160,788	8,597		510			

WINNETKA - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3853001	HOUSING & COMM DEVELOPMENT	20201 Sherman Way	Office (General)	Y	1,143	0	\$1,610	6	06/01/87	07/31/01	06/30/03
SUB-TOTAL (All Leased Space)					1,143	0	\$1,610	6			
SUB-TOTAL (Consolidatable Leased Space)					1,143	0	\$1,610	6			
WINNETKA - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					1,143	0		6			

WOODLAND HILLS - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3690001	SOCIAL SERVICES	21731 Ventura Blvd.	Office (General)	Y	8,506	0	\$13,686	46	11/01/94	10/31/98	10/31/02
SUB-TOTAL (All Leased Space)					8,506	0	\$13,686	46			
SUB-TOTAL (Consolidatable Leased Space)					8,506	0	\$13,686	46			
WOODLAND HILLS - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					8,506	0		46			

TOTAL - PLANNING AREA IV											
					NSF Office	NSF Other	Monthly Rent	PYS			
ALL LEASE SPACE					307,561	8,796	\$627,184	1,340			
CONSOLIDATABLE LEASED SPACE					193,834	999	\$384,865	834			
DGS-OWNED					97,845	8,597		195			
TOTAL CONSOLIDATABLE SPACE					291,679	9,596		1,029			

* DGS-owned building rental rate (per NSF, 08/09 03): Ronald Reagan and Van Nuys State Office Buildings - Office @ \$1.82, Storage @ \$0.46; Junipero Serra Building - Office @ \$2.03, Storage @ \$0.68.

Appendix 1A

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE											
PLANNING AREA V - SAN GABRIEL/POMONA											

AZUSA - Leased											
Lease #	Agency	Address	Type of Space	Cosolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
113001	CONSUMER AFFAIRS	729 North Azusa Avenue	Office (General)	Y	2,475	0	\$3,836	13	06/01/02	05/31/05	05/31/07
SUB-TOTAL (All Leased Space)					2,475	0	\$3,836	13			
SUB-TOTAL (Consolidatable Leased Space)					2,475	0	\$3,836	13			
AZUSA - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					2,475	0		13			

BALDWIN PARK - Leased											
Lease #	Agency	Address	Type of Space	Cosolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
5141001	CONSUMER AFFAIRS	13300 Brooks Drive	Warehouse	N	0	3,384	\$2,876	0	06/01/02	07/31/05	07/31/07
178001	GENERAL SERVICES	13111 Brooks Drive	Office (General)	N	1,500	0	\$1,630	6	11/01/90	10/31/93	10/31/00
SUB-TOTAL (All Leased Space)					1,500	3,384	\$4,506	6			
SUB-TOTAL (Consolidatable Leased Space)					0	0	\$0	0			
BALDWIN PARK - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					0	0		0			

CITY OF INDUSTRY - Leased											
Lease #	Agency	Address	Type of Space	Cosolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3652001	EMPLOYMENT DEVELOPMENT	17171 East Gale Avenue	Office (General)	Y	12,407	0	\$21,000	75	04/01/92	03/31/02	03/31/07
4604001	MILITARY, DEPT OF	16025 East Gale Avenue	Office (General)	Y	1,054	0	\$1,434	2	11/01/97	11/01/02	10/31/03
4770001	REHABILITATION	18605 East Gale Avenue	Office (General)	Y	3,276	0	\$5,816	7	07/01/99	06/30/03	06/30/06
SUB-TOTAL (All Leased Space)					16,737	0	\$28,250	84			
SUB-TOTAL (Consolidatable Leased Space)					16,737	0	\$28,250	84			
CITY OF INDUSTRY - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					16,737	0		84			

COVINA - Leased											
Lease #	Agency	Address	Type of Space	Cosolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
454001	CORRECTIONS	1161 Parkview Drive	Office (General)	N	4,532	0	\$7,443	22	10/01/92	11/30/01	11/30/05
450001	YOUTH AUTHORITY	907 & 909 North Grand Avenue	Office (General)	N	2,890	0	\$3,780	12	02/01/98	01/31/02	01/31/04
SUB-TOTAL (All Leased Space)					7,422	0	\$11,223	34			
SUB-TOTAL (Consolidatable Leased Space)					0	0	\$0	0			
COVINA - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					0	0		0			

DIAMOND BAR - Leased											
Lease #	Agency	Address	Type of Space	Cosolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
505001	CONSUMER AFFAIRS	1370 South Valley Vista Drive	Office (General)	Y	2,500	725	\$6,990	11	06/01/99	05/31/03	05/31/05
504001	CORRECTIONS	21015 Pathfinder Roac	Office (General)	N	36,589	0	\$74,694	14	04/01/91	03/31/96	03/31/01
4588001	TRANSPORTATION	21073 Pathfinder Roac	Office (General)	Y	7,001	0	\$14,562	52	09/01/01	01/31/06	08/31/08
4588002	TRANSPORTATION	21073 Pathfinder Roac	Office (General)	Y	8,950	0	\$18,478	52	09/01/02	04/30/07	08/31/09
SUB-TOTAL (All Leased Space)					55,040	725	\$114,724	129			
SUB-TOTAL (Consolidatable Leased Space)					18,451	725	\$40,030	115			
DIAMOND BAR - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					18,451	725		115			

EL MONTE - Leased											
Lease #	Agency	Address	Type of Space	Cosolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
608002	AIR RESOURCES BOARD	9530 Telstar Avenue	Office (General)	Y	13,871	0	\$13,679	75	06/01/97	05/31/01	05/31/01
619001	AIR RESOURCES BOARD	9500 Telstar Avenue	Office (General)	Y	30,518	0	\$47,760	178	10/01/98	09/30/02	09/30/04
619002	AIR RESOURCES BOARD	9480 Telstar Avenue	Office (General)	Y	10,521	2,588	\$54,305	48	11/01/95	10/31/98	10/31/00
4628001	ALCOHOLIC BEVERAGE CONTROL	3204 Rosemead Blvd.	Office (General)	Y	4,855	0	\$6,700	19	03/01/98	02/28/01	02/28/03
572001	CONSUMER AFFAIRS	10699 Hickson Street	Warehouse	N	0	2,944	\$1,850	0	02/01/96	01/31/03	01/31/04
5028001	CORRECTIONS	9900 Baldwin Place	Office (General)	N	22,268	0	\$54,480	35	01/01/02	06/30/06	06/30/08
594002	MOTOR VEHICLES	3512 Rosemead Blvd.	Office (General)	Y	2,310	0	\$4,137	14	12/01/99	12/01/03	11/30/07
4733001	REHABILITATION	3208 Rosemead Blvd.	Office (Field)	Y	5,783	0	\$7,981	15	04/01/99	03/31/02	03/31/04
SUB-TOTAL (All Leased Space)					90,126	5,532	\$190,892	384			
SUB-TOTAL (Consolidatable Leased Space)					67,858	2,588	\$134,562	349			
EL MONTE - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					67,858	2,588		349			

Appendix 1A

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE PLANNING AREA V - SAN GABRIEL/POMONA

HUNTINGTON PARK - Leased											
Lease #	Agency	Address	Type of Space	Cosolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4838001	EMPLOYMENT DEVELOPMENT	2677 Zoe Avenue	Office (General)	N	5,186	0	\$6,483	23	03/01/00	06/30/01	04/30/04
SUB-TOTAL (All Leased Space)					5,186	0	\$6,483	23			
SUB-TOTAL (Consolidatable Leased Space)					0	0	\$0	0			
LA VERNE - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					0	0		0			

LA VERNE - Leased											
Lease #	Agency	Address	Type of Space	Cosolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1053001	REHABILITATION	2117 Foothill Blvd.	Office (General)	Y	3,305	475	\$7,258	18	05/01/96	04/30/00	04/30/04
SUB-TOTAL (All Leased Space)					3,305	475	\$7,258	18			
SUB-TOTAL (Consolidatable Leased Space)					3,305	475	\$7,258	18			
LA VERNE - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					3,305	475		18			

MONROVIA - Leased											
Lease #	Agency	Address	Type of Space	Cosolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
5169001	FORESTRY AND FIRE PROTECTION	602 East Huntington Drive	Office (General)	Y	3,470	0	\$7,800	64	09/01/02	08/31/06	08/31/10
SUB-TOTAL (All Leased Space)					3,470	0	\$7,800	64			
SUB-TOTAL (Consolidatable Leased Space)					3,470	0	\$7,800	64			
MONROVIA - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					3,470	0		64			

MONTEREY PARK - Leased											
Lease #	Agency	Address	Type of Space	Cosolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4516001	SOCIAL SERVICES	1000 Corporate Center Drive	Office (General)	Y	15,450	0	\$26,087	79	06/01/97	11/30/05	11/30/07
4516002	SOCIAL SERVICES	1000 Corporate Center Drive	Office (General)	Y	8,145	0	\$17,512	17	06/01/99	05/31/03	05/31/05
4516003	SOCIAL SERVICES	1000 Corporate Center Drive	Office (General)	Y	5,469	0	\$11,741	17	08/01/99	11/30/05	11/30/07
4516004	SOCIAL SERVICES	1000 Corporate Center Drive	Office (General)	Y	7,320	0	\$20,445	35	12/31/01	12/31/05	12/31/07
1652001	WATER RESOURCES CONTROL BOARD	2530 Corporate Place	Warehouse	N	0	3,000	\$2,541	2	07/01/96	08/31/02	08/31/04
SUB-TOTAL (All Leased Space)					36,384	3,000	\$78,326	150			
SUB-TOTAL (Consolidatable Leased Space)					36,384	0	\$75,785	148			
MONTEREY PARK - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					36,384	0		148			

PASADENA - Leased											
Lease #	Agency	Address	Type of Space	Cosolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1971001	CORRECTIONS	333 East Walnut Street	Office (Field)	N	9,536	0	\$25,000	47	04/01/91	12/31/03	06/30/04
1970001	EMPLOYMENT DEVELOPMENT	433 North Fair Oaks Avenue	Office (Field)	Y	12,517	0	\$21,022	35	07/01/95	06/30/00	06/30/05
1964003	REHABILITATION	150 S. Los Robles Avenue	Office (General)	Y	6,700	0	\$15,776	25	12/01/95	02/28/05	02/29/08
SUB-TOTAL (All Leased Space)					28,753	0	\$61,798	107			
SUB-TOTAL (Consolidatable Leased Space)					19,217	0	\$36,798	60			
PASADENA - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					19,217	0		60			

POMONA - Leased											
Lease #	Agency	Address	Type of Space	Cosolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2049001	CORRECTIONS	1295 East Holt Avenue	Office (General)	N	5,548	0	\$7,994	40	04/01/90	04/01/93	03/31/00
2045001	EDUCATION	2550 Fulton Road	Warehouse	Y	5,423	95,993	\$26,394	15	08/01/98	07/31/04	07/31/13
4999001	EMPLOYMENT DEVELOPMENT	264 East Monterey Avenue	Office (Field)	N	4,628	0	\$11,987	12	01/01/02	03/01/02	07/31/02
4710001	INDUSTRIAL RELATIONS	435 West Mission Blvd.	Office (Field)	Y	15,735	0	\$23,907	41	12/05/98	06/04/03	12/04/06
SUB-TOTAL (All Leased Space)					31,334	95,993	\$70,282	108			
SUB-TOTAL (Consolidatable Leased Space)					21,158	95,993	\$50,301	56			
POMONA - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					21,158	95,993		56			

SOUTH EL MONTE - Leased											
Lease #	Agency	Address	Type of Space	Cosolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3206002	CONSUMER AFFAIRS	1180 Durfee Avenue	Office (General)	Y	3,700	0	\$5,328	16	02/01/95	06/30/02	06/30/04
3206003	CONSUMER AFFAIRS	1180 Durfee Avenue	Office (Field)	Y	8,277	0	\$11,919	27	02/01/95	06/30/02	06/30/04
SUB-TOTAL (All Leased Space)					11,977	0	\$17,247	43			
SUB-TOTAL (Consolidatable Leased Space)					11,977	0	\$17,247	43			
SOUTH EL MONTE - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					11,977	0		43			

Appendix 1A

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE
PLANNING AREA V - SAN GABRIEL/POMONA

WEST COVINA - Leased											
Lease #	Agency	Address	Type of Space	Cosolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3646001	CORRECTIONS	1837 West Badillo Street	Office (General)	N	3,894	0	\$7,593	19	07/01/96	06/30/99	06/30/01
3626003	EMPLOYMENT DEVELOPMENT	100 North Barranca Street	Office (General)	Y	4,380	0	\$7,790	10	07/01/97	06/30/01	06/30/04
3627001	EMPLOYMENT DEVELOPMENT	933 Glendora Avenue	Office (General)	N	18,542	0	\$24,810	85	06/01/95	05/31/99	05/31/07
4788001	EQUALIZATION	1521 West Cameron Avenue	Office (General)	Y	19,257	0	\$34,731	95	05/01/00	04/30/04	04/30/08
3626002	FRANCHISE TAX BOARD	100 North Barranca Street	Office (General)	Y	14,429	0	\$24,995	57	12/01/97	11/30/01	11/30/04
3626004	FRANCHISE TAX BOARD	100 North Barranca Street	Office (General)	Y	10,869	0	\$23,077	30	09/01/01	08/31/05	08/31/09
5087001	HEALTH SERVICES	1000 Lakes Drive	Office (General)	Y	2,041	0	\$4,360	8	02/01/02	01/31/06	01/31/08
3626001	INDUSTRIAL RELATIONS	100 North Barranca Street	Office (General)	Y	2,926	0	\$6,057	7	01/01/00	12/31/01	12/31/07
4812001	INDUSTRIAL RELATIONS	1906 West Garvey Avenue South	Office (General)	Y	9,269	0	\$15,757	13	09/01/99	08/31/03	08/31/07
4704001	JUSTICE	1050 Lakes Drive	Office (General)	Y	3,804	0	\$8,604	17	12/01/98	02/28/06	02/29/08
3628004	REHABILITATION	1501 West Cameron Avenue	Office (General)	Y	10,072	0	\$15,582	36	09/01/99	08/31/03	08/31/09
4781001	VETERANS AFFAIRS	343 North Azusa Avenue	Office (General)	Y	2,100	0	\$3,291	9	08/01/99	07/31/02	07/31/04
SUB-TOTAL (All Leased Space)					101,583	0	\$176,647	386			
SUB-TOTAL (Consolidatable Leased Space)					79,147	0	\$144,244	282			
WEST COVINA - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					79,147	0		282			

TOTAL - PLANNING AREA V											
					NSF Office	NSF Other	Monthly Rent	PYS			
ALL LEASED SPACE					395,292	109,109	\$779,272	1,549			
CONSOLIDATABLE LEASED SPACE					280,179	99,781	\$546,111	1,232			
DGS-OWNED					0	0		0			
TOTAL CONSOLIDATABLE SPACE					280,179	99,781		1,232			

Appendix 1A

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE
PLANNING AREA VI - SOUTHEAST

BELL - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
212001	REHABILITATION	5130 Florence Avenue	Office (General)	Y	3,660	0	\$5,005	13	11/01/01	10/31/04	10/31/06
SUB-TOTAL (All Leased Space)											
SUB-TOTAL (Consolidatable Leased Space)											
BELL - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE											
					3,660	0		13			

COMMERCE - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
414001	EMPLOYMENT DEVELOPMENT	1231 South Gerhart Stree	Office (General)	N	18,800	0	\$26,301	75	06/01/88	05/31/93	05/30/03
432002	HEALTH SERVICES	5701 South Eastern Avenue	Office (General)	N	14,080	0	\$24,978	56	08/01/01	07/31/05	07/31/09
412001	INSURANCE	5999 East Slauson Avenue	Office (General)	Y	12,459	4,635	\$23,157	64	09/01/95	08/31/99	08/31/03
1188001	INSURANCE	5901 East Slauson Avenue	Office (General)	Y	6,840	0	\$4,950	26	11/01/96	08/31/99	08/31/03
4795001	JUSTICE	5801 East Slauson Avenue	Office (General)	N	12,771	0	\$19,029	32	09/01/02	08/31/06	08/31/10
4795002	MOTOR VEHICLES	5801 East Slauson Avenue	Office (General)	Y	8,630	0	\$17,260	36	10/01/02	09/30/06	09/30/10
408001	REHABILITATION	5400 East Olympic Blvd.	Office (General)	Y	4,540	0	\$6,947	13	05/01/95	12/31/03	12/31/05
SUB-TOTAL (All Leased Space)											
SUB-TOTAL (Consolidatable Leased Space)											
COMMERCE - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE											
					78,120	4,635	\$122,622	302			
					32,469	4,635	\$52,314	139			

COMPTON - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
400001	CORRECTIONS	1957 Del Amo Blvd.	Office (Field)	N	11,153	0	\$14,940	59	12/01/98	11/30/02	11/30/06
404003	CORRECTIONS	322 West Compton Blvd.	Office (General)	N	3,637	0	\$5,136	21	07/01/91	10/31/01	10/31/05
5029001	EMPLOYMENT DEVELOPMENT	700 North Bullis Road	Office (Field)	N	5,893	0	\$9,793	28	07/01/01	06/30/04	06/30/06
404002	REHABILITATION	322 West Compton Blvd.	Office (Field)	Y	3,252	0	\$4,686	15	06/01/94	02/28/03	02/28/07
SUB-TOTAL (All Leased Space)											
SUB-TOTAL (Consolidatable Leased Space)											
COMPTON - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE											
					23,935	0	\$34,555	123			
					3,252	0	\$4,686	15			

GARDENA - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
788001	HEALTH SERVICES	19300 South Hamilton Avenue	Office (General)	Y	7,265	0	\$11,069	29	09/01/95	08/31/04	08/31/05
788002	HEALTH SERVICES	19300 South Hamilton Avenue	Office (General)	Y	1,012	0	\$1,933	8	07/01/02	06/30/06	06/30/10
750001	REHABILITATION	1045 Redondo Beach Blvd.	Office (General)	Y	3,257	0	\$5,005	13	01/01/96	12/31/98	12/31/00
SUB-TOTAL (All Leased Space)											
SUB-TOTAL (Consolidatable Leased Space)											
GARDENA - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE											
					11,534	0	\$18,007	50			
					11,534	0	\$18,007	50			

LOS ANGELES - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4374001	CORRECTIONS	8100 Maie Avenue	Office (General)	N	15,311	0	\$30,622	63	01/01/91	12/31/95	12/31/00
1149001	EMPLOYMENT DEVELOPMENT	5401 Crenshaw Blvd.	Office (General)	N	26,690	0	\$77,209	82	02/01/96	01/31/16	01/31/16
1185001	JUSTICE	5700 South Eastern Avenue	Office (General)	Y	46,725	0	\$75,255	225	02/01/91	06/30/04	06/30/06
1145001	REHABILITATION	11130 South Western Avenue	Office (General)	Y	9,933	0	\$15,701	38	08/01/96	07/31/00	07/30/04
SUB-TOTAL (All Leased Space)											
SUB-TOTAL (Consolidatable Leased Space)											
LOS ANGELES - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE											
					98,659	0	\$198,787	408			
					56,658	0	\$90,956	263			

MONTEBELLO - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4919001	FOOD AND AGRICULTURE	1601 South Bluff Roac	Office (General)	N	300	0	\$1,700	3	09/01/99	09/01/99	08/31/00
1594003	YOUTH AUTHORITY	2126 West Beverly Blvd.	Office (General)	N	2,841	0	\$3,500	15	07/01/82	06/30/90	01/31/03
SUB-TOTAL (All Leased Space)											
SUB-TOTAL (Consolidatable Leased Space)											
MONTEBELLO - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE											
					3,141	0	\$5,200	18			
					0	0	\$0	0			
					0	0		0			

Appendix 1A

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE
PLANNING AREA VI - SOUTHEAST

NORWALK - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4867002	CONSUMER AFFAIRS	12501 East Imperial Highway	Office (General)	Y	12,633	0	\$24,634	54	09/30/00	12/31/04	12/31/06
4867003	CONSUMER AFFAIRS	12501 East Imperial Highway	Office (General)	Y	5,067	0	\$9,881	22	09/30/00	12/31/04	12/31/06
1758001	EMPLOYMENT DEVELOPMENT	12715 Pioneer Blvd.	Office (Field)	N	12,155	0	\$20,785	37	01/01/02	12/31/05	12/31/07
5082001	EMPLOYMENT DEVELOPMENT	12725 Pioneer Blvd.	Office (General)	N	7,427	0	\$15,249	14	12/01/01	11/30/05	11/30/09
1759001	EQUALIZATION, BOARD OF	12440 East Imperial Highway	Office (General)	Y	28,836	0	\$56,537	108	11/01/94	10/31/99	10/31/04
4867004	REHABILITATION	12501 East Imperial Highway	Office (General)	Y	6,974	0	\$16,460	13	02/01/01	04/30/05	04/30/07
4867001	TRANSPORTATION	12501 East Imperial Highway	Office (General)	Y	17,725	0	\$25,702	74	04/01/00	03/31/04	03/31/08
SUB-TOTAL (All Leased Space)					90,817	0	\$169,248	322			
SUB-TOTAL (Consolidatable Leased Space)					71,235	0	\$133,214	271			
NORWALK - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					71,235	0		271			

PARAMOUNT - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4577001	CONSUMER AFFAIRS	14050 Orange Avenue	Office (General)	N	3,250	0	\$2,359	4	05/01/01	04/30/04	04/30/06
1968001	EMPLOYMENT DEVELOPMENT	15315 Texaco Avenue	Warehouse	N	5,800	37,000	\$24,288	0	02/01/88	08/31/00	01/31/01
SUB-TOTAL (All Leased Space)					9,050	37,000	\$26,647	4			
SUB-TOTAL (Consolidatable Leased Space)					0	0	\$0	0			
PARAMOUNT - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					0	0		0			

PICO RIVERA - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2010001	INDUSTRIAL RELATIONS	9455-59 Slauson Avenue	Office (General)	Y	4,501	0	\$5,500	20	09/01/96	09/01/01	08/31/03
SUB-TOTAL (All Leased Space)					4,501	0	\$5,500	20			
SUB-TOTAL (Consolidatable Leased Space)					4,501	0	\$5,500	20			
PICO RIVERA - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					4,501	0		20			

SANTE FE SPRINGS - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4679001	CORRECTIONS	12940 Telegraph Avenue	Office (Field)	N	10,694	0	\$20,436	53	01/01/99	12/31/06	12/31/08
4792001	EMPLOYMENT DEVELOPMENT	10330 Pioneer Blvd.	Office (General)	N	14,680	0	\$39,196	73	02/01/00	06/30/04	01/31/07
3039001	GENERAL SERVICES	13360 East Firestone Blvd	Office (General)	N	2,000	1,045	\$3,100	6	02/01/00	01/31/03	01/31/05
3040001	INDUSTRIAL RELATIONS	10350 Heritage Park Drive	Office (General)	Y	3,840	0	\$6,786	17	02/01/95	01/31/04	01/31/06
SUB-TOTAL (All Leased Space)					31,214	1,045	\$69,518	149			
SUB-TOTAL (Consolidatable Leased Space)					3,840	0	\$6,786	17			
SANTA FE SPRINGS - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					3,840	0		17			

SOUTH GATE - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
5117001	MOTOR VEHICLES	4599 Firestone Blvd.	Warehouse	Y	0	10,737	\$6,442	1	01/15/02	01/31/05	01/31/09
SUB-TOTAL (All Leased Space)					0	10,737	\$6,442	1			
SUB-TOTAL (Consolidatable Leased Space)					0	10,737	\$6,442	1			
SOUTH GATE - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					0	10,737		1			

WHITTIER - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4635001	EMPLOYMENT DEVELOPMENT	9825 Painter Avenue	Office (General)	N	2,955	0	\$2,517	10	04/01/98	03/31/99	11/30/02
4794001	REHABILITATION	15141 Whittier Blvd.	Office (General)	Y	4,984	0	\$12,242	16	07/01/99	06/30/03	06/30/06
SUB-TOTAL (All Leased Space)					7,939	0	\$14,759	26			
SUB-TOTAL (Consolidatable Leased Space)					4,984	0	\$12,242	16			
WHITTIER - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					4,984	0		16			

TOTAL - PLANNING AREA VI											
					NSF Office	NSF Other	Monthly Rent	PYS			
ALL LEASED SPACE					362,570	53,417	\$676,290	1,436			
CONSOLIDATABLE LEASED SPACE					192,133	15,372	\$335,152	805			
DGS-OWNED					0	0		0			
TOTAL CONSOLIDATABLE SPACE					192,133	15,372		805			

