

# THE LISTINGS

THE WEEK'S SALES, LEASES, LOANS, NOTICES OF DEFAULT AND UPCOMING INDUSTRY EVENTS

## daily deals

Financings, sales and leases from  
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Compiled by Carla Pineda. Deals are listed in order of  
dollar amount, then square footage.

### OFFICE



One Premier Place, Irvine

IRVINE — Transpacific Development Co. acquired a 270,000-square-foot office complex at One and Three Premier Place for \$73 million from Ford Motor Co. Five-story, 181,000-square-foot One Premier Place is fully occupied by Taco Bell Corp. Two-story, 89,000-square-foot Three Premier Place is fully leased to Ford Motor Co. Michael Kane, Dean Chandler, Jeff Morgan, Karen Scholte, Paul Jones, Kevin Shannon, Ken White and Todd Tydlaska of **CB Richard Ellis** represented the seller.



100 UCLA Medical Plaza, Los Angeles

LOS ANGELES — The Regents of the University of California purchased the seven-story, 123,000-square-foot, fully leased medical office building at 100 UCLA Medical Plaza for \$43 million from Held Properties Inc.

SAN DIEGO — American Assets Inc. obtained \$22.5 million in non-recourse financing for Reserve North Court I and II, two Class A, fully leased office properties totaling 130,430 square feet at 11622 and 11682 El Camino Real. Financing proceeds will retire an existing CMBS loan. Tim Wright, Zack Holderman and Rob Hinckley of **Holliday Fenoglio Fowler** arranged the 10-year, fixed-rate loan with **John Hancock Real Estate Finance**.

EL SEGUNDO — A \$22 million loan was closed for the \$26.6 million acquisition of a 200,000-square-foot office complex. Steven Bram and Steven Yazdani of **George Smith Partners** arranged the financing.

LA JOLLA — 7701 Herschel LLC purchased a 10,236-square-foot office building at 7701 Herschel Ave. for \$4.75 million from The Copley Press. Mike Slattery and Robert Kuzman of **Grubb & Ellis | BRE Commercial** represented the seller.

SAN MARINO — A 14,665-square-foot office property at 2920 Huntington Drive sold for \$4.2

million. Elizabeth Clark, Joshua Levy and Priscilla Nee of **Marcus & Millichap Real Estate Investment Services** represented the seller, while Ryan Cinelli, also of Marcus & Millichap, represented the buyer.



10960 Wilshire Blvd., Los Angeles

LOS ANGELES — Altman, Greenfield & Selvaggi signed a 64-month, \$1.8 million lease for 6,886 square feet of office space at 10960 Wilshire Blvd. from Equity Office Properties. Hunt Barnett, Chris Houge and Beau Rawi of **Madison Partners** represented the lessor, while Jeff Cowan of **Studley** represented the lessee.

ANAHEIM — General Dynamics Advanced Information signed a two-year, \$1.4 million lease renewal on a 23,342-square-foot office property at 180 N. Riverview Drive from K-11 Fullerton LLC. Mike Boomer, Barry Walshe and Mike Hefner of **Voit Real Estate Services** represented the lessor, while Denise Delsignore of **CB Richard Ellis** represented the lessee.

ORANGE — Koa Corp. purchased a 6,733-square-foot office building at 2141 W. Orangewood Ave. for \$1.3 million from Jay and Sandra Burke. Marshal Vogt and Jonmark Fabiano of **Lee & Associates - Orange Inc.** represented the seller, while Amy ManNamara and Ryan Campbell of **Grubb & Ellis** represented the seller.

CULVER CITY — Lifehouse Health Services signed a five-year, \$1.1 million lease for 7,826 square feet of office space at 300 Corporate Pointe from CRCP Corporate Pointe LLC. Sam Monempour of **NAI Capital** represented the tenant.

RIVERSIDE — Inland Pacific Advisors Inc. purchased a two-story, 4,525-square-foot office building at 3538 Central Ave. for \$695,000 from John Enright Inc. Susan Wilkerson of **Inland Pacific Commercial Realty** represented the seller, while Dennis Morgan represented the buyer in-house.

SAN DIEGO — The Point B Inc., doing business as The SSPA, signed a five-year, \$634,000 lease for 9,557 square feet of office space at 17065 Camino San Bernardo from MIS Limited LLC. Marc Posthumus of **Cushman & Wakefield** and Matt Kelly of **Voit Real Estate Services** represented the lessor, while Michael Mazzotta of **Colliers International** represented the lessee.

