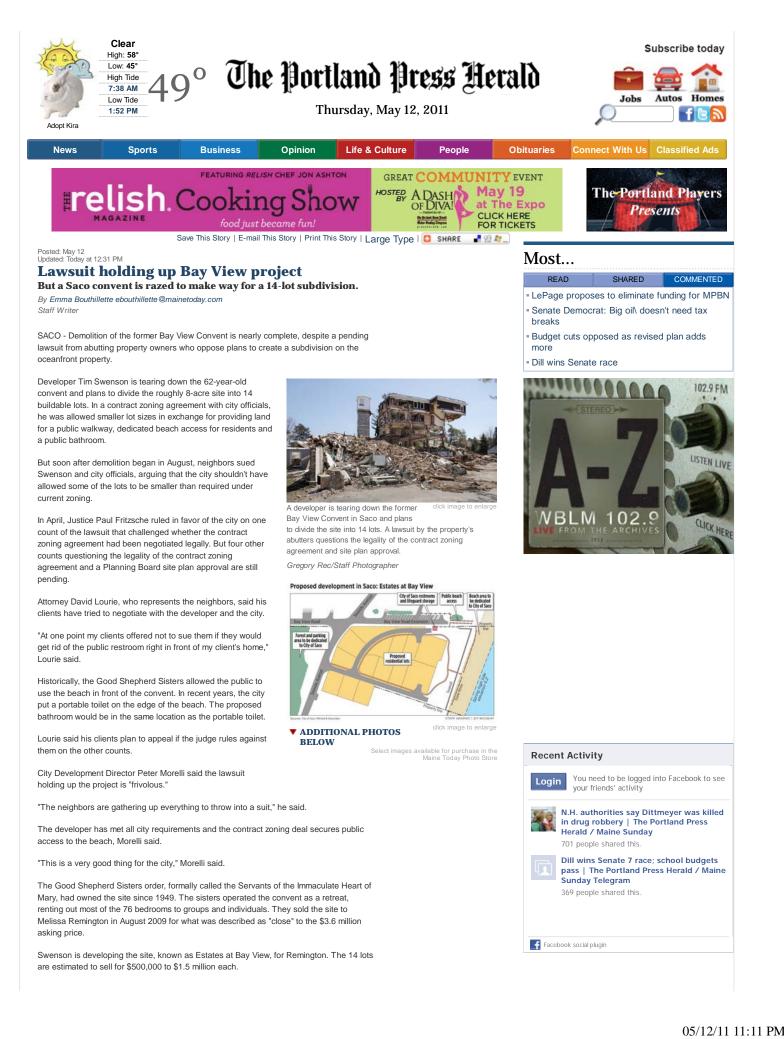
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Lourie has said that without the special contract zoning agreement, the developers would have had room for 10 to 12 lots.

Despite the pending lawsuits, Swenson said he moved forward with demolition this spring because the property was "looking very dilapidated."

"We wanted to get that demolition done before summer hits so neither the tourists or the city residents will have to look at the debris," he said.

The building, which once stood prominently on the oceanfront property, has been partially torn down. A portion of the building with a steel-beam frame was torn down Wednesday, and all that remains standing is an elevator shaft. Demolition will continue for up to six more weeks.

"Hopefully (that) will correspond with when we can get the judgment from the judge," he said. "If that hasn't come yet, we will clean up the site, cut the road in and continue to do some work.

"We can't sell lots until (the lawsuit) is over and done with," Swenson said.

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