Appendix 1A

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE
PLANNING AREA VII - LONG BEACH

ARTESIA - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
72001	MOTOR VEHICLES	17100 Pioneer Blvd.	Office (General)	Y	3,230	0	\$6,331	11	#####	#####	#####
SUB-TOTAL (All Leased Space)					3,230	0	\$6,331	11			
SUB-TOTAL (Consolidatable Leased Space)					3,230	0	\$6,331	11			
ARTESIA - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					3,230	0		11			

CARSON - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4634001	EMPLOYMENT DEVELOPMENT	One Civic Center	(General)	N	1,775	0	\$2,466	8	#####	#####	#####
4754001	REHABILITATION	649 East Albertoni Street	Office (General)	Y	4,463	0	\$8,916	14	#####	#####	#####
SUB-TOTAL (All Leased Space)					6,238	0	\$11,382	22			
SUB-TOTAL (Consolidatable Leased Space)					4,463	0	\$8,916	14			
CARSON - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					4,463	0		14			

CERRITOS - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
300001	ALCOHOLIC BEVERAGE CONTROL	17215 Studebaker Road	Office (General)	Y	9,029	0	\$19,062	37	#####	#####	#####
30002	ALCOHOLIC BEVERAGE CONTROL	17215 Studebaker Road	Office (General)	Y	2,153	0	\$4,545	2	#####	#####	#####
4768001	CONSUMER AFFAIRS	17871 Park Plaza Drive	Office (General)	Y	5,612	0	\$14,218	20	#####	#####	#####
SUB-TOTAL (All Leased Space)					16,794	0	\$37,825	59			
SUB-TOTAL (Consolidatable Leased Space)					16,794	0	\$37,825	59			
CERRITOS - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					16,794	0		59			

LAKEWOOD - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1035001	ALCOHOLIC BEVERAGE CONTROL	3950 Paramount Blvd.	Office (General)	Y	5,087	0	\$9,188	16	#####	#####	#####
4502001	CONSUMER AFFAIRS	3960 Paramount Blvd.	Office (General)	Y	1,682	0	\$3,318	5	#####	#####	#####
1035002	FORESTRY AND FIRE PROTECTION	3950 Paramount Blvd.	Office (Field)	Y	2,500	0	\$4,699	12	#####	#####	#####
1035003	JUSTICE	3950 Paramount Blvd.	Office (General)	N	3,690	0	\$7,161	14	#####	#####	#####
SUB-TOTAL (All Leased Space)					12,959	0	\$24,366	47			
SUB-TOTAL (Consolidatable Leased Space)					9,269	0	\$17,205	33			
LAKEWOOD - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					9,269	0		33			

LONG BEACH - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1102001	CA STATE, LONG BEACH	1401 Chestnut Avenue	Office (General)	Y	500	0	\$0	4	#####	---	#####
1121002	COASTAL COMMISSION, CA	200 Oceangate Avenue	Office (General)	Y	7,841	0	\$15,050	21	#####	#####	#####
1123001	CORRECTIONS	2165 East Spring Street	Office (General)	N	18,531	0	\$41,022	99	#####	#####	#####
1124005	EMPLOYMENT DEVELOPMENT	4300 Long Beach Blvd.	Office (General)	Y	2,074	0	\$3,825	10	#####	#####	#####
1124006	EMPLOYMENT DEVELOPMENT	4300 Long Beach Blvd.	Office (General)	Y	18,857	0	\$33,533	96	#####	#####	#####
1124007	EMPLOYMENT DEVELOPMENT	4300 Long Beach Blvd.	Office (General)	Y	4,925	0	\$17,400	27	#####	#####	#####
5110001	EMPLOYMENT DEVELOPMENT	3447 Atlantic Avenue	Office (General)	N	5,452	0	\$9,265	29	#####	#####	#####
1100002	FISH AND GAME	330 Golden Shore	Office (General)	Y	5,798	0	\$12,050	26	#####	#####	#####
1125001	FISH AND GAME	615 Pier A Avenue	Storage	N	0	720	\$270	0	#####	#####	#####
1124007	FRANCHISE TAX BOARD	4300 Long Beach Blvd.	Office (General)	Y	4,613	0	\$17,400	25	#####	#####	#####
1096001	HEALTH SERVICES	11 Golden Shore Avenue	Office (General)	Y	2,712	0	\$4,412	13	#####	#####	#####
4560001	INDUSTRIAL RELATIONS	300 Oceangate Avenue	Office (General)	Y	28,756	0	\$55,774	68	#####	#####	#####
4560002	INDUSTRIAL RELATIONS	300 Oceangate Avenue	Office (General)	Y	6,487	0	\$14,814	17	#####	#####	#####
5069001	INTEGRATED WASTE MANAGEMENT BOARD	2929 East Willow Street	Office (General)	Y	1,813	0	\$2,357	13	#####	#####	#####
1094002	JUSTICE	3333 East Spring Street	Hangar	N	900	7,000	\$6,726	5	#####	#####	#####
1121001	LANDS COMMISSION, STATE	200 Oceangate Avenue	Office (General)	Y	14,606	0	\$27,304	41	#####	#####	#####
1121004	LANDS COMMISSION, STATE	200 Oceangate Avenue	Office (General)	Y	2,485	0	\$5,708	8	#####	#####	#####
1121005	LANDS COMMISSION, STATE	200 Oceangate Avenue	Office (General)	Y	14,554	0	\$33,316	40	#####	#####	#####
1124001	REHABILITATION	4300 Long Beach Blvd.	Office (General)	Y	9,726	0	\$16,407	42	#####	#####	#####
SUB-TOTAL (All Leased Space)					150,630	7,720	\$316,633	584			
SUB-TOTAL (Consolidatable Leased Space)					125,747	0	\$259,350	451			
LONG BEACH - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					125,747	0		451			

Appendix 1A

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE PLANNING AREA VII - LONG BEACH

SAN PEDRO - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1216001	FISH AND GAME	Berth 56 Port of Los Angeles	Storage	N	0	17,225	\$1,477	0	#####	#####	#####
2912001	FISH AND GAME	2500 Signal Street	Storage	N	0	1,000	\$200	0	#####	#####	#####
2906001	FOOD AND AGRICULTURE	1300 Beacon Street	Office (General)	N	354	0	\$510	5	#####	#####	#####
2906002	FOOD AND AGRICULTURE	1300 Beacon Street	Office (General)	N	354	0	\$480	3	#####	#####	#####
SUB-TOTAL (All Leased Space)					708	18,225	\$2,667	8			
SUB-TOTAL (Consolidatable Leased Space - Shaded)					0	0	\$0	0			
SAN PEDRO - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					0	0		0			

SIGNAL HILL - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3148001	GENERAL SERVICES	3259 Walnut Avenue	Office (General)	N	1,180	0	\$2,702	3	#####	#####	#####
SUB-TOTAL (All Leased Space)					1,180	0	\$2,702	3			
SUB-TOTAL (Consolidatable Leased Space)					0	0	\$0	0			
SIGNAL HILL - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					0	0		0			

TORRANCE - Leased											
Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3367001	CA CONSERVATION CORPS	690 West Knox Street	Office (General)	Y	1,358	0	\$1,833	3	#####	#####	#####
3363001	EQUALIZATION, BOARD OF	680-690 Knox Street	Office (General)	Y	32,902	0	\$49,428	71	#####	#####	#####
3363003	EQUALIZATION, BOARD OF	680-690 Knox Street	Office (General)	Y	3,200	0	\$6,693	8	#####	#####	#####
5012001	HIGHWAY PATROL	19700 Hamilton Avenue	Reloc. Class	N	1,440	0	\$3,112	6	#####	#####	#####
3363002	INDUSTRIAL RELATIONS	680-690 Knox Street	Office (General)	Y	6,283	0	\$9,739	18	#####	#####	#####
SUB-TOTAL (All Leased Space)					45,183	0	\$70,805	106			
SUB-TOTAL (Consolidatable Leased Space - Shaded)					43,743	0	\$67,693	100			
TORRANCE - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					43,743	0		100			

TOTAL - PLANNING AREA VII											
					NSF Office	NSF Other	Monthly Rent	PYS			
ALL LEASED SPACE					236,922	25,945	\$472,711	840			
CONSOLIDATABLE LEASED SPACE					203,246	0	\$397,320	668			
DGS-OWNED					0	0		0			
TOTAL CONSOLIDATABLE SPACE					203,246	0		668			

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE PLANNING AREAS I - VII

TOTAL - ALL PLANNING AREAS											
					NSF Office	NSF Other	Monthly Rent	PYS			
ALL LEASED SPACE					2,101,776	252,960	\$4,133,089	8,282			
CONSOLIDATABLE LEASED SPACE					1,420,738	124,389	\$2,721,836	5,662			
DGS-OWNED					996,902	48,160		2,908			
TOTAL CONSOLIDATABLE SPACE					2,417,640	172,549		8,570			



Appendix 1B

*Multi-Tenant, DGS-Owned/Leased Office
Space (Sorted by City)*

Appendix 1B

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY CITY)

ARTESIA - State-Owned - N/A												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
72001	MOTOR VEHICLES	17100 Pioneer Blvd.	VII	Office (General)	Y	3,230	0	\$6,331	11	07/01/93	09/30/05	09/30/07
SUB-TOTAL (All Leased Space)						3,230	0	\$6,331	11			
SUB-TOTAL (Consolidatable Leased Space)						3,230	0	\$6,331	11			
ARTESIA - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						3,230	0		11			

AZUSA - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
113001	CONSUMER AFFAIRS	729 N. Azusa Ave.	V	Office (General)	Y	2,475	0	\$3,836	13	06/01/02	05/31/05	05/31/07
SUB-TOTAL (All Leased Space)						2,475	0	\$3,836	13			
SUB-TOTAL (Consolidatable Leased Space)						2,475	0	\$3,836	13			
AZUSA - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						2,475	0		13			

BALDWIN PARK - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
5141001	CONSUMER AFFAIRS	13300 Brooks Dr.	V	Warehouse	N	0	3,384	\$2,876	0	06/01/02	07/31/05	07/31/07
178001	GENERAL SERVICES	13111 Brooks Dr.	V	Office (General)	N	1,500	0	\$1,630	6	11/01/90	10/31/93	10/31/00
SUB-TOTAL (All Leased Space)						1,500	3,384	\$4,506	6			
SUB-TOTAL (Consolidatable Leased Space)						0	0	\$0	0			
BALDWIN PARK - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						0	0		0			

BELL - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
212001	REHABILITATION	5130 Florence Ave.	VI	Office (General)	Y	3,660	0	\$5,005	13	11/01/01	10/31/04	10/31/06
SUB-TOTAL (All Leased Space)						3,660	0	\$5,005	13			
SUB-TOTAL (Consolidatable Leased Space)						3,660	0	\$5,005	13			
BELL - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						3,660	0		13			

BURBANK - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
285001	HEALTH SERVICES	1405 N. San Fernando Rd.	IV	Office (General)	Y	8,100	170	\$17,385	40	08/01/98	07/31/02	07/31/03
292001	REHABILITATION	2501 W. Burbank Blvd.	IV	Office (General)	Y	4,796	0	\$8,297	12	06/01/99	06/01/03	05/31/06
SUB-TOTAL (All Leased Space)						12,896	170	\$25,682	52			
SUB-TOTAL (Consolidatable Leased Space)						12,896	170	\$25,682	52			
BURBANK - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						12,896	170		52			

CANOGA PARK - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
334002	CONSUMER AFFAIRS	6800 Owensmouth Ave.	IV	Office (General)	Y	4,598	0	\$6,437	25	12/01/96	11/30/00	11/30/04
336001	EMPLOYMENT DEVELOPMENT	21010 Vanowen St.	IV	Office (General)	N	21,980	0	\$46,056	85	06/01/90	01/31/03	01/31/05
334003	MOTOR VEHICLES	6800 Owensmouth Ave.	IV	Office (General)	Y	2,479	0	\$6,135	10	05/01/01	04/30/05	04/30/09
334001	REHABILITATION	6800 Owensmouth Ave.	IV	Office (General)	Y	4,164	0	\$8,448	19	09/01/98	08/31/02	08/31/05
SUB-TOTAL (All Leased Space)						33,221	0	\$67,076	139			
SUB-TOTAL (Consolidatable Leased Space)						11,241	0	\$21,020	54			
CANOGA PARK - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						11,241	0		54			

CARSON - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4634001	EMPLOYMENT DEVELOPMENT	One Civic Center	VII	Office (General)	N	1,775	0	\$2,466	8	07/01/97	12/31/99	06/30/02
4754001	REHABILITATION	649 E. Albertoni St.	VII	Office (General)	Y	4,463	0	\$8,916	14	05/01/99	04/30/03	04/30/06
SUB-TOTAL (All Leased Space)						6,238	0	\$11,382	22			
SUB-TOTAL (Consolidatable Leased Space)						4,463	0	\$8,916	14			
CARSON - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						4,463	0		14			

CERRITOS - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
300001	ALCOHOLIC BEVERAGE CONTROL	17215 Studebaker Rd.	VII	Office (General)	Y	9,029	0	\$19,062	37	06/01/00	10/31/04	05/31/07
30002	ALCOHOLIC BEVERAGE CONTROL	17215 Studebaker Rd.	VII	Office (General)	Y	2,153	0	\$4,545	2	12/01/00	11/30/04	05/31/07
4768001	CONSUMER AFFAIRS	17871 Park Plaza Dr.	VII	Office (General)	Y	5,612	0	\$14,218	20	08/01/99	07/31/03	07/31/05
SUB-TOTAL (All Leased Space)						16,794	0	\$37,825	59			
SUB-TOTAL (Consolidatable Leased Space)						16,794	0	\$37,825	59			
CERRITOS - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						16,794	0		59			

Appendix 1B

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY CITY)

CHATSWORTH - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4737001	CONSUMER AFFAIRS	21601 Devonshire St.	IV	Office (Field)	Y	1,381	0	\$1,989	11	10/01/98	09/30/02	09/30/04
4737002	EMPLOYMENT DEVELOPMENT	21601 Devonshire St.	IV	Office (General)	Y	2,184	0	\$3,484	3	12/01/99	11/30/03	11/30/08
SUB-TOTAL (All Leased Space)						3,565	0	\$5,473	14			
SUB-TOTAL (Consolidatable Leased Space)						3,565	0	\$5,473	14			
CHATSWORTH - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						3,565	0		14			

CITY OF INDUSTRY - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3652001	EMPLOYMENT DEVELOPMENT	17171 E. Gale Ave.	V	Office (General)	Y	12,407	0	\$21,000	75	04/01/92	03/31/02	03/31/07
4604001	MILITARY, DEPT OF	16025 E. Gale Ave.	V	Office (General)	Y	1,054	0	\$1,434	2	11/01/97	11/01/02	10/31/03
4770001	REHABILITATION	18605 E. Gale Ave.	V	Office (General)	Y	3,276	0	\$5,816	7	07/01/99	06/30/03	06/30/06
SUB-TOTAL (All Leased Space)						16,737	0	\$28,250	84			
SUB-TOTAL (Consolidatable Leased Space)						16,737	0	\$28,250	84			
CITY OF INDUSTRY - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						16,737	0		84			

COMMERCE - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
414001	EMPLOYMENT DEVELOPMENT	1231 S. Gerhart St.	VI	Office (General)	N	18,800	0	\$26,301	75	06/01/88	05/31/93	05/30/03
432002	HEALTH SERVICES	5701 S. Eastern Ave.	VI	Office (General)	N	14,080	0	\$24,978	56	08/01/01	07/31/05	07/31/09
412001	INSURANCE	5999 E. Slauson Ave.	VI	Office (General)	Y	12,459	4,635	\$23,157	64	09/01/95	08/31/99	08/31/03
1188001	INSURANCE	5901 E. Slauson Ave.	VI	Office (General)	Y	6,840	0	\$4,950	26	11/01/96	08/31/99	08/31/03
4795001	JUSTICE	5801 E. Slauson Ave.	VI	Office (General)	N	12,771	0	\$19,029	32	09/01/02	08/31/06	08/31/10
4795002	MOTOR VEHICLES	5801 E. Slauson Ave.	VI	Office (General)	Y	8,630	0	\$17,260	36	10/01/02	09/30/06	09/30/10
408001	REHABILITATION	5400 E. Olympic Blvd.	VI	Office (General)	Y	4,540	0	\$6,947	13	05/01/95	12/31/03	12/31/05
SUB-TOTAL (All Leased Space)						78,120	4,635	\$122,622	302			
SUB-TOTAL (Consolidatable Leased Space)						32,469	4,635	\$52,314	139			
COMMERCE - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						32,469	4,635		139			

COMPTON - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
400001	CORRECTIONS	1957 Del Amo Blvd.	VI	Office (Field)	N	11,153	0	\$14,940	59	12/01/98	11/30/02	11/30/06
404003	CORRECTIONS	322 W. Compton Blvd.	VI	Office (General)	N	3,637	0	\$5,136	21	07/01/91	10/31/01	10/31/05
5029001	EMPLOYMENT DEVELOPMENT	700 N. Bullis Rd.	VI	Office (Field)	N	5,893	0	\$9,793	28	07/01/01	06/30/04	06/30/06
404002	REHABILITATION	322 W. Compton Blvd.	VI	Office (Field)	Y	3,252	0	\$4,686	15	06/01/94	02/28/03	02/28/07
SUB-TOTAL (All Leased Space)						23,935	0	\$34,555	123			
SUB-TOTAL (Consolidatable Leased Space)						3,252	0	\$4,686	15			
COMPTON - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						3,252	0		15			

COVINA - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
454001	CORRECTIONS	1161 Parkview Dr.	V	Office (General)	N	4,532	0	\$7,443	22	10/01/92	11/30/01	11/30/05
450001	YOUTH AUTHORITY	907 & 909 N. Grand Ave.	V	Office (General)	N	2,890	0	\$3,780	12	02/01/98	01/31/02	01/31/04
SUB-TOTAL (All Leased Space)						7,422	0	\$11,223	34			
SUB-TOTAL (Consolidatable Leased Space)						0	0	\$0	0			
COVINA - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						0	0		0			

CULVER CITY - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
482001	CONSUMER AFFAIRS	6035 Bristol Parkway	III	Office (General)	Y	3,831	0	\$12,087	28	12/01/00	11/30/04	11/30/06
484001	CONTROLLER, STATE	600 Corporate Pointe	III	Office (General)	Y	12,102	0	\$26,219	39	06/01/96	06/30/03	05/31/06
483001	EQUALIZATION, BOARD OF	5901 Green Valley Circle	III	Office (General)	Y	32,000	0	\$60,611	101	09/01/94	08/31/99	08/31/04
5123001	REHABILITATION	6125 Washington Blvd.	III	Office (General)	Y	3,770	0	\$9,600	11	09/01/02	08/31/06	08/31/09
481001	SOCIAL SERVICES	6167 Bristol Parkway	III	Office (General)	Y	8,557	0	\$15,027	41	01/01/97	12/31/00	12/31/04
481002	SOCIAL SERVICES	6167 Bristol Parkway	III	Office (General)	Y	7,635	0	\$13,408	35	01/01/97	12/31/00	12/31/04
4651001	SOCIAL SERVICES	100 Corporate Pointe	III	Office (General)	Y	6,004	0	\$13,096	33	06/01/98	03/31/03	05/31/06
SUB-TOTAL (All Leased Space)						73,899	0	\$150,048	288			
SUB-TOTAL (Consolidatable Leased Space)						73,899	0	\$150,048	288			
CULVER CITY - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						73,899	0		288			

DIAMOND BAR - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
505001	CONSUMER AFFAIRS	1370 S. Valley Vista Dr.	V	Office (General)	Y	2,500	725	\$6,990	11	06/01/99	05/31/03	05/31/05
504001	CORRECTIONS	21015 Pathfinder Rd.	V	Office (General)	N	36,589	0	\$74,694	14	04/01/91	03/31/96	03/31/01
4588001	TRANSPORTATION	21073 Pathfinder Rd.	V	Office (General)	Y	7,001	0	\$14,562	52	09/01/01	01/31/06	08/31/08
4588002	TRANSPORTATION	21073 Pathfinder Rd.	V	Office (General)	Y	8,950	0	\$18,478	52	09/01/02	04/30/07	08/31/09
SUB-TOTAL (All Leased Space)						55,040	725	\$114,724	129			
SUB-TOTAL (Consolidatable Leased Space)						18,451	725	\$40,030	115			
DIAMOND BAR - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						18,451	725		115			

Appendix 1B

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY CITY)

EL MONTE - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
608002	AIR RESOURCES BOARD	9530 Telstar Ave.	V	Office (General)	Y	13,871	0	\$13,679	75	06/01/97	05/31/01	05/31/01
619001	AIR RESOURCES BOARD	9500 Telstar Ave.	V	Office (General)	Y	22,213	0	\$47,760	178	10/01/98	09/30/02	09/30/04
619002	AIR RESOURCES BOARD	9480 Telstar Ave.	V	Office (General)	Y	10,521	2,588	\$54,305	50	11/01/95	10/31/98	10/31/00
4628001	ALCOHOLIC BEVERAGE CONTROL	3204 Rosemead Blvd.	V	Office (General)	Y	4,855	0	\$6,700	17	03/01/98	02/28/01	02/28/03
572001	CONSUMER AFFAIRS	10699 Hickson St.	V	Warehouse	N	0	2,944	\$1,850	0	02/01/96	01/31/03	01/31/04
5028001	CORRECTIONS	9900 Baldwin Place	V	Office (General)	N	22,268	0	\$54,480	35	01/01/02	06/30/06	06/30/08
594002	MOTOR VEHICLES	3512 Rosemead Blvd.	V	Office (General)	Y	2,310	0	\$4,137	14	12/01/99	12/01/03	11/30/07
4733001	REHABILITATION	3208 Rosemead Blvd.	V	Office (Field)	Y	5,783	0	\$7,981	15	04/01/99	03/31/02	03/31/04
SUB-TOTAL (All Leased Space)						81,821	5,532	\$190,892	384			
SUB-TOTAL (Consolidatable Leased Space)						59,553	2,588	\$134,562	349			
EL MONTE - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						59,553	2,588		349			

EL SEGUNDO - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4525001	MOTOR VEHICLES	390 N. Sepulveda Blvd.	III	Office (General)	Y	12,556	0	\$19,085	62	07/14/97	09/01/01	08/31/05
SUB-TOTAL (All Leased Space)						12,556	0	\$19,085	62			
SUB-TOTAL (Consolidatable Leased Space)						12,556	0	\$19,085	62			
EL SEGUNDO - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						12,556	0		62			

GARDENA - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
788001	HEALTH SERVICES	19300 S. Hamilton Ave.	VI	Office (General)	Y	7,265	0	\$11,069	29	09/01/95	08/31/04	08/31/05
788002	HEALTH SERVICES	19300 S. Hamilton Ave.	VI	Office (General)	Y	1,012	0	\$1,933	8	07/01/02	06/30/06	06/30/10
750001	REHABILITATION	1045 Redondo Beach Blvd	VI	Office (General)	Y	3,257	0	\$5,005	13	01/01/96	12/31/98	12/31/00
SUB-TOTAL (All Leased Space)						11,534	0	\$18,007	50			
SUB-TOTAL (Consolidatable Leased Space)						11,534	0	\$18,007	50			
GARDENA - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						11,534	0		50			

GLENDALE - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
813001	CONSUMER AFFAIRS	300 Arden Ave.	IV	Office (General)	Y	4,076	0	\$7,337	25	08/01/96	07/31/99	07/31/01
764002	EMPLOYMENT DEVELOPMENT	1255 S. Central Ave.	IV	Office (General)	N	10,000	0	\$20,117	45	12/01/98	11/30/03	11/30/08
763001	HIGHWAY PATROL	411 N. Central Ave.	IV	Office (Field)	N	8,185	0	\$22,500	33	12/01/98	11/30/02	11/30/08
769002	INDUS. REL. UNPAID WAGE FUND	710 S. Central Blvd.	IV	Office (General)	Y	2,358	0	\$3,961	15	09/01/96	08/31/00	08/31/04
4726001	REHABILITATION	425 W. Broadway	IV	Office (General)	Y	5,124	0	\$12,299	11	08/01/99	07/31/03	07/31/05
763003	SOCIAL SERVICES	411 N. Central Ave.	IV	Office (General)	Y	2,714	0	\$5,397	11	05/09/97	09/30/03	09/30/07
762001	TOXIC SUBSTANCES CONTROL	1011 Grandview Ave.	IV	Office (General)	Y	42,476	0	\$71,228	176	03/01/95	02/28/00	02/28/05
766001	WATER RESOURCES	770 Fairmont Ave.	IV	Office (General)	Y	21,573	829	\$44,417	64	10/01/97	03/01/01	09/30/05
805001	YOUTH AUTHORITY	741 Glenvia St.	IV	Office (General)	N	8,511	0	\$17,533	29	07/01/00	06/30/04	06/30/06
SUB-TOTAL (All Leased Space)						105,017	829	\$204,789	409			
SUB-TOTAL (Consolidatable Leased Space)						78,321	829	\$144,639	302			
GLENDALE - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						78,321	829		302			

