

CALIFORNIA PLAZA LOS ANGELES

UPDATE

SUMMER 1986

CAL PLAZA WINS LA HDQS. AWARD

The California Plaza Partnership was honored for its leadership role in bringing together business and culture at the recent Los Angeles Headquarters City Association's 25th Annual luncheon before 650 civic and community leaders at the Dorothy Chandler Pavilion of the Music Center.

The partnership was recognized for its \$23 million gift of the Museum of Contemporary Art and a site valued in excess of \$3 million for the nation's first theatre designed especially for dance. These two facilities were credited with providing major cultural attractions in the \$1.2 billion mixed-use development on Bunker Hill.

Accepting the award on behalf of the partnership was William Hatch, president of Metropolitan Structures West, Inc., managing partner of the development. General partner of the project is Cadillac Fairview/California, Inc.; limited partners are Shapell Industries, Inc., and Goldrich, Kest & Associates with a major commitment for mortgage and equity financing from the Metropolitan Life Insurance Company.

68 PARTICIPATE IN GOLF TOURNEY

The 68 contestants on hand for the first annual California Plaza Invitational Golf Tournament held at Industry Hills & Sheraton Resort are already looking forward to next year's tournament according to Greg Schultz, vice president for Metropolitan Structures West, Inc., sponsors of the event.

Team winners included, first place, Ray Lepone, Bruce Archibald, T. R. Gregory and Kye Hellmers. Second team winners were Stan Michota, David Stuyvenberg, Jules Rickless, and Jack Sealock.

Adding to the festive event were several Los Angeles Raiderettes at food gazebos along the course serving "lunch as you play." An after game cocktail reception featured a video tape of each group on the first tee which added an element of surprise and amusement according to Schultz.

MAYOR'S EVENT

California Plaza's Spiral Court will be the setting for a reception and presentation of "Circa 87" fashions, Tuesday, October 7, at 6 p.m. for the nation's retailers here for spring market week. The event is hosted by Mayor Tom Bradley, the Los Angeles City Council and the Mayor's Fashion Advisory Committee for the economic development of the industry. The fashion show will be staged by the Los Angeles Fashion Group, an organization of executives in the industry. Admittance is by invitation only.

FUTURES

FALL—Hotel announcement
SEPTEMBER—Dance Gallery fundraising event
DECEMBER—Formal opening of MOCA

DREAM REALIZED WITH COMPLETION OF MOCA

The California Plaza partnership has made possible the realization of a seven-year dream with its completion of the \$23 million permanent home for The Museum of Contemporary Art at California Plaza.

The dream began in 1979 when a small group of Los Angeles business and cultural leaders joined together to work toward creating an international museum dedicated to the art of the past 40 years.

The next key step was taken by Mayor Tom Bradley who prompted the Community Redevelopment Agency to work with the California Plaza partnership to incorporate the museum concept into its one billion, two hundred million dollar mixed-use development on Bunker Hill.

Mayor Tom Bradley thanked California Plaza for its contribution of unprecedented proportions and William Kieschnick, chairman of The Museum of Contemporary Art, heralded the stunning new museum as a major civic asset at the recent ceremonies celebrating completion of the museum and the turning over of the keys to the board of trustees.

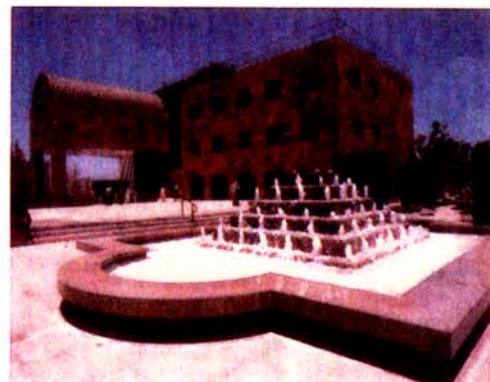
William Hatch, president of Metropolitan Structures West, managing partner of the

development, expressed the partnership's pride in assuming the leadership role in bringing together business and culture in a mixed-use development that they expect to serve as a model for other cities.