SAN DIEGO — Zen Diego Dental Arts signed a 61-month, \$373,000 lease for 2,718 square feet of office space at 501 Washington St. from Village Hillcrest Partners LP. Duncan Dodd and Phillip Linton of **Grubb & Ellis | BRE Commercial** represented both parties.

SAN DIEGO — Hutton Law Group signed a

36-month, \$234,000 lease for 2,327 square feet of office space in Del Mar Corporate Plaza at 12671 High Bluff Drive from R.B. Income Properties. Bob Kuzman of **Grubb & Ellis | BRE Commercial** represented the lessor, while Chris High of **Cushman & Wakefield** represented the lessee.

HESPERIA — First District Supervisors signed a four-year, \$195,000 lease for 2,039 square feet of office space at 9329 Mariposa Road from Malcai Investments. Elizabeth Brown and Donald Brown of **Lee & Associates** represented the landlord.

POWAY — Southwestern & Pacific Specialty Finance Inc., doing business as Check N Go, signed a three-year, \$173,000 lease renewal for 1,920 square feet of retail space in Poway Crossings at 12642 Poway Road from Poway Crossings Investors LLC. John Jennings and Kam Walton of **Cushman & Wakefield** represented the lessor, while the lessee represented itself.

SAN DIEGO — The San Diego Ad Club signed a 61-month, \$158,000 lease for 1,600 square feet of office space at 3579 Fifth Ave. from the Garcia Family Trust. Marc Frederick and Bud Marsh of **Colliers International** represented the lessor, while Jennifer Gallivan and James Laing of **Cushman & Wakefield** represented the lessee.

LOS ANGELES — The Law Offices of Jesus Rodriguez signed a three-year, \$130,000 sublease for 1,500 square feet of office space in the Citi Bank tower at 444 S. Flower from Pacific Western Bank. **Kennedy Wilson** represented the sublessor, while **Rosano Partners** represented the sublessee.

SAN DIEGO — Allegiant Professional Business Services signed a 37-month, \$115,000 lease for 1,118 square feet of office space at 11838 Bernardo Plaza Court from 11818-11858 Bernardo Plaza Court LP. Chris Hobson and Robert Kuzman of **Grubb & Ellis | BRE Commercial** represented the lessor, while Tyler Gossett of **CB Richard Ellis** represented the lessee.

SOLANA BEACH — Avondale Partners LLC signed a 26-month, \$55,000 lease for 740 square feet of office space at 512 Via de la Valle from Generation Properties LP, in care of Commercial Facilities Inc. Peter Curry, Matt Campbell and Brooks Campbell of **Grubb & Ellis | BRE Commercial** represented the lessor, while Robert Kuzman, also of Grubb & Ellis, represented the lessee.

CARLSBAD — AOTI Ltd. signed a one-year, \$26,000 lease for 1,321 square feet of office space at 2131 Palomar Airport Road from The Realty Associates Fund. Josh Bernstein of **Grubb & Ellis | BRE Commercial** represented the lessor, while Larry Cambra of **Cushman & Wakefield** represented the lessee.

VICTORVILLE — 14270 7TH St 6 signed a three-year, \$24,000 lease for 570 square feet of office space at 14270 7th St. from Gonzales, Hartman, Kossach, Cukier. Elizabeth Brown of **Lee & Associates** represented the lessor.

MILPITAS — Spear Street Capital purchased Murphy Ranch Technology Park, a five-building office complex totaling 363,237 square feet, from Prudential Real Estate Investors. The property is fully leased to three tenants. Michael Leggett and Gerry Rohm of **Holliday Fenoglio Fowler LP** represented the seller with Rita Meehan, Christopher Pawlik, Michael Leggett, Gerry Rohm and Jeff Arrilaga of **Cornish & Carey Commercial**.

SAN DIEGO — Sony Computer Entertainment America renewed its lease for 184,000 square feet of office space at the **Maguire Properties Inc.**-owned San Diego Tech Center for five years.

Peter Johnston, Stefan Khudic and Chris Powers represented the landlord in-house, while Brian Driscoll and Rick Reeder of **Grubb & Ellis** represented the lessee.

SAN DIEGO — eBioscience Corp. signed a long-term lease for a two-story, 49,347-square-foot office building at 10240 Science Center Drive from **Trammell Crow Co.** Harry Lake III, Matt Hill, Tom Bak and Matt Cramer represented the landlord in-house with Jerry Keeney and Matt Nickels of **CB Richard Ellis**. Mickey Morera of **Cushman & Wakefield** represented the lessee.