GRANADA HILLS - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
792001	HEALTH SERVICES	16800 Devonshire St.	IV	Office (General)	Y	3,400	0	\$5,440	7	12/01/96	11/30/05	11/30/09
4672002	HEALTH SERVICES	10605 Balboa Blvd.	IV	Office (General)	Y	2,653	0	\$7,443	13	08/01/00	07/31/04	07/31/07
4672001	REHABILITATION	10605 Balboa Blvd.	IV	Office (Field)	Y	6,786	0	\$18,083	16	12/01/98	11/30/02	11/30/05
SUB-TOTAL (All Leased Space)						12,839	0	\$30,966	36			
SUB-TOTAL (Consolidatable Leased Space)						12,839	0	\$30,966	36			
GRANADA HILLS - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						12,839	0		36			

HOLLYWOOD - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
874001	MOTOR VEHICLES	1600 Vine St.	II	Office (General)	N	7,854	0	\$20,175	26	08/01/90	07/31/03	01/31/04
4509001	TECH., TRADE AND COMMERCE	7080 Hollywood Blvd.	II	Office (General)	Y	4,887	0	\$7,508	20	07/01/97	06/30/01	06/30/07
SUB-TOTAL (All Leased Space)						12,741	0	\$27,683	46			
SUB-TOTAL (Consolidatable Leased Space)						4,887	0	\$7,508	20			
HOLLYWOOD - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						4,887	0		20			

HUNTINGTON PARK - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4838001	EMPLOYMENT DEVELOPMENT	2677 Zoe Ave.	V	Office (General)	N	5,186	0	\$6,483	23	03/01/00	06/30/01	04/30/04
SUB-TOTAL (All Leased Space)						5,186	0	\$6,483	23			
SUB-TOTAL (Consolidatable Leased Space)						0	0	\$0	0			
LA VERNE - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						0	0		0			

Appendix 1B

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY CITY)

INGLEWOOD - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
943001	ALCOHOLIC BEVERAGE CONTROL	One Manchester Blvd.	III	Office (General)	Y	3,767	0	\$5,165	17	10/01/00	09/30/04	09/30/06
949001	CONSERVATION	3732 W. Century Blvd.	III	Warehouse	Y	0	1,061	\$925	2	01/01/94	12/01/01	11/30/04
944001	CORRECTIONS	101 N. La Brea Ave.	III	Office (General)	N	12,634	0	\$22,438	60	02/01/95	04/30/04	04/30/08
944003	CORRECTIONS	101 N. La Brea Ave.	III	Office (General)	N	8,533	0	\$15,169	38	06/01/00	05/31/04	05/31/08
947001	EMPLOYMENT DEVELOPMENT	9800 La Cienega Blvd.	III	Office (General)	Y	14,570	0	\$24,443	52	04/01/02	03/31/06	03/31/09
4673001	EMPLOYMENT DEVELOPMENT	110 S. La Brea Ave.	III	Office (General)	N	5,925	0	\$9,817	20	10/01/98	10/31/98	02/28/02
SUB-TOTAL (All Leased Space)						45,429	1,061	\$77,957	189			
SUB-TOTAL (Consolidatable Leased Space)						18,337	1,061	\$30,533	71			
INGLEWOOD - State-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE OCCUPIED						18,337	1,061		71			

LA VERNE - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1053001	REHABILITATION	2117 Foothill Blvd.	V	Office (General)	Y	3,305	475	\$7,258	18	05/01/96	04/30/00	04/30/04
SUB-TOTAL (All Leased Space)						3,305	475	\$7,258	18			
SUB-TOTAL (Consolidatable Leased Space)						3,305	475	\$7,258	18			
LA VERNE - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						3,305	475		18			

LAKEWOOD - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1035001	ALCOHOLIC BEVERAGE CONTROL	3950 Paramount Blvd.	VII	Office (General)	Y	5,087	0	\$9,188	16	01/01/94	12/31/02	12/31/06
4502001	CONSUMER AFFAIRS	3960 Paramount Blvd.	VII	Office (General)	Y	1,682	0	\$3,318	5	11/01/01	10/31/05	10/31/09
1035002	FORESTRY AND FIRE PROTECTION	3950 Paramount Blvd.	VII	Office (Field)	Y	2,500	0	\$4,699	12	03/01/99	02/28/03	02/28/05
1035003	JUSTICE	3950 Paramount Blvd.	VII	Office (General)	N	3,690	0	\$7,161	14	08/01/00	07/31/04	07/31/05
SUB-TOTAL (All Leased Space)						12,959	0	\$24,366	47			
SUB-TOTAL (Consolidatable Leased Space)						9,269	0	\$17,205	33			
LAKEWOOD - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						9,269	0		33			

LANCASTER - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1054001	CORRECTIONS	44750 60th St. W.	I	Relocatable Office	N	1,440	0	\$2,767	8	11/01/95	10/31/98	10/31/00
1054002	CORRECTIONS	44750 60th St. W.	I	Relocatable Office	N	2,160	0	\$3,540	9	11/01/95	10/31/98	10/31/00
4662001	CORRECTIONS	44750 60th St. W.	I	Relocatable Office	N	4,320	0	\$12,778	18	10/01/98	09/30/01	09/30/03
1028001	EMPLOYMENT DEVELOPMENT	1410 W. Ave. I	I	Office (General)	N	10,471	0	\$23,811	42	05/01/00	04/30/04	04/30/08
1045001	EMPLOYMENT DEVELOPMENT	1426 W. Ave. I	I	Office (General)	N	1,648	0	\$1,532	14	11/01/99	10/31/02	10/31/04
1051001	EMPLOYMENT DEVELOPMENT	44300 Lowtree Ave.	I	Office (General)	Y	1,626	0	\$2,440	5	11/01/93	10/31/02	10/31/05
1019001	MOTOR VEHICLES	1110 W. Ave. I	I	Office (Field)	N	5,860	0	\$7,969	15	05/01/99	12/31/01	04/30/04
1027001	PARKS AND RECREATION	43779 N. 15th St. W.	I	Office (General)	Y	3,150	0	\$3,402	10	10/01/96	09/30/00	09/30/04
1049002	REHABILITATION	43301 Division St.	I	Office (General)	Y	3,966	0	\$5,899	14	05/01/94	05/31/03	05/31/06
1044001	WATER RESOURCES	3121 E. Ave. I	I	Office (General)	Y	4,205	2,588	\$3,910	11	09/01/90	07/31/02	07/31/04
5125001	WATER RESOURCES	45440 Trevor Ave.	I	Warehouse	N	0	16,290	\$11,250	0	04/01/02	03/31/06	03/31/10
SUB-TOTAL (All Leased Space)						38,846	18,878	\$79,298	146			
SUB-TOTAL (Consolidatable Leased Space)						12,947	2,588	\$15,651	40			
LANCASTER - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						12,947	2,588		40			

LAWNSDALE - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4624001	REHABILITATION	15901 Hawthorne Blvd.	III	Office (General)	Y	5,746	0	\$9,532	28	06/01/98	05/31/02	05/31/05
SUB-TOTAL (All Leased Space)						5,746	0	\$9,532	28			
SUB-TOTAL (Consolidatable Leased Space)						5,746	0	\$9,532	28			
LAWNSDALE - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						5,746	0		28			

Appendix 1B

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY CITY)

LONG BEACH - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1102001	CA STATE, LONG BEACH	1401 Chestnut Ave.	VII	Office (General)	Y	500	0	\$0	4	11/01/74		01/01/99
1121002	COASTAL COMMISSION, CA	200 Oceangate Ave.	VII	Office (General)	Y	7,841	0	\$15,050	21	04/01/97	03/31/02	03/31/07
1123001	CORRECTIONS	2165 E. Spring St.	VII	Office (General)	N	18,531	0	\$41,022	99	03/01/92	02/28/02	02/28/02
1124005	EMPLOYMENT DEVELOPMENT	4300 Long Beach Blvd.	VII	Office (General)	Y	2,074	0	\$3,825	10	07/01/93	06/30/96	06/30/03
1124006	EMPLOYMENT DEVELOPMENT	4300 Long Beach Blvd.	VII	Office (General)	Y	18,857	0	\$33,533	96	12/01/97	11/30/00	11/30/02
1124007	EMPLOYMENT DEVELOPMENT	4300 Long Beach Blvd.	VII	Office (General)	Y	4,925	0	\$17,400	27	03/01/98	08/31/02	02/28/05
5110001	EMPLOYMENT DEVELOPMENT	3447 Atlantic Ave.	VII	Office (General)	N	5,452	0	\$9,265	29	12/01/01	08/31/03	08/31/06
1100002	FISH AND GAME	330 Golden Shore	VII	Office (General)	Y	5,798	0	\$12,050	26	06/01/97	05/31/02	05/31/04
1125001	FISH AND GAME	615 Pier A Ave.	VII	Storage	N	0	720	\$270	0	03/10/75	03/10/75	12/31/99
1124007	FRANCHISE TAX BOARD	4300 Long Beach Blvd.	VII	Office (General)	Y	4,613	0	\$17,400	25	03/01/98	08/31/02	02/28/05
1096001	HEALTH SERVICES	11 Golden Shore Ave.	VII	Office (General)	Y	2,712	0	\$4,412	13	06/01/94	07/31/05	07/31/06
4560001	INDUSTRIAL RELATIONS	300 Oceangate Ave.	VII	Office (General)	Y	28,756	0	\$55,774	68	11/01/97	10/31/02	10/31/07
4560002	INDUSTRIAL RELATIONS	300 Oceangate Ave.	VII	Office (General)	Y	6,487	0	\$14,814	17	09/01/00	08/31/04	10/31/07
5069001	INTEGRATED WASTE MGMT BD	2929 E. Willow St.	VII	Office (General)	Y	1,813	0	\$2,357	13	10/01/01	09/30/04	09/30/06
1094002	JUSTICE	3333 E. Spring St.	VII	Hangar	N	900	7,000	\$6,726	5	05/01/00	04/30/03	04/30/05
1121001	LANDS COMMISSION, STATE	200 Oceangate Ave.	VII	Office (General)	Y	14,606	0	\$27,304	41	05/01/93	04/30/98	04/30/03
1121004	LANDS COMMISSION, STATE	200 Oceangate Ave.	VII	Office (General)	Y	2,485	0	\$5,708	8	01/01/00	04/30/03	04/30/05
1121005	LANDS COMMISSION, STATE	200 Oceangate Ave.	VII	Office (General)	Y	14,554	0	\$33,316	40	11/01/01	10/31/03	10/31/07
1124001	REHABILITATION	4300 Long Beach Blvd.	VII	Office (General)	Y	9,726	0	\$16,407	42	05/01/96	04/30/00	10/31/02
SUB-TOTAL (All Leased Space)						150,630	7,720	\$316,633	584			
SUB-TOTAL (Consolidatable Leased Space)						125,747	0	\$259,350	451			
LONG BEACH - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						125,747	0		451			

LOS ANGELES - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1155004	ALCOHOLIC BEVERAGE CONTROL	3530 Wilshire Blvd.	II	Office (General)	Y	6,375	0	\$11,819	18	06/01/01	05/31/05	05/31/09
4884002	CA AFRICAN AMERICAN MUSEUM	800 S. Figueroa St.	II	Office (General)	N	3,710	0	\$7,236	41	11/01/91	07/31/02	10/31/02
4789001	CONSERVATION	655 S. Hope St.	II	Office (General)	Y	6,564	0	\$12,712	13	10/01/99	09/30/03	09/30/05
1158002	CONSERVATION	5777 W. Century Blvd.	III	Office (General)	Y	6,480	0	\$11,013	21	09/01/01	08/31/05	08/31/07
1138002	CONSUMER AFFAIRS	3540 Wilshire Blvd.	II	Office (General)	Y	7,600	0	\$19,584	10	04/01/88	03/31/93	03/31/98
1244002	CONSUMER AFFAIRS	5757 W. Century Blvd.	II	Office (General)	Y	296	0	\$460	1	04/01/01	03/31/04	03/31/06
3793001	CONSUMER AFFAIRS	11160 Hindry Ave.	III	Warehouse	N	0	2,030	\$1,847	0	09/01/96	08/31/99	08/31/01
1165001	CORRECTIONS	600 Saint Paul Ave.	II	Office (General)	N	19,526	0	\$28,354	90	08/01/96	07/31/01	07/31/06
1165002	CORRECTIONS	600 Saint Paul Ave.	II	Office (General)	N	8,223	0	\$13,770	34	06/01/98	07/31/01	07/31/06
1325002	CORRECTIONS	307 W. Fourth St.	II	Office (General)	N	8,470	0	\$11,156	16	05/01/00	04/30/04	04/30/08
4374001	CORRECTIONS	8100 Maie Ave.	VI	Office (General)	N	15,311	0	\$30,622	63	01/01/91	12/31/95	12/31/00
1158004	EDUCATION	5777 W. Century Blvd.	III	Office (General)	Y	1,124	0	\$1,619	3	03/01/01	02/29/04	02/28/06
1160001	EMPLOYMENT DEVELOPMENT	221 N. Figueroa St.	II	Office (General)	Y	17,718	491	\$38,902	85	10/01/93	09/30/98	09/30/08
1175001	EMPLOYMENT DEVELOPMENT	4021 Rosewood Ave.	II	Office (General)	Y	8,290	0	\$16,250	29	05/01/94	04/30/97	04/30/09
1331002	EMPLOYMENT DEVELOPMENT	12700 Avalon Blvd.	II	Office (Field)	N	8,228	0	\$20,388	34	12/01/02	11/30/06	11/30/12
4751001	EMPLOYMENT DEVELOPMENT	6100 Wilshire Blvd.	II	Office (General)	Y	2,180	0	\$6,036	6	05/01/99	04/30/03	04/30/07
4928001	EMPLOYMENT DEVELOPMENT	315 W. Ninth St.	II	Office (General)	N	7,060	0	\$10,378	32	05/01/01	05/01/05	04/30/09
1149001	EMPLOYMENT DEVELOPMENT	5401 Crenshaw Blvd.	VI	Office (General)	N	26,690	0	\$77,209	82	02/01/96	01/31/16	01/31/16
4850002	EQUALIZATION, STATE BOARD OF	660 S. Figueroa St.	II	Office (General)	Y	3,276	0	\$10,170	10	06/01/00	05/31/03	05/31/05
1198001	FAIR EMP. & HOUSING COMM.	611 W. Sixth St.	II	Office (General)	Y	16,586	0	\$27,436	72	05/01/97	04/30/02	04/30/07
1198002	FAIR EMP. & HOUSING COMM.	611 W. Sixth St.	II	Office (General)	Y	1,337	0	\$2,652	2	03/01/01	02/28/04	02/28/06
4850003	GAMBLING CONTROL COMMISSION	660 S. Figueroa St.	II	Office (General)	Y	2,325	0	\$6,734	7	03/01/01	02/28/05	02/28/06
4990001	GENERAL SERVICES	1645 N. Main St.	II	Office (General)	N	4,700	8,300	\$36,000	16	12/01/01	12/01/16	11/30/26
1232004	GENERAL SERVICES - DSA	311 S. Spring St.	II	Office (General)	Y	15,087	0	\$29,064	33	08/15/00	08/14/20	08/14/20
1232003	HEALTH PLAN - DEV. OFF. STATEWIDE	311 S. Spring St.	II	Office (General)	Y	15,069	1,000	\$29,879	36	08/15/00	08/14/20	08/14/20
1184002	HEALTH SERVICES	865 S. Figueroa St.	II	Office (General)	Y	4,678	0	\$7,953	27	05/01/98	04/30/01	04/30/03
1232002	HEALTH SERVICES	311 S. Spring St.	II	Office (General)	Y	66,925	2,677	\$140,569	320	07/17/00	08/14/20	08/14/20
4850001	HEALTH SERVICES	660 S. Figueroa St.	II	Office (General)	Y	4,269	0	\$11,040	6	04/01/00	03/31/04	03/31/05
1185001	JUSTICE	5700 S. Eastern Ave.	VI	Office (General)	Y	46,725	0	\$75,255	225	02/01/91	06/30/04	06/30/06
4913002	PARKS AND RECREATION	700 N. Alameda St.	II	Office (General)	Y	831	0	\$1	6	09/01/00	09/30/00	08/31/03
1155001	PUBLIC EMP. RELATIONS BD.	3530 Wilshire Blvd.	II	Office (General)	N	3,979	0	\$6,923	11	07/01/92	05/31/98	12/31/98
4884001	REAL ESTATE, DEPT. OF	800 S. Figueroa St.	II	Office (General)	Y	2,488	0	\$4,569	0	06/01/00	05/31/03	05/31/05
1154001	REHABILITATION	2771 S. Western Ave.	II	Office (General)	Y	3,479	0	\$5,202	17	05/01/94	04/30/97	04/30/99
1225001	REHABILITATION	3251 W. Sixth St.	II	Office (General)	Y	10,310	0	\$14,319	40	12/01/95	11/30/99	11/30/03
4556001	REHABILITATION	1640 Marengo St.	II	Office (General)	Y	4,294	0	\$8,496	13	10/01/97	10/01/00	09/30/04
4698001	REHABILITATION	6430 W. Sunset Blvd.	II	Office (General)	Y	4,507	0	\$8,113	14	03/01/99	02/28/03	02/28/07
1190002	REHABILITATION	8929 Sepulveda Blvd.	III	Office (General)	Y	6,480	0	\$8,653	20	11/01/95	10/31/99	10/31/03
1145001	REHABILITATION	11130 S. Western Ave.	VI	Office (General)	Y	9,933	0	\$15,701	38	08/01/96	07/31/00	07/30/04
1162001	SOCIAL SERVICES	3580 Wilshire Blvd.	II	Office (General)	Y	56,592	0	\$87,404	205	08/01/94	07/31/99	07/31/04
1162002	SOCIAL SERVICES	3580 Wilshire Blvd.	II	Office (General)	Y	20,866	0	\$32,001	76	10/01/95	09/30/00	09/30/05
1229001	SOCIAL SERVICES	3435 Wilshire Blvd.	II	Office (General)	Y	55,526	0	\$85,088	244	10/01/95	09/30/03	09/30/05
1229003	SOCIAL SERVICES	3435 Wilshire Blvd.	II	Office (General)	Y	1,765	0	\$3,040	7	04/01/99	03/31/02	03/31/04
4711001	SOCIAL SERVICES	811 Wilshire Blvd.	II	Office (General)	Y	15,004	0	\$25,253	40	02/01/99	01/31/06	01/31/09
1184001	TRANSPORTATION	865 S. Figueroa St.	II	Office (General)	Y	23,600	0	\$68,170	92	10/01/94	09/30/99	09/30/04
4913001	TRANSPORTATION	700 N. Alameda St.	II	Office (General)	N	15,243	0	\$24,846	44	06/01/00	05/31/04	05/31/08
5047001	TRANSPORTATION	1000 Wilshire Blvd.	II	Office (General)	N	43,744	0	\$100,954	233	08/01/01	09/01/04	07/31/08
1327003	TREASURER, STATE	304 S. Broadway	II	Office (General)	Y	2,578	0	\$4,697	13	04/01/00	03/31/03	03/31/08
1165003	YOUTH AUTHORITY	600 Saint Paul Ave.	II	Office (General)	N	9,501	0	\$14,629	23	06/01/98	07/31/01	07/31/06
SUB-TOTAL (All Leased Space)						625,542	14,498	\$1,214,166	2,468			
SUB-TOTAL (Consolidatable Leased Space)						451,157	4,168	\$829,854	1,749			

Appendix 1B

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY CITY)

LOS ANGELES - DGS-Owned (Ronald Reagan Building)												
Assignment #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1256067	ASSEMBLY	300 S. Spring St.	II	Office (General)	Y	1,609	0		16	05/01/97		
1256078	EMPLOYMENT DEVELOPMENT	300 S. Spring St.	II	Office (General)	Y	12,949	0		30	04/01/99		
1256010	FINANCIAL INSTITUTIONS	300 S. Spring St.	II	Office (General)	Y	13,686	0		80	01/29/91		
1256009	FINANCIAL INSTITUTIONS	300 S. Spring St.	II	Storage	Y	0	234		0	07/29/91		
1256011	FRANCHISE TAX BOARD	300 S. Spring St.	II	Office (General)	Y	18,917	0		70	01/29/91		
1256012	FRANCHISE TAX BOARD	300 S. Spring St.	II	Storage	Y	0	457		0	01/29/91		
1256090	GENERAL SERVICES	300 S. Spring St.	II	Office (General)	Y	4,754	0		46	07/15/02		
1256066	GOVERNOR'S OFFICE	300 S. Spring St.	II	Office (General)	Y	6,770	0		28	05/01/97		
1256091	HIGHWAY PATROL	300 S. Spring St.	II	Office (General)	Y	5,961	0		45	07/15/02		
1256088	INSURANCE	300 S. Spring St.	II	Office (General)	Y	100,153	0		400	07/15/02		
1256034	JUDICIAL COUNCIL OF CALIFORNIA	300 S. Spring St.	II	Office (General)	Y	1,981	0		250	07/01/93		
1256089	JUDICIAL COUNCIL OF CALIFORNIA	300 S. Spring St.	II	Office (General)	Y	112,261	0		0	07/15/02		
1256034	JUDICIAL COUNCIL OF CALIFORNIA	300 S. Spring St.	II	Office (General)	Y	7,598	0		0	07/01/93		
1256007	JUDICIAL COUNCIL OF CALIFORNIA	300 S. Spring St.	II	Storage	Y	0	4,895		0	12/19/90		
1256092	JUSTICE	300 S. Spring St.	II	Office (General)	Y	210,917	0		700	07/15/02		
1256019	JUSTICE	300 S. Spring St.	II	Storage	Y	0	4,367		0	07/01/91		
1256084	LIEUTENANT GOV. OFFICE OF THE	300 S. Spring St.	II	Office (General)	Y	2,800	0		11	11/01/99		
1256060	SECRETARY OF STATE	300 S. Spring St.	II	Office (General)	Y	5,871	0		18	02/20/96		
1256050	SENATE	300 S. Spring St.	II	Office (General)	Y	6,995	0		5	05/01/95		
SUB-TOTAL						513,222	9,953		1,699			
LOS ANGELES - DGS-Owned (Junipero Serra Building)												
4836039	CORPORATIONS	320 W. Fourth St.	II	Office (General)	Y	60,259	0		150	07/01/02		
4836035	CORPORATIONS	320 W. Fourth St.	II	Storage	Y	0	2,515		0	07/01/02		
4836023	CORRECTIONS	320 W. Fourth St.	II	Office (General)	Y	28,950	0		100	05/01/99		
4836022	CORRECTIONS	320 W. Fourth St.	II	Storage	Y	0	1,546		0	05/01/99		
4836026	GENERAL SERVICES	320 W. Fourth St.	II	Office (General)	Y	21,474	0		107	05/01/99		
4836028	GENERAL SERVICES	320 W. Fourth St.	II	Office (General)	Y	3,624	0		0	03/01/99		
4836029	GENERAL SERVICES	320 W. Fourth St.	II	Storage	Y	0	278		0	03/01/99		
4836027	GENERAL SERVICES	320 W. Fourth St.	II	Storage	Y	0	258		0	05/01/99		
4836012	HEALTH SERVICES	320 W. Fourth St.	II	Office (General)	Y	5,494	0		2	06/01/99		
4836020	INDUSTRIAL RELATIONS	320 W. Fourth St.	II	Office (General)	Y	114,388	0		191	06/01/99		
4836021	INDUSTRIAL RELATIONS	320 W. Fourth St.	II	Storage	Y	0	17,262		0	06/01/99		
4836013	INTEGRATED WASTE MGMT BOARD	320 W. Fourth St.	II	Office (General)	Y	2,869	0		8	06/01/99		
4836038	MANAGED HEALTH CARE	320 W. Fourth St.	II	Office (General)	Y	18,351	0		44	07/01/02		
4836037	MANAGED HEALTH CARE	320 W. Fourth St.	II	Storage	Y	0	1,541		0	07/01/02		
4836010	MOTOR VEHICLES	320 W. Fourth St.	II	Office (General)	Y	3,777	0		5	04/01/99		
4836009	PERSONNEL BOARD, STATE	320 W. Fourth St.	II	Office (General)	Y	2,661	0		3	05/01/99		
4836011	PUBLIC UTILITIES COMMISSION	320 W. Fourth St.	II	Office (General)	Y	30,700	0		90	05/01/99		
4836003	REAL ESTATE	320 W. Fourth St.	II	Office (General)	Y	5,675	0		107	04/01/99		
4836017	REAL ESTATE	320 W. Fourth St.	II	Office (General)	Y	7,885	0		0	04/01/99		
4836019	REAL ESTATE	320 W. Fourth St.	II	Office (General)	Y	12,493	0		0	04/01/99		
4836016	REAL ESTATE	320 W. Fourth St.	II	Office (General)	Y	3,276	0		0	04/01/99		
4836018	REAL ESTATE	320 W. Fourth St.	II	Storage	Y	0	478		0	04/01/99		
4836008	REHABILITATION	320 W. Fourth St.	II	Office (General)	Y	2,012	0		4	04/01/99		
4836014	STATE AND CONSUMER SERVICES	320 W. Fourth St.	II	Office (General)	Y	851	0		5	06/01/99		
4836015	WATER RESOURCES CONTROL BD.	320 W. Fourth St.	II	Storage	Y	0	5,732		0	04/01/99		
4836040	WATER RESOURCES CONTROL BD.	320 W. Fourth St.	II	Office (General)	Y	61,096	0		198	01/26/02		
SUB-TOTAL						385,835	29,610		1,014			
LOS ANGELES - DGS-Owned												
TOTAL CONSOLIDATABLE SPACE						1,350,214	43,731		4,462			
MONROVIA - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
5169001	FORESTRY AND FIRE PROTECTION	602 E. Huntington Dr.	V	Office (General)	Y	3,470	0	\$7,800	64	09/01/02	08/31/06	08/31/10
SUB-TOTAL (All Leased Space)						3,470	0	\$7,800	64			
SUB-TOTAL (Consolidatable Leased Space)						3,470	0	\$7,800	64			
MONROVIA - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						3,470	0		64			
MONTEBELLO - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4919001	FOOD AND AGRICULTURE	1601 S. Bluff Rd.	VI	Office (General)	N	300	0	\$1,700	3	09/01/99	09/01/99	08/31/00
1594003	YOUTH AUTHORITY	2126 W. Beverly Blvd.	VI	Office (General)	N	2,841	0	\$3,500	15	07/01/82	06/30/90	01/31/03
SUB-TOTAL (All Leased Space)						3,141	0	\$5,200	18			
SUB-TOTAL (Consolidatable Leased Space)						0	0	\$0	0			
MONTEBELLO - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						0	0		0			

* DGS-owned building rental rate (per NSF, Aug./Sept. 2003): Ronald Reagan and Van Nuys State Office Buildings - Office @ \$1.82, Storage @ \$0.46; Junipero Serra Building - Office @ \$2.03, Storage @ \$0.68.

