

WASHINGTON — Mortgage applications in the U.S. rose last week as lower borrowing costs sparked purchases and refinancing.

The Mortgage Bankers Association's (MBA) index of applications to purchase a home or refinance a loan increased 5.6 percent to 527 in the week ended Aug. 14, from 499 in the prior week.

The group's refinancing gauge rose 6.9 percent, while a measure of purchases gained 3.9 percent.

Increased affordability is helping to bring in more buyers who can get credit, helping stabilize the market after the worst housing contrac-

See **Mortgage** on 3B

water storage," Schwarzenegger said during a news conference on the steps of the Capitol, surrounded by Central Valley farm workers bused to Sacramento for the day. "We need a whole package to restore our water today and ensure that we have water for tomorrow."

The Central Valley is among the nation's most productive agricultural regions but has seen soaring unemployment over the past year, with jobless rates exceeding 30 percent in some communities.

Farmers blame a three-year drought and federal reductions in water pumping that have forced them to fallow thousands of acres of crops and orchards.

rebuilding California's water system while protecting the environment will be a big challenge.

"The status quo is not acceptable," she said.

Republicans complained during the daylong hearing that Democrats did not include money for dams in their plan, which they said should be a key element of any comprehensive water solution.

"This does not appear to me to be moving forward. This is looking backwards," said Senate Minority Leader Dennis Hollingsworth, R-Temecula.

Democrats also have proposed establishing a seven-

See **Water** on 3B

Publisher renews at Golden Eagle Plaza in downtown San Diego

Elsevier Inc. has renewed its lease for 31,200 square feet in Golden Eagle Plaza at 525 B St. in downtown San Diego 92101.

Scott Panzer and Lisa Campofranco, of *Newmark Knight Frank*, and Rich Porreco, of *CresaPartners*, represented the lessee. Matthew Carlson, of *Cushman & Wakefield* represented lessor *Hines 525 B Street, LP*.

Elsevier Inc. has been in the building for more than 16 years, according to Paul Twardowski, Hines vice president and partner. In 2003, *Reed Elsevier* (NYSE: RUK) reportedly renewed on 86,643 square feet for \$15 million. The 22-story, 447,159-square-foot office building was completed in 1969 and acquired by Hines in 2005 for a reported \$116.8 million. The property had previously been sold in June 2004 for \$96 million. Hines said it has invested over \$8 million in capital improvements, and will continue upgrading the asset with an additional \$15 million for infrastructure and cosmetic improvements.

Another tenant includes *Golden Eagle Insurance* with a renewal in late 2007 on 82,000 square feet. Earlier this year, *Lipsev, Youngren, Means, Ogren & Sandberg LLP* signed a five-year lease for 7,868 square feet.

In early 2008, two retail leases were signed for the ground floor of the adjacent parking garage: *CVS Pharmacy* (NYSE: CVS), with a 10-year, \$3.45 million lease for 12,806 square feet; and *FedEx Kinko's Office & Print Services Inc.* with a five-year, \$1.2 million lease renewal for 8,054 square feet.



COMMERCIAL SALES

Additional commercial sales data is available online at www.sddt.com/databases/commercialsales

THE TOP COMMERCIAL SALES OF THE DAY

1. The light manufacture, store building at 3030 Science Park Rd ; 3040, 3050 Science Park Rd, San Diego, 92121, was sold by Hub Properties Trust to SNH Medical Office Properties Trust on 08/10/2009. Tax Value \$115,654,000

2. The hotel/motel at 3666 Pio Pico Dr, Carlsbad, 92008, was sold by TL Rhodes and Edith M. Rhodes, trustees, to Shas Management, Inc on 08/11/2009. Tax Value \$2,900,000.

3. The industrial condo at 2774 Gateway Rd, Carlsbad, 92009, was sold by Bressi Spectrum, LLC to Oas

Spectrum, LLC on 08/10/2009. Tax Value \$1,890,000.

4. The rural at 6144 Chrismark Ave, San Diego, 92120, was sold by Mary F. Czubernat, trustee, to Energia Sierra Juarez U.S. Transmission, LLC on 08/10/2009. Tax Value \$1,248,000.

5. The 8 unit, multi-residential at 1756-62 Robinson Ave, San Diego, 92103, was sold by Steven C. Townsend and Glenn D. Ward, co-trustees, to Joukar Rabjohn Real Estate Holdings, LLC on 08/11/2009. Tax Value \$1,200,000.

See **Commercial sales** on 8B

HOME SALES

Additional home sales data is available online at www.sddt.com/databases/homesales

THE TOP FIVE HOME SALES OF THE DAY

1. The house at 7884 Entrada de Luz E., San Diego, 92127, was sold by James C. Jarrett to Steven M. Mollenkopf and Susan T. Mollenkopf, trustees on 08/07/2009. Tax Value \$4,025,000.