655 W. Broadway, San Diego

SAN DIEGO — Deloitte LLP signed a 10-year lease for 30,000 square feet of office space in Advanced Equities Plaza at 655 W. Broadway from Wereldhave USA. Kraig Kristofferson and Stacy Meronoff of **CB Richard Ellis** represented the lessor with Ed Muna of **Lankford & Associates**. Don Finkelstein of **Finkelstein & Associates** represented the lessee.

SAN JOSE — AccentCare leased 28,800 square feet of office space at 1190 S. Bascom Ave. from 1210 Bascom LLC. John Abramo of **Cornish & Carey Commercial** represented the tenant.

MONTEREY — Language Line LLC renewed its lease on 28,020 square feet of office space in the Monterey Commerce Center on Lower Ragsdale Drive from RRMCC Holdings LLC. Michael Schoeder of **NAI BT Commercial** represented the landlord.

ALAMEDA — Matthews Packaging Graphics renewed its lease for 20,357 square feet of office space at 1851 Harbor Bay Parkway. Daniel Pivnick of **Cornish & Carey Commercial** represented the tenant.

PLEASANT HILL — John Muir Health signed a 10-year lease for 18,958 square feet of office space at Hookston Square. Rick Steffens and Knute Bucklew of **Grubb & Ellis** represented the lessee.

LIVERMORE — Assay Technology Inc. leased 11,550 square feet of office and lab space at 1382 Stealth St. Andrew Zink of **Cornish & Carey Commercial** represented the lessee.

SANTA ROSA — Friedemann Goldberg renewed its lease on 10,159 square feet of office space at 420 Aviation Blvd. from Monroe Forsyth Inc. Paul Schwartz of **NAI BT Commercial** represented the tenant.

SAN FRANCISCO — Helios AMC LLC signed a sublease extension and expansion for 8,475 square feet of office space at Two Embarcadero

See **DEALS**, page 35

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## DEALS

Continued from page 34

Center from Boston Properties. Frank Fudem of **NAI BT Commercial** represented the subtenant.

**REDWOOD SHORES** — Counsyl subleased 7,739 square feet of office space in the Bayshore Technology Park from Ziosoft Inc. Erich Sollman and Marc Pope of **NAI BT Commercial** represented the sublessor.

### MULTIFAMILY

**SANTA ANA** — The Prime Group purchased Adagio at South Coast, a 349-unit apartment community at 3124 S. Main St., for \$43.1 million. Ray Eldridge and Michelle Jefcoat of **CB Richard Ellis** represented the undisclosed seller, while the buyer represented itself.

**LONG BEACH** — Westland Industries Group obtained \$6.4 million in financing for the 78-unit Esther Ridge Apartments at 630-800 E. Esther Ave. Mark Wintner of **Holliday Fenoglio Fowler LP** secured the 10-year loan with a fixed 5.53 percent interest rate and 77 percent loan-to-value ratio.



18532 Clark, Los Angeles

**LOS ANGELES** — A total of \$5.4 million in permanent financing was arranged for two multifamily properties totaling 64 units at 7255 Winnetka and 18532 Clark. Alex J. Katz of **Meridian Capital Group** secured the 10-year financing at fixed interest rates of 5.6 percent and 5.7 percent.



420 California Ave., Santa Monica

**SANTA MONICA** — A 20-unit apartment building at 420 California Ave. sold for \$5.3 million. Tony Azzi of **Marcus & Millichap Real Estate Investment Services** represented the seller, while Richard Ringer, also of Marcus & Millichap, represented the buyer.

**COSTA MESA** — A \$4.6 million refinance closed for the 50-unit South Coast Fountains. Bryan L. Frazier and Trent Brooks of **Sierra Capital Partners Inc.** arranged the seven-year, adjustable-rate mortgage loan.

**WOODLAND** — Crosswood Investment Co. sold a 48-unit apartment community at 641-645 2nd St. for \$2.2 million. Steven Nelson and Al R. Inouye of **Hendricks & Partners** represented the seller.

**SOUTH GATE** — Frank Gonzales purchased the eight-unit Elizabeth Avenue Apartments at 9328 Elizabeth Ave. for \$1.1 million from Miguel A. Hernandez. Doug Rodermund of **Morgan Skenderian Investment Real Estate Group**

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represented both parties.

**ALHAMBRA** — A six-unit apartment property at 400 N. Stoneman Ave. sold for \$850,000. Priscilla Nee of **Marcus & Millichap Real Estate Investment Services** represented the buyer and seller.

