

top U.S. safety official said Monday.

Consumer Products Safety Commission Chairman Inez Tenenbaum said that her Chinese counterparts have provided technical help and are working with the U.S. to determine the cause of the problem.

"We are greatly appreciative," Tenenbaum said after finishing up six days of talks with officials from Beijing's product safety watchdog, the Administration of Quality Supervision Inspection and Quarantine. She didn't give specific details of the cooperation.

Tenenbaum also called on Chinese drywall companies

could be in the billions of dollars, according to some estimates, and homeowners have struggled to get help from insurers or relief from mortgage payments on homes that are in some cases uninhabitable.

American construction companies imported the drywall, also known as wallboard or gypsum board, at the height of the housing boom, when building materials were in short supply. The drywall apparently causes a chemical reaction that releases fumes that reek like rotten eggs and grow worse with heat and humidity.

See **Drywall** on 2B



## 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 3 unit, multi-residential at 3734-36 Tenth Ave, San Diego, **92103**, was sold by Michael Hearst and Carol A. Hearst, trustees, to Michael Remy and Reina Remy, et al on 10/20/2009. **Tax Value \$765,000.**

2. The industrial condo at 1041 J St, San Diego, **92101**, was sold by U.S. Bank National Association, trustee, to Ryan A. Preston on 10/20/2009. **Tax Value \$360,000.**

3. The 3 unit, multi-residential at 304-08 65th St, San Diego, **92114**, was sold by Gary H.

Hoffman and Vicki C. Hoffman to William R. Mundt, trustee on 10/20/2009. **Tax Value \$210,000.**

4. The hotel/motel at 3345 Midway Dr, San Diego, **92110**, was sold by Elmer D. Blackwell, trustee, to Zenaide Dreams, Inc on 10/19/2009. **Tax Value \$200,000.**

5. The 3 unit, multi-residential at 330-34 S. 65th St, San Diego, **92114**, was sold by Gary H. Hoffman and Vicki C. Hoffman to William R. Mundt, trustee on 10/20/2009. **Tax Value \$195,000.**

See **Commercial Sales** on 8B

## 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 15835 El Camino Entrada, Poway, **92064**, was sold by Randy M. Ready and Tracy L. Ready to Joseph M. Ligas and Lori A. Ligas on 10/20/2009. **Tax Value \$2,200,000.**

2. The house at 6134 Avenida Del Duque, Encinitas, **92024**, was sold by Daniel Zavada to Patrick E. Norris and Catherine L. Norris on 10/21/2009. **Tax Value \$2,000,000.**

3. The condo at 1101 First St #211, Coronado, **92118**, was sold by Frederick W. Selleck and Mary C. Cheever-Selleck, trustees, to Mae L.

Bolger on 10/20/2009. **Tax Value \$1,950,000.**

4. The house at 12788 Via Felino, Del Mar, **92014**, was sold by Roger H. Birks and Catherine J. Birks, trustees, to Douglas J. McEachern and Jan E. McEachern, trustees on 10/20/2009. **Tax Value \$1,490,000.**

5. The condo at 120 C Ave #202, Coronado, **92118**, was sold by Troy Richards, trustee, to Frederick W. Selleck and Mary C. Cheever-Selleck on 10/20/2009. **Tax Value \$1,325,000.**

See **Home Sales** on 8B

# Goodwill leases in Hemet

## 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).*

Retail: Goodwill Industries of Southern California has leased 11,127 square feet of retail space at Village West, 2995-3223 W. Florida Ave., Suites A1-A9, Hemet **92545**, from **Granite Village West, LP**. The property was leased for 120 months at \$1.86 million.

The lessee was represented by Todd Dorn, of **Dorn and Company**. The lessor was represented by Kam Walton, Rob Ippolito and Nick Alford, of **Cushman & Wakefield**.

Retail: **Spice Pickle** has leased 2,018 square feet of retail space at Margarita Promenade, 40820 Winchester Road, Temecula **92591**, from **Number 2 PC, LLC**. The property, leased for 10 years at \$657,218, will be used for a gourmet deli.

