

ent on wellwater and supplies sent hundreds of miles by canal from the Colorado River, this desert city will soon harvest some of its 12 inches of annual rainfall to help bolster its water resources.

Under the nation's first municipal rainwater harvesting ordinance for commercial projects, Tucson developers building new business, corporate or commercial structures will have to supply half of the water needed for landscaping from harvested rainwater starting next year.

Already, the idea has become so popular that at least a half-dozen other Arizona communities are looking to emulate Tucson's approach.

"What we learned frankly is that we're wasting a lot of water. It's been our tradition here to shove it into the streets and get rid of it as soon as possible," said David Pittman, southern


catching on nationwide, with Georgia, Colorado and other states legislating to allow or expand use of various types.

From Portland, Ore., and Seattle to San Francisco and Austin, Texas, voluntary rainwater harvesting is irrigating plants or being used in other ways instead of merely falling onto roofs, parking lots or pavement and being drained into sewers as wastewater.

"There's only so much water. Unfortunately, Americans are terribly, terribly wasteful with water, and we're running out," said Tim Pope, who builds harvesting systems in the San Juan Islands near Seattle and heads the American Rainwater Catchment Systems Association.

Water supplies from the Colorado River are likely to diminish from effects of global

See **Rainwater** on 2B



COMMERCIAL SALES

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

THE TOP COMMERCIAL SALES OF THE DAY

<p>1. The 4 unit, multi-residential at 1541-47 Chalcedony St, San Diego, 92109, was sold by Peter M. Carey and Mary E. Carey to Timothy S. Watt and Armelia Sani on 06/22/2009. Tax Value \$818,000.</p> <p>2. The 4 unit, multi-residential at 648 Waverly Pl, Escondido, 92025, was sold by Melissa Zavala to Jens Knufken on 06/12/2009. Tax Value \$396,000.</p>	<p>3. The 4 unit, multi-residential at 646 Waverly Pl, Escondido, 92025, was sold by Melissa Zavala to Jens Knufken on 06/12/2009. Tax Value \$396,000.</p> <p>4. The 3 unit, multi-residential at 334-38 Langley St, San Diego, 92102, was sold by U.S. Bank National Association, trustee, to Mark W. Collins on 06/22/2009. Tax Value \$200,000.</p>
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HOME SALES

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

THE TOP FIVE HOME SALES OF THE DAY

<p>1. The condo at 939 Coast Blvd #10E, La Jolla, 92037, was sold by Norman Kreiss and Judith Kreiss to Dona C. Whitaker, trustee on 06/18/2009. Tax Value \$2,200,000.</p> <p>2. The house at 14145 Bahama Cv, Del Mar, 92014, was sold by John Jacobi and Melissa R. Jacobi to Joel Kosakoff and Sara Mcmenamin, trustees on 06/18/2009. Tax Value \$1,683,000.</p> <p>3. The condo at 333 Coast Blvd #8, La Jolla, 92037, was sold by Robert A. Skrdla to William F. Schmidt and JoAnn Schmidt,</p>	<p>trustees on 06/22/2009. Tax Value \$1,672,500.</p> <p>4. The house at 5382 Greenwillow Ln, San Diego, 92130, was sold by Rongshi Li and Yan Liu, trustees, to Andrew W. Hutton, Sr. and Doreen J. Hutton, trustees on 06/19/2009. Tax Value \$1,530,000.</p> <p>5. The house at 5561 Via Callado, La Jolla, 92037, was sold by Romeo Casaquite, trustee, to Lynn J. Penner and Christopher K. Clague on 06/12/2009. Tax Value \$1,525,000.</p>
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See **Home sales** on 8B

Aaron's Rents in Escondido

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: JM Darden & Company, dba **Aaron's Rents**, has leased 7,500 square feet of retail space at Civic Center Plaza, 421 N. Escondido Blvd., Escondido, **92025**, from **MCS Civic Center Plaza LLC**. The property was leased for five years at \$585,000.

The lessee was represented by Don Zech of **CDC Commercial Inc.** The lessor was represented by Brad Jones and Lauren Matricardi of **CB Richard Ellis**.

Office: Bravura Networks Inc. has subleased 3,518 square feet of office space at Rio Vista Plaza III, 9095 Rio San Diego Drive, Suite 220, San Diego **92108**, from **Ajilon Professional Staffing LLC**. The property, subleased for 45 months at \$250,000, will be used for a technology services firm.

The sublessee was represented by Michael Reidy of **Colliers International**. The sublessor was represented by Matthew T. Carlson and Jeff Oesterblad of **Cushman & Wakefield**.