**SAN JOSE** — Stanley Redd purchased a 29,776-square-foot multifamily property at 51 S. 19th St. from 51 Newco LLC. Pat Conkin of **Cornish & Carey Commercial** represented the seller.

**LOS ANGELES** — Hye Y Park purchased a 36-unit apartment community at 247 S. Normandie from 247 Normandie LLC. Ed Fischer of **Hendricks & Partners** represented the seller, while June Mock of **Rosano Partners** represented the buyer.

**LONG BEACH** — Gene Goldsman purchased the eight-unit 16th Street Apartments at 2914 E. 16th St. from California Bank & Trust. Alan Acree of **Morgan Skenderian Investment Real Estate Group** represented both parties.

### RETAIL

**SANTA CLARA** — An \$11.1 million first mortgage was arranged for the 171,901-square-foot Moonlite Shopping Center. Jeffrey Weidell of **NorthMarq Capital** secured the five-year financing with a 25-year amortization schedule.

**SAN RAMON** — A \$7.1 million refinancing was arranged for the 41,913-square-foot Magnolia Square Shopping Center on behalf of Kimco Realty Corp. Bruce Ganong and Zane Sweet of **Holliday Fenoglio Fowler LP** secured the fixed-rate loan.

**THOUSAND OAKS** — The Neil Nadler Trust purchased a former Circuit City store, a 23,623-square-foot retail building on three acres of land at 600 W. Hillcrest Drive, for \$5.3 million from Circuit Investors Thousand Oaks LP. Michael Schiff of **NAI Capital** represented both parties.

**LONG BEACH** — A Long Beach family trust purchased a 24,925-square-foot retail building at the intersection of 3rd Street and Pine Avenue for \$3.5 million from Vineyard Bank. Carlos J. Lopez of **Hanley Investment Group Real Estate Advisors** represented both parties.

**EL MONTE** — A private family trust purchased a 7,000-square-foot Salvation Army Retail Center at 10721 Valley Mall for \$1.2 million from The Salvation Army. Bennard Gillison of **NAI Capital** represented the seller.

**SAN DIEGO** — Spa Gregorie's LLC signed a 67-month, \$1.2 million lease for 6,500 square feet of retail space in Flower Hill Promenade at 2710 Via de la Valle from Protea Flower Hill Mall LLC. Reg Kobzi and Carrie Bobb of **CB Richard Ellis** represented the lessor, while Keith Kropfl of **Travers Realty Corp.** represented the lessee.

**ENCINITAS** — Naked Café signed a 10-year, \$652,000 lease for 288-C N. El Camino Real from Terramar Retail Centers. Brian Quinn of **Flocke & Avoyer** represented the lessor, while Chad Iafraite of **Grubb & Ellis | BRE Commercial** represented the lessee.

**SAN DIEGO** — Linda Jones Enterprises Inc., doing business as Chuck Jones Gallery, signed a five-year, \$573,000 lease for 2,271 square feet of retail space at Bridgeworks, 235 Fifth Ave., from SD Bridgeworks II LLC. Corinna Gattasso and Bill Shrader of **Cushman & Wakefield** represented the lessor, while Danny Fitzgerald of **Grubb & Ellis | BRE Commercial** represented the lessee.

**CHULA VISTA** — JAMC Corp., doing business as T-Mobile Limited, signed a five-year, \$366,000 lease for 1,884 square feet of retail space in the

Canyon Plaza Shopping Center at 523 Telegraph Canyon Road from Gateway Management. Joe Yetter, Mike Clark and Brian Jinings of **Grubb & Ellis | BRE Commercial** represented the lessor, while Matt Moser of **Retail Insite** represented the lessee.

**SAN DIEGO** — Peng Li and Yan Xi Liu, doing business as Stephanie's Shoes, signed a five-year, \$255,000 lease for 4,201 square feet of retail space in Las Americas Premium Outlets at 4509 Camino de la Plaza from Chelsea San Diego Finance LLC. John Jennings and Bryan Cunningham of **Cushman & Wakefield** represented the lessor, while the lessee represented itself.

**TORRANCE** — Annie Chang and Chong Sam Park, doing business as US Taekwondo Center, signed a five-year, \$238,000 lease for 2,406 square feet of retail space in Southwood Village at 22223 Palos Verdes Blvd. from CH Realty III/Southwood LP. John Jennings, Kam Walton and Chris Walton of **Cushman & Wakefield** represented the lessor, while Lucia Kim of **Masters Realty Eastern Group** represented the lessee.

