

The California Assembly has rejected a bill that would lift mobile home park rent controls when a resident moves out.

The measure by Democratic Assemblyman Charles Calderon of Whittier received only 38 of the minimum 41 votes it needed on Monday to pass the 80-seat house. Twenty-seven lawmakers opposed it.

The bill would have allowed an owner of a mobile home park covered by local rent control to raise rent on a unit when a tenant moved out.

Supporters said the bill would allow owners to raise enough money to maintain their parks, but opponents said it would make it tougher for tenants to sell their homes.

They typically own their homes but rent the ground they sit on and seldom take their homes with them when they move.

Source Code: 20090623tdb

we could still stabilize in the housing market," he said.

April's reading was revised down to a 4.66 million pace from 4.68 million.

May's sales pace was the strongest since October and last month's gain marked the first back-to-back increase since 2005.

May sales

May traditionally is one of the top three sales months of the year as the weather turns warmer and families prepare to move before the start of the next school year, according to the NAR.

The group adjusts the figures for these seasonal variations in order to facilitate month-to-month comparisons.

Sales were 3.6 percent lower compared with a year earlier.

The share of homes sold as foreclosures or otherwise distressed properties was about 33 percent last month, down from the 40 percent to 50 percent seen earlier in the year, NAR said.



COMMERCIAL SALES

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

THE TOP COMMERCIAL SALES OF THE DAY

1. The agriculture presserve at 3285-91 Adams Ave, San Diego, **92116**, was sold by Albert Purcell, successor trustee, to George V. McKeever, III on 06/04/2009. **Tax Value \$1,100,000.**
2. The 4 unit, multi-residential at 8931-37 Dailey Rd, La Mesa, **91941**, was sold by Rendell L. Whittington and Margaret O. Whittington, trustees, to Edward I. Listander and Cynthia Lou Listander on 06/03/2009. **Tax Value \$575,000.**

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 condo at 1101 First St #205, Coronado, **92118**, was sold by Wilbur C. Trafton and Mary S. Trafton, co-trustees, to O. Mark DeMichele and Barbara J. DeMichele, trustees on 06/04/2009. **Tax Value \$4,000,000.**
2. The house at 6115 Terryhill Dr, La Jolla, **92037**, was sold by Romeo Casaque, trustee, to Michael Farrell and Lisette Farrell on 06/04/2009. **Tax Value \$2,700,000.**
3. The house at 18798 Olmeda Pl, San Diego, **92128**, was sold by Dennis R. Eickhoff and Janice K. Eickhoff, co-trustees, to Kenneth H. Blanchard and Marjorie M. Blanchard, trustees on 06/05/2009. **Tax Value \$1,900,000.**
4. The house at 3374 Rocking Horse Cir, Encinitas, **92024**, was sold by Rellen M. Stewart, trustee, to Paul J. Kaufman and Beth A. Ugoretz on 06/04/2009. **Tax Value \$1,810,000.**
5. The house at 4394 Arcadia Dr, San Diego, **92108**, was sold by Bluepointe Development Group, Inc. to Carol Vassiliadis, trustee on 06/05/2009. **Tax Value \$1,625,000.**

See **Home sales** on 8B

~DEAL OF THE WEEK~ COMMERCIAL/SALE

Fury Lane center sold

The Daily Transcript

SAN DIEGO — Vice President Justin Earley with **Capital Real Estate Investments Inc.** represented both parties in the Deal of the Week.

The deal was the sale of the 10,260-square-foot, one-building strip center at 12098 Fury Lane in Rancho San Diego for \$3.3 million, or \$321.64-per-square-foot.

The buyer was **Fury & Jamacha LLC**. The seller of the property was the Wilson Family Living Trust with Larry W. Wilson, Beverly A. Wilson and Beverly L. Wilson as trustees.

The one-story building was constructed in 1997 on 1.33 acres. The tenants include **Jamba Juice**, **Soul Cycle** and a pending lease.

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1Q delinquencies rise

By DAWN KOPECKI
Bloomberg News

WASHINGTON — **Fannie Mae** and **Freddie Mac's** "serious" delinquencies rose 19 percent in the first quarter as the government sought to retool its anti-foreclosure programs, a Federal Housing Finance Agency report shows.

The number of borrowers at least 60 days behind on mortgages owned or guaranteed by the companies rose to 1.1 million from 926,000 in the fourth quarter, FHFA said in a report on its Web site Tuesday. The delinquency rate rose

See **Delinquencies** on 2B

Alternative energy loan guarantees to begin

By CHRISTOPHER MARTIN
Bloomberg News

WASHINGTON — Renewable energy loan guarantees of as much as \$18.6 billion will begin to be delivered in July, said David Frantz, director of the program at the U.S. Energy Department.

Energy Department officials are preparing to release rules for solar, wind and geothermal energy developers seeking the funds by next month, Frantz said Tuesday at the Renewable Energy Finance Forum in New York.

See **Energy** on 2B

Industry Briefs

LEED pharmacy

Evergreen Development Company of Phoenix announced it will open an 11,640-square foot, LEED registered **Walgreens** store at 10787 Camino Ruiz in the Mira Mesa neighborhood in San Diego.

It is the first Walgreens (NYSE: WAG) in the nation to submit for the certification by the U.S. Green Building Council (USGBC).

LEED is an internationally recognized certification system that measures how well a building or community performs across various metrics including: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

Evergreen has completed nearly 250 Walgreens locations across the western U.S., according to President Bruce Pomeroy.

The developer also developed the first LEED certified **Fresh & Easy Neighborhood Market** in Redlands last year.

Founded in 1974, Evergreen's core business is the development of specialty, neighborhood and community shopping centers, drugstores and freestanding store expansions.

The company has developed more than 400 projects in Arizona, California, Washington, Oregon, Colorado and Nevada — a total of 7 million square feet with an estimated value in excess of \$1.7 billion.

Sports lease

Pro Performance Sports, LLC (SKLZ) has leased 47,829 square feet of flex space at 5823 Newton Drive in Carlsbad.

The lessor, **RPH Industrial, LLC**, was represented by Dennis Visser and Aric Stark, of **Grubb & Ellis|BRE Commercial**. The lessee was represented by Nick Fousianes, managing director of **Mission Equities**.

The building features office space, approximately 30-foot clear warehouse heights.

Corporate neighbors include **Invitrogen**, **No Fear**, **Titleist Golf**, **Isis Pharmaceutical**, **Taylor Made Golf** and **Medtronic**.

San Diego-based SKLZ develops and markets sports skills development trainers and equipment to serious athletes of all ages.

The flagship brand of Pro Performance Sports, SKLZ builds on the popularity of the company's baseball product, the Hit-A-Way. John Sarkisian is CEO of Pro Performance Sports, LLC.

Countrywide S.D.

(Bloomberg) — **Countrywide Financial Corp.** will make \$161,805 available to South Dakota consumers to help resolve complaints about its marketing of subprime and high-risk mortgages in the state.

Countrywide, based in Calabasas, Calif., will offer "fast-track" loan modification to borrowers who defaulted on subprime or adjustable-rate mortgages, Attorney General Larry Long said Tuesday.

Texas sues Cemex

(Bloomberg) — **Cemex SAB (NYSE CX)**, the largest cement maker in the Americas, was sued by the state of

See **Industry Briefs** on 2B