Appendix 1B

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY CITY)

MONTEREY PARK - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4516001	SOCIAL SERVICES	1000 Corporate Center Dr.	V	Office (General)	Y	15,450	0	\$26,087	79	06/01/97	11/30/05	11/30/07
4516002	SOCIAL SERVICES	1000 Corporate Center Dr.	V	Office (General)	Y	8,145	0	\$17,512	17	06/01/99	05/31/03	05/31/05
4516003	SOCIAL SERVICES	1000 Corporate Center Dr.	V	Office (General)	Y	5,469	0	\$11,741	17	08/01/99	11/30/05	11/30/07
4516004	SOCIAL SERVICES	1000 Corporate Center Dr.	V	Office (General)	Y	7,320	0	\$20,445	35	12/31/01	12/31/05	12/31/07
1652001	WATER RESOURCES CONTROL BD	2530 Corporate Place	V	Warehouse	N	0	3,000	\$2,541	2	07/01/96	08/31/02	08/31/04
SUB-TOTAL (All Leased Space)						36,384	3,000	\$78,326	150			
SUB-TOTAL (Consolidatable Leased Space)						36,384	0	\$75,785	148			
MONTEREY PARK - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						36,384	0		148			

NORTH HOLLYWOOD - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1746002	CORRECTIONS	6736 Laurel Canyon Blvd.	IV	Office (General)	N	803	0	\$1,042	5	10/01/96	05/31/01	05/31/05
1746003	CORRECTIONS	6736 Laurel Canyon Blvd.	IV	Office (General)	N	18,780	0	\$24,456	92	01/01/97	05/31/01	05/31/05
1742001	EMPLOYMENT DEVELOPMENT	4640 Lankershim Blvd.	IV	Office (General)	N	6,023	0	\$16,007	29	08/01/95	12/31/96	07/31/01
1742002	EMPLOYMENT DEVELOPMENT	4640 Lankershim Blvd.	IV	Office (General)	N	3,877	0	\$10,088	8	07/01/00	06/30/04	06/30/08
1741001	MOTOR VEHICLES	10940 Victory Blvd.	IV	Office (General)	N	6,888	0	\$12,625	23	09/01/88	08/31/97	08/31/03
SUB-TOTAL (All Leased Space)						36,371	0	\$64,218	157			
SUB-TOTAL (Consolidatable Leased Space)						0	0	\$0	0			
NORTH HOLLYWOOD - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						0	0		0			

NORWALK - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4867002	CONSUMER AFFAIRS	12501 E. Imperial Hwy.	VI	Office (General)	Y	12,633	0	\$24,634	54	09/30/00	12/31/04	12/31/06
4867003	CONSUMER AFFAIRS	12501 E. Imperial Hwy.	VI	Office (General)	Y	5,067	0	\$9,881	22	09/30/00	12/31/04	12/31/06
1758001	EMPLOYMENT DEVELOPMENT	12715 Pioneer Blvd.	VI	Office (Field)	N	12,155	0	\$20,785	37	01/01/02	12/31/05	12/31/07
5082001	EMPLOYMENT DEVELOPMENT	12725 Pioneer Blvd.	VI	Office (General)	N	7,427	0	\$15,249	14	12/01/01	11/30/05	11/30/09
1759001	EQUALIZATION, BOARD OF	12440 E. Imperial Hwy.	VI	Office (General)	Y	28,836	0	\$56,537	108	11/01/94	10/31/99	10/31/04
4867004	REHABILITATION	12501 E. Imperial Hwy.	VI	Office (General)	Y	6,974	0	\$16,460	13	02/01/01	04/30/05	04/30/07
4867001	TRANSPORTATION	12501 E. Imperial Hwy.	VI	Office (General)	Y	17,725	0	\$25,702	74	04/01/00	03/31/04	03/31/08
SUB-TOTAL (All Leased Space)						90,817	0	\$169,248	322			
SUB-TOTAL (Consolidatable Leased Space)						71,235	0	\$133,214	271			
NORWALK - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						71,235	0		271			

PACOIMA - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4706001	CONSUMER AFFAIRS	10314 Norris Ave.	IV	Warehouse	N	0	2,873	\$1,950	1	08/01/98	07/31/02	07/31/03
4832001	EMPLOYMENT DEVELOPMENT	11623 Glenoaks Blvd.	IV	Office (General)	N	19,102	0	\$52,640	54	12/01/00	11/30/15	11/30/25
SUB-TOTAL (All Leased Space)						19,102	2,873	\$54,590	55			
SUB-TOTAL (Consolidatable Leased Space)						0	0	\$0	0			
PACOIMA - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						0	0		0			

PALMDALE - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1923001	CORRECTIONS	644 E. Ave. P	I	Office (General)	N	12,560	0	\$18,037	19	07/01/99	06/30/03	06/30/07
1926001	MOTOR VEHICLES	2260 E Palmdale Blvd.	I	Office (General)	N	4,435	0	\$6,192	14	07/01/98	06/30/02	06/30/08
SUB-TOTAL (All Leased Space)						16,995	0	\$24,229	33			
SUB-TOTAL (Consolidatable Leased Space)						0	0	\$0	0			
PALMDALE - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						0	0		0			

PANORAMA CITY - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1953001	YOUTH AUTHORITY	8737 Van Nuys Blvd.	IV	Office (Field)	N	4,790	0	\$8,278	18	03/01/99	02/28/03	02/28/09
SUB-TOTAL (All Leased Space)						4,790	0	\$8,278	18			
SUB-TOTAL (Consolidatable Leased Space)						0	0	\$0	0			
PANORAMA CITY - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						0	0		0			

PARAMOUNT - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4577001	CONSUMER AFFAIRS	14050 Orange Ave.	VI	Office (General)	N	3,250	0	\$2,359	4	05/01/01	04/30/04	04/30/06
1968001	EMPLOYMENT DEVELOPMENT	15315 Texaco Ave.	VI	Warehouse	N	5,800	37,000	\$24,288	0	02/01/88	08/31/00	01/31/01
SUB-TOTAL (All Leased Space)						9,050	37,000	\$26,647	4			
SUB-TOTAL (Consolidatable Leased Space)						0	0	\$0	0			
PARAMOUNT - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						0	0		0			

Appendix 1B

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY CITY)

PASADENA - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1971001	CORRECTIONS	333 E. Walnut St.	V	Office (Field)	N	9,536	0	\$25,000	47	04/01/91	12/31/03	06/30/04
1970001	EMPLOYMENT DEVELOPMENT	433 N. Fair Oaks Ave.	V	Office (Field)	Y	12,517	0	\$21,022	35	07/01/95	06/30/00	06/30/05
1964003	REHABILITATION	150 S. Los Robles Ave.	V	Office (General)	Y	6,700	0	\$15,776	25	12/01/95	02/28/05	02/29/08
SUB-TOTAL (All Leased Space)						28,753	0	\$61,798	107			
SUB-TOTAL (Consolidatable Leased Space)						19,217	0	\$36,798	60			
PASADENA - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						19,217	0		60			

PICO RIVERA - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2010001	INDUSTRIAL RELATIONS	9455-59 Slauson Ave.	VI	Office (General)	Y	4,501	0	\$5,500	20	09/01/96	09/01/01	08/31/03
SUB-TOTAL (All Leased Space)						4,501	0	\$5,500	20			
SUB-TOTAL (Consolidatable Leased Space)						4,501	0	\$5,500	20			
PICO RIVERA - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						4,501	0		20			

POMONA - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2049001	CORRECTIONS	1295 E. Holt Ave.	V	Office (General)	N	5,548	0	\$7,994	40	04/01/90	04/01/93	03/31/00
2045001	EDUCATION	2550 Fulton Rd.	V	Warehouse	Y	5,423	95,993	\$26,394	15	08/01/98	07/31/04	07/31/13
4999001	EMPLOYMENT DEVELOPMENT	264 E. Monterey Ave.	V	Office (Field)	N	4,628	0	\$11,987	12	01/01/02	03/01/02	07/31/02
4710001	INDUSTRIAL RELATIONS	435 W. Mission Blvd.	V	Office (Field)	Y	15,735	0	\$23,907	41	12/05/98	06/04/03	12/04/06
SUB-TOTAL (All Leased Space)						31,334	95,993	\$70,282	108			
SUB-TOTAL (Consolidatable Leased Space)						21,158	95,993	\$50,301	56			
POMONA - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						21,158	95,993		56			

SAN PEDRO - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1216001	FISH AND GAME	Berth 56 Port of L.A.	VII	Storage	N	0	17,225	\$1,477	0	07/01/82	07/01/82	12/31/99
2912001	FISH AND GAME	2500 Signal St.	VII	Storage	N	0	1,000	\$200	0	09/01/94	09/01/94	06/30/95
2906001	FOOD AND AGRICULTURE	1300 Beacon St.	VII	Office (General)	N	354	0	\$510	5	07/01/99	07/01/99	06/30/02
2906002	FOOD AND AGRICULTURE	1300 Beacon St.	VII	Office (General)	N	354	0	\$480	3	07/01/99	07/01/99	06/30/02
SUB-TOTAL (All Leased Space)						708	18,225	\$2,667	8			
SUB-TOTAL (Consolidatable Leased Space)						0	0	\$0	0			
SAN PEDRO - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						0	0		0			

SANTA CLARITA - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4518001	CONSUMER AFFAIRS	27522 Avenue Scott	I	Office (General)	N	6,536	18,184	\$20,023	35	02/01/97	09/01/01	01/31/05
3016001	EMPLOYMENT DEVELOPMENT	21515 Soledad Cyn. Rd.	I	Office (Field)	N	3,057	0	\$5,086	10	02/01/91	05/31/99	05/31/03
4735001	REHABILITATION	23838 Valencia Blvd.	I	Office (General)	Y	3,070	0	\$8,915	7	02/01/99	01/31/03	01/31/06
SUB-TOTAL (All Leased Space)						12,663	18,184	\$34,024	52			
SUB-TOTAL (Consolidatable Leased Space)						3,070	0	\$8,915	7			
SANTA CLARITA - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						3,070	0		7			

SANTA MONICA - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3071001	EMPLOYMENT DEVELOPMENT	920 Broadway St.	III	Office (General)	N	8,669	0	\$19,773	41	06/01/94	05/31/98	05/31/06
3072001	EMPLOYMENT DEVELOPMENT	914 Broadway St.	III	Office (General)	Y	8,103	0	\$24,309	19	03/01/02	02/28/06	02/28/07
3070001	INDUSTRIAL RELATIONS	2701 Ocean Park Blvd.	III	Office (General)	Y	21,478	420	\$44,369	85	05/01/95	12/31/00	04/30/04
3073001	REHABILITATION	2730 Wilshire Blvd.	III	Office (General)	Y	4,129	0	\$9,540	17	04/01/96	03/31/00	03/31/04
SUB-TOTAL (All Leased Space)						42,379	420	\$97,991	162			
SUB-TOTAL (Consolidatable Leased Space)						33,710	420	\$78,218	121			
SANTA MONICA - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						33,710	420		121			

SANTE FE SPRINGS - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4679001	CORRECTIONS	12940 Telegraph Ave.	VI	Office (Field)	N	10,694	0	\$20,436	53	01/01/99	12/31/06	12/31/08
4792001	EMPLOYMENT DEVELOPMENT	10330 Pioneer Blvd.	VI	Office (General)	N	14,680	0	\$39,196	73	02/01/00	06/30/04	01/31/07
3039001	GENERAL SERVICES	13360 E. Firestone Blvd.	VI	Office (General)	N	2,000	1,045	\$3,100	6	02/01/00	01/31/03	01/31/05
3040001	INDUSTRIAL RELATIONS	10350 Heritage Park Dr.	VI	Office (General)	Y	3,840	0	\$6,786	17	02/01/95	01/31/04	01/31/06
SUB-TOTAL (All Leased Space)						31,214	1,045	\$69,518	149			
SUB-TOTAL (Consolidatable Leased Space)						3,840	0	\$6,786	17			
SANTA FE SPRINGS - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						3,840	0		17			

Appendix 1B

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE
ALL PLANNING AREAS (SORTED BY CITY)

SHERMAN OAKS - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4652001	EMPLOYMENT DEVELOPMENT	15165 Ventura Blvd.	IV	Office (General)	Y	2,380	0	\$6,062	9	09/01/98	08/31/02	08/31/05
SUB-TOTAL (All Leased Space)						2,380	0	\$6,062	9			
SUB-TOTAL (Consolidatable Leased Space)						2,380	0	\$6,062	9			
SHERMAN OAKS - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						2,380	0		9			

SIGNAL HILL - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3148001	GENERAL SERVICES	3259 Walnut Ave.	VII	Office (General)	N	1,180	0	\$2,702	3	08/01/94	07/31/02	07/31/04
SUB-TOTAL (All Leased Space)						1,180	0	\$2,702	3			
SUB-TOTAL (Consolidatable Leased Space)						0	0	\$0	0			
SIGNAL HILL - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						0	0		0			

SOUTH EL MONTE - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3206002	CONSUMER AFFAIRS	1180 Durfee Ave.	V	Office (General)	Y	3,700	0	\$5,328	16	02/01/95	06/30/02	06/30/04
3206003	CONSUMER AFFAIRS	1180 Durfee Ave.	V	Office (Field)	Y	8,277	0	\$11,919	27	02/01/95	06/30/02	06/30/04
SUB-TOTAL (All Leased Space)						11,977	0	\$17,247	43			
SUB-TOTAL (Consolidatable Leased Space)						11,977	0	\$17,247	43			
SOUTH EL MONTE - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						11,977	0		43			

SOUTH GATE - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
5117001	MOTOR VEHICLES	4599 Firestone Blvd.	VI	Warehouse	Y	0	10,737	\$6,442	1	01/15/02	01/31/05	01/31/09
SUB-TOTAL (All Leased Space)						0	10,737	\$6,442	1			
SUB-TOTAL (Consolidatable Leased Space)						0	10,737	\$6,442	1			
SOUTH GATE - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						0	10,737		1			

TORRANCE - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3367001	CA CONSERVATION CORPS	690 W. Knox St.	VII	Office (General)	Y	1,358	0	\$1,833	3	02/01/00	01/31/02	12/31/04
3363001	EQUALIZATION, BOARD OF	680-690 Knox St.	VII	Office (General)	Y	32,902	0	\$49,428	71	09/15/94	09/14/99	09/14/04
3363003	EQUALIZATION, BOARD OF	680-690 Knox St.	VII	Office (General)	Y	3,200	0	\$6,693	8	06/01/00	04/30/03	05/31/07
5012001	HIGHWAY PATROL	19700 Hamilton Ave.	VII	Reloc. Class	N	1,440	0	\$3,112	6	12/01/01	11/30/06	11/30/06
3363002	INDUSTRIAL RELATIONS	680-690 Knox St.	VII	Office (General)	Y	6,283	0	\$9,739	18	01/01/97	12/31/04	12/31/06
SUB-TOTAL (All Leased Space)						45,183	0	\$70,805	106			
SUB-TOTAL (Consolidatable Leased Space)						43,743	0	\$67,693	100			
TORRANCE - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						43,743	0		100			

VALENCIA - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3017001	GENERAL SERVICES	25030 W. Ave. Stanford	I	Warehouse	N	0	2,652	\$3,208	5	10/01/98	09/30/01	09/30/03
4958001	INSURANCE	27200 Tournay Rd.	I	Office (General)	N	6,716	0	\$13,432	20	01/01/01	12/31/04	12/31/10
4958002	INSURANCE	27200 Tournay Rd.	I	Office (General)	N	12,883	0	\$25,766	26	01/01/01	12/31/04	12/31/10
SUB-TOTAL (All Leased Space)						19,599	2,652	\$42,406	51			
SUB-TOTAL (Consolidatable Leased Space)						0	0	\$0	0			
VALENCIA - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						0	0		0			

Appendix 1B

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY CITY)

VAN NUYS - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4728001	EMPLOYMENT DEVELOPMENT	15400 Sherman Way	IV	Office (General)	Y	19,970	0	\$42,271	130	07/01/99	06/30/04	06/30/99
3497001	EQUALIZATION, BOARD OF	15350 Sherman Way	IV	Office (General)	Y	22,400	0	\$48,974	93	12/01/96	11/30/01	11/30/08
3496001	FOOD AND AGRICULTURE	13915 Satcoy St.	IV	Warehouse	N	3,891	4,180	\$7,100	42	11/01/96	10/31/00	10/31/06
3497003	FRANCHISE TAX BOARD	15350 Sherman Way	IV	Office (General)	Y	8,774	0	\$19,082	38	09/01/00	02/28/05	11/30/08
5022001	GENERAL SERVICES	7277 Hayvenhurst Ave.	IV	Office (General)	N	897	744	\$1,927	42	07/01/01	06/30/04	06/30/06
3502001	REHABILITATION	5900 Sepulveda Blvd.	IV	Office (Field)	Y	11,799	0	\$25,399	54	05/01/99	04/30/03	04/30/07
SUB-TOTAL (All Leased Space)						67,731	4,924	\$144,753	399			
SUB-TOTAL (Consolidatable Leased Space)						62,943	0	\$135,726	315			
VAN NUYS - DGS-Owned (Van Nuys State Office Building)												
Assignment #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
3495052	ALCOHOLIC BEVERAGE CONTROL	6150 Van Nuys Blvd.	IV	Office (General)	Y	4,738	0		18	01/01/02		
3495046	ASSEMBLY	6150 Van Nuys Blvd.	IV	Office (General)	Y	8,145	0		6	03/01/00		
3495038	CONSUMER AFFAIRS	6150 Van Nuys Blvd.	IV	Office (General)	Y	1,490	0		0	07/01/97		
3495040	EMPLOYMENT DEVELOPMENT	6150 Van Nuys Blvd.	IV	Office (General)	Y	7,406	0		33	08/19/98		
3495051	GENERAL SERVICES	6150 Van Nuys Blvd.	IV	Office (General)	Y	2,022	4,235		19	01/01/02		
3495050	INDUSTRIAL RELATIONS	6150 Van Nuys Blvd.	IV	Office (General)	Y	62,945	0		85	09/01/01		
3495049	MOTOR VEHICLES	6150 Van Nuys Blvd.	IV	Office (General)	Y	7,900	0		22	07/01/01		
3495019	REHABILITATION	6150 Van Nuys Blvd.	IV	Dining/Cafeteria	Y	0	4,362		0	07/01/85		
3495024	SENATE	6150 Van Nuys Blvd.	IV	Office (General)	Y	3,199	0		12	09/01/01		
VAN NUYS - DGS-Owned						97,845	8,597		195			
TOTAL CONSOLIDATABLE SPACE						160,788	8,597		510			
WEST COVINA - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3646001	CORRECTIONS	1837 W. Badillo St.	V	Office (General)	N	3,894	0	\$7,593	19	07/01/96	06/30/99	06/30/01
3626003	EMPLOYMENT DEVELOPMENT	100 N. Barranca St.	V	Office (General)	Y	4,380	0	\$7,790	10	07/01/97	06/30/01	06/30/04
3627001	EMPLOYMENT DEVELOPMENT	933 Glendora Ave.	V	Office (General)	N	18,542	0	\$24,810	85	06/01/95	05/31/99	05/31/07
4788001	EQUALIZATION	1521 W. Cameron Ave.	V	Office (General)	Y	19,257	0	\$34,731	95	05/01/00	04/30/04	04/30/08
3626002	FRANCHISE TAX BOARD	100 N. Barranca St.	V	Office (General)	Y	14,429	0	\$24,995	57	12/01/97	11/30/01	11/30/04
3626004	FRANCHISE TAX BOARD	100 N. Barranca St.	V	Office (General)	Y	10,869	0	\$23,077	30	09/01/01	08/31/05	08/31/09
5087001	HEALTH SERVICES	1000 Lakes Dr.	V	Office (General)	Y	2,041	0	\$4,360	8	02/01/02	01/31/06	01/31/08
3626001	INDUSTRIAL RELATIONS	100 N. Barranca St.	V	Office (General)	Y	2,926	0	\$6,057	7	01/01/00	12/31/01	12/31/07
4812001	INDUSTRIAL RELATIONS	1906 W. Garvey Ave. S.	V	Office (General)	Y	9,269	0	\$15,757	13	09/01/99	08/31/03	08/31/07
4704001	JUSTICE	1050 Lakes Dr.	V	Office (General)	Y	3,804	0	\$8,604	17	12/01/98	02/28/06	02/29/08
3628004	REHABILITATION	1501 W. Cameron Ave.	V	Office (General)	Y	10,072	0	\$15,582	36	09/01/99	08/31/03	08/31/09
4781001	VETERANS AFFAIRS	343 N. Azusa Ave.	V	Office (General)	Y	2,100	0	\$3,291	9	08/01/99	07/31/02	07/31/04
SUB-TOTAL (All Leased Space)						101,583	0	\$176,647	386			
SUB-TOTAL (Consolidatable Leased Space)						79,147	0	\$144,244	282			
WEST COVINA - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						79,147	0		282			
WHITTIER - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4635001	EMPLOYMENT DEVELOPMENT	9825 Painter Ave.	VI	Office (General)	N	2,955	0	\$2,517	10	04/01/98	03/31/99	11/30/02
4794001	REHABILITATION	15141 Whittier Blvd.	VI	Office (General)	Y	4,984	0	\$12,242	16	07/01/99	06/30/03	06/30/06
SUB-TOTAL (All Leased Space)						7,939	0	\$14,759	26			
SUB-TOTAL (Consolidatable Leased Space)						4,984	0	\$12,242	16			
WHITTIER - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						4,984	0		16			
WINNETKA - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3853001	HOUSING & COMM DEVELOPMENT	20201 Sherman Way	IV	Office (General)	Y	1,143	0	\$1,610	6	06/01/87	07/31/01	06/30/03
SUB-TOTAL (All Leased Space)						1,143	0	\$1,610	6			
SUB-TOTAL (Consolidatable Leased Space)						1,143	0	\$1,610	6			
WINNETKA - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						1,143	0		6			
WOODLAND HILLS - Leased												
Lease #	Agency	Address	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3690001	SOCIAL SERVICES	21731 Ventura Blvd.	IV	Office (General)	Y	8,506	0	\$13,686	46	11/01/94	10/31/98	10/31/02
SUB-TOTAL (All Leased Space)						8,506	0	\$13,686	46			
SUB-TOTAL (Consolidatable Leased Space)						8,506	0	\$13,686	46			
WOODLAND HILLS - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						8,506	0		46			
TOTAL - ALL PLANNING AREAS						NSF Office	NSF Other	Monthly Rent	PYS			
ALL LEASED SPACE						2,101,776	252,960	\$4,133,089	8,282			
CONSOLIDATABLE LEASED SPACE						1,420,738	124,389	\$2,721,836	5,662			
DGS-OWNED						996,902	48,160		2,908			
TOTAL CONSOLIDATABLE SPACE						2,417,640	172,549		8,570			

* DGS-owned building rental rate (per NSF, Aug./Sept. 2003): Ronald Reagan and Van Nuys State Office Buildings - Office @ \$1.82, Storage @ \$0.46; Junipero Serra Building - Office @ \$2.03, Storage @ \$0.68.