**CARLSBAD** — Jean Marc Deangelis, doing business as JMD Salon, signed a five-year, \$211,500 lease for 1,500 square feet of retail space in La Costa Towne Center at 7740 El Camino Real from La Costa Tower LLC. John Jennings and Kam Walton of **Cushman & Wakefield** represented the lessor, while the lessee represented itself.

**VISTA** — Subway Real Estate Corp. signed a five-year, \$186,000 lease for 1,560 square feet of retail space at 1461 N. Santa Fe Ave. from Redwood Bobier LLC, in care of Westwood Financial Corp. **Grubb & Ellis | BRE Commercial** represented both parties.

**GOLD RIVER** — Tots2Teen Pediatrics signed a three-year, \$154,000 lease for 1,939 square feet of retail space at 11200 Gold Express Drive from JPMorgan Chase Bank. **JPMorgan Chase Lease Administration** represented the landlord in-house, while Leigh Nurre of **Nurre Commercial Real Estate Services** represented the lessee.

**CHULA VISTA** — Tastea Grill signed a five-year, \$151,000 lease for 1,077 square feet of retail space at 1392 E. Palomar St. from Otay Ranch Commercial One LLC. Joe Yetter, Mike Clark and Brian Jinings of **Grubb & Ellis | BRE Commercial** represented the lessor, while Kathy Schoonover of **Realty Executives Dillon** represented the lessee.

**SAN DIEGO** — Small Talk Speech Therapy signed a five-year, \$141,000 lease for 1,200 square feet of retail space at 12640 Sabre Springs Parkway from Sabre Springs Marketplace LLC. Peter Orth of **CB Richard Ellis** represented the lessor, while Larry Cambra of **Cushman & Wakefield** represented the lessee.

**POWAY** — Anh Lu, doing business as City Dragon Restaurant, signed a three-year, \$96,000 lease renewal for 900 square feet of retail space in Creekside Plaza at 13513 Poway Road from Azure Creekside Corp. John Jennings and Kam Walton of **Cushman & Wakefield** represented the lessor, while the lessee represented itself.

**FULLERTON** — Tisha Deboer signed a five-year, \$90,000 lease agreement for 1,200 square feet of retail space at 816 E. Chapman. Dale Feldman and Robert Kehiayan of **Investment R/E Source Inc.** represented the tenant.

**HESPERIA** — Automated Business Services signed a five-year, \$65,000 lease for 1,080 square feet of retail space at 16501 Walnut St. from Amberwood Holdings. Ryan Travis of **Lee & Associates** represented the lessor.

**BARSTOW** — 14507 7th Street signed a three-year, \$44,000 lease for 2,524 square feet of

retail space at 1300-1350 E. Main St. from Barstow Shopping Centers LLC. Ronald Barbieri of **Lee & Associates** and Carol Randall of **Preston-Lee Management Co. Inc.** represented the lessor.

**ESCONDIDO** — Wojciech Jankowski LLC, doing business as Showcase Donuts, signed a one-year, \$19,000 lease for 1,000 square feet of retail space in Felicita Town Center at 1815-F Centre City Parkway from Felicita Holdings LLC. Rob Ippolito, Aaron Hill and Chris Walton of **Cushman & Wakefield** represented the lessor, while the lessee represented itself.

**VICTORVILLE** — Agua Viva Water signed a one-year, \$8,200 lease for 1,000 square feet of retail space at 15770 Mojave Drive from the Bloom Family Trust. Elizabeth Brown of **Lee & Associates** represented the landlord.

**NATIONAL CITY** — John's Incredible Pizza signed a 15-year lease for 43,000 square feet of retail space at 3030 Plaza Bonita Road from Westfield LLC. Irwin Hyman of **NAI Capital** represented the lessee.

**CONCORD** — Combattimento Gymnasiums LLC leased 26,000 square feet of retail space at 1975 Diamond Blvd. from Willows Center Concord. Nancy Vohs Cimino, Gwen White and Jim Peterson of **Cornish & Carey Commercial** represented both parties.

**SAN FRANCISCO** — Dollar Market signed a long-term lease for 7,335 square feet of retail space at 1133 Market St. from Prana Investments. Jennifer Horn Essner, David Klein, Bryan Courson and Sean McCallum of **NAI BT Commercial** represented both parties.

**BREA** — Ristoranti La Cucina leased 3,740 square feet of space in Brea Marketplace at 835 E. Birch St. from **Regency Centers**. Steve Ganalon represented the landlord in-house.

