

Exhibit R

April 16, 2002

VIA FACSIMILE AND U.S. MAIL

Mr. Patrick Meara
Century City Garage Partners L.P.

Re: Off-Site Parking Covenants recorded as Instrument Nos. 83-230834 and 94-2186050 (the "Off-Site Parking Covenants")

Dear Mr. Meara:

This letter responds to Century City Garage Partners L.P.'s ("CCGP") request for clarification regarding the status of the above-referenced Off-Site Parking Covenants (which encumber CCGP's property located at 2030 Century Park West), and the proposed project to redevelop the existing buildings located at 2020 and 2040 Avenue of the Stars.

The City has reviewed its records in connection with the Off-Site Parking Covenants as well as its records in connection with Tract 51450. The Off-Site Parking Covenants pertain to the existing buildings located at 2020 and 2040 Avenue of the Stars (Lots 3 and 4 of Tract 51450). The Off-Site Covenant will be terminated in accordance with their own terms if and when the existing buildings located at 2020 and 2040 Avenue of the Stars are demolished. In such event, the City will (upon CCGP's request) provide CCGP with written acknowledgment that the Off-Site Parking Covenants are terminated, so as to allow CCGP to clear the Covenants from the title records for CCGP's property

Sincerely,

Con Howe
Director of Planning

cc: Jack Brown, Esq.
Department of Building and Safety
Allan J. Abshez, Esq.