

Sperry Van Ness, as vice-president; Jim Tostado, CCIM, CPM, **Hibiscus Real Estate**, as secretary; and Steve Miller, *The Daily Transcript*, as treasurer. As advocates for San Diego's commercial real estate industry, board members contributed in many ways this year to provide programs, resources, networking opportunities and education to the association's members and other professionals in commercial real estate.

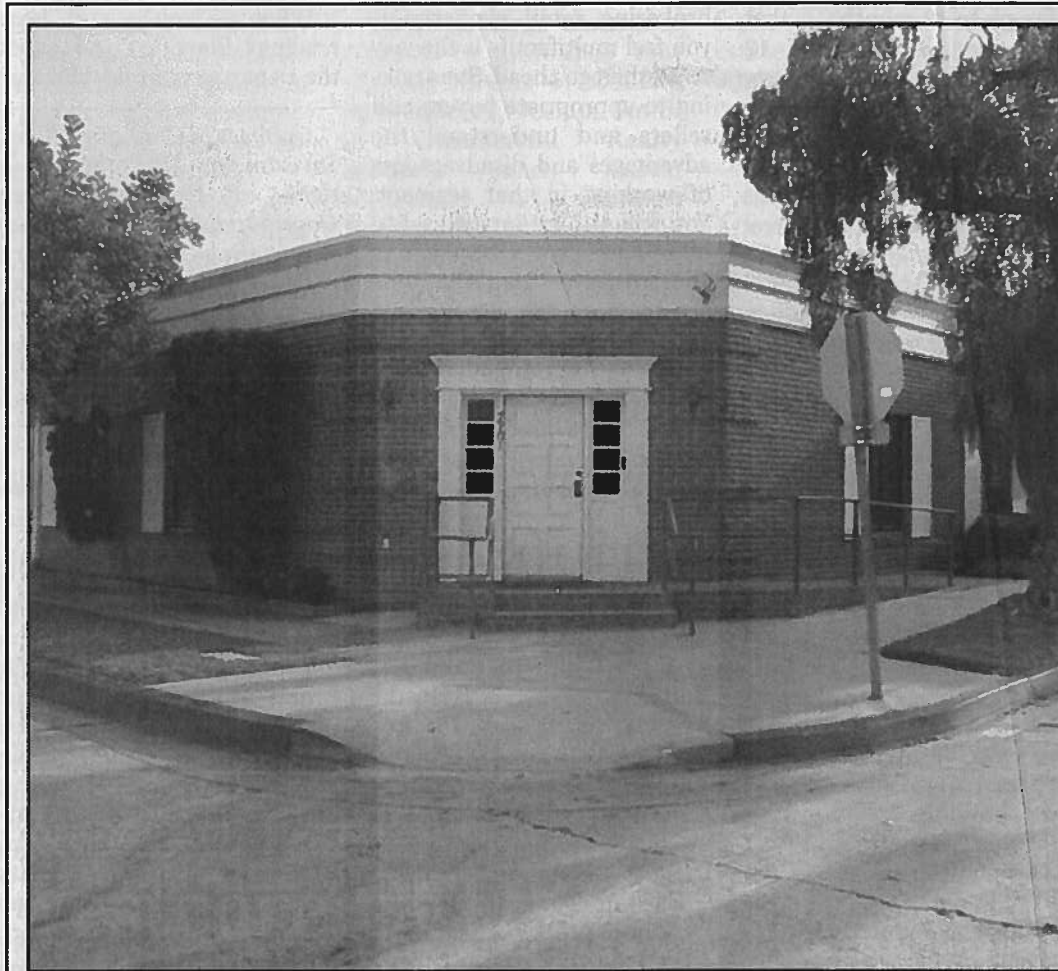
The 2009 Programs com-

and Aaron Bove of **Marcus & Millichap**. The Networking Committee of Jill Morton, **CB Richard Ellis**; Steve Miller, *The Daily Transcript*, Brian Nelson, **ACI Apartments Inc.** and Dottie Surdi, Sperry Van Ness, provided the networking event in September. Government Affairs was handled by Jim Taylor of Sperry Van Ness. Kevin Farrell of **Cushman & Wakefield** and Krista Berger of Sperry Van Ness also served on the board.

Andreuccetti, **Pacific Capital Exchange Services LLC**; Mark Brady; Jodi Duva, **Cox Business**; Barbara Kreis, Sperry Van Ness; Mark McDonald; Brian Nelson, **South Coast Commercial**; Dottie Surdi, Sperry Van Ness; and Jed L. Weinberg, **Law Office of Jed L. Weinberg APC**.

For more information about San Diego County Commercial Association of Realtors, visit crasd.org.