The lessee was represented by Karly Kevane of **Flocke & Avoyer Commercial**. The lessor was represented by Mitch Casillas, of **CB Richard Ellis** (NYSE: CBG).

Retail: **La Versailles Frangrances LLC** has leased 5,295 square feet of retail space at 4440 Camino de la Plaza, Suite A-2, San Diego **92173**, from **FS San Diego, LLC**. The property was leased for 64 months at \$561,693.

The lessee and lessor were represented by Mike Clark, Joe Yetter and Brent Williams, of **Grubb and Ellis/BRE Commercial**. The lessor was represented by Clark, Yetter and Williams.

Office: **Schlage Lock Company** has leased 2,893 square feet of office space at 2297 Niels Bohr Court, Suite 209, San Diego **92154**, from Pacific Rim Commerce Center LLC. The property was leased for five years at \$269,340.

The lessee was represented by Phillip Linton, of **Grubb and Ellis|BRE Commercial**. The lessor was represented by Perla Gonzalez, of **IRE Development**.

Office: **Wallace Roberts and Todd LLC** has leased 4,144 square feet of office space at Columbia Square Atrium, 1133 Columbia St., Suite 205, San Diego **92101**, from **Warehouse Ltd**. The property was leased for 36 months at \$231,696.

The lessee represented itself. The lessor was represented by Tim Cowden, of **Colliers International**.

Industrial: **Innovative Technical Solutions** has leased 4,203 square feet of industrial space at 12675 Danielson Court, Suite 405-407, Poway **92064**, from **DWCG Inc**. The property, leased for 60 months at \$210,236, will be used for a design-build infrastructure and environmental solutions firm.

The lessee was represented by Barry Mahlberg, of **Cushman & Wakefield**. The lessor was represented by itself.

Office: **Cureon Inc./Santaris Pharma** has leased 2,118 square feet of office space at 12626 High Bluff Drive, Suite 440, San Diego **92130**, from **Arden Realty Inc**. The property was leased for two years at \$149,064.

See **Leasing Notes** on 3B

# Industry Briefs

## CBRE leasing

**CB Richard Ellis** (NYSE: CBG) announced it has been awarded a medical office leasing assignment totaling approximately 367,000 square feet by Santa Barbara-based **Montecito Medical Investment Corp**.

The properties are located in San Diego County, the Baltimore suburb of Columbia and the Atlanta suburb of Cartersville.

The San Diego County properties, totaling 149,810 square feet, include the 30,450-square-foot Hillcrest Medical Center adjacent to Scripps Mercy Hospital in San Diego; the 70,058-square-foot Valley Parkway Medical Office Building adjacent to Palomar Medical Center in Escondido; and the 49,302-square-foot Escondido Medical Arts Building.

CBRE's Lars Eisenhauer will be heading the San Diego County leasing program.

Brandon Wallace of CBRE's Atlanta medical leasing practice group will be heading the Cartersville lease effort.

The CBRE team of Kim Penny and Laura Westervelt will handle leasing in Columbia.

Eric Tompkins is a San Diego-based vice president in CBRE's Healthcare Services Group.

## Senior freeze

(AP) — Thousands of elderly and disabled New Jersey residents will more easily get a break on their property taxes under a new law enacted this month.

Known as the "senior freeze," the program allows eligible homeowners to receive the difference between the amount of local property taxes they paid when they enrolled in the program and the amount they paid in the reimbursement year.

Applicants must meet income requirements and have paid property taxes directly or through rent on a principal residence for at least 10 consecutive years, including three as the owner of the property for which they're seeking reimbursement.

But participants who moved were ineligible to receive reimbursement until they had lived in their new residence for three years, a requirement that had drawn much criticism.

The measure, signed by Gov. Jon Corzine this month after it passed the Legislature this summer with bipartisan support, cuts a year off that requirement.

The program now helps about 132,000 households. Recipients must be disabled or at least 65 years old and earning \$80,000 or less annually.

## Nevada geothermal

(AP) — The U.S. Bureau of Land Management has announced plans to conduct an environmental review of proposals to build at least two new geothermal plants in Churchill County.

BLM officials told Churchill County commissioners this week that they intend to prepare a formal environmental impact statement for the two Salt Wells Energy projects proposed by **NV Energy, Oromat Technologies** and the **Vulcan Power Co**.

