

February 2007 (see story above).

The industry group said the surge in sales reflected homebuyers rush to buy before the expected expiration of a federal tax credit of up to \$8,000 for first-time buyers on Nov. 30.

Earlier this month, the government extended the credit until April 30 and created a credit of up to \$6,500 for would-be buyers who have owned their current homes for five years.

Housing stocks on Monday snapped back from some deep declines Friday after **D.R. Horton Inc.** (NYSE: DHI) posted a wider-than-expected fourth-quarter loss despite a 26 percent jump in new home orders.

On Monday, a **Citi Investment Research** analyst

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ation is slow, and consumers remain reluctant to spend.

Though housing is contributing to growth, other parts of the economy must turn around if the recovery is to gain strength, analysts said.

Residential spending has gone from being a drag on the overall economy to a positive force, but "I wouldn't want to bet the house on housing, really, in terms of the strength of the U.S. economy going forward," said Diane Swonk, chief economist at **Mesirow Financial** in Chicago.

The NAR said resales rose 10.1 percent to a seasonally adjusted annual rate of 6.1 million in October, from a downwardly revised pace of 5.54 million in September.

It was the biggest monthly increase in a decade, and far above the 5.65 million pace economists expected, according

## American Mushroom gets space in C.V.

### 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).*

Industrial: **American Mushroom Inc.** has leased 14,505 square feet of industrial space at The Southbay Distribution Center, 698 Anita St., Suite B, Chula Vista **91911**, from **SBDC LLC**.

The property, leased for 84 months at \$897,309, will be used for the wholesale and distribution of produce and related products.

The lessee and lessor were represented by Tim Mills, of **Cushman & Wakefield**.

Office: **Plangea Inc.** has leased 7,040 square feet of office space at 980 Park Center Drive, Suites F and G, Vista **92081**, from **Sweetman Properties**.

The property, leased for 36 months at \$195,149, \$0.77 gross, will be used for a real estate investment firm.

The lessee was represented by Adam Molnar, of **Coldwell Banker Commercial**. The lessor was represented by Kent Moore, of **Grubb and Ellis|BRE Commercial**.

Industrial: **Wal-Mart Stores East, LP** has leased 37,632 square feet of industrial space at 1366 30th St., San Diego **92154**, from **Weber Distribution LLC**. The property, leased for three months at \$72,253, will be used for warehousing of general merchandise.

The lessee was represented by Carol Taubman of **Westgate Industrial Properties**. The lessor was represented by Charlie Adolpe and Bryan Teel, of **Cushman & Wakefield**.

Industrial: **3-D Foam** has leased 12,000 square feet of industrial space at 3265 Production Ave., Oceanside **92054**, from **CBRE Josepho D8-66-109-sd**. The property was leased for six months at \$46,800.

The lessee was represented by Jim Spain and Joshua McFadyen, of **Colliers International**. Spain and McFadyen represented the lessor.

Industrial: **Elite Business Ventures Inc.** has leased 1,965 square feet of industrial space at Miramar Business Park, 7630 Miramar Road, Suite 2200, San Diego **92126**, from **Walton CWCA Miramar GL 74 LLC**. The property, leased for 24 months at \$35,842, will be used for a general office and warehouse.

The lessee was represented by Adam Foster, of **Foster and Company**. The lessor was represented by Jay Alexander, Ryan Grove and Arnie Friedman, of **Colliers International**.

Industrial: **E.J. Terry** has leased 1,200 square feet of industrial space at 217 Via El Centro, Oceanside **92058**, from **MAJ Investors**. The property was leased for 12 months at \$10,944. Jim Spain and Joshua McFadyen, of **Colliers International**, represented the lessor and lessee.

*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: 20091123tw

## Industry Briefs

### ACORN Vegas

A former Las Vegas supervisor for the political advocacy group ACORN will serve three years probation for illegally paying canvassers to register Nevada voters during last year's presidential campaign.

A judge told Christopher Edwards on Monday that he was troubled that Association of Community Organizations for Reform Now canvassers were paid so-called "blackjack" bonuses of \$5 per shift for collecting 21 or more voter registration cards in August and September 2008.