Appendix 1C

*Multi-Tenant, DGS-Owned/Leased Office
Space (Sorted by Agency)*

Appendix 1C

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY AGENCY)

AIR RESOURCES BOARD - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
608002	9530 Telstar Avenue	EL MONTE	V	Office (General)	Y	13,871	0	\$13,679	75	06/01/97	05/31/01	05/31/01
619001	9500 Telstar Avenue	EL MONTE	V	Office (General)	Y	22,213	0	\$47,760	178	10/01/98	09/30/02	09/30/04
619002	9480 Telstar Avenue	EL MONTE	V	Office (General)	Y	10,521	2,588	\$54,305	50	11/01/95	10/31/98	10/31/00
SUB-TOTAL (All Leased Space)						46,605	2,588	\$115,744	303			
SUB-TOTAL (Consolidatable Leased Space)						46,605	2,588	\$115,744	303			
AIR RESOURCES BOARD - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						46,605	2,588		303			

ALCOHOLIC BEVERAGE CONTROL - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1155004	3530 Wilshire Blvd.	LOS ANGELES	II	Office (General)	Y	6,375	0	\$11,819	18	06/01/01	05/31/05	05/31/09
943001	One Manchester Blvd.	INGLEWOOD	III	Office (General)	Y	3,767	0	\$5,165	17	10/01/00	09/30/04	09/30/06
4628001	3204 Rosemead Blvd.	EL MONTE	V	Office (General)	Y	4,855	0	\$6,700	17	03/01/98	02/28/01	02/28/03
300001	17215 Studebaker Road	CERRITOS	VII	Office (General)	Y	9,029	0	\$19,062	37	06/01/00	10/31/04	05/31/07
300002	17215 Studebaker Road	CERRITOS	VII	Office (General)	Y	2,153	0	\$4,545	2	12/01/00	11/30/04	05/31/07
1035001	3950 Paramount Blvd.	LAKEWOOD	VII	Office (General)	Y	5,087	0	\$9,188	16	01/01/94	12/31/02	12/31/06
SUB-TOTAL (All Leased Space)						31,266	0	\$56,479	107			
SUB-TOTAL (Consolidatable Leased Space)						31,266	0	\$56,479	107			

ALCOHOLIC BEVERAGE CONTROL - DGS-OWNED												
3495052	6150 Van Nuys Blvd.	VAN NUYS	IV	Office (General)	Y	4,738	0		18	01/01/02		
ALCOHOLIC BEVERAGE CONTROL - DGS-Owned						4,738	0		18			
TOTAL CONSOLIDATABLE SPACE						36,004	0		125			

ASSEMBLY - LEASED - N/A												
ASSEMBLY - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1256067	300 South Spring Street	LOS ANGELES	II	Office (General)	Y	1,609	0		16	05/01/97		
3495046	6150 Van Nuys Blvd.	VAN NUYS	IV	Office (General)	Y	8,145	0		6	03/01/00		
SUB-TOTAL (All Leased Space) - N/A												
SUB-TOTAL (Consolidatable Leased Space) - N/A												
ASSEMBLY - DGS-Owned						9,754	0		22			
TOTAL CONSOLIDATABLE SPACE						9,754	0		22			

CA AFRICAN AMERICAN MUSEUM - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4884002	800 South Figueroa Street	LOS ANGELES	II	Office (General)	N	3,710	0	\$7,236	41	11/01/01	07/31/02	10/31/02
SUB-TOTAL (All Leased Space)						3,710	0	\$7,236	41			
SUB-TOTAL (Consolidatable Leased Space) - N/A												
CA CONSERVATION CORPS - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						0	0		0			

CA CONSERVATION CORPS - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3367001	690 West Knox Street	TORRANCE	VII	Office (General)	Y	1,358	0	\$1,833	3	02/01/00	01/31/02	12/31/04
SUB-TOTAL (All Leased Space)						1,358	0	\$1,833	3			
SUB-TOTAL (Consolidatable Leased Space)						1,358	0	\$1,833	3			
CA CONSERVATION CORPS - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						1,358	0		3			

CA STATE, LONG BEACH - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1102001	1401 Chestnut Avenue	LONG BEACH	VII	Office (General)	Y	500	0	\$0	4	11/01/74		01/01/99
SUB-TOTAL (All Leased Space)						500	0	\$0	4			
SUB-TOTAL (Consolidatable Leased Space)						500	0	\$0	4			
CA STATE, LONG BEACH - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						500	0		4			

COASTAL COMMISSION - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1121002	200 Oceangate Avenue	LONG BEACH	VII	Office (General)	Y	7,841	0	\$15,050	21	04/01/97	03/31/02	03/31/07
SUB-TOTAL (All Leased Space)						7,841	0	\$15,050	21			
SUB-TOTAL (Consolidatable Leased Space)						7,841	0	\$15,050	21			
COASTAL COMMISSION - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						7,841	0		21			

* DGS-owned building rental rate (per NSF, August/September 2003): Ronald Reagan and Van Nuys State Office Buildings - Office @ \$1.82, Storage @ \$0.46; Junipero Serra Building - Office @ \$2.03, Storage @ \$0.68.

Appendix 1C

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY AGENCY)

CONSERVATION - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4789001	655 South Hope Street	LOS ANGELES	II	Office (General)	Y	6,564	0	\$12,712	13	10/01/99	09/30/03	09/30/05
949001	3732 West Century Blvd.	INGLEWOOD	III	Warehouse	Y	0	1,061	\$925	2	01/01/94	12/01/01	11/30/04
1158002	5777 West Century Blvd.	LOS ANGELES	III	Office (General)	Y	6,480	0	\$11,013	21	09/01/01	08/31/05	08/31/07
SUB-TOTAL (All Leased Space)						13,044	1,061	\$24,650	36			
SUB-TOTAL (Consolidatable Leased Space)						13,044	1,061	\$24,650	36			
CONSERVATION - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						13,044	1,061		36			

CONSUMER AFFAIRS - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
4518001	27522 Avenue Scott	SANTA CLARITA	I	Office (General)	N	6,536	18,184	\$20,023	35	02/01/97	09/01/01	01/31/05
1138002	3540 Wilshire Blvd.	LOS ANGELES	II	Office (General)	Y	7,600	0	\$19,584	10	04/01/88	03/31/93	03/31/98
1244002	5757 West Century Blvd.	LOS ANGELES	II	Office (General)	Y	296	0	\$460	1	04/01/01	03/31/04	03/31/06
482001	6035 Bristol Parkway	CULVER CITY	III	Office (General)	Y	3,831	0	\$12,087	28	12/01/00	11/30/04	11/30/06
3793001	11160 Hindry Avenue	LOS ANGELES	III	Warehouse	N	0	2,030	\$1,847	0	09/01/96	08/31/99	08/31/01
334002	6800 Owensmouth Avenue	CANOGA PARK	IV	Office (General)	Y	4,598	0	\$6,437	25	12/01/96	11/30/00	11/30/04
4737001	21601 Devonshire Street	CHATSWORTH	IV	Office (Field)	Y	1,381	0	\$1,989	11	10/01/98	09/30/02	09/30/04
813001	300 Arden Avenue	GLENDALE	IV	Office (General)	Y	4,076	0	\$7,337	25	08/01/96	07/31/99	07/31/01
4706001	10314 Norris Avenue	PACOIMA	IV	Warehouse	N	0	2,873	\$1,950	1	08/01/98	07/31/02	07/31/03
113001	729 North Azusa Avenue	AZUSA	V	Office (General)	Y	2,475	0	\$3,836	13	06/01/02	05/31/05	05/31/07
5141001	13300 Brooks Drive	BALDWIN PARK	V	Warehouse	N	0	3,384	\$2,876	0	06/01/02	07/31/05	07/31/07
505001	1370 South Valley Vista Drive	DIAMOND BAR	V	Office (General)	Y	2,500	725	\$6,990	11	06/01/99	05/31/03	05/31/05
572001	10699 Hickson Street	EL MONTE	V	Warehouse	N	0	2,944	\$1,850	0	02/01/96	01/31/03	01/31/04
3206002	1180 Durfee Avenue	SOUTH EL MONTE	V	Office (General)	Y	3,700	0	\$5,328	16	02/01/95	06/30/02	06/30/04
3206003	1180 Durfee Avenue	SOUTH EL MONTE	V	Office (Field)	Y	8,277	0	\$11,919	27	02/01/95	06/30/02	06/30/04
4867002	12501 East Imperial Highway	NORWALK	VI	Office (General)	Y	12,633	0	\$24,634	54	09/30/00	12/31/04	12/31/06
4867003	12501 East Imperial Highway	NORWALK	VI	Office (General)	Y	5,067	0	\$9,881	22	09/30/00	12/31/04	12/31/06
4577001	14050 Orange Avenue	PARAMOUNT	VI	Office (General)	N	3,250	0	\$2,359	4	05/01/01	04/30/04	04/30/06
4768001	17871 Park Plaza Drive	CERRITOS	VII	Office (General)	Y	5,612	0	\$14,218	20	08/01/99	07/31/03	07/31/05
4502001	3960 Paramount Blvd.	LAKEWOOD	VII	Office (General)	Y	1,682	0	\$3,318	5	11/01/01	10/31/05	10/31/09
SUB-TOTAL (All Leased Space)						73,514	30,140	\$158,923	308			
SUB-TOTAL (Consolidatable Leased Space)						63,728	725	\$128,018	268			

CONSUMER AFFAIRS - DGS-OWNED												
3495038	6150 Van Nuys Blvd.	VAN NUYS	IV	Office (General)	Y	1,490	0		0	07/01/97		
CONSUMER AFFAIRS - DGS-Owned						1,490	0		0			
TOTAL CONSOLIDATABLE SPACE						65,218	725		268			

CONTROLLER, STATE - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
484001	600 Corporate Pointe	CULVER CITY	III	Office (General)	Y	12,102	0	\$26,219	39	06/01/96	06/30/03	05/31/06
SUB-TOTAL (All Leased Space)						12,102	0	\$26,219	39			
SUB-TOTAL (Consolidatable Leased Space)						12,102	0	\$26,219	39			
CONTROLLER, STATE - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						12,102	0		39			

CORPORATIONS - LEASED - N/A												
CORPORATIONS - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
4836039	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	60,259	0		150	07/01/02		
4836035	320 West Fourth Street	LOS ANGELES	II	Storage	Y	0	2,515		0	07/01/02		
SUB-TOTAL (All Leased Space) - N/A												
SUB-TOTAL (Consolidatable Leased Space)												
CORPORATIONS - DGS-Owned						60,259	2,515		150			
TOTAL CONSOLIDATABLE SPACE						60,259	2,515		150			

* DGS-owned building rental rate (per NSF, August/September 2003): Ronald Reagan and Van Nuys State Office Buildings - Office @ \$1.82, Storage @ \$0.46; Junipero Serra Building - Office @ \$2.03, Storage @ \$0.68.

Appendix 1C

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY AGENCY)

CORRECTIONS - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1054001	44750 60th Street West	LANCASTER	I	Relocatable Office	N	1,440	0	\$2,767	8	11/01/95	10/31/98	10/31/00
1054002	44750 60th Street West	LANCASTER	I	Relocatable Office	N	2,160	0	\$3,540	9	11/01/95	10/31/98	10/31/00
4662001	44750 60th Street West	LANCASTER	I	Relocatable Office	N	4,320	0	\$12,778	18	10/01/98	09/30/01	09/30/03
1923001	644 East Avenue P	PALMDALE	I	Office (General)	N	12,560	0	\$18,037	19	07/01/99	06/30/03	06/30/07
1165001	600 Saint Paul Avenue	LOS ANGELES	II	Office (General)	N	19,526	0	\$28,354	90	08/01/96	07/31/01	07/31/06
1165002	600 Saint Paul Avenue	LOS ANGELES	II	Office (General)	N	8,223	0	\$13,770	34	06/01/98	07/31/01	07/31/06
1325002	307 West Fourth Street	LOS ANGELES	II	Office (General)	N	8,470	0	\$11,156	16	05/01/00	04/30/04	04/30/08
944001	101 North La Brea Avenue	INGLEWOOD	III	Office (General)	N	12,634	0	\$22,438	60	02/01/95	04/30/04	04/30/08
944003	101 North La Brea Avenue	INGLEWOOD	III	Office (General)	N	8,533	0	\$15,169	38	06/01/00	05/31/04	05/31/08
1746002	6736 Laurel Canyon Blvd.	NORTH HOLLYWOOD	IV	Office (General)	N	803	0	\$1,042	5	10/01/96	05/31/01	05/31/05
1746003	6736 Laurel Canyon Blvd.	NORTH HOLLYWOOD	IV	Office (General)	N	18,780	0	\$24,456	92	01/01/97	05/31/01	05/31/05
454001	1161 Parkview Drive	COVINA	V	Office (General)	N	4,532	0	\$7,443	22	10/01/92	11/30/01	11/30/05
504001	21015 Pathfinder Road	DIAMOND BAR	V	Office (General)	N	36,589	0	\$74,694	14	04/01/91	03/31/96	03/31/01
5028001	9900 Baldwin Place	EL MONTE	V	Office (General)	N	22,268	0	\$54,480	35	01/01/02	06/30/06	06/30/08
1971001	333 East Walnut Street	PASADENA	V	Office (Field)	N	9,536	0	\$25,000	47	04/01/91	12/31/03	06/30/04
2049001	1295 East Holt Avenue	POMONA	V	Office (General)	N	5,548	0	\$7,994	40	04/01/90	04/01/93	03/31/00
3646001	1837 West Badillo Street	WEST COVINA	V	Office (General)	N	3,894	0	\$7,593	19	07/01/96	06/30/99	06/30/01
400001	1957 Del Amo Blvd.	COMPTON	VI	Office (Field)	N	11,153	0	\$14,940	59	12/01/98	11/30/02	11/30/06
404003	322 West Compton Blvd.	COMPTON	VI	Office (General)	N	3,637	0	\$5,136	21	07/01/91	10/31/01	10/31/05
4374001	8100 Maie Avenue	LOS ANGELES	VI	Office (General)	N	15,311	0	\$30,622	63	01/01/91	12/31/95	12/31/00
4679001	12940 Telegraph Avenue	SANTE FE SPRINGS	VI	Office (Field)	N	10,694	0	\$20,436	53	01/01/99	12/31/06	12/31/08
1123001	2165 East Spring Street	LONG BEACH	VII	Office (General)	N	18,531	0	\$41,022	99	03/01/92	02/28/02	02/28/02
SUB-TOTAL (All Leased Space)						239,142	0	\$442,867	861			
SUB-TOTAL (Consolidatable Leased Space) - N/A												
CORRECTIONS - DGS-OWNED												
4836023	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	28,950	0		100	05/01/99		
4836022	320 West Fourth Street	LOS ANGELES	II	Storage	Y	0	1,546		0	05/01/99		
CORRECTIONS - DGS-Owned						28,950	1,546		100			
TOTAL CONSOLIDATABLE SPACE						28,950	1,546		100			
EDUCATION - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1158004	5777 West Century Blvd.	LOS ANGELES	III	Office (General)	Y	1,124	0	\$1,619	3	03/01/01	02/29/04	02/28/06
2045001	2550 Fulton Road	POMONA	V	Warehouse	Y	5,423	95,993	\$26,394	15	08/01/98	07/31/04	07/31/13
SUB-TOTAL (All Leased Space)						6,547	95,993	\$28,013	18			
SUB-TOTAL (Consolidatable Leased Space)						6,547	95,993	\$28,013	18			
EDUCATION - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						6,547	95,993		18			

* DGS-owned building rental rate (per NSF, August/September 2003): Ronald Reagan and Van Nuys State Office Buildings - Office @ \$1.82, Storage @ \$0.46; Junipero Serra Building - Office @ \$2.03, Storage @ \$0.68.

Appendix 1C

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY AGENCY)

EMPLOYMENT DEVELOPMENT - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1028001	1410 West Avenue I	LANCASTER	I	Office (General)	N	10,471	0	\$23,811	42	05/01/00	04/30/04	04/30/08
1045001	1426 West Avenue I	LANCASTER	I	Office (General)	N	1,648	0	\$1,532	14	11/01/99	10/31/02	10/31/04
1051001	44300 Lowtree Avenue	LANCASTER	I	Office (General)	Y	1,626	0	\$2,440	5	11/01/93	10/31/02	10/31/05
3016001	21515 Soledad Canyon Road	SANTA CLARITA	I	Office (Field)	N	3,057	0	\$5,086	10	02/01/91	05/31/99	05/31/03
1160001	221 North Figueroa Street	LOS ANGELES	II	Office (General)	Y	17,718	491	\$38,902	85	10/01/93	09/30/98	09/30/08
1175001	4021 Rosewood Avenue	LOS ANGELES	II	Office (General)	Y	8,290	0	\$16,250	29	05/01/94	04/30/97	04/30/09
1331002	12700 Avalon Blvd.	LOS ANGELES	II	Office (Field)	N	8,228	0	\$20,388	34	12/01/02	11/30/06	11/30/12
4751001	6100 Wilshire Blvd.	LOS ANGELES	II	Office (General)	Y	2,180	0	\$6,036	6	05/01/99	04/30/03	04/30/07
4928001	315 West Ninth Street	LOS ANGELES	II	Office (General)	N	7,060	0	\$10,378	32	05/01/01	05/01/05	04/30/09
947001	9800 La Cienega Blvd.	INGLEWOOD	III	Office (General)	Y	14,570	0	\$24,443	52	04/01/02	03/31/06	03/31/09
4673001	110 South La Brea Avenue	INGLEWOOD	III	Office (General)	N	5,925	0	\$9,817	20	10/01/98	10/31/98	02/28/02
3071001	920 Broadway Street	SANTA MONICA	III	Office (General)	N	8,669	0	\$19,773	41	06/01/94	05/31/98	05/31/06
3072001	914 Broadway Street	SANTA MONICA	III	Office (General)	Y	8,103	0	\$24,309	19	03/01/02	02/28/07	
336001	21010 Vanowen Street	CANOGA PARK	IV	Office (General)	N	21,980	0	\$46,056	85	06/01/90	01/31/03	01/31/05
4737002	21601 Devonshire Street	CHATSWORTH	IV	Office (General)	Y	2,184	0	\$3,484	3	12/01/99	11/30/03	11/30/08
764002	1255 South Central Avenue	GLENDALE	IV	Office (General)	N	10,000	0	\$20,117	45	12/01/98	11/30/03	11/30/08
1742001	4640 Lankershim Blvd.	NORTH HOLLYWOOD	IV	Office (General)	N	6,023	0	\$16,007	29	08/01/95	12/31/96	07/31/01
1742002	4640 Lankershim Blvd.	NORTH HOLLYWOOD	IV	Office (General)	N	3,877	0	\$10,088	8	07/01/00	06/30/04	06/30/08
4832001	11623 Glenoaks Blvd.	PACOIMA	IV	Office (General)	N	19,102	0	\$52,640	54	12/01/00	11/30/15	11/30/25
4652001	15165 Ventura Blvd.	SHERMAN OAKS	IV	Office (General)	Y	2,380	0	\$6,062	9	09/01/98	08/31/02	08/31/05
4728001	15400 Sherman Way	VAN NUYS	IV	Office (General)	Y	19,970	0	\$42,271	130	07/01/99	06/30/04	06/30/09
3652001	17171 East Gale Avenue	CITY OF INDUSTRY	V	Office (General)	Y	12,407	0	\$21,000	75	04/01/92	03/31/02	03/31/07
4838001	2677 Zoe Avenue	HUNTINGTON PARK	V	Office (General)	N	5,186	0	\$6,483	23	03/01/00	06/30/01	04/30/04
1970001	433 North Fair Oaks Avenue	PASADENA	V	Office (Field)	Y	12,517	0	\$21,022	35	07/01/95	06/30/00	06/30/05
4999001	264 East Monterey Avenue	POMONA	V	Office (Field)	N	4,628	0	\$11,987	12	01/01/02	03/01/02	07/31/02
3626003	100 North Barranca Street	WEST COVINA	V	Office (General)	Y	4,380	0	\$7,790	10	07/01/97	06/30/01	06/30/04
3627001	933 Glendora Avenue	WEST COVINA	V	Office (General)	N	18,542	0	\$24,810	85	06/01/95	05/31/99	05/31/07
414001	1231 South Gerhart Street	COMMERCE	VI	Office (General)	N	18,800	0	\$26,301	75	06/01/88	05/31/93	05/30/03
5029001	700 North Bullis Road	COMPTON	VI	Office (Field)	N	5,893	0	\$9,793	28	07/01/01	06/30/04	06/30/06
1149001	5401 Crenshaw Blvd.	LOS ANGELES	VI	Office (General)	N	26,690	0	\$77,209	82	02/01/96	01/31/16	01/31/16
1758001	12715 Pioneer Blvd.	NORWALK	VI	Office (Field)	N	12,155	0	\$20,785	37	01/01/02	12/31/05	12/31/07
5082001	12725 Pioneer Blvd.	NORWALK	VI	Office (General)	N	7,427	0	\$15,249	14	12/01/01	11/30/05	11/30/09
1968001	15315 Texaco Avenue	PARAMOUNT	VI	Warehouse	N	5,800	37,000	\$24,288	0	02/01/88	08/31/00	01/31/01
4792001	10330 Pioneer Blvd.	SANTA FE SPRINGS	VI	Office (General)	N	14,680	0	\$39,196	73	02/01/00	06/30/04	01/31/07
4635001	9825 Painter Avenue	WHITTIER	VI	Office (General)	N	2,955	0	\$2,517	10	04/01/98	03/31/99	11/30/02
4634001	One Civic Plaza	CARSON	VII	Office (General)	N	1,775	0	\$2,466	8	07/01/97	06/30/01	06/30/02
1124005	4300 Long Beach Blvd.	LONG BEACH	VII	Office (General)	Y	2,074	0	\$3,825	10	07/01/93	06/30/96	06/30/03
1124006	4300 Long Beach Blvd.	LONG BEACH	VII	Office (General)	Y	18,857	0	\$33,533	96	12/01/97	11/30/00	11/30/02
1124007	4300 Long Beach Blvd.	LONG BEACH	VII	Office (General)	Y	4,925	0	\$17,400	27	03/01/98	08/31/02	02/28/05
5110001	3447 Atlantic Avenue	LONG BEACH	VII	Office (General)	N	5,452	0	\$9,265	29	12/01/01	08/31/03	08/31/06
SUB-TOTAL (All Leased Space)						368,204	37,491	\$774,809	1,481			
SUB-TOTAL (Consolidatable Leased Space)						132,181	491	\$268,767	591			
EMPLOYMENT DEVELOPMENT - DGS-OWNED												
1256078	300 South Spring Street	LOS ANGELES	II	Office (General)	Y	12,949	0		30	04/01/99		
3495040	6150 Van Nuys Blvd.	VAN NUYS	IV	Office (General)	Y	7,406	0		33	08/19/98		
EMPLOYMENT DEVELOPMENT - DGS-Owned						20,355	0		63			
TOTAL CONSOLIDATABLE SPACE						152,536	491		654			
EQUALIZATION, BOARD OF - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4850002	660 South Figueroa Street	LOS ANGELES	II	Office (General)	Y	3,276	0	\$10,170	10	06/01/00	05/31/03	05/31/05
483001	5901 Green Valley Circle	CULVER CITY	III	Office (General)	Y	32,000	0	\$60,611	101	09/01/94	08/31/99	08/31/04
3497001	15350 Sherman Way	VAN NUYS	IV	Office (General)	Y	22,400	0	\$48,974	93	12/01/96	11/30/01	11/30/08
4788001	1521 West Cameron Avenue	WEST COVINA	V	Office (General)	Y	19,257	0	\$34,731	95	05/01/00	04/30/04	04/30/08
1759001	12440 East Imperial Highway	NORWALK	VI	Office (General)	Y	28,836	0	\$56,537	108	11/01/94	10/31/99	10/31/04
3363001	680-690 Knox Street	TORRANCE	VII	Office (General)	Y	32,902	0	\$49,428	71	09/15/94	09/14/99	09/14/04
3363003	680-690 Knox Street	TORRANCE	VII	Office (General)	Y	3,200	0	\$6,693	8	06/01/00	04/30/03	05/31/07
SUB-TOTAL (All Leased Space)						141,871	0	\$267,144	486			
SUB-TOTAL (Consolidatable Leased Space)						141,871	0	\$267,144	486			
EQUALIZATION, BOARD OF - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						141,871	0		486			
FAIR EMPLOYMENT AND HOUSING COMM. - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1198001	611 West Sixth Street	LOS ANGELES	II	Office (General)	Y	16,586	0	\$27,436	72	05/01/97	04/30/02	04/30/07
1198002	611 West Sixth Street	LOS ANGELES	II	Office (General)	Y	1,337	0	\$2,652	2	03/01/01	02/28/04	02/28/06
SUB-TOTAL (All Leased Space)						17,923	0	\$30,088	74			
SUB-TOTAL (Consolidatable Leased Space)						17,923	0	\$30,088	74			
FAIR EMPLOYMENT AND HOUSING COMM. - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						17,923	0		74			

* DGS-owned building rental rate (per NSF, August/September 2003): Ronald Reagan and Van Nuys State Office Buildings - Office @ \$1.82, Storage @ \$0.46; Junipero Serra Building - Office @ \$2.03, Storage @ \$0.68.

