

Santa Monica Daily Press

A newspaper with issues

DAILY LOTTERY

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13 19 22 24 39

DAILY 3

Daytime: 8 3 6

Evening: 9 5 6

DAILY DERBY

1st: 03 Hot Shot

2nd: 01 Gold Rush

3rd: 09 Winning Spirit

RACE TIME: 1:42.90

NEWS OF THE WEIRD

BY CHUCK SHEPARD

■ Diane Parker accompanied husband, Richard W. Parker (who had been accused of drug trafficking), to federal court in Los Angeles for a hearing in 1998. According to friends, Diane was such a believer in her husband's innocence that she had come prepared to put up her investment property and her mother's townhouse to make Richard's bail. However, when the prosecutor recited to the judge facts about Richard's double life that included a mistress and a safe house, Diane's expression changed dramatically within the space of a few minutes. According to a Los Angeles Times account, she removed her wedding ring with a flourish, walked out of court, quickly drove to an Orange County office where the mistress worked, and punched her several times before being restrained.

TODAY IN HISTORY

ON AUG. 11, 1909, the SOS distress signal was first used by an American ship, the Arapahoe, off Cape Hatteras, N.C.

■ In 1860, the nation's first successful silver mill began operation near Virginia City, Nev.

■ In 1934, the first federal prisoners arrived at the island prison Alcatraz in San Francisco Bay.

THOUGHT OF THE DAY

"Conceit is God's gift to little men."

— BRUCE BARTON
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'Change' is in the air as elections near



Photo courtesy

The 'Team for Change' slate — (from left) Bill Bauer, Kathryn Morea and David Cole — introduce themselves as candidates for the city council on the steps of City Hall on Tuesday morning. The trio champions causes such as traffic congestion and school funding over homelessness aid.

Vagrancy issue at the forefront of 'Team' effort to unseat council majority

BY JOHN WOOD

Daily Press Staff Writer

CITY HALL — A group of outspoken local residents met on the steps of City Hall on Tuesday to announce a joint effort to unseat City Hall's ruling party this November.

The "Team for Change" slate includes 33-year Santa Monica renter and former newspaper columnist Bill Bauer, an independent, and registered Republicans David Cole, a Mid-cities neighborhood leader, and Kathryn Morea, a Pico Neighborhood activist.

All three spoke at the morning press conference, criticizing current leaders for spending too much on homeless services, while overlooking traffic problems, schools and parks.

"It's our money, it's our city, it's our quality of life — and that's why I've decided to run," said Cole.

Money may be an issue for the fledgling group, which will face a slate backed by Santa Monicans for Renters Rights, an established political group that has held a majority at City Hall for 19 of the past 26 years. SMRR

See TEAM FOR CHANGE, page 6

Little safety in these numbers for city residents

BY GENEVA WHITMARSH

Special to the Daily Press

Santa Monica is the nation's 135th most dangerous city, according to a Kansas-based company's recent study of cities with populations of more than 75,000.

The 350 cities included in the yearly survey were scrutinized in six crime categories: murder, rape, robbery, aggravated assault, burglary and motor vehicle theft. Final 2002 statistics, released by the FBI in October, were used to determine the rankings.

The City of Santa Monica's placement climbed 42 spots from the previous year — to 177 — but police officials caution taking the study at face value because it fails to take into account factors such as tourist population.

"(The study) gives people a false representation of what the community is really like," said Santa Monica Police Lt. Frank Fabrega. "If you look at the general community, that's one thing, but there are 150,000 people in the city every day, and that number swells to as many as 500,000."

By comparison, Miami Beach is smaller than Santa Monica, but has more police officers and a larger police budget, and is still ranked as more dangerous, Fabrega added. Miami Beach and Santa Monica are similar in

See SAFETY, page 7



Photo courtesy

An artist's rendering of what the Main Library will look like upon its completion in 2006.

A tall tale at Main Library

BY JOHN F. MULLER

Special to the Daily Press

DOWNTOWN — A crowd of about 120 top city staffers, elected officials and local residents was on hand Tuesday to celebrate the progress of the new \$73.9 million Main Library.

The 104,000-square-foot facility, which will include a large central courtyard, an auditorium, a museum and a three-level subterranean parking garage

with 500 spaces, should be open by 2006, according to officials. Since the former Main Library closed for construction in spring 2003, the city has been operating a temporary main branch at 1324 Fifth St.

Officials gathered Tuesday for the library's "topping off" ceremony — when the highest structural element of a building is about to be put into place. Those on hand signed the library's first

See LIBRARY, page 7

Jacquie Banks

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Upcoming Headliners

FRIDAY 13, 2004

Atomic Punks
 (A tribute to Van Halen)

Bon Fire
 (A tribute to AC/DC)

Lights Out
 (A tribute to UFO)

SATURDAY 14, 2004

Horny Toad



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JACQUELINE BIGAR'S STARS The stars show the kind of day you'll have:

★★★★-Dynamic ★★★★-Positive ★★★-Average ★★-So-so ★-Difficult





ARIES (March 21-April 19)

★★★ By maintaining a low profile, you will achieve a lot more than you had anticipated. At work, accomplish as much as you can. If you can, bring your work home, where you can vanish. Plug along. Work on staying out of people's hair. You'll come up with a novel approach. Tonight: Home is where the heart is.



TAURUS (April 20-May 20)

★★★★★ Sometimes you talk up a storm without intending to, but you come up with so many ideas, so fast, that you need to share them. Write them down instead, and test them out on a partner or a trusted adviser. Romance will spring forth if you want it to. Tonight: Out and about.



GEMINI (May 21-June 20)

★★★ Deal with finances rather than throw a tantrum about them. You will be more successful that way. You might covet a certain item, but it might be too costly. Avoid sarcasm, and use precision in discussions. Tonight: Your treat, but don't go overboard.



CANCER (June 21-July 22)

★★★★ The Moon highlights you. You say the right things and get the proper responses. You might see a need to re-organize your work and do something a different way. Others react. Tonight: Let others lead, and you observe.



LEO (July 23-Aug. 22)

★★★★ Knowing when to pull out will save the day. Your feelings are rather vulnerable; perhaps you need to rethink an emotion. Your creative spunk comes out, especially when you deal with money. Careful. Tonight: Hide away with a loved one or by yourself.



VIRGO (Aug. 23-Sept. 22)

★★★★★ Yes, finally, it is your turn to be a magician. You can pull white rabbits out of black hats. Emphasize goals and long-term objectives. Laughter surrounds an inside joke. Others do the unexpected. Tonight: Where the gang is.



LIBRA (Sept. 23-Oct. 22)

★★★★ Many seek you out for suggestions. The problem remains that if you say what you think, you might offend several people. Put your best foot forward, and work with an existing situation. Help others transform their thinking. Tonight: Out late.



SCORPIO (Oct. 23-Nov. 21)

★★★★ Right now you have the rare ability to take an overview of situations. Laugh and understand what might be ailing others. Help them gain a perspective. A meeting proves unusually important. Curb sarcasm. Tonight: Keep mum. Rent a movie or hop on the computer.



SAGITTARIUS (Nov. 22-Dec. 21)

★★★★ Don't discount a partner and his or her feelings. There might be more information there than you realize. When you take charge, sometimes you are a lot stronger than you think. Transform your style if need be. Tonight: Do some honest chatting with a friend.



CAPRICORN (Dec. 22-Jan. 19)

★★★★ Others could be contrary, or at least contrary to your thinking. Whether you realize it or not, there is a halfway point where agreement can occur. Break past black-and-white thinking. Tonight: Go along with others.



AQUARIUS (Jan. 20-Feb. 18)

★★★★ Dig into work and know what you must get done. Refuse to become confused or involved in others' issues. A partner, associate or co-worker could be a bit out of whack. You cannot change anything or anybody. Tonight: Concentrate on whatever you are doing.



PISCES (Feb. 19-March 20)

★★★★ Ever playful, you see humor in what happens. You also come up with creative solutions. Don't allow others' sarcasm to get to you. A boss could be contrary as well. Know that there is another path. Tonight: Put on your dancing shoes.

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LOCAL

COMMUNITY BRIEFS

An artful display for the ages

By Daily Press staff

Even late in life, a Santa Monica man realized his dream of being an artist could come true and his efforts have paid off.

Santa Monica College's Emeritus College has announced that it is holding a retrospective of the abstract watercolors of Santa Monica artist Henry Fukuhara, whose distinguished career has demonstrated it is never too late to pursue your passion.

Fukuhara, 91, had hoped to study art right out of high school, but his plans were thwarted and he didn't begin painting until he was 60.

The retrospective will be at the new Emeritus College Art Gallery from Aug. 30 to Oct. 15, with the opening reception slated for 5:30 p.m. to 7:30 p.m. on Thursday, Sept. 9. The gallery is located on the first floor of Emeritus College, 1227 Second St. in downtown Santa Monica. Hours are 9 a.m. to 4:30 p.m., Monday through Friday.

The exhibit also is featured as part of SMC's year-long celebration of its 75th anniversary.