**CLOVIS** — The Mad Duck leased 2,080 square feet of retail space in Clovis Commons at the intersection of North Willow and East Herndon avenues from **Regency Centers**. Jenny Hess represented the lessor in-house.

**THOUSAND OAKS** — Space Plus leased 1,953 square feet of retail space in Gelson's Westlake Market Plaza at 2734 Townsgate Road from **Regency Centers**. Aaron Keswick represented the lessor in-house.

### INDUSTRIAL

**HUNTINGTON BEACH** — XR Realty LLC purchased a 37,245-square-foot industrial building at 15251 Pipeline Lane for \$5 million from Alan and Sheila Budnik. Mike Long of **Lee & Associates - Newport Beach Inc.** represented the sellers, while Jeff Arcuri of **First Team Commercial** represented the buyer.

**PLACENTIA** — M&M Acquisitions purchased a 26,285-square-foot industrial building at 1700 Barcelona for \$3.9 million from the Weise Living Trust. Chris Migliori of **Daum Commercial Real Estate Services** represented both parties.

**FULLERTON** — Sapphire Family Holdings purchased a 14,350-square-foot industrial building at 1801 Via Burton for \$3.9 million from Via Burton LP. Chris Migliori of **Daum Commercial Real Estate Services** represented the seller, while the buyer represented itself.

**SAN LEANDRO** — Nan Fang Distribution purchased a three-building, 59,500-square-foot industrial facility at 2100 Williams St. for \$3.3 million from Betts Spring Co. Jay Hagglund, Tom Damaschino and Jeff Starkovich of **NAI BT Commercial** represented the seller.

See **DEALS**, page 36

## DEALS

Continued from page 35

**CHINO** — Hi-Lite Manufacturing obtained a \$2.85 million loan for an industrial building. James Deal of **The Alison Co.** arranged the permanent loan.

**SANTA FE SPRINGS** — Dedicated Delivery Professionals Inc. signed a seven-year, \$2.4 million lease on a 47,170-square-foot industrial property at 10215 Painter Ave. from LIT Heritage Gateway LLC. Mike Foley and Dave Hess of **CB Richard Ellis** represented the lessor, while Mike Di Pepino of **Voit Real Estate Services** represented the lessee.

**IRVINE** — Kusha Inc. signed a five-year, \$1.67 million lease for a 38,400-square-foot industrial property at 1211 McGaw Ave. from RDM Properties. Phil Cohen and Matt Durkin of **Lee & Associates** represented the lessor, while Dick Silva, also of **Lee & Associates**, represented the lessee.

**ANAHEIM** — The Weise Living Trust purchased a 9,424-square-foot industrial building at 5260 E. Hunter Ave. for \$1.4 million from the Brian Randolph Trust. Chris Migliori of **Daum Commercial Real Estate Services** represented both parties.

**ANAHEIM** — The Wright Trust purchased an 8,496-square-foot industrial building at 5320 E. Hunter Ave. for \$1.3 million from the Brian Randolph Trust. Chris Migliori of **Daum Commercial Real Estate Services** represented both parties.

**SANTA FE SPRINGS** — Los Nietos Properties LLC purchased a 7,242-square-foot industrial property at 13007 Los Nietos Road for \$1.1 million from Globec LLC. Paul Caputo, Cameron Driscoll and Luke McDaniel of **Voit Real Estate Services** represented both parties.

**LAGUNA HILLS** — Granite Way Industrial secured a \$480,000 loan for a 15,600-square-foot multi-tenant industrial building. Nick Madigan of **The Alison Co.** arranged the financing.

**SAN DIEGO** — ATSI Holdings Inc. & Transaction Printer Group Inc. signed a 25-month, \$245,000 lease renewal for 7,851 square feet of industrial space in Mira Mesa Business Park at 5893 Oberlin Drive from 5889 Oberlin Drive Associates LLC. James Duncan and Mickey Morera of **Cushman & Wakefield** represented both parties.

**SAN DIEGO** — Western Electrical Contractors Association Inc. signed a 40-month, \$238,000 lease for 7,482 square feet of flex space at 9320 Hazard Way from Abbey III San Diego LLC. The lessor represented itself, while Doug Works of **CB Richard Ellis** represented the lessee.

**VICTORVILLE** — ServPro of Victorville signed a 34-month, \$29,000 lease for 3,030 square feet of industrial space at 15438 Cholame Road. Elizabeth Brown and Ryan Travis of **Lee & Associates** represented the lessor.