Appendix 1C

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE
ALL PLANNING AREAS (SORTED BY AGENCY)

FINANCIAL INSTITUTIONS - LEASED - N/A												
FINANCIAL INSTITUTIONS - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1256010	300 South Spring Street	LOS ANGELES	II	Office (General)	Y	13,686	0		80	01/29/91		
1256009	300 South Spring Street	LOS ANGELES	II	Storage	Y	0	234		0			
SUB-TOTAL (All Leased Space) - N/A												
SUB-TOTAL (Consolidatable Leased Space) - N/A												
FINANCIAL INSTITUTIONS - DGS-Owned						13,686	234		80			
TOTAL CONSOLIDATABLE SPACE						13,686	234		80			

FISH AND GAME - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1100002	300 Golden Shore	LONG BEACH	VII	Office (General)	Y	5,798	0	\$12,050	26	06/01/97	05/31/02	05/31/04
1125001	615 Pier A Avenue	LONG BEACH	VII	Storage	N	0	720	\$270	0	03/10/75	03/10/75	12/31/99
1216001	Berth 56 Port of Los Angeles	SAN PEDRO	VII	Storage	N	0	17,225	\$1,477	0	07/01/82	07/01/82	12/31/99
2912001	2500 Signal Street	SAN PEDRO	VII	Storage	N	0	1,000	\$200	0	09/01/94	09/01/94	06/30/95
SUB-TOTAL (All Leased Space)						5,798	18,945	\$13,997	26			
SUB-TOTAL (Consolidatable Leased Space)						5,798	0	\$12,050	26			
FISH AND GAME - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						5,798	0		26			

FOOD AND AGRICULTURE - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3496001	13915 Satcoy Street	VAN NUYS	IV	Warehouse	N	3,891	4,180	\$7,100	42	11/01/96	10/31/00	10/31/06
4919001	1601 South Bluff Road	MONTEBELLO	VI	Office (General)	N	300	0	\$1,700	3	09/01/99	09/01/99	08/31/00
2906001	1300 Beacon Street	SAN PEDRO	VII	Office (General)	N	354	0	\$510	5	07/01/99	07/01/99	06/30/02
2906002	1300 Beacon Street	SAN PEDRO	VII	Office (General)	N	354	0	\$480	3	07/01/99	07/01/99	06/30/02
SUB-TOTAL (All Leased Space)						4,899	4,180	\$9,790	53			
SUB-TOTAL (Consolidatable Leased Space) - N/A												
FOOD AND AGRICULTURE - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						0	0		0			

FORESTRY AND FIRE PROTECTION - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
5169001	602 East Huntington Drive	MONROVIA	V	Office (General)	Y	3,470	0	\$7,800	64	09/01/02	08/31/06	08/31/10
1035002	3950 Paramount Blvd.	LAKELWOOD	VII	Office (Field)	Y	2,500	0	\$4,699	12	03/01/99	02/28/03	02/28/05
SUB-TOTAL (All Leased Space)						5,970	0	\$12,499	76			
SUB-TOTAL (Consolidatable Leased Space)						5,970	0	\$12,499	76			
FORESTRY AND FIRE PROTECTION - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						5,970	0		76			

FRANCHISE TAX BOARD - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
3497003	15350 Sherman Way	VAN NUYS	IV	Office (General)	Y	8,774	0	\$19,082	38	09/01/00	02/28/05	11/30/08
3626002	100 North Barranca Street	WEST COVINA	V	Office (General)	Y	14,429	0	\$24,995	57	12/01/97	11/30/01	11/30/04
3626004	100 North Barranca Street	WEST COVINA	V	Office (General)	Y	10,869	0	\$23,077	30	09/01/01	08/31/05	08/31/09
1124007	4300 Long Beach Blvd.	LONG BEACH	VII	Office (General)	Y	4,613	0	\$17,400	25	03/01/98	08/31/02	02/28/05
SUB-TOTAL (All Leased Space)						38,685	0	\$84,554	150			
SUB-TOTAL (Consolidatable Leased Space)						38,685	0	\$84,554	150			

FRANCHISE TAX BOARD - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1256011	300 South Spring Street	LOS ANGELES	II	Office (General)	Y	18,917	0		70	01/29/91		
1256012	300 South Spring Street	LOS ANGELES	II	Storage	Y	0	457		0	01/29/91		
FRANCHISE TAX BOARD - DGS-Owned						18,917	457		70			
TOTAL CONSOLIDATABLE SPACE						57,602	457		220			

GAMBLING CONTROL COMMISSION - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4850003	660 South Figueroa Street	LOS ANGELES	II	Office (General)	Y	2,325	0	\$6,734	7	03/01/01	02/28/05	02/28/06
SUB-TOTAL (All Leased Space)						2,325	0	\$6,734	7			
SUB-TOTAL (Consolidatable Leased Space)						2,325	0	\$6,734	7			
GAMBLING CONTROL COMMISSION - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						2,325	0		7			

* DGS-owned building rental rate (per NSF, August/September 2003): Ronald Reagan and Van Nuys State Office Buildings - Office @ \$1.82, Storage @ \$0.46; Junipero Serra Building - Office @ \$2.03, Storage @ \$0.68.

Appendix 1C

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY AGENCY)

GENERAL SERVICES - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
3017001	25030 West Avenue Stanford	VALENCIA	I	Warehouse	N	0	2,652	\$3,208	5	10/01/98	09/30/01	09/30/03
1232004	311 South Spring Street	LOS ANGELES	II	Office (General)	Y	15,087	0	\$29,064	33	08/15/00	08/14/20	08/14/20
4990001	1645 North Main Street	LOS ANGELES	II	Office (General)	N	4,700	8,300	\$36,000	16	12/01/01	12/01/16	11/30/26
5022001	7277 Hayvenhurst Avenue	VAN NUYS	IV	Office (General)	N	897	744	\$1,927	42	07/01/01	06/30/04	06/30/06
178001	13111 Brooks Drive	BALDWIN PARK	V	Office (General)	N	1,500	0	\$1,630	6	11/01/90	10/31/93	10/31/00
3039001	13360 East Firestone Blvd.	SANTE FE SPRINGS	VI	Office (General)	N	2,000	1,045	\$3,100	6	02/01/00	01/31/03	01/31/05
3148001	3259 Walnut Avenue	SIGNAL HILL	VII	Office (General)	N	1,180	0	\$2,702	3	08/01/94	07/31/02	07/31/04
SUB-TOTAL (All Leased Space)						25,364	12,741	\$77,631	111			
SUB-TOTAL (Consolidatable Leased Space)						15,087	0	\$29,064	33			

GENERAL SERVICES - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1256090	300 South Spring Street	LOS ANGELES	II	Office (General)	Y	4,754	0		46	07/15/02		
4836026	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	21,474	0		107	05/01/99		
4836028	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	3,624	0		0	05/01/99		
4836029	320 West Fourth Street	LOS ANGELES	II	Storage	Y	0	278		0	03/01/99		
4836027	320 West Fourth Street	LOS ANGELES	II	Storage	Y	0	258		0	05/01/99		
3495051	6150 Van Nuys Blvd.	VAN NUYS	IV	Office (General)	Y	2,022	4,235		19	01/01/02		
GENERAL SERVICES - DGS-OWNED						31,874	4,771		172			
TOTAL CONSOLIDATABLE SPACE						46,961	4,771		205			

GOVERNOR'S OFFICE - LEASED - N/A												
GOVERNOR'S OFFICE - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1256066	300 South Spring Street	LOS ANGELES	II	Office (General)	Y	6,770	0		28	05/01/97		
SUB-TOTAL (All Leased Space) - N/A												
SUB-TOTAL (Consolidatable Leased Space) - N/A												
GOVERNOR'S OFFICE - DGS-OWNED						6,770	0		28			
TOTAL CONSOLIDATABLE SPACE						6,770	0		28			

HEALTH PLAN & DEVELOPMENT OFFICE, STATEWIDE - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1232003	311 South Spring Street	LOS ANGELES	II	Office (General)	Y	15,069	1,000	\$29,879	36	08/15/00	08/14/20	08/14/20
SUB-TOTAL (All Leased Space)						15,069	1,000	\$29,879	36			
SUB-TOTAL (Consolidatable Leased Space)						15,069	1,000	\$29,879	36			
HEALTH PLAN - DEV. OFF. STATEWIDE - DGS-OWNED - N/A												
TOTAL CONSOLIDATABLE SPACE						15,069	1,000		36			

HEALTH SERVICES - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1184002	865 South Figueroa Street	LOS ANGELES	II	Office (General)	Y	4,678	0	\$7,953	27	05/01/98	04/30/01	04/30/03
1232002	311 South Spring Street	LOS ANGELES	II	Office (General)	Y	66,925	2,677	\$140,569	320	07/17/00	08/14/20	08/14/20
4850001	660 South Figueroa Street	LOS ANGELES	II	Office (General)	Y	4,269	0	\$11,040	6	04/01/00	03/31/04	03/31/05
285001	1405 North San Fernando Road	BURBANK	IV	Office (General)	Y	8,100	170	\$17,385	40	08/01/98	07/31/02	07/31/03
792001	16800 Devonshire Street	GRANADA HILLS	IV	Office (General)	Y	3,400	0	\$5,440	7	12/01/96	11/30/05	11/30/09
4672002	10605 Balboa Blvd.	GRANADA HILLS	IV	Office (General)	Y	2,653	0	\$7,443	13	08/01/00	07/31/04	07/31/07
5087001	1000 Lakes Drive	WEST COVINA	V	Office (General)	Y	2,041	0	\$4,360	8	02/01/02	01/31/06	01/31/08
432002	5701 South Eastern Avenue	COMMERCE	VI	Office (General)	N	14,080	0	\$24,978	56	08/01/01	07/31/05	07/31/09
788001	19300 South Hamilton Avenue	GARDENA	VI	Office (General)	Y	7,265	0	\$11,069	29	09/01/95	08/31/04	08/31/05
788002	19300 South Hamilton Avenue	GARDENA	VI	Office (General)	Y	1,012	0	\$1,933	8	07/01/02	06/30/06	06/30/10
1096001	11 Golden Shore Avenue	LONG BEACH	VII	Office (General)	Y	2,712	0	\$4,412	13	06/01/94	07/31/05	07/31/06
SUB-TOTAL (All Leased Space)						117,135	2,847	\$236,582	527			
SUB-TOTAL (Consolidatable Leased Space)						103,055	2,847	\$211,604	471			

HEALTH SERVICES - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
4836012	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	5,494	0		2	06/01/99		
HEALTH SERVICES - DGS-OWNED						5,494	0		2			
TOTAL CONSOLIDATABLE SPACE						108,549	2,847		473			

* DGS-owned building rental rate (per NSF, August/September 2003): Ronald Reagan and Van Nuys State Office Buildings - Office @ \$1.82, Storage @ \$0.46; Junipero Serra Building - Office @ \$2.03, Storage @ \$0.68.

Appendix 1C

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY AGENCY)

HIGHWAY PATROL - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
763001	411 North Central Avenue	GLENDALE	IV	Office (Field)	N	8,185	0	\$22,500	33	12/01/98	11/30/02	11/30/08
5012001	19700 Hamilton Avenue	TORRANCE	VII	Reloc. Class	N	1,440	0	\$3,112	6	12/01/01	11/30/06	11/30/06
SUB-TOTAL (All Leased Space)						9,625	0	\$25,612	39			
SUB-TOTAL (Consolidatable Leased Space) - N/A												

HIGHWAY PATROL - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1256091	300 South Spring Street	LOS ANGELES	II	Office (General)	Y	5,961	0		45	07/15/02		
SUB-TOTAL (All Leased Space)						5,961	0		45			
SUB-TOTAL (Consolidatable Leased Space)						5,961	0		45			
TOTAL CONSOLIDATABLE SPACE												

HOUSING AND COMMUNITY DEV. - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
3853001	20201 Sherman Way	WINNETKA	IV	Office (General)	Y	1,143	0	\$1,610	6	06/01/87	07/31/01	06/30/03
SUB-TOTAL (All Leased Space)						1,143	0	\$1,610	6			
SUB-TOTAL (Consolidatable Leased Space)						1,143	0	\$1,610	6			
HOUSING AND COMMUNITY DEV. - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						1,143	0		6			

INDUSTRIAL RELATIONS - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
3070001	2701 Ocean Park Blvd.	SANTA MONICA	III	Office (General)	Y	21,478	420	\$44,369	85	05/01/95	12/31/00	04/30/04
4710001	435 West Mission Blvd.	POMONA	V	Office (Field)	Y	15,735	0	\$23,907	41	12/05/98	06/04/03	12/04/06
3626001	100 North Barranca Street	WEST COVINA	V	Office (General)	Y	2,926	0	\$6,057	7	01/01/00	12/31/01	12/31/07
4812001	1906 West Garvey Avenue South	WEST COVINA	V	Office (General)	Y	9,269	0	\$15,757	13	09/01/99	08/31/03	08/31/07
2010001	9455-59 Slauson Avenue	PICO RIVERA	VI	Office (General)	Y	4,501	0	\$5,500	20	09/01/96	09/01/01	08/31/03
3040001	10350 Heritage Park Drive	SANTE FE SPRINGS	VI	Office (General)	Y	3,840	0	\$6,786	17	02/01/95	01/31/04	01/31/06
4560001	300 Oceangate Avenue	LONG BEACH	VII	Office (General)	Y	28,756	0	\$55,774	68	11/01/97	10/31/02	10/31/07
4562002	300 Oceangate Avenue	LONG BEACH	VII	Office (General)	Y	6,487	0	\$14,814	17	09/01/00	08/31/04	10/31/07
3363002	680-690 Knox Street	TORRANCE	VII	Office (General)	Y	6,283	0	\$9,739	18	01/01/97	12/31/04	12/31/06
SUB-TOTAL (All Leased Space)						99,275	420	\$182,703	286			
SUB-TOTAL (Consolidatable Leased Space)						99,275	420	\$182,703	286			

INDUSTRIAL RELATIONS - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
4836020	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	114,388	0		191	06/01/99		
4836021	320 West Fourth Street	LOS ANGELES	II	Storage	Y	0	17,262		0	06/01/99		
3495050	6150 Van Nuys Blvd.	VAN NUYS	IV	Office (General)	Y	62,945	0		85	09/01/01		
SUB-TOTAL (All Leased Space)						177,333	17,262		276			
SUB-TOTAL (Consolidatable Leased Space)						177,333	17,262		276			
TOTAL CONSOLIDATABLE SPACE												

INDUSTRIAL RELATIONS UNPAID WAGE FUND - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
769002	710 South Central Blvd.	GLENDALE	IV	Office (General)	Y	2,358	0	\$3,961	15	09/01/96	08/31/00	08/31/04
SUB-TOTAL (All Leased Space)						2,358	0	\$3,961	15			
SUB-TOTAL (Consolidatable Leased Space)						2,358	0	\$3,961	15			
INDUSTRIAL RELATIONS UNPAID WAGE FUND - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						2,358	0		15			

INSURANCE - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
4958001	27200 Tournay Road	VALENCIA	I	Office (General)	N	6,716	0	\$13,432	20	01/01/01	12/31/04	12/31/10
4958002	27200 Tournay Road	VALENCIA	I	Office (General)	N	12,883	0	\$25,766	26	01/01/01	12/31/04	12/31/10
412001	5999 East Slauson Avenue	COMMERCE	VI	Office (General)	Y	12,459	4,635	\$23,157	64	09/01/95	08/31/99	08/31/03
1188001	5901 East Slauson Avenue	COMMERCE	VI	Office (General)	Y	6,840	0	\$4,950	26	11/01/96	08/31/99	08/31/03
SUB-TOTAL (All Leased Space)						38,898	4,635	\$67,305	136			
SUB-TOTAL (Consolidatable Leased Space)						19,299	4,635	\$28,107	90			

INSURANCE - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1256088	300 South Spring Street	LOS ANGELES	II	Office (General)	Y	100,153	0		400	07/15/02		
SUB-TOTAL (All Leased Space)						100,153	0		400			
SUB-TOTAL (Consolidatable Leased Space)						100,153	0		400			
TOTAL CONSOLIDATABLE SPACE												

* DGS-owned building rental rate (per NSF, August/September 2003): Ronald Reagan and Van Nuys State Office Buildings - Office @ \$1.82, Storage @ \$0.46; Junipero Serra Building - Office @ \$2.03, Storage @ \$0.68.

Appendix 1C

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY AGENCY)

INTEGRATED WASTE MANAGEMENT BOARD - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
5069001	2929 East Willow Street	LONG BEACH	VII	Office (General)	Y	1,813	0	\$2,357	13	10/01/01	09/30/04	09/30/06
SUB-TOTAL (All Leased Space)						1,813	0	\$2,357	13			
SUB-TOTAL (Consolidatable Leased Space)						1,813	0	\$2,357	13			

INTEGRATED WASTE MANAGEMENT BOARD - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
4836013	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	2,869	0		8	06/01/99		
INTEGRATED WASTE MANAGEMENT BOARD - DGS-Owned						2,869	0		8			
TOTAL CONSOLIDATABLE SPACE						4,682	0		21			

JUDICIAL COUNCIL OF CALIFORNIA - LEASED - N/A												
JUDICIAL COUNCIL OF CALIFORNIA - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1256034	300 South Spring Street	LOS ANGELES	II	Office (General)	Y	1,981	0		250	07/01/93		
1256089	300 South Spring Street	LOS ANGELES	II	Office (General)	Y	112,261	0		0	07/15/02		
1256034	300 South Spring Street	LOS ANGELES	II	Office (General)	Y	7,598	0		0	07/01/93		
1256007	300 South Spring Street	LOS ANGELES	II	Storage	Y	0	4,895		0	12/19/90		
SUB-TOTAL (All Leased Space) - N/A												
SUB-TOTAL (Consolidatable Leased Space)												
JUDICIAL COUNCIL OF CALIFORNIA - DGS-Owned						121,840	4,895		250			
TOTAL CONSOLIDATABLE SPACE						121,840	4,895		250			

JUSTICE - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
4704001	1050 Lakes Drive	WEST COVINA	V	Office (General)	Y	3,804	0	\$8,604	17	12/01/98	02/28/06	02/29/08
4795001	5801 East Stlauson Avenue	COMMERCE	VI	Office (General)	N	12,771	0	\$19,029	32	09/01/02	08/31/06	08/31/10
1185001	5700 South Eastern Avenue	LOS ANGELES	VII	Office (General)	Y	46,725	0	\$75,255	225	02/01/91	06/30/04	06/30/06
1035003	3950 Paramount Blvd.	LAKEWOOD	VII	Office (General)	N	3,690	0	\$7,161	14	08/01/00	07/31/04	07/31/05
1094002	3333 East Spring Street	LONG BEACH	VII	Hangar	N	900	7,000	\$6,726	5	05/01/00	04/30/03	04/30/05
SUB-TOTAL (All Leased Space)						67,890	7,000	\$116,775	293			
SUB-TOTAL (Consolidatable Leased Space)						50,529	0	\$83,859	242			

JUSTICE - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1256092	300 South Spring Street	LOS ANGELES	II	Office (General)	Y	210,917	0		700	07/15/02		
1256019	300 South Spring Street	LOS ANGELES	II	Storage	Y	0	4,367		0	07/01/91		
JUSTICE - DGS-Owned						210,917	4,367		700			
TOTAL CONSOLIDATABLE SPACE						261,446	4,367		942			

LANDS COMMISSION, STATE - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1121001	200 Oceangate Avenue	LONG BEACH	VII	Office (General)	Y	14,606	0	\$27,304	41	05/01/93	04/30/98	04/30/03
1121004	200 Oceangate Avenue	LONG BEACH	VII	Office (General)	Y	2,485	0	\$5,708	8	01/01/00	04/30/03	04/30/05
1121005	200 Oceangate Avenue	LONG BEACH	VII	Office (General)	Y	14,554	0	\$33,316	40	11/01/01	10/31/05	10/31/07
SUB-TOTAL (All Leased Space)						31,645	0	\$66,328	89			
SUB-TOTAL (Consolidatable Leased Space)						31,645	0	\$66,328	89			
LANDS COMMISSION, STATE - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						31,645	0		89			

LIEUTENANT GOVERNOR, OFFICE OF THE - LEASED N/A												
LIEUTENANT GOVERNOR, OFFICE OF THE - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1256084	300 South Spring Street	LOS ANGELES	II	Office (General)	Y	2,800	0		11	10/01/99		
SUB-TOTAL (All Leased Space) - N/A												
SUB-TOTAL (Consolidatable Leased Space) - N/A												
LIEUTENANT GOVERNOR, OFFICE OF THE - DGS-Owned						2,800	0		11			
TOTAL CONSOLIDATABLE SPACE						2,800	0		11			

MANAGED HEALTH CARE - LEASED N/A												
MANAGED HEALTH CARE - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
4836038	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	18,351	0		44	07/01/02		
4836037	320 West Fourth Street	LOS ANGELES	II	Storage	Y	0	1,541		0	07/01/02		
SUB-TOTAL (All Leased Space) - N/A												
SUB-TOTAL (Consolidatable Leased Space) - N/A												
MANAGED HEALTH CARE - DGS-Owned						18,351	1,541		44			
TOTAL CONSOLIDATABLE SPACE						18,351	1,541		44			

* DGS-owned building rental rate (per NSF, August/September 2003): Ronald Reagan and Van Nuys State Office Buildings - Office @ \$1.82, Storage @ \$0.46; Junipero Serra Building - Office @ \$2.03, Storage @ \$0.68.