"Emeritus College is thrilled to be presenting this exhibit that spotlights the talents of an incredible artist as well as a longtime teacher and student at Emeritus," said Maggie Hall, associate dean of Emeritus College.

Fukuhara, known for his contributions to abstract watercolor painting, has had his work exhibited in Japan and throughout the United States, including the Los Angeles County Museum of Art and the Japanese American National Museum. His paintings also are in collections throughout the nation.

Fukuhara has been featured in many publications, including the Los Angeles Times, New York Times and American Artist.

Born in Los Angeles in 1913 and raised in Santa Monica from the age of 12, Fukuhara graduated from Santa Monica High School in 1931 and enrolled at Otis Art Institute. But the Great Depression forced him to leave and take a job to help support his family. Over the ensuing years, he had to put his artistic dreams on hold — first, when he and his family were sent to the Manzanar relocation camp during World War II, and later in New York, when he ran a floral business for 42 years and also was raising a family.

"When I lived in New York, what spare time I had I spent in galleries and museums," he said. "But I couldn't really begin painting until the children were grown."

At the age of 60, he took up the brush — essentially, for the first time — and spent several years as a vital part of the East Coast art scene before inheriting the family home and moving back to Santa Monica in 1987.

When he returned to Santa Monica, he enrolled in art classes at Emeritus College and over the years has studied and taught at Emeritus. He also has taught at the Parrish Museum of Art in New York and the Palos Verdes Art Association, among others.

Emeritus College serves about 2,900 older adults with classes and special programs.



Photo courtesy

One of the works by Henry Fukuhara that will be on display at SMC's Emeritus College.



Alan Bermejo, a graphic designer at Dragon Herbs on Wilshire Boulevard, correctly identified this week's mystery photo. It is a close-up guard arm — turned at a 90-degree angle — in the parking garage behind Broadway Deli on the Third Street Promenade. Bermejo has won a gift certificate to Over Under Sports Bar. Check out Monday's edition for the next mystery photo.



SURF REPORT

Today and Thursday will see modest NW wind swell mix with a touch of SE swell. For the wind swell spots, that means 1-2-3' surf at the better exposed breaks. We'll also see a touch of longer period NW energy from recent activity in the Gulf of Alaska.

As far as Southern Hemi surf goes, some new SE swell looks biggest today and then slowly fades through the second half of the week. Most spots miss it due to the steep angle.

Today the water is:

68°

Write us at wood@smdp.com and tell us what the surf is doing today at your local break.



LOW TIDES

HIGH TIDES

	Morning	Height	Evening	Height	Morning	Height	Evening	Height
SATURDAY	8:31	2.1	11:11	1/5	3:14	3.3	3:34	4.9
SUNDAY	9:23	2.6	—	—	5:30	3.0	4:34	5.0
MONDAY	12:31	1.1	(10:44	3.0)	7:33	3.2	5:35	5.1
TUESDAY	1:27	0.6	12:04	3.1	8:31	3.5	6:28	5.3
WEDNESDAY	2:09	0.3	1:01	3.0	9:04	3.7	7:14	5.6
THURSDAY	2:43	0.0	1:44	2.8	9:28	3.8	7:53	5.8
FRIDAY	3:14	-0.2	2:20	2.6	9:50	4.0	8:28	6.0

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The QLine

A group of Malibu residents is spearheading a formal push to break away from the Santa Monica-Malibu Unified School District. What it boils down to, supporters of the breakup say, is Malibu isn't connected to Santa Monica by land, and there's no longer any need for the two cities to share their schools. They also point out that if the district did split, Santa Monica wouldn't have to share a \$6 million annual contribution from City Hall.

A similar attempt to form a separate

district was made in 1990, but apparently the plan lacked enough students or a sound economic plan.

So this week, Q-line wants to know "Is it time for Malibu to have its own school district? Why or why not?"

Call (310) 285-8106 before Friday at 5 p.m., and we'll print your response in the weekend edition. Please limit your comments to a minute or less. It might help to think first about the wording of your response.

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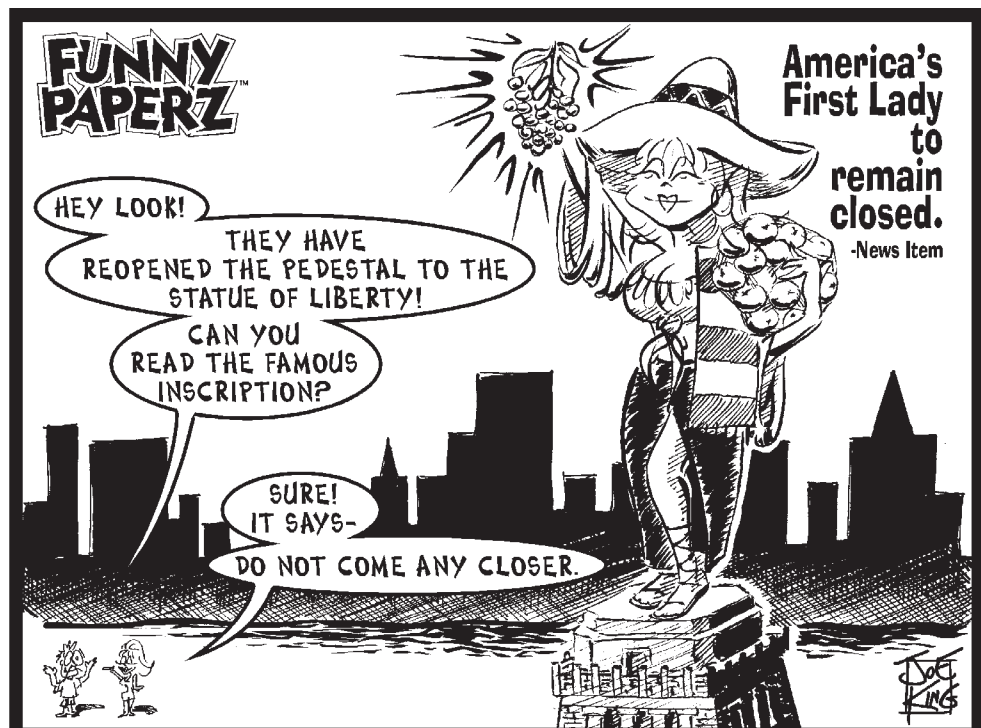
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OPINION



Anyone ELSE out there "yearning to be free?"

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LETTERS TO THE EDITOR

Majority rules in election process

Editor:

John Marciano's nostalgic recollection of the "progressive Rainbow Coalition campaigns of 1984 and 1988" (SMDP, Aug. 10, page 4) conveniently left out one important fact: The Democrats lost the presidency by landslides in those two elections.

What Democrats seem to forget every few years is that we need a majority of the American vote to win. And if the 2000 election proved anything, we need even more than that. Marciano talks about the 10 million voters who supported the Rev. Jesse Jackson and his "peace and social justice" platform — after he noted that 100 million people voted in 2000. Ten percent does not win elections.

If the Democratic Party has abandoned anyone, it's the center. It's the working men and women — not the union leadership — but the middle class themselves. Take a look at those "red states" and think about who lives there and what they want in a president. Watch the words and messages of our current Republican president — now in a fight for his political life — and don't underestimate how working people respond to him.

Those on the very left of the spectrum have the same choice we all have this year — vote for the status quo or vote for John Kerry, the only alternative to Bush who can actually win. If you vote for Ralph Nader, you are taking a vote away from that alternative and helping to increase George W. Bush's percentage of the total vote. People who don't vote don't count. Rail against the party system, call the parties the same if you choose, but that's the practical effect.

If we had instant runoff voting, a Nader vote wouldn't be a "wasted" or "spoiler" vote but that's a different letter.

So, it's a simple choice, let's use the Reagan standard: Are you better off now than you were four years ago?

Evelyn Jerome
Santa Monica

Palette able: Artist defends park plans

Editor:

Only artists can appreciate the true value of a masterpiece in the making. It's impossible to put a price on art, especially when it's from the heart. Artists paint inspirations from the creativity of the mind, body and soul. The pictures we paint reflect the roots of our peoples' struggles in which many tragic and magical events have occurred in our fight for justice and equality. The Westside gave birth to a generation of talented free spirits who continue the legacy of our ancestors. It's a miracle our city's frivolous funding sets aside money for artwork that beautifies our community. We are grateful and appreciate the Virginia Park expansion project. The youth is the future and everyone knows that our children are worth far more than any dollar bill sign. It's a blessing to have the City Council support positive alternatives for youth, such as the Pico Youth & Family Center. Our vision is to bring peace and tranquility into a neighborhood overlooked in the past bringing forth expression as a tool for education and change. We offer and extend an invitation for anyone wishing to participate in the planning, preparation or performing work on our mural at Virginia Park. Contact Oscar de la Torre at the Pico Youth & Family Center at (310) 396-7101 or e-mail us at visual11550@aol.com.

