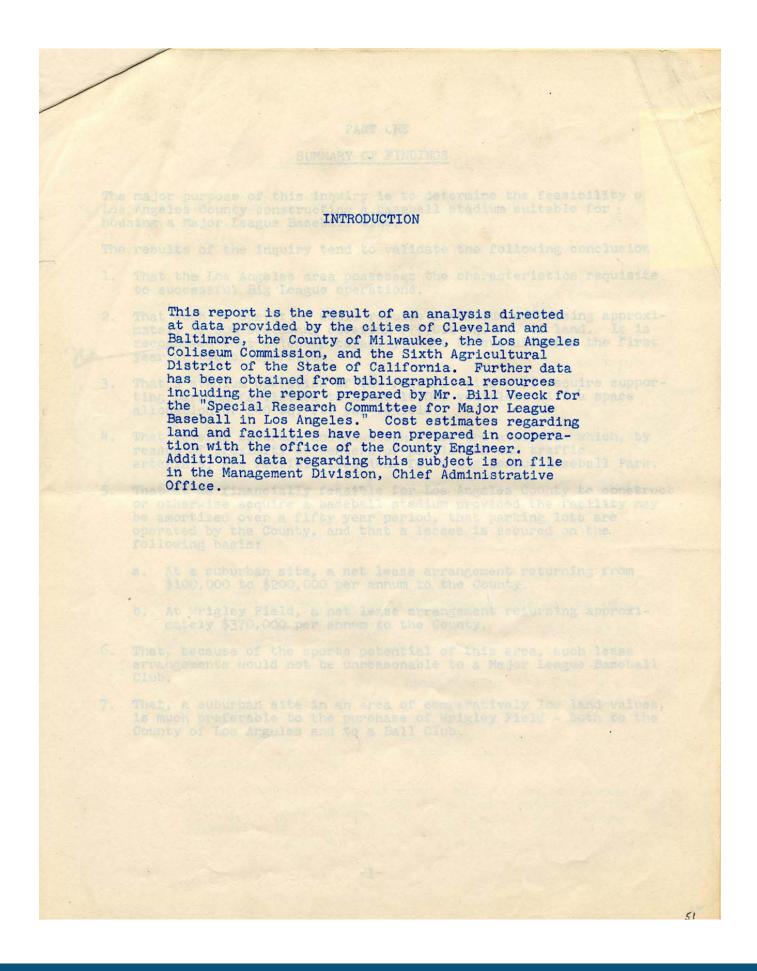


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PART ONE

SUMMARY OF FINDINGS

The major purpose of this inquiry is to determine the feasibility of Los Angeles County constructing a baseball stadium suitable for housing a Major League Baseball Club.

The results of the inquiry tend to validate the following conclusions:

- 1. That the Los Angeles area possesses the characteristics requisite to successful Big League operations.
- 2. That such an operation would require a stadium comprising approximately 52,000 seats and covering 774,000 sq. ft. of land. It is recognized that a lesser capacity might be suitable for the first year or two of operation.
- 3. That a stadium operation of the required size will require supporting parking facilities to house 10,000 vehicles, with a space allocation of 240 sq. ft. per vehicle.
- 4. That several suburban and downtown sites are available which, by reason of proximity to centers of population and traffic arterials, are feasible locations for a Big League Baseball Park.
- 5. That it is financially feasible for Los Angeles County to construct or otherwise acquire a baseball stadium provided the facility may be amortized over a fifty year period, that parking lots are operated by the County, and that a lessee is secured on the following basis:
 - a. At a suburban site, a net lease arrangement returning from \$100,000 to \$200,000 per annum to the County.
 - b. At Wrigley Field, a net lease arrangement returning approximately \$370,000 per annum to the County.
- 6. That, because of the sports potential of this area, such lease arrangements would not be unreasonable to a Major League Baseball Club.
- 7. That, a suburban site in an area of comparatively low land values, is much preferable to the purchase of Wrigley Field both to the County of Los Angeles and to a Ball Club.