Appendix 1C

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY AGENCY)

MILITARY - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4604001	16025 East Gale Avenue	CITY OF INDUSTRY	V	Office (General)	Y	1,054	0	\$1,434	2	11/01/97	11/01/02	10/31/03
SUB-TOTAL (All Leased Space)						1,054	0	\$1,434	2			
SUB-TOTAL (Consolidatable Leased Space)						1,054	0	\$1,434	2			
MILITARY - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						1,054	0		2			

MOTOR VEHICLES - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1019001	1110 West Avenue I	LANCASTER	I	Office (Field)	N	5,860	0	\$7,969	15	05/01/99	12/31/01	04/30/04
1926001	2260 East Palmdale Blvd.	PALMDALE	I	Office (General)	N	4,435	0	\$6,192	14	07/01/98	06/30/02	06/30/08
874001	1600 Vine Street	HOLLYWOOD	II	Office (General)	N	7,854	0	\$20,175	26	08/01/90	07/31/03	01/31/04
4525001	590 North Sepulveda Blvd.	EL SEGUNDO	III	Office (General)	Y	12,556	0	\$19,085	62	07/14/97	09/01/01	08/31/05
334003	6800 Owensmouth Avenue	CANOGA PARK	IV	Office (General)	Y	2,479	0	\$6,135	10	05/01/01	04/30/05	04/30/09
1741001	10940 Victory Blvd.	NORTH HOLLYWOOD	IV	Office (General)	N	6,888	0	\$12,625	23	09/01/88	08/31/97	08/31/03
594002	3212 Rosemead Blvd.	EL MONTE	V	Office (General)	Y	2,310	0	\$4,137	14	12/01/99	12/01/03	11/30/07
4795002	5801 East Slauson Avenue	COMMERCE	VI	Office (General)	Y	8,630	0	\$17,260	36	10/01/02	09/30/06	09/30/10
5117001	4599 Firestone Blvd.	SOUTH GATE	VI	Warehouse	Y	0	10,737	\$6,442	1	01/15/02	01/31/05	01/31/09
72001	17100 Pioneer Blvd.	ARTESIA	VII	Office (General)	Y	3,230	0	\$6,331	11	07/01/93	09/30/05	09/30/07
SUB-TOTAL (All Leased Space)						54,242	10,737	\$106,351	212			
SUB-TOTAL (Consolidatable Leased Space)						29,205	10,737	\$59,390	134			

MOTOR VEHICLES - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
4836010	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	3,777	0		5	04/01/99		
3495049	6150 Van Nuys Blvd.	VAN NUYS	IV	Office (General)	Y	7,900	0		22	08/01/01		
MOTOR VEHICLES - DGS-Owned						11,677	0		27			
TOTAL CONSOLIDATABLE SPACE						40,882	10,737		161			

PARKS AND RECREATION - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1027001	43779 North 15th Street West	LANCASTER	I	Office (General)	Y	3,150	0	\$3,402	10	10/01/96	09/30/00	09/30/04
4913002	700 North Alameda Street	LOS ANGELES	II	Office (General)	Y	831	0	\$1	6	09/01/00	09/30/00	08/31/03
SUB-TOTAL (All Leased Space)						3,981	0	\$3,403	16			
SUB-TOTAL (Consolidatable Leased Space)						3,981	0	\$3,403	16			
PARKS AND RECREATION - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						3,981	0		16			

PERSONNEL BOARD, STATE - LEASED - N/A												
PERSONNEL BOARD, STATE - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
4836009	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	2,661	0		3	05/01/99		
SUB-TOTAL (All Leased Space) - N/A												
SUB-TOTAL (Consolidatable Leased Space) - N/A												
PERSONNEL BOARD, STATE - DGS-Owned						2,661	0		3			
TOTAL CONSOLIDATABLE SPACE						2,661	0		3			

PUBLIC EMPLOYMENT RELATIONS BOARD - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1155001	3530 Wilshire Blvd.	LOS ANGELES	II	Office (General)	N	3,979	0	\$6,923	11	07/01/92	05/31/98	12/31/98
SUB-TOTAL (All Leased Space)						3,979	0	\$6,923	11			
SUB-TOTAL (Consolidatable Leased Space)						0	0	\$0	0			
PUBLIC EMPLOYMENT RELATIONS BOARD - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						0	0		0			

PUBLIC UTILITIES COMMISSION - LEASED - N/A												
PUBLIC UTILITIES COMMISSION - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
4836011	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	30,700	0		90	05/01/99		
SUB-TOTAL (All Leased Space) - N/A												
SUB-TOTAL (Consolidatable Leased Space) - N/A												
PUBLIC UTILITIES COMMISSION - DGS-Owned						30,700	0		90			
TOTAL CONSOLIDATABLE SPACE						30,700	0		90			

* DGS-owned building rental rate (per NSF, August/September 2003): Ronald Reagan and Van Nuys State Office Buildings - Office @ \$1.82, Storage @ \$0.46; Junipero Serra Building - Office @ \$2.03, Storage @ \$0.68.

Appendix 1C

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY AGENCY)

REAL ESTATE - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
4884001	800 South Figueroa Street	LOS ANGELES	II	Office (General)	Y	2,488	0	\$4,569	0	06/01/00	05/31/03	05/31/05
SUB-TOTAL (All Leased Space)						2,488	0	\$4,569	0			
SUB-TOTAL (Consolidatable Leased Space)						2,488	0	\$4,569	0			

REAL ESTATE - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
4836003	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	5,675	0		107	04/01/99		
4836017	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	7,885	0		0	04/01/99		
4836019	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	12,493	0		0	04/01/99		
4836016	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	3,276	0		0	04/01/99		
4836018	320 West Fourth Street	LOS ANGELES	II	Storage	Y	0	478		0	04/01/99		
REAL ESTATE - DGS-Owned						29,329	478		107			
TOTAL CONSOLIDATABLE SPACE						31,817	478		107			

REHABILITATION - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1049002	43301 Division Street	LANCASTER	I	Office (General)	Y	3,966	0	\$5,899	14	05/01/94	05/31/03	05/31/06
4735001	23838 Valencia Blvd.	SANTA CLARITA	I	Office (General)	Y	3,070	0	\$8,915	7	02/01/99	01/31/03	01/31/06
1154001	2771 South Western Avenue	LOS ANGELES	II	Office (General)	Y	3,479	0	\$5,202	17	05/01/94	04/30/97	04/30/99
1225001	3251 West Sixth Street	LOS ANGELES	II	Office (General)	Y	10,310	0	\$14,319	40	12/01/95	11/30/99	11/30/03
4556001	1640 Marengo Street	LOS ANGELES	II	Office (General)	Y	4,294	0	\$8,496	13	10/01/97	10/01/00	09/30/04
4698001	6430 West Sunset Blvd.	LOS ANGELES	II	Office (General)	Y	4,507	0	\$8,113	14	03/01/99	02/28/03	02/28/07
5123001	6125 Washington Blvd.	CULVER CITY	III	Office (General)	Y	3,770	0	\$9,600	11	09/01/02	08/31/06	08/31/09
4624001	15901 Hawthorne Blvd.	LAWDALE	III	Office (General)	Y	5,746	0	\$9,532	28	06/01/98	05/31/02	05/31/05
1190002	8929 Sepulveda Blvd.	LOS ANGELES	III	Office (General)	Y	6,480	0	\$8,653	20	11/01/95	10/31/99	10/31/03
3073001	2730 Wilshire Blvd.	SANTA MONICA	III	Office (General)	Y	4,129	0	\$9,540	17	04/01/96	03/31/00	03/31/04
292001	2501 West Burbank Blvd.	BURBANK	IV	Office (General)	Y	4,796	0	\$8,297	12	06/01/99	06/01/03	05/31/06
334001	6800 Owensmouth Avenue	CANOGA PARK	IV	Office (General)	Y	4,164	0	\$8,448	19	09/01/98	08/31/02	08/31/05
4726001	425 West Broadway	GLENDALE	IV	Office (General)	Y	5,124	0	\$12,299	11	08/01/99	07/31/03	07/31/05
4672001	10605 Balboa Blvd.	GRANADA HILLS	IV	Office (Field)	Y	6,786	0	\$18,083	16	12/01/98	11/30/02	11/30/05
3502001	5900 Sepulveda Blvd.	VAN NUYS	IV	Office (Field)	Y	11,799	0	\$25,399	54	05/01/99	04/30/03	04/30/07
4770001	18605 East Gale Avenue	CITY OF INDUSTRY	V	Office (General)	Y	3,276	0	\$5,816	7	07/01/99	06/30/03	06/30/06
4733001	3208 Rosemead Blvd.	EL MONTE	V	Office (Field)	Y	5,783	0	\$7,981	15	04/01/99	03/31/02	03/31/04
1053001	2117 Foothill Blvd.	LA VERNE	V	Office (General)	Y	3,305	475	\$7,258	18	05/01/96	04/30/00	04/30/04
1964003	150 South Los Robles Avenue	PASADENA	V	Office (General)	Y	6,700	0	\$15,776	25	12/01/95	09/28/05	02/29/08
3628004	1501 West Cameron Avenue	WEST COVINA	V	Office (General)	Y	10,072	0	\$15,582	36	09/01/99	08/31/03	08/31/09
212001	5130 Florence Avenue	BELL	VI	Office (General)	Y	3,660	0	\$5,005	13	11/01/01	10/31/04	10/31/06
408001	5400 East Olympic Blvd.	COMMERCE	VI	Office (General)	Y	4,540	0	\$6,947	13	05/01/95	12/31/03	12/31/05
404002	322 West Compton Blvd.	COMPTON	VI	Office (Field)	Y	3,252	0	\$4,686	15	06/01/94	02/28/03	02/28/07
750001	1045 Redondo Beach Blvd.	GARDENA	VI	Office (General)	Y	3,257	0	\$5,005	13	01/01/96	12/31/98	12/31/00
1145001	11130 South Western Avenue	LOS ANGELES	VI	Office (General)	Y	9,933	0	\$15,701	38	08/01/96	07/31/00	07/30/04
4867004	12501 East Imperial Highway	NORWALK	VI	Office (General)	Y	6,974	0	\$16,460	13	02/01/01	04/30/05	04/30/07
4794001	15141 Whittier Blvd.	WHITTIER	VI	Office (General)	Y	4,984	0	\$12,242	16	07/01/99	06/30/03	06/30/06
4754001	649 East Albertoni Street	CARSON	VII	Office (General)	Y	4,463	0	\$8,916	14	05/01/99	04/30/03	04/30/06
1124001	4300 Long Beach Blvd.	LONG BEACH	VII	Office (General)	Y	9,726	0	\$16,407	42	05/01/96	04/30/00	10/31/02
SUB-TOTAL (All Leased Space)						162,345	475	\$304,577	571			
SUB-TOTAL (Consolidatable Leased Space)						162,345	475	\$304,577	571			

REHABILITATION - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
4836008	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	2,012	0		4	04/01/99		
3495019	6150 Van Nuys Blvd.	VAN NUYS	IV	Cafeteria	Y	0	4,362		0	07/01/85		
REHABILITATION - DGS-Owned						2,012	4,362		4			
TOTAL CONSOLIDATABLE SPACE						164,357	4,837		575			

SECRETARY OF STATE - LEASED - N/A												
SECRETARY OF STATE - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1256060	300 South Spring Street	LOS ANGELES	II	Office (General)	Y	5,871	0		18	02/20/96		
SUB-TOTAL (All Leased Space) - N/A												
SUB-TOTAL (Consolidatable Leased Space) - N/A												
SECRETARY OF STATE - DGS-Owned						5,871	0		18			
TOTAL CONSOLIDATABLE SPACE						5,871	0		18			

* DGS-owned building rental rate (per NSF, August/September 2003): Ronald Reagan and Van Nuys State Office Buildings - Office @ \$1.82, Storage @ \$0.46; Junipero Serra Building - Office @ \$2.03, Storage @ \$0.68.

Appendix 1C

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY AGENCY)

SENATE - LEASED - N/A												
SENATE - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1256050	300 South Spring Street	LOS ANGELES	II	Office (General)	Y	6,995	0		5	05/01/95		
3495024	6150 Van Nuys Blvd.	VAN NUYS	IV	Office (General)	Y	3,199	0		12	09/01/01		
SUB-TOTAL (All Leased Space) - N/A												
SUB-TOTAL (Consolidatable Leased Space) - N/A												
						10,194	0		17			
SENATE - DGS-Owned						10,194	0		17			
TOTAL CONSOLIDATABLE SPACE						10,194	0		17			

SOCIAL SERVICES - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1162001	3580 Wilshire Blvd.	LOS ANGELES	II	Office (General)	Y	56,592	0	\$87,404	205	08/01/94	07/31/99	07/31/04
1162002	3580 Wilshire Blvd.	LOS ANGELES	II	Office (General)	Y	20,866	0	\$32,001	76	10/01/95	09/30/00	09/30/05
1229001	3435 Wilshire Blvd.	LOS ANGELES	II	Office (General)	Y	55,526	0	\$85,088	244	10/01/95	09/30/03	09/30/05
1229003	3435 Wilshire Blvd.	LOS ANGELES	II	Office (General)	Y	1,765	0	\$3,040	7	04/01/99	03/31/02	03/31/04
4711001	811 Wilshire Blvd.	LOS ANGELES	II	Office (General)	Y	15,004	0	\$25,253	40	02/01/99	01/31/06	01/31/09
481001	6167 Bristol Parkway	CULVER CITY	III	Office (General)	Y	8,557	0	\$15,027	41	01/01/97	12/31/00	12/31/04
481002	6167 Bristol Parkway	CULVER CITY	III	Office (General)	Y	7,635	0	\$13,408	35	01/01/97	12/31/00	12/31/04
4651001	100 Corporate Pointe	CULVER CITY	III	Office (General)	Y	6,004	0	\$13,096	33	06/01/98	03/31/03	05/31/06
763003	411 North Central Avenue	GLENDALE	IV	Office (General)	Y	2,714	0	\$5,397	11	05/09/97	09/30/03	09/30/07
3690001	21731 Ventura Blvd.	WOODLAND HILLS	IV	Office (General)	Y	8,506	0	\$13,686	46	11/01/94	10/31/98	10/31/02
4516001	1000 Corporate Center Drive	MONTEREY PARK	V	Office (General)	Y	15,450	0	\$26,087	79	06/01/97	11/30/05	11/30/07
4516002	1000 Corporate Center Drive	MONTEREY PARK	V	Office (General)	Y	8,145	0	\$17,512	17	06/01/99	05/31/03	05/31/05
4516003	1000 Corporate Center Drive	MONTEREY PARK	V	Office (General)	Y	5,469	0	\$11,741	17	08/01/99	11/30/05	11/30/07
4516004	1000 Corporate Center Drive	MONTEREY PARK	V	Office (General)	Y	7,320	0	\$20,445	35	12/31/01	12/31/05	12/31/07
SUB-TOTAL (All Leased Space)						219,553	0	\$369,185	886			
SUB-TOTAL (Consolidatable Leased Space)						219,553	0	\$369,185	886			
SOCIAL SERVICES - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						219,553	0		886			

STATE AND CONSUMER SERVICES - LEASED - N/A												
STATE AND CONSUMER SERVICES AGENCY - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
4836014	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	851	0		5	06/01/99		
SUB-TOTAL (All Leased Space) - N/A												
SUB-TOTAL (Consolidatable Leased Space) - N/A												
STATE AND CONSUMER SERVICES - DGS-Owned						851	0		5			
TOTAL CONSOLIDATABLE SPACE						851	0		5			

TECHNOLOGY, TRADE AND COMMERCE AGENCY - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4509001	7080 Hollywood Blvd.	HOLLYWOOD	II	Office (General)	Y	4,887	0	\$7,508	20	07/01/97	06/30/01	06/30/07
SUB-TOTAL (All Leased Space)						4,887	0	\$7,508	20			
SUB-TOTAL (Consolidatable Leased Space)						4,887	0	\$7,508	20			
TECHNOLOGY, TRADE AND COMMERCE AGENCY - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						4,887	0		20			

TOXIC SUBSTANCES CONTROL - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
762001	1011 Grandview Avenue	GLENDALE	IV	Office (General)	Y	42,476	0	\$71,228	176	03/01/95	02/28/00	02/28/05
SUB-TOTAL (All Leased Space)						42,476	0	\$71,228	176			
SUB-TOTAL (Consolidatable Leased Space)						42,476	0	\$71,228	176			
TOXIC SUBSTANCES CONTROL - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						42,476	0		176			

TRANSPORTATION - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1184001	865 South Figueroa Street	LOS ANGELES	II	Office (General)	Y	23,600	0	\$68,170	92	10/01/94	09/30/99	09/30/04
4913001	700 North Alameda Street	LOS ANGELES	II	Office (General)	N	15,243	0	\$24,846	44	06/01/00	05/31/04	05/31/08
5047001	1000 Wilshire Blvd.	LOS ANGELES	II	Office (General)	N	43,744	0	\$100,954	233	08/01/01	09/01/04	07/31/08
4588001	21073 Pathfinder Road	DIAMOND BAR	V	Office (General)	Y	7,001	0	\$14,562	52	09/01/01	01/31/06	08/31/08
4588002	21073 Pathfinder Road	DIAMOND BAR	V	Office (General)	Y	8,950	0	\$18,478	52	09/01/02	04/30/07	08/31/09
4867001	12501 East Imperial Highway	NORWALK	VI	Office (General)	Y	17,725	0	\$25,702	74	04/01/00	03/31/04	03/31/08
SUB-TOTAL (All Leased Space)						116,263	0	\$252,712	547			
SUB-TOTAL (Consolidatable Leased Space)						57,276	0	\$126,912	270			
TRANSPORTATION - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						57,276	0		270			

* DGS-owned building rental rate (per NSF, August/September 2003): Ronald Reagan and Van Nuys State Office Buildings - Office @ \$1.82, Storage @ \$0.46; Junipero Serra Building - Office @ \$2.03, Storage @ \$0.68.

Appendix 1C

DEPARTMENT OF GENERAL SERVICES OWNED/LEASED SPACE ALL PLANNING AREAS (SORTED BY AGENCY)

TREASURER, STATE - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1327003	304 South Broadway	LOS ANGELES	II	Office (General)	Y	2,578	0	\$4,697	13	04/01/00	03/31/03	03/31/08
SUB-TOTAL (All Leased Space)						2,578	0	\$4,697	13			
SUB-TOTAL (Consolidatable Leased Space)						2,578	0	\$4,697	13			
TREASURER, STATE - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						2,578	0		13			

VETERANS AFFAIRS - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4781001	343 North Azusa Avenue	WEST COVINA	V	Office (General)	Y	2,100	0	\$3,291	9	08/01/99	07/31/02	07/31/04
SUB-TOTAL (All Leased Space)						2,100	0	\$3,291	9			
SUB-TOTAL (Consolidatable Leased Space)						2,100	0	\$3,291	9			
VETERANS AFFAIRS - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						2,100	0		9			

WATER RESOURCES - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1044001	3121 East Avenue I	LANCASTER	I	Office (General)	Y	4,205	2,588	\$3,910	11	09/01/90	07/31/02	07/31/04
5125001	45440 Trevor Avenue	LANCASTER	I	Warehouse	N	0	16,290	\$11,250	0	04/01/02	03/31/06	03/31/10
766001	770 Fairmont Avenue	GLENDALE	IV	Office (General)	Y	21,573	829	\$44,417	64	10/01/97	03/01/01	09/30/05
SUB-TOTAL (All Leased Space)						25,778	19,707	\$59,577	75			
SUB-TOTAL (Consolidatable Leased Space)						25,778	3,417	\$48,327	75			
WATER RESOURCES - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						25,778	3,417		75			

WATER RESOURCES CONTROL BOARD - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent*	PYS	Begin Date	Firm Date	End Date
1652001	2530 Corporate Place	MONTEREY PARK	V	Warehouse	N	0	3,000	\$2,541	2	07/01/96	08/31/02	08/31/04
SUB-TOTAL (All Leased Space)						0	3,000	\$2,541	2			
SUB-TOTAL (Consolidatable Leased Space)						0	0	\$0	0			

WATER RESOURCES CONTROL BOARD - DGS-OWNED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4836040	320 West Fourth Street	LOS ANGELES	II	Office (General)	Y	61,096	0		198	01/26/02		
4836015	320 West Fourth Street	LOS ANGELES	II	Storage	Y	0	5,732		0	04/01/99		
WATER RESOURCES CONTROL BOARD - DGS-Owned						61,096	5,732		198			
TOTAL CONSOLIDATABLE SPACE						61,096	5,732		198			

YOUTH AUTHORITY - LEASED												
Lease #	Address	City	Planning Area	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1165003	600 Saint Paul Avenue	LOS ANGELES	II	Office (General)	N	9,501	0	\$14,629	23	06/01/98	07/31/01	07/31/06
805001	741 Glenvia Street	GLENDALE	IV	Office (General)	N	8,511	0	\$17,533	29	07/01/00	06/30/04	06/30/06
1953001	8737 Van Nuys Blvd.	PANORAMA CITY	IV	Office (Field)	N	4,790	0	\$8,278	18	03/01/99	02/28/03	02/28/09
450001	907 & 909 North Grand Avenue	COVINA	V	Office (General)	N	2,890	0	\$3,780	12	02/01/98	01/31/02	01/31/04
1594003	2126 West Beverly Blvd.	MONTEBELLO	VI	Office (General)	N	2,841	0	\$3,500	15	07/01/82	06/30/90	01/31/03
SUB-TOTAL (All Leased Space)						28,533	0	\$47,720	97			
SUB-TOTAL (Consolidatable Leased Space)						0	0	\$0	0			
YOUTH AUTHORITY - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE						0	0		0			

TOTAL - LOS ANGELES COUNTY PLANNING AREAS												
						NSF Office	NSF Other	Monthly Rent	PYS			
ALL LEASED SPACE						2,101,776	252,960	\$4,133,088	8,282			
CONSOLIDATABLE LEASED SPACE						1,420,738	124,389	\$2,721,835	5,662			
DGS-OWNED						996,902	48,160		2,908			
TOTAL CONSOLIDATABLE SPACE						2,417,640	172,549		8,570			

* DGS-owned building rental rate (per NSF, August/September 2003): Ronald Reagan and Van Nuys State Office Buildings - Office @ \$1.82, Storage @ \$0.46; Junipero Serra Building - Office @ \$2.03, Storage @ \$0.68.