William S. Ruiz
Santa Monica

Another terror warning in order to wag the dog



INCITES

BY ED SILVERSTEIN

MYSTERIOUS DISAPPEARANCES: The Pentagon recently reported that they "accidentally" destroyed George Bush's National Guard payroll records. But the ensuing outcry was apparently greater than the benefits of a cover-up by a bloated military industrial complex. The missing records, which suddenly materialized, showed an eight-month period in which Bush did not receive pay, apparently because he wasn't there. This is surprising because the president implied to Tim Russert during their interview that he had fulfilled his National Guard duty.

ACT OF GOD OR JEB: In Florida, where elections are on par with those of a lesser banana Republic, the records from Miami-Dade County's first use of touch-screen voting machines were lost in "computer crashes." This revelation came, coincidentally, on the heels of an investigation by Miami-Dade Election Reform Coalition, a citizen's group, into problems with the new machines that are manufactured by ES&S, a company with close ties to Republicans. The group claims there is a bug in the software — which I'll be the first to dub, "the Kathleen Harris virus" — that would make a manual recount impossible. Voting results are also less accurate than paper ballots. However, rumors that the machines will automatically eliminate black votes and create additional votes for any candidate whose last name is Bush, appear to be unfounded. Those duties will continue to be handled by the Governor's office.

IT'S THE ECONOMY STUPID: That crashing sound you hear is the Bush economy. After oil prices hit a record high and the June Job report missed expectation by a whopping 85 percent, all three major stock exchanges plunged to new lows for the year.

But wait, you say. Bush has had 10 months of consecutive job growth. Well, according to a list published by the LA Times, during the first three years of the Bush Administration, the 10 industries suffering the biggest job losses shed 100,400 jobs with an average salary of \$40,517. During the last year, the 10 industries with the greatest job growth added 71,900 jobs with an average salary of \$21,255, or half the salary of the jobs lost. If this keeps up, who's going to be able to afford all those cheap Chinese goods at Wal-Mart?

IT'S THE WAR STUPID: The war in Iraq seems to be moving in lock step with the economy as renewed insurgent attacks have spread across Iraq. The attacks

began after extremist cleric, Muqtada Sadr, broke a two-month cease fire and issued a call to arms, according to the LA Times. But it could get far worse.

Grand Ayatollah Ali Sistani, the 73-year-old moderate senior cleric, who has condemned violence, and is largely responsible for whatever fragile stability exists, just checked in to a London hospital with an unspecified heart condition. Should Sistani die, the only thing between an all out civil war are 130,000, under-equipped, exhausted, American GIs.

IT'S THE TERRORISM STUPID: With all this bad news for Bush, it shouldn't be too long before Tom Ridge comes up with another terrorist scare. The problem is that Bush has less credibility than the boy who cried wolf. This has made it impossible to distinguish between the administration's increasingly desperate political tactics and a true threat.

INCONTINENT ADMINISTRATION MAY HAVE PUT US ALL IN DEEP SH...: A leak from the U.S. revealed the name of Mohammad Naeen Noor Khan, the Pakistani captured al Qaeda operative, and ended a major sting operation that could have eliminated dozens of terrorist cells determined to attack targets in the U.S. There is no evidence that the Bush Administration, frantic to divert attention away from the reeling economy and the disastrous war effort in Iraq, was directly responsible for the leak. However, while I don't want to play the plame game, sorry, I mean the blame game, National Security Advisor Condoleezza Rice has already begun making excuses, stating, "It was a hard line to draw between giving the public too much or too little information about terrorist threats."

MORE FRIENDLY FIRE CASUALTIES FROM THE WAR PRESIDENT: President Bush again showed his true patriotism when he refused requests by numerous veterans groups, Sen. John McCain and other Republicans to condemn or pull an ad that McCain termed "dishonest and dishonorable." The 60-second spot by Swift Boat Veterans for Truth, a veterans group with close ties to the GOP and Karl Rove, claims that John Kerry lied about what really happened in the war. However, not one of the members of the group actually served under Kerry.

McCain, who during the 2000 primary was also a victim of smears by Bush supporters, said, "I can't believe the president would pull such a cheap stunt." Somehow I think he can.

(Ed Silverstein is a freelance writer living in Santa Monica. Comments and requests for copies of this column can be addressed to incites@incites.net.)

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Santa Monica Daily Press

Residents fuming over fumes at SM Airport



BY MARTIN RUBIN

■ Residents fear a catastrophic jet crash.

Jet air pollution is a problem that can no longer be ignored. Those who are forced to breathe the idling jet fumes urgently need relief. Santa Monica has the opportunity to lead the way in addressing this outrageous environmental injustice.

(Martin Rubin lives in West Los Angeles and is the founder of Concerned Residents Against Airport Pollution).

YOUR OPINION MATTERS!

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The Tulsa Tribune

USS Tulsa's Bell Accident Is Heard 'Round the World

Capt. Berkley said it could be that the old Tulsa ball has

[illegible]

^a Values with three

NOSTALGIC GONG—Capt. J. E. Berkley, USN, commanding officer of the Chicago branch of the Office of Naval Research and one of the Navy's top research executives, is shown pinning the ball of the old USS Tulsa. The ball now is located in front of the Naval and Marine Corps Reserve Training Center, 1500 S. Sedgwick Ave. The captain commanded the old gunboat during the early months of World War II.

rang a death knell for bells, as the navy has known them.

HE RECALLED THAT THE Tuna, which had a normal speed of 7.4 knots and a top speed of 20.4 knots, was one of the last ships in the navy to be equipped with sails.

time when we considered returning from Australia to the west coast we thought of using the cable."

Instead of returning, however, the Tulsa, the list of the



LOCAL

SMRR leader not afraid of a little 'Team' work

LETTERS, from page 1

spends tens of thousands of dollars on campaign mailers each election, and benefits from hundreds of volunteers who spread the group's message.

Peter Tigler, a Pico neighborhood resident who dropped out of the race to become the campaign manager for "Team for Change," said the new slate would employ every tactic to raise money. Already, the three candidates have collected a "few thousand dollars each," he said.

"Obviously we're not a machine the way the others are, but we've done this before ... and we can do it again," said Tigler, adding the group will use a Web site, advertising, banners hung around town, direct-mail pieces and door-to-door campaigning to get its message out.

"These three residents have teamed up to challenge the status quo and change City Hall," Tigler told a group of supporters. "They are not social engineers, not beholden to any special interest group or

"I say, 'welcome to the electoral process.'"

DENNY ZANE
Co-founder, SMRR

outside union. They are not in anybody's pocket.

"They are three independent thinkers with common sense and a commitment to the residents of this city," added Tigler. "The real issue is one of priority and proportion, how city dollars are spent and where. A generous heart and helping hand does not mean our streets are bar rooms, bathrooms and bedrooms for lifestyle street drunks and vagrants."

Tigler went on to address what the group sees as Santa Monica's other most pressing problems: The lack of a long-range plan for managing growth and traffic; a misguided assisted-housing policy; neglect of the eastside Pico neighborhood;

and an out-of-control bureaucracy.

Officials had mixed reactions to the new slate.

City Councilman Bob Holbrook said the slate threatens to overcrowd an already congested race with 19 contenders. Holbrook said the likelihood of defeating SMRR reduced with each added candidate, and pointed to other candidates he supports, including incumbent Herb Katz and local resident Bobby Shriver, a Kennedy-family descendant who many believe will win one of the four open seats.

"I wish people would wait," Holbrook said.

SMRR officials, on the other hand, said the slate will be good for the community.

"I say, 'welcome to the electoral process,'" said Denny Zane, a co-founder of SMRR and the group's current co-chair. "It's healthy for the debate ... If democracy was as vital in every community as it is Santa Monica, it would be a much better country."

Pushing for 'Change' ...

The "Team for Change" slate hopes to unseat City Hall's ruling party this November. Here's a look at the three candidates:

BILL BAUER

Bauer, 62, is a 33-year Santa Monica renter and former newspaper columnist. Bauer's community activism goes back to the mid-1970s, when he was involved in the "Save the Piers" movement. Bauer now volunteers for the Santa Monica Police Department and the Santa Monica Fire Department. Bauer, who works in advertising and public relations, also volunteers as disaster relief specialist for the Santa Monica chapter of the American Red Cross. He volunteered in disaster relief at a Red Cross service center in New York City after 9-11. This is his first run for public office.

DAVID COLE

Cole, 49, is an executive director of Residential Care Facilities for Seniors in Woodland Hills. He attended local public and private schools, attended college in Europe and worked in the audio/video production field. After volunteering to help the less fortunate in Santa Monica, he changed careers and focused his work on children, the mentally ill and seniors. Cole has served as co-chair of Mid-Cities Neighbors and has sat on various City boards and commissions. He ran for City Council in 2000.

KATHRYN MOREA

Morea, 40, has lived in Santa Monica since 1996. She became involved in neighborhood issues as a block club activist, has been involved in a number of issues affecting her west Pico neighborhood and created a local neighborhood watch group. Morea also initiated the Samohi parking and transportation task force under the Santa Monica-Malibu Unified School District. Its purpose is to bring students, school officials and residents together to find parking and transportation solutions around Samohi. This is Morea's first attempt at public office.