**APPLE VALLEY** — 13679 Manhasset Rd. #2&3 signed a two-year, \$13,000 lease for 3,000 square feet of industrial space at 13679 Manhasset Road from the Brewster Family Trust. Elizabeth Brown of **Lee & Associates** represented the lessor.

**APPLE VALLEY** — Newcomer Family Auto signed a 28-month, \$11,200 lease for 1,000 square feet of industrial space in JB Industrial at 22275 Powhattan Road from the Brewster Family Trust. Elizabeth Brown of **Lee & Associates** represented the landlord.

**HESPERIA** — Melta Max Ent.com signed a one-year, \$8,400 lease for 2,000 square feet of industrial space at 17615 Alder St. from Hye Desert Properties LLC. Ryan Travis of **Lee & Associates**

represented the lessor.

**ONTARIO** — Sears Holdings Corp. signed a lease renewal for its 823,000-square-foot distribution facility in the Dedeaux Inland Empire Park from Dedeaux Properties LLC.

**FAIRFIELD** — Certified Coatings Co. leased 265,700 square feet of industrial space at 2320 Cordelia Road from Fair Oaks Technology Park. Graden Travis and Tyler Epting of **Cornish & Carey Commercial** represented the lessor.



2220 E. Cerritos Ave., Anaheim

**ANAHEIM** — Arden Engineering signed a five-year lease for 100,000 square feet of manufacturing/warehouse space at 2220 E. Cerritos Ave. and 1540-1543 Page Court from DSA Properties LP. Seth Davenport, Louis Tomaselli and Mitch Zehner of **Voit Real Estate Services** represented both parties with additional representation on the landlord side from **Colliers International's** Clyde Stauff.

**REDWOOD CITY** — Ampex Data Systems Corp. leased 59,760 square feet of research-and-development space at 500 Broadway from Stanford University. David Thede of **Cornish & Carey Commercial** represented the landlord.

**BURLINGAME** — JSI Shipping Inc. signed a lease renewal and expansion for a 52,000-square-foot warehouse at 1535-B Rollins Road from Friend, Friend & Friend. Marshall Hydorn of **NAI BT Commercial** represented the tenant.

**HAYWARD** — Closet Dimensions leased 47,724 square feet of warehouse space at 23768 Eichler St. from Hayward Industrial Park Associates. Joe Fabian of **Cornish & Carey Commercial** represented the lessor.

**SAN LEANDRO** — Global Wide Logistics leased 38,400 square feet of industrial space at 1937 Davis St. from Olson Properties. Tom Damaschino of **NAI BT Commercial** represented the tenant.

**NEWARK** — Staples Contract & Commercial Inc. leased 22,933 square feet of warehouse space at 7447 Morton Ave. from Geomax. Jeff Starkovich of **NAI BT Commercial** and David Ginther of **Fischer & Co.** represented the tenant.

**SAN LEANDRO** — Energy Feeds Inc. leased 21,500 square feet of industrial space in the Williams Street Industrial Park at 2020 Williams St. from Broadreach Capital Partners. Jeff Starkovich and Michael Karp of **NAI BT Commercial** represented the landlord, while Tom Damaschino, also of **NAI**, represented the lessee.

**SACRAMENTO** — Granite Construction Inc. signed a 66-month lease for 21,266 square feet of industrial space at the California Center business park at 8950 Center Drive from Basin Street Properties.

**SUNNYVALE** — Arcot Systems renewed its lease for 12,000 square feet of office/research-and-development space at 455 W. Maude Ave. from Sequoia M&M Inc. John McMahon and Paul McManus of **Colliers International** represented the tenant.

**SAN JOSE** — Speed Warehouse leased 11,756 square feet of warehouse space in the Brokaw/Zanker Industrial Complex at 2016 Zanker Road from AMB Property Corp. Scott Mason of **NAI BT Commercial** represented the landlord.

## REAL ESTATE in the courts

### Environmental Law

■ Decision to withdraw proposal to list flat-tailed horned lizard as threatened species is unreasonable due to reliance on unclear data.

Tucson Herpetological Society v. Salazar, US Court of Appeals - Ninth Circuit, No. 07-16641, May 18, 2009

In 1993, the Secretary of the Interior (Secretary) proposed listing the flat-tailed horned lizard as a threatened species under the Endangered Species Act (ESA) due to population decline. After the Secretary failed to issue a final determination on whether to list, Defenders of Wildlife (Defenders) sued the Secretary. In 1997, the Secretary withdrew the 1993 proposed listing, concluding that data failed to show significant population decline. This court reversed and remanded the district court's grant of summary judgment to the Secretary after Defenders opposed the 1997 withdrawal. On remand, the district court reinstated the 1993 listing proposal. In 2003, the Secretary withdrew the listing again. Defenders sued, arguing that withdrawal failed to comply with the remand order. Ultimately, the district court granted summary judgment in favor of the Secretary.

