

California mired in a third year of drought and thousands of farm acres lying fallow, lawmakers are turning their attention from the state's budget crisis to another issue that is equally as charged: state water policy.

Gov. Arnold Schwarzenegger and lawmakers of both parties want sweeping reforms that would overhaul how the state manages its water supplies.

The difficulty, as with solving California's continual fiscal crises, will be finding compromise.

While the nation's most populous state has been growing, a half century-old delivery system that stores snowmelt in dozens of reservoirs and fun-

California's water supply also are wreaking havoc with the environment.

Water quality and conditions for fish have worsened in the Sacramento-San Joaquin Delta, prompting federal restrictions on how much water can be pumped out of a region that serves as the hub of California's water-delivery network.

Even as problems grow more apparent with each year, state lawmakers have failed repeatedly to find common ground.

Farmers, urban water districts, environmentalists, fishermen and others offer com-

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## Charter school in La Mesa

### Leasing Notes

By Richard Spaulding

*Leasing Notes are updated twice weekly and are now available in a fully searchable database format at [www.sddt.com/databases/leasing-notes](http://www.sddt.com/databases/leasing-notes).*

Office: **Diego Hills Charter School** has leased 5,484 square feet of office space at Campus Plaza, 6165 El Cajon Blvd., La Mesa 91942, from **Russo Properties Ltd.** The property was leased for five years at \$676,503.

The lessee was represented by Jason Smithson, of **NAI San Diego**. The lessor was represented by Stewart Keith and Bill Thaxton, of **Flocke & Avoyer Commercial Real Estate**.

Office: **Ronald Wagner & Company** has leased 2,500 square feet of office space at 3131 Camino del Rio North, San Diego 92108, from **The Irvine Company**. The property, leased for 60 months at \$345,000, will be used for an accounting firm.

The lessee was represented by Mike Labelle and TD Rolf, of **Studley**. The lessor was represented by Liza Strom, of The Irvine Company.

R&D: **Howmedica Osteonics Corp.**, dba **Stryker Orthopaedics**, has leased 4,449 square feet of space at Centerpark Plaza, 6885 Flanders Drive, Suite G, San Diego, 92121, from **Ipers Centerpark Plaza I & II Inc.** The property was leased for 63 months at \$300,000.

The lessee was represented by Andrew Irwin, of **CB Richard Ellis** (NYSE: CBG). The lessor was represented by Eric A. Northbrook and Sean Williams, of **Cushman & Wakefield**.

Office: **Think Trade, LLC** has leased 3,482 square feet of office space at 2005-2093 San Elijo Ave., Cardiff By The Sea 92007, from **Cardiff Towne Center, LLC**. The property was leased for three years at \$289,493.

The lessee was represented by Peter Curry, of **Grubb & Ellis|BRE Commercial**. The lessor was represented by Matt Campbell and Peter Curry, also of Grubb & Ellis/BRE.

Office: **The Insurance Place** has leased 2,315 square feet of office space at Tri-City Crossroads Shopping Center, 3821 Plaza Drive, Oceanside 92054, from **VOC Realty Investments Inc.** The property was leased for five years at \$248,631.

The lessee represented itself. The lessor was represented by Brad Jones, of **CB Richard Ellis**.

Retail: **Mainland Ventures**, dba **Lion Coffee**, has leased 1,207 square feet of retail space at Atria, 101 West Market St., San Diego 92101, from **Market First Investors LLC**. The property, leased for 60 months at \$201,900, will be used for a coffee shop.

The lessee was represented by Corinna Gattasso and Bill Shrader, of **Cushman & Wakefield**.

The lessor was represented by Gattasso and Shrader.

Retail: **Mr. Clean LLC** has leased 1,250 square feet of retail space at 611 Sweetwater Road, Spring Valley 91977, from **SVSC Holdings, LP**. The property was leased for seven years at \$144,549.

The lessee was represented by Scott Duhs and Craig Duhs, of **Duhs Commercial Inc.** Duhs and Duhs represented the lessor.

Industrial: **Healthreads Inc.** has leased 4,736 square feet of industrial space at 155 Mata Way, Suite 109, San Marcos 92069,

See **Leasing Notes** on 2B

## Industry Briefs

### UC debt issue

The University of California, scheduled to issue \$1.4 billion of long-term debt Tuesday, is one of the leaders of municipal bond issuers planning to sell an estimated \$9 billion of debt this week.

The UC issue includes taxable Build America Bonds and tax-exempt securities.

The proceeds will fund capital projects and pay off commercial paper.

General revenue bonds from the 10-campus university are rated Aa1 by **Moody's Investors Service** (NYSE: MCO) and AA by **Standard & Poor's**.