(Source: 'Team for Change' campaign literature.)

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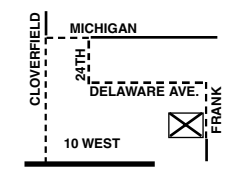
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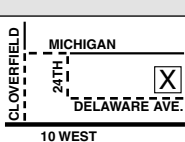
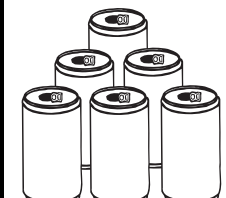


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LOCAL



Some residents are still riled up over library costs

LIBRARY, from page 1

roof beam, earmarked for the second-story roof at the corner of Sixth Street and Santa Monica Boulevard.

"Today is a milestone," said City Councilman Kevin McKeown, as he addressed the sun-baked crowd. "But this is really just a glimmer of the excitement we will feel 18 months from now when this library opens."

The project, which will have employed more than 400 individual consultants and skilled craftsman by its completion, has remained on schedule and on budget, said Assistant City Manager Gordon Anderson.

With \$57.7 million going to the main building, \$2 million to branch renovations, \$1.3 million to the Santa Monica Historical Society Museum and \$12.9 million to the parking garage — to be located beneath the library — the project is expected to cost \$73.9 million when all is said and done. Officials said the improvements were prompted by requests made by Santa Monica residents during a formal planning process begun in 1996.

Voters in 1998 overwhelmingly approved a \$25 million bond to pay for part of the project, and passed a bond to purchase the land for the library's expansion. The remaining \$48.9 million will come from city redevelopment and capital improvement funds.

The library, which was designed by architects Moore Ruble Yudell of Santa Monica, will include multiple entrances, garden spaces and window walls on the ground level. Interior streets will direct visitors to major activity centers, such as a large area for children and young adults, a fiction and popular collections area and a grand reading room.

The second floor will focus on research with the non-fiction, reference and periodicals collections. It will also contain study rooms, a quiet reading area, a computer commons, a computer training room and community meeting rooms.

Greg Mullen, the acting city librarian, said the new library will be an improvement over the old library — constructed in 1965 — in every regard. He said it will provide more accessibility to books, materials and technology, as well as allow for more services for children and young adults. According to Mullen, the new library will have more room for community functions and more flexibility to adapt to future technology changes.

Not all Santa Monica residents have been sold on the costs of the \$73.9 million project. At a City Council meeting shortly before the library was demolished in 2003, many residents expressed concerns with City

Hall's decision to spend money on the library instead of addressing other city problems like traffic, homelessness and education.

Ken Breisch, the chair of the city's library board, said the project would act as more than just a library.

"Projects of this sort happen once or twice in a century in communities like this," he said. "This will be a prominent memorial and monument to the civic discourse for which Santa Monica has become famous — or, I should say, infamous — and which made the creation of this library possible."

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Police dispute danger findings

SAFETY, from page 1

tourist and resident population.

The survey's creators say it does not look at population density, economic conditions, strength of local law enforcement agencies, citizen attitudes toward crime, cultural factors, education levels, crime reporting practices of citizens and family cohesiveness. The nation's overall crime level also plays a role in the outcome.

"Santa Monica has more people, property and automobiles within its borders during a year than any other 8.5-square-mile, 85,000-population community in the state of California," Fabrega said.

Amherst, N.Y. was tapped the nation's safest city, according to the study, followed by Brick Township, N.J.; Mission Viejo, Calif.; Simi Valley, Calif. and Cary, N.C., respectively.

Detroit topped the list as the study's most dangerous city. On its notorious heels were St. Louis, Mo; Atlanta, Ga; Camden, N.J.; and Washington, D.C.

Locally, Compton ranked as the nation's sixth most dangerous city, while Los Angeles was 54th; Glendale, 291st, and Burbank was 292nd.

The study also examined crime in metropolitan areas. In those rankings, The Pine Bluff, Ark., metro region was considered the most dangerous, while the Bangor, Maine, area earned the title of safest.

The Los Angeles-Long Beach metropolitan area was the 13th most dangerous, followed closely by Houston, Tex., and Phoenix-Mesa, Ariz.

The methodology for determining America's most dangerous/safest city and metropolitan area involves a multi-step process, said Scott Morgan, president of Morgan Quinto Press, the company behind the study.

Final statistics were plugged into a formula that measured how a particular city compared to the national average for a given crime category. The outcome of that equation was then multiplied by an equal weight assigned to each of the six crime categories.

By weighting each crime equally, cities are compared based purely on their crime rates and how they stack up to the national average for a particular crime category. Those weighted numbers were then added together for a city's final score. Those scores were ultimately ranked from lowest to highest to determine which cities were safest and most dangerous.

Like the last five years' studies, all cities of populations exceeding 75,000 that reported data for the six categories of crime measured for the survey were included. In previous years, the population cut-off for cities was 100,000.

Morgan said that, while the methodology appears rather complicated, it results in fairer treatment because a city or metro area's crime record is measured against the national average.

Peter Tigler, a member of the Pico Neighborhood Association and former chairman of the neighborhood board, said he, like Fabrega, believes the statistics don't take into account the high number of visitors that con-

Most Dangerous Cities

1. Detroit, Mich.
2. St. Louis, Mo.
3. Atlanta, Ga.
4. Camden, N.J.
5. Washington, DC

Safest Cities

1. Amherst, N.Y.
2. Brick Township, N.J.
3. Mission Viejo, Ca.
4. Simi Valley, Ca.
5. Cary, N.C.

verge on the city on a daily basis. The Pico neighborhood consistently experiences the highest level of crimes committed within the city.

Tigler, however, contends the tourists, visitors from LA and a high number of transients on the streets could easily be a factor in

the city's placement in the survey.

"Perhaps we could make more sense of these statistics if we knew the addresses of the people committing the crimes," he said.

Police department records show a 4.5-percent drop in violent crimes from 2001 to 2002, and the figures have continued to descend. According to the SMPD's Web site, crime has declined in nine of the last 10 years, and seven years in succession, for a total of 59 percent over the last decade.

Crime statistics in the last seven months show an 8-percent dip in crime from the same time last year, said Fabrega.

"If this continues, crime in the city will be at its lowest since 1957," he said.

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STATE

Shooting victim seeks to rub out gun company

BY LISA LEFF

Associated Press Writer

SAN FRANCISCO — Sometimes Brandon Maxfield forgets. He'll be cruising down the street with his best friend, talking about pro wrestling, music and girls, when it dawns on him with a familiar flash of embarrassment that it isn't his rainbow-spiked hair people are staring at.

"Then I'll be like, oh yeah, I'm in a wheelchair," said the Willits, Calif. teenager, who was paralyzed from the neck down a decade ago and gets around by manipulating mechanical sensors behind and beside his head.

Maxfield, 17, doesn't remember the gun accident that left him a quadriplegic. He doesn't like to indulge in might-have-beens.

But this week, in the final days of a tense, quixotic gambit to buy and disman-

tle the manufacturer of the weapon that changed his life, it's gotten harder to see himself on his preferred terms, where "it's just like I'm a regular person or whatever."

On Thursday, a federal judge in Florida will auction off 75,600 unassembled guns and the other remaining assets of Bryco Arms, one of the nation's leading makers of inexpensive guns.

Bryco was forced into bankruptcy last year when Maxfield won a record \$24 million judgment against the company, its distribution arm and its owner. A jury in Oakland concluded that Bryco knew the .38-caliber pistol that injured the boy had been designed with a safety flaw.

Maxfield hopes to buy the inventory, melt it down and create a sculpture from the metal. It's tempting to see divine retribution in such a scheme, but the teen and his lawyer, Richard Ruggieri, insist

revenge isn't their motivation—they simply want to make sure no one else is hurt.

"The last thing we ever intended to do was to try to buy the guns. It isn't, 'Jeez, what a nifty idea it would be,'" said Ruggieri, who took on Maxfield's case in 2001 when no other lawyers would.

"It started with horror, the realization that — notwithstanding the fact that we had this unanimous finding of defect — there was nothing in the law to prevent them from putting these defective guns back on the market."

Ned Nashban, the Boca Raton lawyer representing Bryco owner Bruce Jennings in the bankruptcy, described Maxfield's acquisition aims as a publicity stunt that only has delayed the gun maker's efforts to settle his debts.

"From our standpoint, it's not a moral question of keeping guns off the street or not," Nashban said. "Bankruptcy court is not the place to socially legislate. It's to create the most money to pay creditors."

Maxfield's life-changing injury happened when he was 7 and a 20-year-old family friend who was baby-sitting thought he heard a suspicious noise and grabbed a gun from a dresser drawer. The baby sitter called Brandon's mother, who instructed him to immediately unload the .38-caliber pistol. While trying to do that, the baby sitter accidentally pulled the trigger.

The bullet struck Brandon in the chin and went out through his neck, shattering his spine.