Office: Magee Thompson Investment Partners LLC has leased 1,832 square feet of office space at High Bluff Del Mar, 12531 High Bluff Drive, Suite 120, San Diego, **92130**, from **PRII High Bluffs LLC** and **Collins Corporate Center Partners LLC**. The property, leased for 36 months at \$215,260, will be used for an investment advisory company.

The lessee was represented by Mickey Morera of **Cushman & Wakefield**. The lessor was represented by Dave Odmark and Rick Reeder of **Grubb and Ellis|BRE Commercial**.

Retail: C&S Sales Inc. has leased 2,816 square feet of retail space at 9265 Activity Road, Suite 106, San Diego, **92126**, from **BRCP Realty Services II, LLC**. The property, leased for 65 months at \$208,158, will be used for custom packaging and promotional items.

The lessee was represented by Doug Works of **CB Richard Ellis**. The lessor was represented by Bryce and Brant Aberg of **Grubb and Ellis|BRE Commercial**.

Office: NAMCO BANDAI Games America Inc. has leased 5,895 square feet of office space at 1901 Camino Vida Roble, Suite 100, Carlsbad **92008**, from Helder Revocable Trust. The property, leased for 12 months at \$120,252, will be used for an entertainment company.

The lessee was represented by Chris Williams of **Colliers International**. The lessor was represented by John Hoffman and Dan Tate of **Cushman & Wakefield**.

Office: Geoff Fisher has leased 1,038 square feet of office space at La Costa Meadows Business Center, 1611 S. Rancho Santa Fe Road, Suite D1, San Marcos **92078**, from **Koll/Per La Costa Meadows, LLC**. The property was leased for 24 months at \$21,176.

The lessee was represented by Mike Napierala of **Coldwell Banker Commercial**. The lessor was represented by John Witherall and Joe Crotty, also of Coldwell Banker.

Editor's Note: Leasing Notes for publication must contain the names of the lessee and the lessor; address (including street name and number, city and zip code); square footage; length of lease; lease terms such as NNN; financial consideration; proposed use of space (if not evident from name of lessee); and the names of brokers and their firms representing both the lessee and the lessor.

Source Code: 20090706twa

Industry Briefs

Delaying foreclosures

(AP) — A new law gives Michigan homeowners facing foreclosure a 90-day window to stay in their house and potentially work out a resolution with their lender.

The law went into effect Sunday.

The legislation lets homeowners delay foreclosure proceedings for 90 days after getting a notice of foreclosure if they meet with a housing counselor and the bank. Lenders refusing to rework loans for those qualified homeowners would have to go to court to finish the foreclosure.

Only homeowners meeting certain financial standards could qualify for modified mortgage payments.

Counselors are available at no cost through the Michigan State Housing Development Authority and the U.S. Department of Housing and Urban Development.

Light rail

(AP) — A long-in-the-works Minnesota light-rail line is taking some steps forward this week.

Utility relocation crews will be doing preliminary work along the Central Corridor line that will connect the Minneapolis and St. Paul downtowns. The actual relocation of water lines and storm and sanitary sewers is due to start later this summer.

When built, it will be Minnesota's second light-rail line. The first route moves passengers on a corridor through Minneapolis, the airport and the Mall of America.

The goal is to start construction on the new 11-mile line next year and have it up and running by 2014.

It is being built with a combination of state, local and federal money.

N.Y.C. penthouse

(Bloomberg) — **Bear Stearns Cos.** former President Warren J. Spector sold his Manhattan penthouse for \$8 million, according to public records published Monday.

The eight-room co-operative with a fireplace and two terraces is at 40 Fifth Ave. in Greenwich Village, according to the New York City Department of Finance. The property has two bedrooms, a greenhouse and bird's-eye maple built-ins, according to **StreetEasy.com**, a Web site that collects residential real estate listings.

"A work of art," the listing by brokerage **Janet Aimone Robilotti & Associates** said. "Perched high, the home includes a loft-like living room, state-of-the-art kitchen, sumptuous master bedroom suite, second bedroom/office, two gorgeous baths."

Manhattan apartment prices dropped for the first time since 2002 in the second quarter as the collapse of Wall Street bank caught up to property owners in the nation's most expensive urban market.

Spector's apartment was previously listed for \$9 million, according to StreetEasy.

Manhattan prices fell 18.5 percent from a year earlier to a median of \$835,700, New York appraiser Miller Samuel Inc. and broker Prudential Douglas Elliman Real Estate said in a July 2 report.

The number of sales plunged by half, the most since Miller Samuel began keeping data in 1989.

Source Code: 20090706tdga