2. The house at 386 Neptune Ave, Encinitas, 92024, was sold by Gerald O. Yahr and Donna Koll Yahr, trustees, to Gary I. Greenwald and Maria W. Greenwald, trustees on 08/12/2009. Tax Value \$2,722,000.

3. The house at 10505 Whispering Hills Ln, San Diego, 92130, was sold by Louis J. Scotti and Nadine A. Chervenak, trustees, to

Matthew F. Weil and Svetlana V. Weil, co-trustees on 08/12/2009. Tax Value \$1,675,000.

4. The house at 8435 La Jolla Scenic N. Dr, La Jolla, 92037, was sold by Amily L. Covey Houlberg and Weylenn L. Covey, et al, trustees, to Michael C. Aron and Karen Aron on 08/07/2009. Tax Value \$1,670,000.

5. The condo at 7129 Fay Ave #12, La Jolla, 92037, was sold by Robert P. Jones, trustee, to Richard Kronick and Amy Bridges Kronick on 08/11/2009. Tax Value \$1,600,000.

See **Home sales** on 8B

Sandwich shop in Mira 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.

Retail: **Gsahtc Inc.**, dba **Jersey Mike's Subs**, has leased 1,373 square feet of retail space at Mira Mesa Marketplace, 10764 Westview Parkway, Suite 101, San Diego 92126, from **Mira Mesa Marketplace West, LLC**. The space, leased for 120 months at \$744,718, will be used for a sandwich shop.

The lessee was represented by Michael Burton, of **Grubb and Ellis|BRE Commercial**. The lessor was represented by John Jennings and Kam Walton, of **Cushman & Wakefield**.

Jersey Mike's was founded in 1956 and has approximately 350 shops nationwide. The Mira Mesa store is the second in San Diego County.

The first was a 1,755-square-foot shop at 8590 Rio San Diego Drive in Mission Valley. The 10-year lease at \$787,644 signed with **Sudberry Properties Inc.** earlier this year.

Burton, along with Daniel Fitzgerald and Robb Frye, also of Grubb and Ellis|BRE, represented Jersey Mike's.

Industrial: **G&G Floor Coverings** has leased 8,800 square feet of industrial space at 9550 Camino Ruiz, San Diego 92121, from Richards Family Trust. The property was leased for 60 months at \$520,063.

The lessee was represented by Evan McDonald and Steve Malley, of **Lee & Associates**. The lessor was represented by McDonald and Malley.

Industrial: **Escondido Collision Center** has leased 14,177 square feet of industrial space at 417 Via Del Monte, Oceanside 92058, from Kent Thompson. The property was leased for 36 months at \$354,000.

The lessee was represented by Dave Dean of **Lee and Associates**. Barry Hender, of Grubb and Ellis|BRE Commercial represented the lessor.

Retail: **ALFFA Enterprises III Inc.** has leased 1,220 square feet

See **Leasing Notes** on 2B

Industry Briefs

Wells Fargo cuts

(AP) — **Wells Fargo** is closing a mortgage processing center in North Carolina, eliminating 62 jobs at an office in Durham.

Multiple media outlets reported the San Francisco-based bank is moving the work to an existing mortgage processing center in Charlotte.

Company spokeswoman Christine Shaw says the cuts have been sparked by a drop in refinanced mortgages.

The mortgage processing center was opened by Wells Fargo (NYSE: WFC) in Raleigh in 2004 and moved to Durham in 2007.

The Durham center closes at the end of the month. The company says the employees will be given special consideration for jobs at Wells Fargo and Wachovia offices. Wells Fargo bought Wachovia last year and plans to rename all the branches to Wells Fargo in 2010.

Morgan Stanley lobbying

(AP) — **Morgan Stanley** spent \$830,000 lobbying the federal government in the second quarter on legislation touching on an array of financial issues, a recent disclosure report shows.

Morgan Stanley (NYSE: MS) lobbied lawmakers on legislation related to proposed new rules and oversight for the financial industry, pension and mortgage industry reform.

The company also lobbied in the April-June period on energy-related and broker-dealer issues, as well as bankruptcy and tax reform.

Morgan Stanley also pressed lawmakers on the \$787 billion economic stimulus package enacted in February.

Besides Congress, the company lobbied the Securities and Exchange Commission, Federal Reserve, Federal Deposit Insurance Corp., Department of Labor, Department of Commerce, Treasury Department and the Internal Revenue Service, according to the report filed July 17 with the House clerk's office.

The \$830,000 spent by Morgan Stanley in the second quarter compares with \$540,000 in the first quarter, and \$690,000 in the year-ago period.

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