Since the accident, Maxfield has spent more than 500 days in the hospital and been treated for pneumonia 28 times. His spine is degenerating, and doctors say a metal rod must eventually be inserted in his neck to support it. But that will limit the mobility of his head, the only body part he can fully control.

"I always wanted to protect my kids

and this is something you can't reverse and you can't erase," said Sue Stansberry, Maxfield's mother. "I wish now I had locked it up in a locked case. I didn't do that, and I will have to live with that for the rest of my life."

The jurors assigned slightly more than half the blame to Maxfield's parents and the baby sitter. But they said the gun maker also was liable because the pistol could only be unloaded when its trigger safety catch was switched off.

The damages of \$50.9 million were calculated to compensate the boy for pain and suffering, future medical and educational expenses, lost earnings and diminished life expectancy. The trust established to guard the funds has collected \$8.75 million from an ex-wife of Jennings and from the insurer for a sporting goods company that sold the gun to the pawn shop where Maxfield's parents bought it.

Since neither the parents nor the baby sitter have any money, the \$24 million awarded from Bryco founder Bruce Jennings and his companies represent most of what Maxfield can expect to get.

But Maxfield has yet to collect any money from Jennings, who shuttered his Costa Mesa, Calif.-based factory and moved to Florida. Jennings also put his manufacturing business into bankruptcy following the verdict and laid off 25 employees.

So far, Maxfield and Bryco's former foreman, Paul Jimenez, are the only interested buyers.

The bidding will start at \$175,000, which is the amount raised through a non-profit organization Ruggieri set up to take donations over the Internet, since the damages can't be used for that purpose under the terms of his trust.

That's \$25,000 more than the offer Jimenez submitted to the court.

See GUNS, page 9



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STATE



Teen sets his sights on putting gun maker under

GUNS, from page 8

But Ruggieri said they plan to keep fund-raising up until the last minute to avoid getting outbid. He maintains that Jimenez is only a temporary front for the wealthy Jennings, who in a 1999 interview with Business Week magazine said that if his company were sued, he would “go away until the litigation passes by, then re-form and build guns to the new standard — if there is a new standard.”

Nashban said Jennings, who also put his gun distribution business into bankruptcy, doesn’t care who winds up owning the Bryco Arms as long as it’s the highest bidder.

Maxfield, who is entering his senior year at Willits

High School and hopes to study marine biology or paleontology in college, said it frustrates and angers him that Jennings is, in his view, trying to pull a fast one.

“It was his idea to do this,” Maxfield said, referring to Jennings’ pretrial testimony that he designed the gun to be unloaded in a firing position to solve a jamming problem. “He should take full responsibility.”

At the same time, the planning, fund-raising and worldwide media attention surrounding his efforts to buy the gunmaker has supplied Maxfield with a new sense of purpose — a chance to do something for others in a life that requires others to do practically everything for him.

Stansberry worries about how her son will handle the

disappointment if he loses the auction on Thursday.

“Every day that’s all he talks about, getting these guns off the street so no other kids will be hurt,” she said. “From a mom’s perspective, I hope it really happens, because he has put his heart and soul in this. I pray every night, please God, this is something he has worked really hard on.”

Maxfield won’t entertain the possibility of losing. He hasn’t decided what the sculpture would be, and isn’t sure what he’d do with the other equipment.

“I was thinking I could make wheelchairs for other kids or something like that,” he said, “but we might just completely destroy it.”

Boxer to stress accomplishments, Jones to push change in debate

BY BETH FOUHY

AP Political Writer

SAN FRANCISCO — Republican Senate challenger Bill Jones, who trails Democratic Sen. Barbara Boxer by a wide margin in recent polls, said the first televised debate between the two Senate candidates Tuesday would help charge a campaign that so far has shown little life.

Jones, a former secretary of state who also trails Boxer in fund-raising, said the debate gives voters enough information to help them decide to “finish the job” started last year when they recalled Democratic Gov. Gray Davis in favor of Republican Arnold Schwarzenegger.

“We need to give Arnold Schwarzenegger a partner in Washington that is effective, and my record shows that I can work across party lines,” Jones said this week. “This is not a Republican or a Democratic choice, it’s a choice for the future of California.”

Jones has struggled to gain traction in his race against Boxer since winning the Republican primary last March. Boxer, who is running for a third term in the U.S. Senate, has raised over \$14 million and had \$7.7 million in the bank at the end of June, according to her most recent campaign finance reports. Jones, meanwhile, raised \$3.8 million and had less than \$1 million on hand at the end of June.

A new Field Poll published Saturday showed Boxer leading Jones, 50 to 33 percent, among the state’s likely voters, with 50 percent of those voters saying they knew

little about Jones.

Jones last ran for statewide office in 2002, finishing a weak third in the GOP primary race for governor.

Jones, who has announced he’ll commit \$2 million in personal funds to the campaign but has not yet done so, said he remains confident he’ll have enough money going into the fall campaign to remain competitive and get his message across.

He said he’ll use Tuesday’s debate to remind voters that Boxer had supported Davis in the recall, not the popular Schwarzenegger.

If that’s the keystone of Jones’ campaign, Boxer spokesman Roy Behr said, it’s evidence of an “empty” campaign that that shows Jones is “literally left with nothing else to talk about.”

Behr said Boxer will use the debate to highlight her work in the Senate on matters of concern children and families, and point out her differences with Jones on issues like gun safety and abortion rights.

“I don’t think the change Californians are looking for is someone who voted against an assault weapon ban and wants to eliminate a woman’s right to choose,” Behr

said. “That’s the change that Bill Jones offers.”

Jack Pitney, a professor of government at Claremont McKenna College, said the dynamic of the campaign was unlikely to change based on Tuesday’s debate, unless Boxer were to make a major blunder.

“What Jones really needs is to raise a lot of money, and that’s where the governor could be very helpful,” Pitney said. “The big guy with the big name recognition is the one who can break the cycle. The question is whether Schwarzenegger wants to invest his political capital in that cause.”

Schwarzenegger has agreed to appear at a fund-raiser for Jones in the fall, and has filmed campaign commercials for Jones that have not yet aired. Jones has also received fund-raising help from other national Republicans in recent weeks, including Vice President Dick Cheney and Arizona Sen. John McCain.

The debate, which will run from 6:00 to 7:00 p.m. PDT, will take place at the Museum of Tolerance in Los Angeles. It will be televised on KNBC in Los Angeles, KNTV in the San Francisco Bay Area, and other NBC stations around the state.

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Home buying 101



**BUYING
AND SELLING**
BY THOMAS KHAMMAR

If you want to buy a house, start by estimating what you can afford and making a budget to buy. Many prospective buyers find it difficult to accumulate enough cash for a down payment, especially if they are saddled with heavy debt. With some discipline and creative strategies, you can probably come up with more cash than you think. Check your current finances and investigate ways to save and raise extra funds.

■ Write down your monthly income, savings and spending. If you have a lot of high interest credit debt, try to move your balances to cheaper cards and plan to spend a year paying off as much debt as possible.

■ Identify your long-term financial goals. Owning a house may be one, saving enough for retirement might be another.

■ Make a home-buying savings plan. Open a savings account just for this purpose and make regular deposits, even if you put aside just \$20 per week.

■ Look for other sources of down payment funds, such as s Roth Individual Retirement Account (IRA). First-time buyers now have access to \$10,000 of these funds penalty-free under certain conditions.

■ Cut back on non-essential spending. Your friends and relatives will understand that you can't spend \$20 to go to dinner and the movies if you say you are saving to buy a house. Your children will understand, too. In fact, saving to buy a house can be a family activity.

■ Make saving for a house fun. Chart your progress on paper and post it somewhere to remind yourself of your goal.

RAISING THE MONEY

For many prospective buyers, it can be difficult to accumulate enough cash for a down payment. Investigate some creative strategies to save money and raise extra funds.

CO-SIGN ON THE DOTTED LINE

Many lenders will allow your parents to pay all of the down payment if they co-sign the loan. This means that your parents' names will go on the title. They also will be jointly responsible for mortgage payments. You may eventually be able to refinance the loan in your name only, after you accumulate some equity in the property or improve your financial situation. Contact a real estate attorney.

20 WAYS TO COME UP WITH A DOWN PAYMENT

1. Ask your parents, other relatives or friends for help. If they can't give or loan any money, perhaps they will agree to co-sign a loan.
2. Sell (or borrow against) other real estate you own.
3. Sell securities you own, or borrow against them through a loan from the stock brokerage.
4. Sell collectibles or heirlooms that you own.
5. Cash in (or borrow against) the built-up value of any life insurance you have.
6. Withdraw money from your IRA. If you are a first-time buyer, you can pull out \$10,000 penalty-free (though you must pay state and federal income tax on it) to put toward your home purchase. If you're not a first-time buyer, pull out the very least amount you must. Otherwise you will have to pay both the 10 percent penalty and income tax on early withdrawal.
7. Borrow against your retirement funds. In some cases, the rate on the loan may be as small as 2 percent. If you add too much to your debt burden, however, you may not be approved for a loan.
8. Ask for help from your church, synagogue or other non-profit organization. Fannie Mae has a "3/2" loan program that allows you to make a 3 percent down payment if a bona fide nonprofit puts down the other 2 percent.
9. Sell a boat, RV or second car that you own and use the cash for the down payment.
10. Get a second job. It will help you raise cash and the extra income will improve your chances of qualifying for the loan. You can quit later.
11. Look for an investment partner who will put some or all of the cash in an equity

sharing partnership. You will make the monthly payments and the two of you will split the eventual resale profits.