World-renowned Japanese Architect Arata Isozaki's first American commission has already been accorded international acclaim six months before its December grand opening. The museum stands as a unique example of cooperation between artists, collectors, the business community and city officials.

Fred Nicholas, vice chairman of the Museum board of trustees, was hailed for dedicating four years to facilitating the museum's design and construction by the Community Redevelopment Agency, Mayor Bradley and Hatch representing the California Plaza partnership.

The California Plaza partnership had excellence as a singular goal in constructing the museum, and their pride of achievement is shared by the Metropolitan Life Insurance Company for a major commitment of mortgage and equity financing.



DAY AND NIGHT views of the Museum of Contemporary Art dramatize the landmark design with its spectacular pyramid skylights and signature red sandstone exterior.



THE PARTNERS OF California Plaza receive congratulations from Mayor Tom Bradley. Left to right Tomas Schoenberg, Metropolitan Life Insurance Company; Martin Seaton, Cadillac Fairview/California Inc.; Nathan Shapell, Shapell Industries, Inc.; Mayor Bradley; William Hatch, Metropolitan Structures West; Stan Michota, Cadillac Fairview/California Inc.; and Sol Kest, Goldrich, Kest & Associates.

FRED NICHOLAS, VICE-Chairman of MOCA Board of Trustees & building facilitator gives the museum press tour and highlights the importance of stainless steel in Arata Isozaki's architectural design of the interior of the museum.



SEVEN SIGN LEASES FOR ONE CAL PLAZA

Seven new tenants have signed leases in excess of 100,000 square feet for One California Plaza.

International, financial and law firms are representative of the building's prestigious tenant roster that now approaches 60 percent, stated Greg Schultz, vice president of Metropolitan Structures West, the managing partner of California Plaza.

The seven new tenants include: The Bank of Boston, National Australia Bank, Kobe Steel America, Inc., the Canadian Consulate, Sulmeyer, Kupetz, Baumann and Rothman, National Association of Securities Dealers and the National Space Development Agency of Japan.

One California Plaza's prime location, as the new business hub of downtown and its quality design by AIA award-winning Architect Arthur Erickson were cited by the new tenants as reasons for their selection of the building.

The Canadian Consulate will occupy 23,000 square feet and plans a mid-summer occupancy for its expanded offices, according to Consul General Joan Price Winsor. Grubb & Ellis represented both parties in the lease agreement.

The commercial litigation and bankruptcy law firm of Sulmeyer, Kupetz, Baumann and Rothman will occupy in excess of 23,000 square feet in October, announced Partner Max Rush. Studley & Company represented the law firm in the negotiations.

The Bank of Boston's West Coast regional offices will occupy 17,000 square feet in January, according to Ron Waterworth, who heads the regional division. The bank founded in 1784, is known as "the businessman's bank" and is the nation's 14th largest. Representing the bank in the negotiations are Helmsley, Spear of California, Inc.

The National Association for Securities Dealers plan an early fall occupancy of 12,000 square feet. Grubb & Ellis were the brokers for the association.

September is the scheduled moving date for the National Australia Bank who have designated 7,500 square feet for its Los Angeles headquarters, according to Dennis Hardiman, senior vice president and manager. Representing the bank was Coldwell Banker.

Kobe Steel America, Inc.'s West Coast headquarters have taken 4,500 square feet and were represented in negotiations by Coldwell Banker. The National Space Development Agency of Japan plans an early summer occupancy and Matlow Kennedy represented the NSDAJ.

Security Pacific National Bank Capital Markets Group, the building's anchor tenant, continues its dynamic growth and has added an additional floor for a total of six.

Representing California Plaza in all its lease negotiations was Grubb & Ellis, exclusive leasing agents for the project.