The decision was reversed and remanded. Under the ESA, a species is listed as threatened if it is likely to become endangered throughout "a significant portion of its range." This court will defer to an agency's decision to list a species unless the decision is not substantially based on fact. In this case, the Secretary withdrew the proposed listing based on data showing that the lizard "is persisting in the vast majority of its range." Yet the 2003 withdrawal stated that information concerning population dynamics of the lizard were limited and inconclusive. This court found that the Secretary could not reasonably find evidence of persistence when data concerning population dynamics was unclear. Thus, the Secretary's conclusion was not substantially based on fact.

Opinion by Judge A. Wallace Tashima; Judge John T. Noonan, concurring in part and dissenting in part.  
— Seena Nikraoan

### Real Property

■ Coastal Commission properly affirmed permit to add second story to beachfront residence.

Farr v. California Coastal Commission (Doyle), California Courts of Appeal - 2nd District, No. B204874, May 19, 2009

Michael and Kimberly Doyle sought to add a second story to their home in Redondo Beach (City). The addition would increase the home's height to 23 feet. The city has a certified Local Coastal Program (LCP) under the California Coastal Act (Act), which authorizes issuance of "coastal development permits for projects." The LCP imposed a 30-foot height limit on construction. As the Doyles' project was consistent with LCP requirements, a permit was issued. The Act allows for an appeal of the permit to the Coastal Commission (Commission), but the Commission's "jurisdiction is limited to...whether the permit is consistent with the LCP and whether the permit violates coastal access policies." The Commission affirmed the issuance of the permit. Kevin Farr petitioned for writ of mandate, arguing that the Commission failed to adhere to Public Resources Code Section 30251 requiring the protection of all "views to and along the ocean." The trial court denied the writ.

The decision was affirmed. Section 30251 re-

quires the Commission to protect "as a resource of public importance... the scenic...qualities of coastal areas." Specifically, "permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas." This court found that Section 30251 should not be read to deny permits for "all projects which infringed in any way, no matter how minimal, on any view, no matter how limited." The Commission did "consider and protect scenic and visual qualities" in its hearing and review of the Doyles' project before affirming the permit. Since the Doyles' project was well within the height requirements of the LCP, there was no abuse of discretion.

Opinion by Justice Armstrong.  
— Linda Choi

### Civil Procedure

■ Court abuses discretion by denying attorney fees to party that obtained greater relief on contract.

Silver Creek LLC v. BlackRock Realty Advisors Inc., California Courts of Appeal - 4th District, No. D052587, May 20, 2009

In 2005, BlackRock Realty Advisors Inc. (BRA) agreed to purchase two commercial properties from Silver Creek LLC (SC). The written agreement listed the purchase price as \$29.75 million with a deposit of \$1.13 million in escrow. BRA was to assume the existing property loans and the transaction was to close on July 1, 2005. The agreement included a provision for attorney fees to be awarded to the "prevailing party." During escrow, BRA and SC disagreed about loan assumption terms, which was not resolved by the July 1st deadline. Accordingly, SC notified BRA that escrow was terminated as the deadline was not met. When BRA refused to acknowledge the termination, SC offered to relinquish the deposit in exchange for termination. SC sought declaratory relief when BRA failed to respond. The trial court found in favor of SC, but concluded that BRA was entitled the amount paid for the deposit. SC filed a motion for attorney's fees under Civil Code Section 1717. The trial court found that there was no "prevailing party" as SC did not win an "unqualified victory." SC argued that this was an abuse of discretion because they had obtained the "greater relief" on the contract.

The decision was reversed and remanded. Section 1717 awards attorney's fees to the "prevailing party." The "prevailing party" is the party who recovers "a greater relief in the action on the contract." While the trial court has much discretion in determining the "prevailing party," this is limited. This court found that the record clearly showed that SC obtained the greater relief on the contract, as the "main litigation objective" was the "disposition of the properties" rather than the return of the deposit. Since the "property issue" was decided in SC's favor, SC was the "prevailing party" for the purposes of Section 1717.

Opinion by Justice McIntyre.  
— Linda Choi

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