12. Change the withholding taxes, if permitted, on your salary in anticipation of higher deductions when you get a mortgage. Your take-home pay will increase, giving you more funds to put toward a down payment.

13. Look for loan programs such as VA or FHA that require little or nothing down.

14. Use a lease option that allows you to rent the house now and buy it after you save.

15. Look for a home with an assumable loan. Instead of buying out the owner's equity, ask the seller to carry back a second .3mortgage for an equal amount. That way you can buy the home without a down payment.

16. Pawn something you own and use the proceeds for a down payment. You can get them back after you have moved in and can afford to pay the pawn broker back.

17. Refinance your car or other vehicles and add the proceeds to your down payment.

18. Offer something other than cash (a car, boat, or collectibles) to the seller in lieu of a cash down payment.

19. Offer your services or expertise to the seller in lieu of a down payment. Some examples include \$10,000 worth of auto services if you are a mechanic, dental work if you are a dentist, desktop publishing if you are a designer, artwork if you are an artist or legal work if you are an attorney.

20. Look up foreclosure properties that require little or no down payment. Some lenders and government agencies will let you buy a foreclosure with no down payment if your credit is good and they are anxious to have the home occupied, or if you have skills (carpentry, landscaping, or even painting) that you can use to increase the home's value.

SAVE TO OWN

Once you buy a house, don't give up your saving discipline. Start an emergency reserve fund. You may need to fix the plumbing or to refinish those original wood floors under the carpet. And remember, every day you own your home you build equity, which is a form of savings too.

(For all your real estate needs, contact Thomas Khammar at Pacific Ocean Properties at (310) 392-9223 or email him at thomas@pacificoceanrealestate.com).

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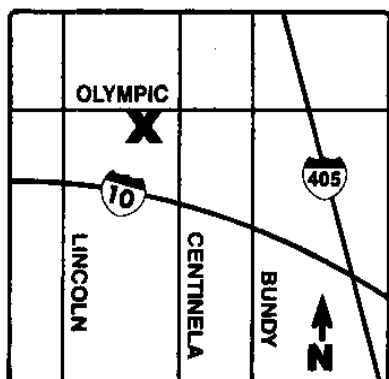


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The birth of a city: Ocean Park roots firmly planted



DAYS ON THE MARKET

BY JODI SUMMERS

(Editor's note: This is the fifth installment of a six-part series about the land-marked properties in Santa Monica).

On June 23, 1891, property developers Abbot Kinney and Francis Ryan bought the controlling interest in the Ocean Park Casino. Later that year, they paid \$175,000 for the surrounding tract of land that faced the ocean south of what is now Pico Boulevard. There, they built the Ocean Park Beach Resort. Direct rail service from Los Angeles began when the first train arrived at its Hill Street depot on June 18, 1892.

Advertisements appeared for Kinney and Ryan's "Santa Monica Tract." The lots, 25 x 100 feet, were priced at \$100 and featured piped water. Tents were erected on unsold lots and were available to campers for summer rental. Three years later, Ocean Park was born. Many historic properties still remain.

■ Bay Street Craftsman Cluster, circa 1900

137,141,145 and 147 Bay Street

Voila, some of the earliest intact examples of Craftsman-style apartments. These properties were erected at what was originally the Los Angeles Pacific Railway right of way, which connected Santa Monica to points east.

■ Horatio West Court, 1919

140 Hollister Ave.

Horatio West Court is listed on the National Register of Historic Places because it exemplifies architect Irving Gill's bold use of concrete and hollow tile, a hallmark style that permitted the construction of an inexpensive tilt-wall system that allowed for artistic expression. Gill modified the existing California mission style into a simplified modern style. Horatio West Court is a fine example of affordable 1920's housing, courtesy of architect Irving Gill.

■ 39 Hollister Court, 1904-1920s

2402 Fourth St. and 2401 Third St.

An early 20th Century bungalow court consisting of 13 individual Craftsman-style units, with a friendly central courtyard. Bungalow courts offered many benefits of a house at a more affordable price — the grandparent of garden apartments.

■ John W. & Anna George House, circa 1911

2424 Fourth St.

A beautifully balanced Craftsman bungalow. Robert Winter, in his book, "The California Bungalow," explains:

"The bungalow was practical, and it also symbolized for many the best of the good life. The feeling of independence (the bungalow) gave, even on a tiny plot of land, is part of the freedom which even today one senses in Southern California."

■ Merle Norman Building, 1936

2525 Main St.

This Streamline Moderne building defines this architectural movement —

clean, stylish, and dynamic with airy walkways. Uniquely appealing. Architect H.G. Thursby distinguished the Merle Norman Cosmetics headquarters with a unique circular cupola. This uplifting building and successful business brought hope to Santa Monica during the Great Depression.

■ Ocean Park Library, 1917-1918

2601 Main St.

The Ocean Park Library is one of the remaining branches of the Carnegie Library operating in California. Designed by architects Kegly & Gerity, the property is a variation of the Classical Revival design.

Carnegie Libraries were a turn-of-the-20th Century innovation. A public library movement had blossomed across the United States. Steel magnate Andrew Carnegie retired in 1900 at age 65 and devoted the rest of his life to philanthropy. In 1900, he established the Carnegie Library grants program.

In total, his Carnegie Corp. provided more than \$41 million for 1,689 free public library buildings in 1,419 communities around the United States.

The Carnegie grant was to be used to construct the building, while the community was expected to provide a site and to tax itself at the annual rate of 10 percent of the grant amount for the purchase of books and for staffing and upkeep of the library.

■ First Roy Jones House, 1894

2612 Main St.

Constructed for Santa Monica Civic leader Roy Jones, this is the earliest known American Colonial Revival style design of Sumner P. Hunt.

In the late 19th Century, the renowned architect Sumner P. Hunt built the home for Roy Jones, son of the founder of Santa Monica, Sen. John Percival Jones. The Roy Jones Home is designed in a style in transition from the elaborate Victorian Queen Anne Revival, to the simpler American Colonial or Georgian Revival style. Once upon a time, Santa Monica was a large ranch. It was purchased by Nevada Sen. John Percival Jones. In 1895, he founded Santa Monica.

Originally located at 1007 Ocean Ave., the house was donated to the Heritage Square Museum and moved to its present location in 1977. Don't miss the Sunday farmer's market in the parking lot.

■ Parkhurst Building, 1927

185 Pier Ave.

This property is listed on the National Register of Historic Places. This Spanish Colonial Revival statement has more to do with Venice's history than Santa Monica. It was constructed for Clinton G. Parkhurst, the second to last mayor of Venice — before Venice became incorporated into the city of Los Angeles. Designed by Norman Marsh of Marsh, Smith and Powell. Marsh was responsible for the design of many of the prominent structures in Venice, including the plans for its arcaded streets and canals.

(If you have any stories to tell of early Santa Monica and its property, share them with us. For your real estate needs, e-mail Jodi Summers at jodis@boardwalkrealty.com, or call (310) 309-4219).

Sponsored by Pacific Ocean Properties

Highs and lows of the Los Angeles Basin market

IN YOUR SPACE

BY CHRISTINA S. PORTER



The Los Angeles Basin and Kern County industrial market, with 1.4 billion square feet, is the largest industrial market in the United States.

Demand for industrial space was moderately strong in the first half of 2004, particularly among owner-users who were stimulated by very low interest rates. However, lack of available space in much of Los Angeles and Orange Counties limited the amount of activity that could take place.

Here's a look at two regions' activities.

THE SAN FERNANDO VALLEY

The San Fernando Valley industrial market is a moderately mature market, with 78 percent of its 135 million square feet built before 1985. It is oriented toward the small and medium sized manufacturer and distributor, with only 33 percent of its space in "big boxes." A small amount of negative net absorption took place in the first six months of 2004, 229,500 square feet. This was down from a pace of 900,000 square feet per six months in 2003. It also was down from the long-term average for the area of 730,000 square feet per six months. Much of the reason for the lack of positive net absorption was a lack of available space. Construction activity was very low, and only 65,400 square feet was completed. Vacancy rates were flat at 3.2 percent. This is a very low vacancy rate, the lowest in the Los Angeles Basin. Asking rents remained at \$0.59 per square foot per month for a typical 75,000-square-foot space, which is a high rate.

Currently, 510,900 square feet is under construction. When completed, this space will expand the base by 0.4 percent, which is a minimal amount. Vacancy rates are projected to remain very low. The for-sale market has remained very strong. Users are eyeing exceptionally low interest rates and the rental rate increases they have seen in recent years. They are actively in the market to buy. As with many other markets in the Los Angeles Basin, the major problem is finding suitable product for sale.

