

Exhibit S

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ENVIRONMENTAL
UNIT

VIA FACSIMILE AND U.S. MAIL

Ms. Maya Zaitzevsky, Project Coordinator
Environmental Review Section
City of Los Angeles Planning Department
200 North Spring Street
Los Angeles, California 90012

Re: 2000 Avenue of the Stars; ENV-2001-4027-CU

Dear Ms. Zaitzevsky:

Thank you for meeting with Pat Meara and me today to resolve Century City Garage Partners L.P.'s ("CCGP") concerns regarding the proposed redevelopment of 2020 and 2040 Avenue of the Stars (the "Project") and the off-site parking covenants (Instrument Nos. 83-230834 and 94-2186050; the "Off-Site Parking Covenants") that encumber CCGP's property located at 2030 Century Park West.

CCGP has previously objected to the application for the Project and the Notice of Preparation ("NOP") for the Environmental Impact Report ("EIR") for the Project because they erroneously assert that that parking for the Project would be provided pursuant to the Off-Site Covenants at CCGP's property. CCGP has requested that proceedings on the application be terminated and the NOP be republished so as to avoid a continuing cloud over CCGP's property.

You informed us that the Planning Department and the City Attorney have concluded that the Off-Site Parking Covenants will terminate of their own accord if and when the existing buildings located at 2020 and 2040 Avenue of the Stars are demolished (as is proposed by the Applicant for the Project). However, the City Planning Department has asked that in order to save City costs, CCGP withdraw its demand that the Project application and NOP be withdrawn and republished.

CCGP is prepared to cooperate with the City in this regard provided that:

1. Prior to further proceedings, the City Planning Director provide CCGP with a written acknowledgement that the Off-Site Parking Covenants will terminate in accordance with

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Project Coordinator
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their own terms if and when the existing buildings located at 2020 and 2040 Avenue of the Stars are demolished; and

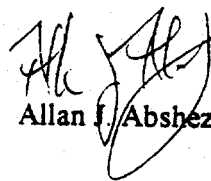
2. The project description and existing setting in the EIR for the Project state that the Off-Site Parking Covenants provide off-site parking for the existing buildings located at 2020 and 2040 Avenue of the Stars, and will terminate in accordance with the their own terms if and when the existing buildings located at 2020 and 2040 Avenue of the Stars are demolished. The project description and traffic/parking sections of the EIR should also clearly state where required parking for the Project will be provided in order to avoid continuing confusion.

You also relayed that the Project Applicant has told you that it would like to enter into an off-site parking agreement with CCGP to provide a significant part of the required parking for the Project at CCGP's property. As we discussed, no such agreement exists at the present time, and it is unclear whether such an agreement can or will be reached. Nevertheless, the Applicant would like to include an "alternative" in the EIR which would analyze such parking being located at CCGP's property.

CCGP will not object to the inclusion of such an alternative in the Project EIR provided that the City has complied with CCGP's foregoing requests and the alternative in the EIR clearly states that no off-site parking agreement presently exists between the applicant and CCGP regarding the Project (unless an agreement is executed prior to the time of the Draft EIR's publication).

We look forward to receiving the requested letter from the Director of Planning. As always, please do not hesitate to contact me if you have any questions or comments.

Very truly yours,


Allan J. Abshez

AJA
Enclosures

cc: Mr. John Bauroth
Jack Brown, Esq.
Ms. Renee Schillaci