But Clark County District Court Judge Donald Mosley went ahead and approved a plea deal giving the 33-year-old Edwards probation in return for his testimony against ACORN and a former regional supervisor.

Edwards pleaded guilty in August to two misdemeanor charges of conspiracy to commit the crime of compensation for registration of voters.

### First Solar sale

(Bloomberg) — **NRG Energy Inc.**, the second-largest power producer in Texas, agreed to buy the 21-megawatt AC solar project in Blythe, Calif., from **First Solar Inc.** (Nasdaq: FSLR) to reduce its reliance on coal-fueled generation.

Construction of the plant is scheduled to be completed by the end of this year, and the power will be sold to Southern California Edison under a 20-year contract, First Solar said Monday. Terms of the sale weren't disclosed.

NRG, based in Princeton, N.J., may invest as much as \$500 million a year in wind, solar and biomass technologies to cut its carbon-dioxide emissions, Chief Executive Officer David Crane said this month.

California is a good place to invest in non-polluting power because the state ordered utilities to get 33 percent of electricity from renewable sources by 2020, he said in a Nov. 19 presentation to investors and analysts.

Tempe, Arizona-based First Solar, the world's largest maker of thin-film solar-power modules, will service the Blythe plant for NRG under a long-term contract, according to the statement.

### Salmon dams

(AP) — A hearing got under way Monday that's expected to lead to a decision by a federal judge who has been working for years on a ruling about how the federal government can operate Columbia River dams without driving wild salmon to extinction.

Judge James Redden is expected to begin hearing from the lawyers in Portland in the morning. Those working on the case say the hearing may lead Redden to decide whether the government's latest plan meets the demands of the Endangered Species Act.

Twice before, Redden has rejected the government's proposals. This spring, he asked the new Obama administration to take a fresh look, and the plan it came up with is at the center of the hearing Monday.

Environmentalists, salmon fishermen, the state of Oregon and the Nez Perce tribe are challenging the government and say the new plan isn't much different or better than the ones Redden has rejected.

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### 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 trailer park, residential misc., open space at 4932 Old Cliffs Rd ; 4950 Old Cliffs Rd ; 0000 Mission Gorge Rd, San Diego, **92120**, was sold by J.B. Torrance, Inc. to The Cliffs MHC, L.P. on 11/13/2009. **Tax Value \$29,567,000.**

2. The 4 unit, multi-residential at 1470-76 Locust St, San Diego, **92106**, was sold by Bio Profit Series, LLC to Steven Lewis on 11/16/2009. **Tax Value \$870,000.**

3. The 3 unit, multi-residential at 3813-19 37th St, San Diego, **92105**, was sold by Bank of America National Association, trustee, to Huy Dinh on 11/16/2009. **Tax Value \$320,000.**

4. The 4 unit, multi-residential at 4152-54 Delta St, San Diego, **92113**, was sold by Robert F. Kroeger and Annabelle E. Kroeger, trustees, to Juan C. Aldana, trustees on 11/12/2009. **Tax Value \$287,000.**

### 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 6546 La Valle Plateada, Rancho Santa Fe, **92067**, was sold by Pearl R. Baker and Marcus Katz to Alexis V. Lukianov and Katherine Lukianov, trustees on 11/18/2009. **Tax Value \$5,550,000.**

2. The house at 15804 The River Trail, Rancho Santa Fe, **92067**, was sold by La Jolla Bank, FSB to Brian Stump, trustee on 11/16/2009. **Tax Value \$4,400,000.**

3. The condo at 3417 Ocean Front Walk #A, San Diego, **92109**, was sold by Carolyn J. Downey, trustee, to San Diego Home

Finance, LLC on 11/16/2009. **Tax Value \$3,350,000.**

4. The house at 5925 La Jolla Scenic Dr South, La Jolla, **92037**, was sold by Harry J. Cebon and Carol B. Cebon, trustees, to Michael L. Reidy and James W. Reidy, et al, co-trustees on 11/16/2009. **Tax Value \$2,945,000.**

5. The house at 335 Tenth St, Del Mar, **92014**, was sold by Scott J. Menghini and Wendy Escobar-Menghini to Steve H. Vaughn and Laurie J. Vaughn on 11/18/2009. **Tax Value \$1,895,000.**

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