Central Los Angeles (Central Los Angeles City, Vernon, Commerce and Santa Fe Springs) is the largest industrial market in the basin, with 344 million square feet of space. It also is the oldest, with 81 percent of its space built before 1985. It has a mix of property types, with 45 percent in "big boxes" and 55 percent in small- and medium-sized buildings. Net absorption in the first half of 2004 was constrained by a lack of available space.

The total was just 556,700 square feet, down from a pace of 1.9 million square feet per six months in 2003 and from a long-term average of 1.6 million square feet per six months. 2.3 million square feet was completed via construction, expanding the base by 0.7 percent. The vacancy rate climbed to 3.8 percent, up from 3.4 percent at year-end 2004 and from 3.3 percent a year ago. However, this remained a very low rate — the second lowest of any market in the Los Angeles Basin. Asking rental rates were firm. Construction activity is restrained, at 773,600 square feet. As this space comes on-line it will expand the base by only 0.2 percent. A level that the market will quickly absorb.

The market is expected to tighten even further in the remainder of 2004 and into 2005.

THE SOUTH BAY

The South Bay has a large industrial base — 229 million square feet — with a concentration of firms oriented toward trade with the Ports of Los Angeles and Long Beach, and/or with Los Angeles International Airport. It is a relatively mature market, with 80 percent of its space built before 1985. There is a good mix of product types,

with nearly half the space in big boxes. 47.5 percent in small and medium-sized buildings 53 percent. A moderate amount of net absorption took place in the South Bay in the first half of 2004, 1.1 million square feet. This was down from a pace of 1.4 million square feet per six months in 2003, but consistent with the long-term average for the area of 1.1 million square feet per six months. Construction was restrained, and only 544,700 square feet came on-line during the period. The vacancy rate fell to 5.1 percent, down from 5.4 percent at year-end 2003. Despite healthy market conditions, asking rental rates dropped by 3 percent from mid-year 2003. Construction activity is light, and only 455,000 square feet is underway which, when completed, will expand the base by 0.2 percent. This is substantially less than projected growth in demand, and the market is expected to tighten in the remainder of 2004 and into 2005. As is the case throughout the basin, interest in for-sale product is very strong.

(The above is an excerpt from NAI Capital's Mid Year 2004 Market report. Christina S. Porter specializes in the leasing and selling of office and industrial buildings. You can contact her by calling (310) 806-6104, or e-mail at cporter@naicapital.com).

COMMERCIAL REAL ESTATE PROPERTIES SOLD

City	Property	Type	Square Feet	Price	Sales Date
Santa Monica	Hi Rise	(9 + sty)	108,093	\$31,600,00	05/21/2004
Santa Monica	Hi Rise	(9 + sty)	88,000	\$23,000,00	05/07/2004
Santa Monica	Single	Tenant Low Rise	42,050	\$12,000,000	07/21/2004
Santa Monica	Multi	Tenant Low Rise	43,751	\$8,300,000	04/15/2004
Santa Monica	Multi	Tenant Low Rise	14,000	\$3,600,000	06/23/2004
Santa Monica	Retail	Property	2,161	\$3,400,000	04/22/2004
Venice	Hotel		5,316	\$3,195,000	05/20/2004
Venice	Office	Property	5,940	\$2,850,000	05/27/2004
Venice	Storefront		7,797	\$2,340,000	07/16/2004
Venice	Office	Property	6,952	\$2,125,000	05/29/2004
Venice	Retail	Property	4,604	\$2,000,000	04/02/2004
Santa Monica	Retail	Property	5,000	\$1,900,000	04/22/2004
Santa Monica	Storefront		7,032	\$1,840,000	06/07/2004
Venice	Office	Property	1,680	\$1,600,000	04/05/2004
Venice	Retail	Property	3,006	\$1,395,000	07/15/2004
Venice	Retail	Property	2,400	\$1,160,000	04/28/2004
Santa Monica	Retail	Building	3,000	\$1,015,000	04/05/2004
Venice	Retail	Property	1,500	\$925,000	05/06/2004
Venice	Storefront		3,311	\$900,000	07/02/2004
Venice	Storefront		2,400	\$655,000	04/09/2004
Venice	Commercial	Land	3,528	\$600,000	06/22/2004

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Brand New Listing - El Segundo - 6 Unit building, two-bed, 1ba each. 8 garages, income \$102,000. Completely remodeled with custom finishes. All tenant occupied. **\$1,399,000**

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Brand new Listing - Shopping center in Hawthorne. \$11,600 gross. Low rents. Long term tenants. **\$1,299,000**



NATIONAL

Seized terrorist tapes could take a hit on casinos

BY JOHN SOLOMON

Associated Press Writer

WASHINGTON — When the Justice Department obtained two videos suggesting terrorists had cased Las Vegas casinos, the discussions didn't center on public alerts or heightened security. Rather, authorities worried about the effects on tourism and the casinos' legal liabilities, internal memos show.

One of the tapes, found in Spain in 2002, shows al-Qaida's European operatives casing Las Vegas casinos in 1997, engaging in casual conversation that included an apparent reference to Khalid Shaikh Mohammed, the mastermind of the Sept. 11, 2001, attacks on the United States.

The other tape found in a Detroit terror cell's apartment had eerily similar footage of the MGM Grand, Excalibur and New York, New York casinos — three hotels within a short distance of each other on the Las Vegas strip with a combined total of 11,000 rooms.

Though the FBI offered, most local law enforcement and casino security officers declined an invitation to view the footage after it was obtained in 2002, according to the memos and one of the prosecutors in the Detroit case.

One document obtained by The Associated Press quotes a federal prosecutor in Las Vegas as saying the city's mayor was concerned about the "deleterious effect on the Las Vegas tourism industry" if the evidence became public. The mayor said Monday he was never told of the footage.

Another memo states the casinos didn't want to see the footage for fear it would make them more likely to be held liable in civil court if an attack occurred.

"The information, unfortunately, was not taken as seriously as we believed it to have been," Assistant U.S. Attorney Richard Convertino told AP in an interview, recounting how only two local police officers accepted the FBI agent's offer to see the tape.

"The reason that he (the FBI agent) was given for the low turnout was because of liability, that if they heard this information they would have to act on it. It was extraordinarily unacceptable and absolutely outrageous," Convertino said.

The prosecutor said he later asked a Las Vegas police officer who had seen the tape and flown to Detroit to help why more wasn't done. "This officer told me that the amount of money that travels through Las Vegas on a daily, weekly and monthly basis — if something doesn't

go boom, nothing is going to be done," he said.

Convertino led the successful prosecution of the Detroit terror cell but has since been removed from the case amid an investigation into whether the prosecution team withheld certain evidence from defense lawyers. Convertino alleges the probe is retaliation for his recent cooperation with Congress.

Justice Department officials declined comment Monday, citing a gag order imposed by the judge in the Detroit case.

Las Vegas Mayor Oscar Goodman said Monday he was never told about the tapes until learning about them from AP this week. "If I were told, I would certainly tell the public," Goodman said.

Clark County Undersheriff Doug Gillespie said he first learned about the Detroit footage during the Detroit trial in spring 2003 and found out about the Spanish tape afterward, but he confirmed two of his detectives had met with the FBI.

"They're saying we didn't do our job, and it is to the contrary. They had the information. They chose not to give it to us," Gillespie said of federal authorities.

FBI Special Agent Dave Nanz in Las Vegas said he could not speak about the specifics of the Detroit case but that "any credible information that we obtain from any source suggesting any terror threat to Las Vegas, we share with local law enforcement and security chiefs in the casinos."

Homeland Security Department officials said Monday there is no imminent threat known to Las Vegas, although it remains a suspected target. They said the 2002 episode showed the need for the instant local alert system the department created last year.

Las Vegas has been considered a terror target since shortly after the Sept. 11 attacks when it was determined that Mohammed Atta and his hijackers made trips there before their suicide attacks on New York City and Washington. But the extent of video surveillance hasn't received attention, even after U.S. authorities announced new terror concerns about Las Vegas last December.

The owner of the Excalibur said Monday he never had been told of the tapes. "You're giving me information I've never heard," said Glenn Schaeffer, president and chief financial officer of Mandalay Resort Group.

Yvette Monet, a spokeswoman for the MGM, declined to say whether casino officials were invited to see the tape, simply stating, "We have always cooperated with state, local and federal authorities in dealing with these matters and we continue to do so today."

Knowledge of the tapes reached the highest levels of Justice. The department's terrorism chief, Barry Sabin, referenced the casino footage in a memo to the FBI.

In late summer 2002, FBI agents discovered the casino footage when they belatedly decoded a European surveillance tape found a year earlier in the Detroit terror cell's apartment. A few weeks later, a Justice expert provided prosecutors similar surveillance that Spanish authorities had recovered from an al-Qaida cell in Madrid.

When FBI supervisory agent Paul George flew to Las Vegas to show the Detroit tape, "the FBI, casino representatives, Clark County Sheriff's Department and the JTTF (joint terrorism task force) declined to attend," Assistant U.S. Attorney Keith Corbett wrote.