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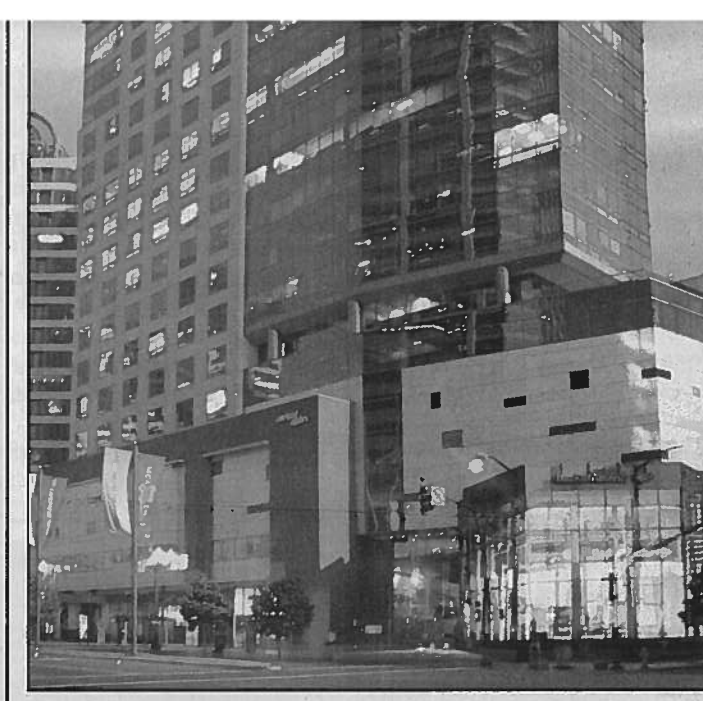


Copley sells La Jolla building and other properties

The 10,236-square-foot vacant Class B office building at 7701 Herschel Ave. in La Jolla 92037, (above) has been sold for \$4.75 million by *The Copley Press*.

The buyer was *7701 Herschel, LLC*. The property seller (assessor's parcel 350-332-28) was represented by Mike Slattery and Robert Kuzman, of *Grubb & Ellis/BRE Commercial*. The building was constructed in 1982 on a 17,500-square-foot lot. The property was formerly occupied by *Copley Information Systems*.

At the same time, Copley Press sold several other properties to *The San Diego Union-Tribune LLC*: its five-story headquarters on 13 acres in Mission Valley at 350 Camino de la Reina for \$35.5 million, the 72,121-square-foot building on 2.32 acres 5258-60 Anna Ave. in San Diego for \$6.5 million, and the approximately 7,800-square-foot industrial condominium at 5130 Avenida Encinas in Carlsbad. The approximately 44,000-square-foot building on three acres at 1152 Armorlite Drive in San Marcos for sold for \$2.75 million to *1152 Armorlite Drive LLC*.



office tower in 2007 for approximately \$210 million cash. CBRE represented Wereldhave.

Other tenants in the office tower include *Bank of America* (NYSE: BAC) with a 10-year, \$2.48 million lease for 5,092 square feet of ground floor retail space in early 2008. Another early 2008 ground floor tenant is *Crescent Heights Kitchen & Lounge* with nearly 7,000 square feet for 10 years at \$2.5 million. *Bruegger's Bagels* took 2,327 square feet of ground level space for 120-months at \$975,944 in late 2007. The building was known as *Broadway 655* when completed in 2005.

Tribes seek urban, off-reservation casinos

By SUDHIN THANAWALA
The Associated Press

RICHMOND, Calif. — An Indian tribe wants to build a grand, \$1.5 billion, Las Vegas-style casino resort on a swath of land overlooking San Francisco Bay — a spot more than 100 miles from its tribal lands.

Across the country, in fact, a number of Indian tribes are seeking to construct casinos well away from their reservations or other tribal lands.

And the trend may be about to accelerate: the Obama administration is expected to decide soon whether to loosen the rules on some of these projects.

Gambling opponents deplore the trend and complain that Indian tribes are trying to game the system to expand their operations and get closer to lucrative big-city markets.

They fear that more gambling will bring more crime and other social ills.

"These are all casinos coming to a highway ramp near you," said Cheryl Schmit, director of a nonprofit group that opposes Indian gambling.

Tribes such as the Guidiville Band of Pomo Indians, which is leading the Northern

California proposal, say casinos hold the promise of jobs and a better future for their members.

"We have a responsibility to try to make lives better," said Donald Duncan, a top tribal official.

The vast majority of the hundreds of Indian casinos in the United States are on tribal land — often, well-removed from big cities — as envisioned under the 1988 federal law that created the \$26 billion Indian gambling industry.

But the law has exceptions, including ones for tribes such as Guidiville that have regained federal recognition in recent decades and are looking to establish a reservation.

Off-reservation casinos already exist in Milwaukee and Spokane, Wash., having been approved in the 1990s.

An Associated Press examination of federal records has found about a dozen tribes have filed applications to set up casinos on distant pieces of land, close to population centers.

In six cases, including the Guidiville proposal, the resorts are slated for land more than 100 miles away.

In Michigan, the Hannahville Indian

Community wants to build a gambling hall in a city 20 miles outside Detroit and 457 driving miles from the group's reservation in the Upper Peninsula.

Other cities proposed for such casinos include Portland Ore.; Phoenix; El Paso, Texas, and Oklahoma City.

For many of these Indian tribes, the problem is this: Last year, the Bush administration decided that Indian casinos must be within commuting distance of reservations.

It rejected applications from more than 20 tribes including one for a casino 1,400 miles from the reservation.

The U.S. Bureau of Indian Affairs is now reassessing the commuting-distance rule. And many tribes are optimistic.

BIA spokesman Gary Garrison said isolated tribes should be allowed to run gambling operations off the reservation.

But he added, "We're also very conscious of whether the communities approve or disapprove. We don't want tribes willy-nilly going off reservation."

See Tribes on 10