Appendix 1D

Non-DGS-Owned State Office Space Space (Sorted by Planning Area)

- *Planning Area I - North County*
- *Planning Area II - Civic Center/
Wilshire*
- *Planning Area III - Coastal*
- *Planning Area IV - San Fernando
Valley*
- *Planning Area V - San Gabriel/
Pomona*
- *Planning Area VI - Southeast*
- *Planning Area VII - Long Beach*

Appendix 1D

NON-DGS-OWNED OFFICE SPACE (SORT ORDER BY PLANNING AREA)

PLANNING AREA I - NORTH COUNTY

AGENCY	ADDRESS	CITY	TYPE OF SPACE	GSF
CALIFORNIA HIGHWAY PATROL	2041 West Avenue I	Lancaster	Office (Field)	6,140
CALIFORNIA HIGHWAY PATROL	28648 N The Old Road	Newhall	Office (Field)	11,650
MOTOR VEHICLES	24427 Newhall Avenue	Newhall	Office (Field)	6,684
PARKS AND RECREATION	46001 Orwin Way	Gorman	Office (General)	2,160
TRANSPORTATION	44023 Sierra Highway	Lancaster	Office (General)	3,600
TRANSPORTATION	23922 San Fernando Road	Newhall	Office (General)	4,000
TOTAL				34,234

PLANNING AREA II - CIVIC CENTER/WILSHIRE

AGENCY	ADDRESS	CITY	TYPE OF SPACE	GSF
EMPLOYMENT DEVELOPMENT	6725 Santa Monica Blvd.	Hollywood	Office (Field)	29,968
EMPLOYMENT DEVELOPMENT	1400 South Hill Street	Los Angeles	Office (Field)	15,000
EMPLOYMENT DEVELOPMENT	1405 South Broadway	Los Angeles	Office (Field)	26,974
CALIFORNIA HIGHWAY PATROL	437 North Vermont Avenue	Los Angeles	Office (Field)	16,042
HEALTH SERVICES	1449 West Temple	Los Angeles	Office (General)	30,500
MOTOR VEHICLES	803 North Cole Avenue	Hollywood	Office (Field)	9,498
MOTOR VEHICLES	3529 Mission Road North	Los Angeles	Office (Field)	14,041
MOTOR VEHICLES	3615 South Hope Street	Los Angeles	Office (Field)	34,160
TRANSPORTATION	2187 Riverside Drive	Los Angeles	Office (Field)	4,848
TRANSPORTATION	120 South Spring Street	Los Angeles	Office (Field)	395,138
TRANSPORTATION	1200 South Sepulveda Blvd.	Los Angeles	Office (General)	1,431
YOUTH AUTHORITY	9110 South Central Avenue	Los Angeles	Office (General)	3,741
TOTAL				581,341

PLANNING AREA III - COASTAL

AGENCY	ADDRESS	CITY	TYPE OF SPACE	GSF
EMPLOYMENT DEVELOPMENT	4540 West Century	Inglewood	Office (Field)	22,994
CALIFORNIA HIGHWAY PATROL	6300 Bristol Parkway	Culver City	Office (General)	11,600
MOTOR VEHICLES	11400 West Washington Blvd.	Culver City	Office (Field)	12,527
MOTOR VEHICLES	621 North La Brea Avenue	Inglewood	Office (Field)	23,200
MOTOR VEHICLES	2235 Colorado Avenue	Santa Monica	Office (Field)	12,843
TRANSPORTATION	911 190th Street	Los Angeles	Office (General)	1,716
TOTAL				84,880

PLANNING AREA IV - SAN FERNANDO VALLEY

AGENCY	ADDRESS	CITY	TYPE OF SPACE	GSF
CALIFORNIA HIGHWAY PATROL	5825 De Soto Avenue	Woodland Hills	Office (Field)	10,762
MOTOR VEHICLES	14400 Van Nuys Blvd.	Arleta	Office (Field)	17,920
MOTOR VEHICLES	1335 West Glenoaks Blvd.	Glendale	Office (Field)	10,528
MOTOR VEHICLES	14920 Van Owen Street	Van Nuys	Office (Field)	13,400
MOTOR VEHICLES	20725 Sherman Way	Winnetka	Office (Field)	12,609
PARKS AND RECREATION	1925 Las Virgenes Road	Calabasas	Office (General)	2,000
TRANSPORTATION	5421 Vineland Avenue	North Hollywood	Office (General)	3,843
TRANSPORTATION	5660 Reseda Blvd.	Tarzana	Office (General)	6,336
TOTAL				77,398

Appendix 1D

NON-DGS-OWNED OFFICE SPACE (SORT ORDER BY PLANNING AREA)

PLANNING AREA V - SAN GABRIEL/POMONA				
AGENCY	ADDRESS	CITY	TYPE OF SPACE	GSF
EMPLOYMENT DEVELOPMENT	1207 East Green Street	Pasadena	Office (Field)	14,760
CALIFORNIA HIGHWAY PATROL	2130 Windsor Avenue	Altadena	Office (Field)	8,447
CALIFORNIA HIGHWAY PATROL	14039 Francisquito Avenue	Baldwin Park	Office (Field)	7,990
CALIFORNIA HIGHWAY PATROL	1601 Corporate Center Drive	Monterey Park	Office (General)	28,120
MOTOR VEHICLES	49 South Rosemead Blvd.	Pasadena	Office (Field)	11,790
MOTOR VEHICLES	800 South Glendora Avenue	West Covina	Office (Field)	18,844
MOTOR VEHICLES	1600 South Garey Avenue	Pomona	Office (Field)	14,000
TRANSPORTATION	850 East Huntington Drive	Monrovia	Office (Field)	6,800
TRANSPORTATION	9153 Lower Azusa Road	Rosemead	Office (General)	2,400
YOUTH AUTHORITY	233 North Second Street	Covina	Office (Field)	7,450
TOTAL				120,601

PLANNING AREA VI - SOUTHEAST				
AGENCY	ADDRESS	CITY	TYPE OF SPACE	GSF
CALIFORNIA HIGHWAY PATROL	10051 Orr and Day Road	Sante Fe Springs	Office (Field)	7,972
MOTOR VEHICLES	6801 South Garfield Avenue	Bell Gardens	Office (Field)	13,024
MOTOR VEHICLES	9520 East Artesia Blvd.	Bellflower	Office (Field)	13,461
MOTOR VEHICLES	2111 South Santa Fe Avenue	Compton	Office (Field)	9,479
MOTOR VEHICLES	3700 West El Segundo Blvd.	Hawthorne	Office (Field)	14,500
MOTOR VEHICLES	424 North Wilcox Avenue	Montebello	Office (Field)	12,500
MOTOR VEHICLES	9338 South Painter Avenue	Whittier	Office (Field)	14,500
TRANSPORTATION	None listed	Bellflower	Office (General)	3,760
TRANSPORTATION	1940 South Workman Mill Road	Whittier	Office (Field)	5,700
TOTAL				94,896

PLANNING AREA VII - LONG BEACH				
AGENCY	ADDRESS	CITY	TYPE OF SPACE	GSF
CALIFORNIA HIGHWAY PATROL	19700 Hamilton Avenue	Torrance	Office (Field)	24,462
EMPLOYMENT DEVELOPMENT	1220 Engracia	Torrance	Office (Field)	9,479
MOTOR VEHICLES	3700 East Willow Street	Long Beach	Office (General)	11,767
MOTOR VEHICLES	1511 North Gaffey Street	San Pedro	Office (Field)	6,822
MOTOR VEHICLES	1785 West 220th Street	Torrance	Office (Field)	12,600
TRANSPORTATION	16849 Studebaker Road	Cerritos	Office (General)	1,232
TRANSPORTATION	22101 Santa Fe Avenue	Long Beach	Office (Field)	9,074
TRANSPORTATION	18101 Bailey Drive	Torrance	Office (Field)	2,630
TOTAL				78,066

TOTAL SQUARE FEET				1,071,416
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Note: Additional structures (storage, sheds, maintenance, warehouse, shops, etc.) may have other space and are not identified in this appendix.

*Non-DGS-Owned State Office Space
(Sorted by Agency)*

Appendix 1E

Appendix 1E

NON-DGS-OWNED OFFICE SPACE (SORTED BY AGENCY)

AGENCY	ADDRESS	CITY	PLANNING AREA	TYPE OF SPACE	GSF
CALIFORNIA HIGHWAY PATROL	2041 West Avenue I	Lancaster	I	Office (Field)	6,140
	28648 N The Old Road	Newhall	I	Office (Field)	11,650
	437 North Vermont Avenue	Los Angeles	II	Office (Field)	16,042
	6300 Bristol Parkway	Culver City	III	Office (General)	11,600
	5825 De Soto Avenue	Woodland Hills	IV	Office (Field)	10,762
	2130 Windsor Avenue	Altadena	V	Office (Field)	8,447
	14039 Francisquito	Baldwin Park	V	Office (Field)	7,990
	1601 Corporate Center Drive	Monterey Park	V	Office (General)	28,120
	10051 Orr and Day Road	Sante Fe Springs	VI	Office (Field)	7,972
19700 Hamilton Avenue	Torrance	VII	Office (Field)	24,462	
TOTAL					133,185

AGENCY	ADDRESS	CITY	PLANNING AREA	TYPE OF SPACE	GSF
DEPARTMENT OF MOTOR VEHICLES	24427 Newhall Avenue	Newhall	I	Office (Field)	6,684
	803 North Cole Avenue	Hollywood	II	Office (Field)	9,498
	3529 Mission Road North	Los Angeles	II	Office (Field)	14,041
	3615 South Hope Street	Los Angeles	II	Office (Field)	34,160
	11400 West Washington	Culver City	III	Office (Field)	12,527
	621 North La Brea Avenue	Inglewood	III	Office (Field)	23,200
	2235 Colorado Avenue	Santa Monica	III	Office (Field)	12,843
	14400 Van Nuys Blvd.	Arieta	IV	Office (Field)	17,920
	1335 West Glenoaks Blvd.	Glendale	IV	Office (Field)	10,528
	14920 Van Owen Street	Van Nuys	IV	Office (Field)	13,400
	20725 Sherman Way	Winnetka	IV	Office (Field)	12,609
	49 South Rosemead Blvd.	Pasadena	V	Office (Field)	11,790
	1600 South Garey Avenue	Pomona	V	Office (Field)	14,000
	800 South Glendora Avenue	West Covina	V	Office (Field)	18,844
	6801 South Garfield	Bell Gardens	VI	Office (Field)	13,024
	9520 East Artesia Blvd.	Bellflower	VI	Office (Field)	13,461
	2111 South Santa Fe Avenue	Compton	VI	Office (Field)	9,479
	3700 West El Segundo	Hawthorne	VI	Office (Field)	14,500
	424 North Wilcox Avenue	Montebello	VI	Office (Field)	12,500
	9338 South Painter	Whittier	VI	Office (Field)	14,500
3700 East Willow Street	Long Beach	VII	Office (General)	11,767	
1511 North Gaffey Street	San Pedro	VII	Office (Field)	6,822	
1785 West 220th Street	Torrance	VII	Office (Field)	12,600	
TOTAL					320,697

AGENCY	ADDRESS	CITY	PLANNING AREA	TYPE OF SPACE	GSF
EMPLOYMENT DEVELOPMENT	6725 Santa Monica Blvd.	Hollywood	II	Office (Field)	29,968
	1405 South Broadway	Los Angeles	II	Office (Field)	26,974
	1400 South Hill Street	Los Angeles	II	Office (Field)	15,000
	4540 West Century	Inglewood	III	Office (Field)	22,994
	1207 East Green Street	Pasadena	V	Office (Field)	14,760
	1220 Engracia	Torrance	VII	Office (Field)	9,479
TOTAL					119,175

AGENCY	ADDRESS	CITY	PLANNING AREA	TYPE OF SPACE	GSF
HEALTH SERVICES	1449 West Temple	Los Angeles	II	Office (General)	30,500
TOTAL					30,500

Appendix 1E

AGENCY	ADDRESS	CITY	PLANNING AREA	TYPE OF SPACE	GSF
PARKS AND RECREATION	46001 Orwin Way	Gorman	I	Office (General)	2,160
	1925 Las Vingenes Road	Calabasas	IV	Office (General)	2,000
TOTAL					4,160

AGENCY	ADDRESS	CITY	PLANNING AREA	TYPE OF SPACE	GSF
TRANSPORTATION	44023 Sierra Highway	Lancaster	I	Office (General)	3,600
	23922 San Fernando Road	Newhall	I	Office (General)	4,000
	2187 Riverside Drive	Los Angeles	II	Office (Field)	4,848
	1200 Sepulveda Blvd.	Los Angeles	II	Office (General)	1,431
	120 South Spring Street	Los Angeles	II	Office (Field)	395,138
	911 190th Street	Los Angeles	III	Office (General)	1,716
	5421 Vineland Avenue	North Hollywood	IV	Office (General)	3,843
	5660 Reseda Blvd.	Tarzana	IV	Office (General)	6,336
	850 East Huntington Drive	Monrovia	V	Office (Field)	6,800
	9153 Lower Azusa Road	Rosemead	V	Office (General)	2,400
	None listed	Bellflower	VI	Office (General)	3,760
	1940 South Workman Mill Road	Whittier	VI	Office (Field)	5,700
	16849 Studebaker Road	Cerritos	VII	Office (General)	1,232
	22101 Sante Fe Avenue	Long Beach	VII	Office (Field)	9,074
18101 Bailey Drive	Torrance	VII	Office (General)	2,630	
TOTAL					452,508

AGENCY	ADDRESS	CITY	PLANNING AREA	TYPE OF SPACE	GSF
YOUTH AUTHORITY	9110 South Central Avenue	Los Angeles	II	Office (General)	3,741
	233 North Second Street	Covina	V	Office (Field)	7,450
TOTAL					11,191

TOTAL SQUARE FEET					1,071,416
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Note: Additional structures (storage, sheds, maintenance, warehouse, shops, etc.) may have other space and are not identified in this appendix.

Appendix 2

Los Angeles County Regional Facilities Plan 2003 Questionnaire

Leased Facilities

Return by Friday, March 21, 2003

Your cooperation in completing this questionnaire is appreciated. The information you provide will enable the Department of General Services' planning staff to complete the study of this area and to assist you with your current and future office space needs.

Agency/Department:

Agency Designated Representative: _____ Title: _____

Address: _____

Telephone: _____ Fax: _____

E-mail address: _____

Occupancy Summary

Current Data as of February 10, 2003:

Existing Space Information

Review and update, where necessary, the following Occupancy Summary data for the agency located at the address indicated below (employee count should reflect the actual number of employees accommodated, not the number of PY's).

<u>Lease Number</u>	<u>Address & City</u>	<u>Office Sq. Ft.</u>	<u>Other Space</u>	<u>Consolidatable Space</u>	<u>Monthly Rent</u>	<u>Begin Date</u>	<u>Firm Date</u>	<u>End Date</u>	<u>Number of Employees</u>
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Provide corrections to the above data in the space provided below:

<u>Lease Number</u>	<u>Address & City</u>	<u>Office Sq. Ft.</u>	<u>Other Space</u>	<u>Consolidatable Space</u>	<u>Monthly Rent</u>	<u>Begin Date</u>	<u>Firm Date</u>	<u>End Date</u>	<u>Number of Employees</u>
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Briefly describe the function of this office:

Please complete the following questions for this location.

Respond to the following questions by checking the appropriate box. Where additional information is requested please enter it in the space provided. If additional space is required to fully answer the question, please continue on a separate sheet of paper. Number each response to correspond to the question number.

I. Program and Staff

1. Is it anticipated that this office will experience staffing growth or decline in the future? **Growth () Decline ()**
Percentage: _____
Provide details: _____
2. Are program changes planned or anticipated by your agency that could affect staffing levels at this office? **Yes () No ()**
Provide details and date of anticipated change.

II. Facility Requirements

3. Does this office have any unique or unusual space or facility needs? **Yes () No ()**
Please explain. _____
4. Does this office have space or facility needs that are unmet at its current location? Please note need below. **Yes () No ()**

5. Does this office have any vacant, underutilized or subleased space? **Yes () No ()**
Please provide details. _____

III. Facility Type and Location

6. Which facility types and locations would be suitable for this office (check as many as apply)?
- a. A multi-tenant office building in downtown or central business district?
 - b. A multi-tenant office building outside the central business district?
 - c. A service center housed with other agencies having high degree of public contact, located in a suburban area or other specific location?
 - d. Independent, stand alone building, location unspecified?
 - e. General leased space, location unspecified?
 - f. Other? Please specify: _____
- Explain reason for selection(s). _____
7. Does this office need to be located in a specific city or region of the county? **Yes () No ()**
Please identify the city or region and explain why.

8. Is there any reason this office would not be an appropriate tenant for a multi-tenant state office building? **Yes () No ()**
Please explain.

9. Does this office have a programmatic need to be located near freeways, mass transit, airports, or have any other special location needs? **Yes () No ()**
Identify and explain needs.

10. Does this office have constraints regarding its proximity to the other types of government agencies or businesses? Please identify agency/business type. **Yes () No ()**

11. Would being housed in the same building or in close proximity to any other state agencies have a positive effect on this office's program delivery? Please identify type of agency. Explain significance of adjacency. **Yes () No ()**

IV. Department of General Services Follow-up

12. Should space become available in the Ronald Reagan State Office Building, Junipero Serra Building, Van Nuys State Office Building, or Washington Building, could this office relocate to one of these locations? If no, explain. **Yes () No ()**

13. Would you like to be contacted by your Customer Account Manager to discuss any office space issues regarding this facility? Please provide telephone number. **Yes () No ()**

14. Do you have any other comments regarding this facility? Please list below:

We appreciate your taking time to review the enclosed data and respond to this questionnaire. Any additional comments are welcome. If you need more time to complete this set of questions, please contact our staff as soon as possible. Thank you.

If you have any questions or would like to meet to discuss this questionnaire, please call

Department of General Services planning staff:

Genelle Dwyer, Associate Planner

(916) 376-1822

Genelle.Dwyer@dgs.ca.gov

This questionnaire should be completed and returned no later than Friday, March 21, 2003, and submitted to:

**Department of General Services
Real Estate Services Division
Asset Planning and Enhancement Branch
Attn: Genelle Dwyer, Associate Planner
707 Third Street, 6th Floor
West Sacramento, CA 95605**

Fax: (916) 376-1833

Los Angeles County Regional Facilities Plan 2003 Questionnaire

Agency-Owned Facilities Return by Friday, March 21, 2003

Your cooperation in completing this questionnaire for the Los Angeles Region is appreciated. The information you provide will enable the Department of General Services' planning staff to complete the study of this area and to assist you with your office space needs.

Agency/Department: _____

Designated Representative: _____ **Title:** _____

Address: _____

Telephone: _____

E-mail address: _____

Occupancy Summary

Current Data as of February 10, 2003:

Existing Space Information

Review and update, where necessary, the following Occupancy Summary data for the agency located at the address indicated below (employee count should reflect actual number of employees accommodated, not the number of PY's).

<u>Structure Number</u>	<u>Address & City</u>	<u>Office Sq. Ft.</u>	<u>Other Space</u>	<u>Consolidatable Space</u>	<u>Number of Employees</u>

Provide corrections to the above data in the space provided below:

<u>Structure Number</u>	<u>Address & City</u>	<u>Office Sq. Ft.</u>	<u>Other Space</u>	<u>Consolidatable Space</u>	<u>Number of Employees</u>

Please complete the following questions for this location.

1. Briefly describe the function of this facility:

2. Are staffing or program changes planned or anticipated that could affect occupancy in this building? Provide details and date of anticipated change. **Yes () No ()**

3. Are there other tenant agencies occupying your building? Please list other tenant agencies and amount of space assigned to them. **Yes () No ()**

4. Is there currently or will there be vacant space available for lease by other agencies in the future? **Yes () No ()**
Number of Square feet: _____
5. Would housing another state agency within or in close proximity to this facility affect the program delivery of your agency located in this building? Please identify agency and explain significance of adjacency. **Yes () No ()**

6. Would you like a contact from our Customer Account Management Branch to discuss any office space issues regarding this facility? **Yes () No ()**
 Please provide telephone number. _____
7. Do you have any additional comments regarding this facility? Please list below.

We appreciate your taking the time to review and respond to this questionnaire. If you need more time to complete this questionnaire, please contact our staff as soon as possible. Thank you.

If you have any questions or would like to meet to discuss this questionnaire, please call Department of General Services planning staff:

Genelle Dwyer, Associate Planner
Genelle.Dwyer@dgs.ca.gov (916) 376-1822

This questionnaire should be completed and returned no later than Friday, March 21, 2003, and submitted to:

**Department of General Services
 Real Estate Services Division
 Asset Planning and Enhancement Branch
 Attn: Genelle Dwyer, Associate Planner
 707 Third Street, 6th Floor
 West Sacramento, CA 95605
 Fax: (916) 376-1833**

Los Angeles County Regional Facilities Plan 2003 Questionnaire

DGS-Owned Facilities

Return by Friday, March 21, 2003

Your cooperation in completing this questionnaire is appreciated. The information you provide will enable the Department of General Services' planning staff to complete the study of the area and assist you with your current and future office space needs.

Agency/Department:

Agency Designated Representative: _____ Title: _____

Address: _____

Telephone: _____ Fax: _____

E-mail address: _____

Occupancy Summary

Current Data as of February 10, 2003:

Existing Space Information

Review and update, where necessary, the following Occupancy Summary data for the agency located at the address indicated below (employee count should reflect the actual number of employees accommodated, not the number of PY's).

<u>Assignment Number</u>	<u>Address & City</u>	<u>Office Sq. Ft.</u>	<u>Other Space</u>	<u>Consolidatable Space</u>	<u>Monthly Rent</u>	<u>Begin Date</u>	<u>Firm Date</u>	<u>End Date</u>	<u>Number of Employees</u>
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Provide corrections to the above data in the space provided below:

<u>Assignment Number</u>	<u>Address & City</u>	<u>Office Sq. Ft.</u>	<u>Other Space</u>	<u>Consolidatable Space</u>	<u>Monthly Rent</u>	<u>Begin Date</u>	<u>Firm Date</u>	<u>End Date</u>	<u>Number of Employees</u>
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Briefly describe the function of this office:

Please complete the following questions for this location.

Respond to the following questions by checking the appropriate box. Where additional information is requested please enter it in the space provided. If additional space is required to fully answer the question, please continue on a separate sheet of paper. Number each response to correspond to the question number.

I. Program and Staff

1. Is it anticipated that this office will experience staffing growth or decline in the future? **Growth () Decline ()**
Percentage: _____
Provide details: _____
2. Are program changes planned or anticipated by your agency that could affect staffing levels at this office? **Yes () No ()**
Provide details and date of anticipated change.

II. Facility Requirements

3. Does this office have space or facility needs that are unmet at its current location? Please list below. **Yes () No ()**

4. Does this office have any vacant or underutilized space? **Yes () No ()**
Please provide details.

5. Would being housed in the same building or in close proximity to any other state agencies affect this office's program delivery? Please identify type of agency. Explain the significance of adjacency. **Yes () No ()**

6. Would you like to be contacted by your Customer Account Manager to discuss any office space issues regarding this facility? **Yes () No ()**
Please provide telephone number. _____

We appreciate your taking time to review the enclosed data and respond to this questionnaire. Any additional comments are welcome. If you need more time to complete this questionnaire, please contact our staff as soon as possible. Thank you.

If you have any questions or would like to meet to discuss this questionnaire, please call

Department of General Services planning staff:

Genelle Dwyer, Associate Planner

(916) 376-1822

Genelle.Dwyer@dgs.ca.gov

This questionnaire should be completed and returned no later than Friday, March 21, 2003, and submitted to:

**Department of General Services
Real Estate Services Division
Asset Planning and Enhancement Branch
Attn: Genelle Dwyer, Associate Planner
707 Third Street, 6th Floor
West Sacramento, CA 95605**

Fax: (916) 376-1833

Appendix 3

Appendix 3

Los Angeles County Regional Facilities Plan List

Los Angeles County

The Los Angeles County Region is divided into seven planning areas instead of county and city planning areas. The seven areas are: I – North County; II – Civic Center/Wilshire; III – Coastal; IV – San Fernando Valley; V – San Gabriel/Pomona; VI – Southeastern, and VII – Long Beach). Plans previously written for these individual planning areas, as well as plans written for individual agencies or cities, are listed below.

Los Angeles County Regional Facilities Plans

- 1993 Photos in downtown Los Angeles
- 1993 Facilities Planning and Needs Assessment Study LA Basin, Exec Summary
- 1993 Facilities Planning and Needs Assessment Study LA Basin, Econ Analysis
- 1993 Facilities Planning and Needs Assessment Study LA Basin, Programming Analysis
- 1993 Facilities Planning and Needs Assessment Study LA Basin, Urban Analysis
- 1993 Facilities Planning and Needs Assessment Study LA Basin, Appendix B
- 1994 Budget Estimate Los Angeles Office Consolidation Project
- 1998 Los Angeles County Regional Facilities Plan – 1998 Update
- 2002 Final Environmental Impact Statement, U.S. General Services Administration

Los Angeles Sub Area Plans

I – North County

(none)

II – Civic Center/Wilshire

- 1975 Civic Center – Wilshire Facilities Plan
- 1975 Los Angeles Civic Center – Wilshire Facilities Plan
- 1975 Los Angeles Parking Study
- 1977 Los Angeles Civic Center - Wilshire Facilities Plan
- 1978 Los Angeles Civic Center - Wilshire Facilities Plan
- 1979 Los Angeles Civic Center Wilshire Facilities Plan
- 1999 Department of Social Services Wilshire Blvd. Leasing Study, RESD
- 1999 Department of Social Services Summary of the Distribution of Employee Residences, Supplement to the Wilshire Blvd. Leasing Study, RESD
- 2001 Caltrans District 7 Headquarters Building Replacement Project, January
- 2001 Caltrans District 7 Headquarters Building Replacement Project, February

III – Coastal

- 1976 Los Angeles Coastal Area Facilities Plan
- 1977 Los Angeles Coastal Area Facilities Plan Update
- 1979 Los Angeles Coastal Facilities Plan
- 1982 Los Angeles Coastal Region Facilities Plan
- 1986 Los Angeles Coastal Facilities Plan

Appendix 3

Los Angeles County Regional Facilities Plan List (continued)

IV – San Fernando Valley

- 1974 Van Nuys Site Evaluation Report
- 1975 San Fernando Valley Metropolitan Area Facilities Plan
- 1975 San Fernando Valley Metropolitan Area Facilities Plan Update and Site Selection Analysis
- 1978 San Fernando Valley Facilities Plan

V – San Gabriel/Pomona

- 1975 San Gabriel Valley – Pomona Metropolitan Area Facilities Plan
- 1977 San Gabriel Valley – Pomona Facilities Plan Update
- 1979 San Gabriel Valley – Pomona Facilities Plan
- 1987 Los Angeles, San Gabriel/Pomona Facilities Plan

VI – Southeastern

- 1976 Compton State Facilities Plan
- 1976 Southeast Los Angeles State Facilities Plan
- 1984 Southeast Los Angeles County Facilities Plan
- 1986 Southeast Los Angeles Facilities Plan

VII – Long Beach

- 1989 Remodel Studies, Schematic Phase, Long Beach State Office Building, 245 West Broadway, Long Beach
- 1994 Long Beach Planning Area Facilities Study, May
- 1994 Long Beach Planning Area Facilities Study, August
- 1994 Engineering Investigation of State Buildings for Seismic Retrofit, California Veteran's Memorial State Office Building, EQE Engineering and Design
- 1997 Long Beach State Office Building Site Development/Sale Analysis
- 1998 Long Beach State Office Building Project and Occupancy History