"No one showed up except for two Metro officers," Corbett added. "Indeed, the casinos informed Agent George that they did not want to show up because of concerns about liability."

In a series of e-mails, Convertino pleaded with Assistant U.S. Attorney Sharon Lever in Las Vegas to take the video footage seriously, even though local officials were cool to it. He noted two experts had concluded the tape matched other al-Qaida surveillance.

"While I understand your previously stated concerns that the mayor of Las Vegas, the local sheriff and others believe our indictment may temporarily have a deleterious effect on the Las Vegas tourism industry, it is unconscionable that any reasonable person would assert that anyone here possessed a cavalier attitude toward the tape," Convertino wrote.

Prosecutors were allowed in spring 2003 to show the Detroit tape to jurors, but were kept by their superiors from introducing the Spanish tape.

Both tapes showed the three same hotels. The Excalibur, in fact, "was both shot inside and out, daytime and nighttime," according to one Justice document.



NATIONAL



Mexico probes sale of fake drugs in border town

BY MARK STEVENSON

Associated Press Writer

MEXICO CITY — Mexican authorities are investigating the sale of fake or substandard medicine in a border town so popular among Americans seeking cheap medications that it has more pharmacies than streets.

U.S. officials said at least one pharmacy sold useless tablets labeled as Zocor, a cholesterol drug, to an American citizen in Algodones, a hamlet with 10 streets and around 20 drug stores across the border from Yuma, Ariz.

Algodones advertises one bar, one church and an estimated 250 doctors, dentists and opticians, almost all of whom cater to Americans who come for cheap drugs and health services. The drugstores often also sell alcohol, and names like "Liqui's Pharmacy and Liquor" are frequent.

The U.S. Food and Drug Administration issued an alert July 30 about the counterfeit Zocor — which did not contain any active ingredient — and a bogus version of Carisoprodol, used to treat muscle spasms, which had a very low level of its key ingredient.

Ernesto Enriquez Rubio, the head of the Mexican government's drug watchdog agency, said authorities are investigating the origin of the fake medicine, noting "no laboratory is producing this legally in Mexico."

"It was a total fraud," he said. "The medicine had no active ingredient whatsoever."

It was unclear whether the problem was widespread. There have been isolated reports of fake medicines in the past, but none large enough to halt the flow of Americans seeking cheaper health care in Mexico, estimated at 15,000 crossings daily in the busy winter months.

"I think they exaggerate things, about people getting ripped off down here," said Ernest Phillips, 66, of Yuma, as he shopped at an Algodones drug store. "I've been coming here for six years and I've never had a problem."

"This is a lifesaver for some people," Phillips said, noting that some medications were about a third the cost of those in the United States. "There are a lot of old people who would just do without (medicine) if they didn't have this."

Coralie Kavanaugh, 74, also of Yuma said she spends about \$40 per month on medicine from a fixed income of \$800, and pays \$139 for glasses that would cost her \$300 in the United States.

"I have enough confidence," Kavanaugh said. "They're always telling you something's not good for

you, like eggs, and now they're good for you again."

Algodones' wall-to-wall pharmacies serve a largely elderly American clientele with a narrow range of drugs — the top-selling arthritis, cholesterol or heart medications, perhaps 40 or 50 medications in all — said Tomas Osuna, owner of the Guadalajara Pharmacies Stores.

But getting a sugar pill instead of an anti-spasm medication is not a laughing matter, said Hal Zenenberg, director of marketing Westward Pharmaceutical Inc., the maker of Carisoprodol, noting "if you don't have the active ingredient, it's not going to relieve the spasm."

Industry officials say there is a long-standing problem with drugs of dubious effectiveness being sold at border pharmacies. Tom Kubik, executive director of the Pharmaceutical Security Institute, said many border pharmacies are running a "bait-and-switch" scam on U.S. customers.

"If a U.S. patient comes in to fill a prescription, it is not uncommon for them to be shifted to 'similares,'" or drugs that don't meet the standards of generic equivalents, Kubik said.

U.S. companies and officials often have to call the Mexican government's attention to problems at border

pharmacies, Kubik said, noting "you've got to go to them with detailed evidence before you get some response."

Pharmacists in Algodones denied selling counterfeit medicine in their stores.

"We earn a slightly higher profit margin on the generics, but it's always up to the customer to decide. We'll sell him what he wants," said Osuna.

Local businessmen fear the alert could hurt business in Algodones, which is so dependent on sales of a few top-selling medications that one local pharmacy has reportedly been nicknamed "Viagraland" by locals.

Algodones town supervisor Jorge Cochran said pharmacy owners were making efforts to keep quality — and prices — up.

"The pharmacy owners meet every two weeks to look at these kind of situations, and to make sure everybody is charging the same prices," Cochran said.

Osuna said he would be more vigilant in the future, especially of the smaller traveling medicine salesmen who pull up to his door with a carload of samples.

"I'm going to start asking for signed receipts from all my suppliers, and ask to see their laboratories from now on," he said.

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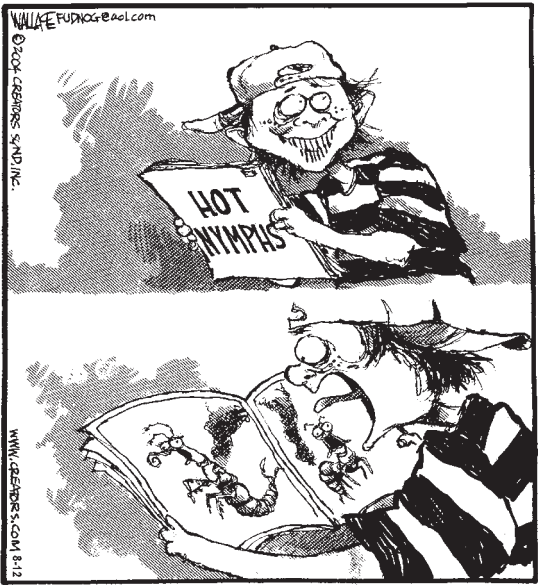
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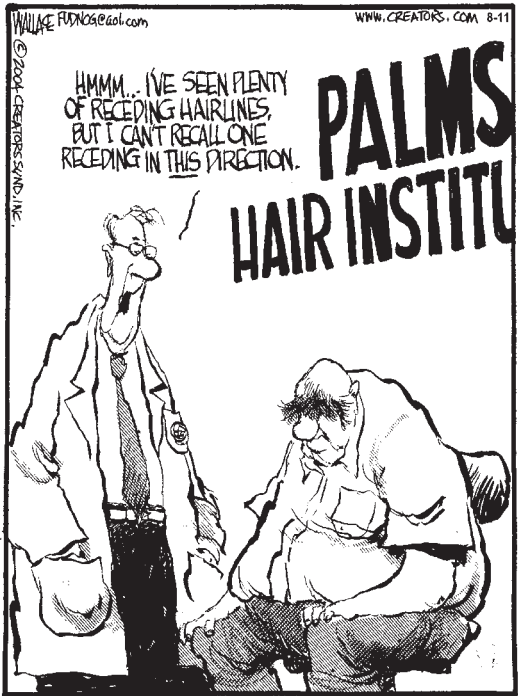
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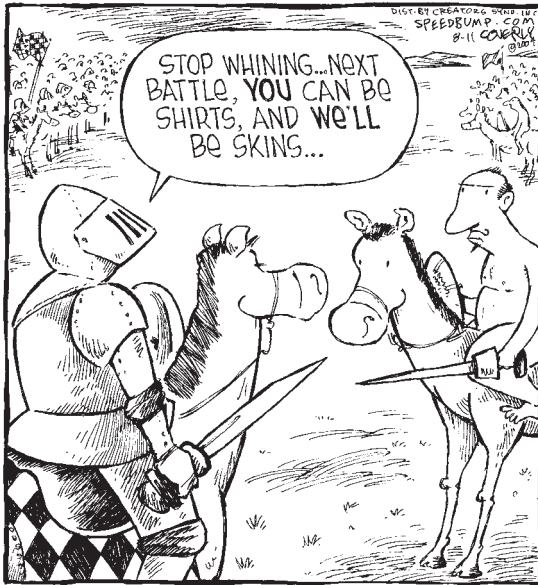
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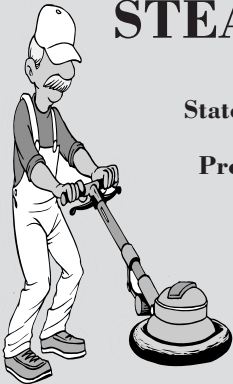
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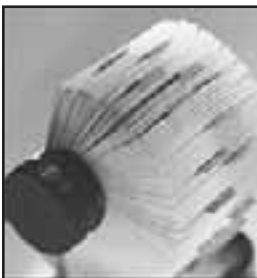
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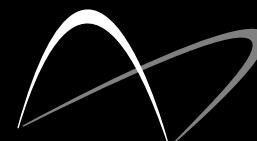
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