UC will have almost \$13 billion in debt after this issue, S&P said.

Yields on top-rated municipal bonds maturing in 10 years closed at a 12-month low of 3.17 percent on Aug. 14.

The difference, or spread, between what a 10-year municipal bond pays and comparable Treasuries reached 86.6 basis points on Aug. 14 from a 12-month low of 82.8 basis points Aug. 10. A basis point is 0.01 percentage point.

"The sense of fear of equities is subsiding," said Christopher Van Slyke, a partner and co-founder of **Trovana LLC**, a Los Angeles-based wealth management firm with \$350 million under management.

### Grubb & Ellis listing

(AP) — **Grubb & Ellis Co.** (NYSE: GBO) said Monday it plans to meet the stock listing criteria for the New York Stock Exchange after the Santa Ana-based real estate investment firm was told it falls short of the standards.

The stock exchange informed Grubb & Ellis that the company's total market capitalization — the current value of the company outstanding shares — has been less than \$50 million over a consecutive 30-day trading period and its last reported stockholders' equity was less than \$50 million.

The company's business operations, reporting requirements and credit agreements are not affected by the notification, the company said. The firm has 45 days to submit its plan.

The company also has until Jan. 23, 2010 to show the stock exchange it can maintain a minimum average closing price of \$1 a share over 30 consecutive trading days.

### Homebuilder confidence

(AP) — The National Association of Home Builders said Monday its housing market index rose in August to the highest point in more than a year, as homebuyers hurried to take advantage of a federal tax credit before it expires.

The Washington-based trade association said Monday the index rose one point to 18, a level not seen since June 2008.

The federal tax credit that covers 10 percent of a home price up to \$8,000 for qualified first-time buyers is set to expire at the end of November.

The reading for current sales conditions was

See **Industry Briefs** on 3B



### COMMERCIAL SALES

Additional commercial sales data is available online at [www.sddt.com/databases/commercialsales](http://www.sddt.com/databases/commercialsales)

#### THE TOP COMMERCIAL SALES OF THE DAY

1. The auto garage, auto sales/service, vacant commercial, store bldg, misc. at 4319 43rd St.; 4300 4302 El Cajon Blvd.; 4358-60 4366 El Cajon Blvd.; 4321-25 4357 Fairmont Ave.; 4331 44th St. #1-351 92115, San Diego, 92105, was sold by Pearson Ford Properties, LLC to Fairmont and El Cajon Realty, LLC on 08/04/2009. Tax Value \$11,332,000.

2. The multiple condominiums at 1030 Robinson Ave #101, San Diego, 92108, was sold by 1030 Robinson Owner, LLC to Dan Floit and L-20, LLC on 07/31/2009. Tax Value \$4,400,000.

3. The store bldg, misc., at 1402-08

E. Main St, El Cajon, 92021, was sold by Ted R. Mountain, trustee, to Jay Han and Kye W. Han on 07/31/2009. Tax Value \$900,000.

4. The warehousing at 542 15th St, San Diego, 92101, was sold by Bayview Loan Servicing, LLC to Stephanie R. Nelson and Catherine Aragon on 07/31/2009. Tax Value \$650,000.

5. The store bldg, misc., at 1338 E. Main St, El Cajon, 92021, was sold by Zions First National Bank to Virginia Napierskie and Glenn P. Napierskie, II, co-trustees on 08/06/2009. Tax Value \$575,000.

See **Commercial Sales** on 8B

### HOME SALES

Additional home sales data is available online at [www.sddt.com/databases/homesales](http://www.sddt.com/databases/homesales)

#### THE TOP FIVE HOME SALES OF THE DAY

1. The house at 941 J Ave, Coronado, 92118, was sold by Joe Pinsonneault, Sr. and Caylee Pinsonneault to Crown Hill Ranches, Inc on 08/06/2009. Tax Value \$3,150,000.

2. The house at 4260 Campus Ave, San Diego, 92103, was sold by Ronald A. Bedell, trustee, to Donald Swanson, II and Beth Swanson on 08/06/2009. Tax Value \$1,850,000.

3. The house at 12745 Via Esperia, Del Mar, 92014, was sold by Clara Haber to Logan A. Zinser and Rebekah A. Zinser on

08/06/2009. Tax Value \$1,425,000.

4. The house at 17466 Luna De Miel, Rancho Santa Fe, 92067, was sold by Bank of New York, trustee, to Elie N. Feghali and Lori R. Feghali on 07/31/2009. Tax Value \$1,350,000.

5. The house at 4913 Coach Horse Ct, San Diego, 92130, was sold by Pardee Homes to Liang Li and Xianglei Yang on 08/06/2009. Tax Value \$1,282,500.

See **Home Sales** on 8B