The separate projects are on private property and could eventually result in construction of seven 30- to 60-megawatt geothermal power plants.

Mark Sullivan of NV Energy said the plants would serve two needs: reliability and interconnection to existing plants.

See **Industry Briefs** on 2B

## Assets frozen in Ponzi investigation

PROVO, Utah (AP) — A judge has issued an order freezing \$2.3 million in real estate, cars and other assets as part of an investigation into an alleged \$59 million Ponzi scheme.

The move by 4th District Judge Fred Howard is an unusual, pre-emptive strike. Typically courts don't order asset seizure until after criminal charges are filed or a conviction is secured.

The Utah County attorneys office sought the seizure to prevent the assets from being sold off or hidden as the investigation continues, chief investigator Jeff Robinson said.

"This will be one of the bigger ones," Robinson said. "At this point, we have the documentation. Because there are hundreds of victims, we're still trying to catch up on those, and it's so big."

An affidavit filed with the court Sept. 30 names five people being investigated for securities fraud: Larry O. Bosh, of St. George; D. Shawn Benson, of Ivins, Washington County; Michael Smith, of Mona, Juab County; David Q. Poulsen, of Salem, Utah County; and Gale Robinson, of San Jacinto, Calif.

No charges have been filed.

In the affidavit, however, prosecutors contend that Bosh set up the company **Evolution Development** in 2007 to raise funds for the investment arm of a payday loan company, **Money & More**, which has branches in

California. Gale Robinson is the founder and president of Money & More.

Investigators believe Bosh, Benson and Smith offered 10 percent monthly returns to middlemen such as Poulsen, who allegedly recruited more investors.

The plan ultimately generated \$59 million from investors, but payouts stopped in November 2008, leading to lawsuits and the investigation, court papers say.

About 90 percent of those allegedly suffering losses are Utah County residents, according to investigators.

Among the assets listed in Howard's order are at least seven luxury cars and sport utility vehicles, seven homes and property in Juab and Washington County.

Bosh declined a Desert News inquiry seeking comment on the investigation, but said he believes ongoing legal proceedings will "clear the air."

Poulsen referred questions from the newspaper to his uncle, attorney Mark Poulsen, who said his nephew was innocently caught up in a scam. And Gale Robinson did not respond to an e-mail message from the paper.

Smith could not be reached for comment. He is serving a 36-month sentence in a Colorado prison after a 2008 conviction on federal charges including tax evasion.

Source Code: 20091026tdi

## Permits

*Continued from Page 1B*  
January when it predicted 50,000 housing permits would be issued this year.

If the CIRB's predictions were correct, it would be the lowest total on record, shattering 2008's record-low of 65,000 permits pulled.

Local Building Industry Construction and in turn, job cre-

that was in place earlier this year needs to be brought back to encourage building.

"Since the discontinuation of the popular homebuyer tax credit, we have seen a significant drop in traffic these past few months which continues to drag down new-home con-

## Senate working to extend, reduce tax credit

By RYAN J. DONMOYER  
and DAWN KOPECKI  
*Bloomberg News*

WASHINGTON — Senate leaders are negotiating to extend and gradually reduce an \$8,000 tax credit for first-time homebuyers through 2010, Senator Bill Nelson of Florida said.

"We should be able to extend that later this week," Nelson, a Democrat, told reporters traveling Monday with President Barack Obama on Air Force One to a speech in Jacksonville, Fla.

Senate Majority Leader Harry Reid of Nevada and Senate Finance Committee Chairman Max Baucus of Montana, both Democrats, may seek to add the homebuyers extension to legislation extending unemployment benefits that may be debated as early as this week, according to Regan Lachapelle, an aide to Reid.

Lawmakers are under pressure from real estate agents, mortgage brokers and homebuilders to extend the \$8,000 credit before it expires Nov. 30.

Baucus and Reid made a proposal last week to Senate Republicans that would extend the homebuyer credit through 2010, Lachapelle said.

First-time homebuyers who close before April 1 would get the full \$8,000, and the credit's value would be reduced by \$2,000 in each successive quarter until expiring at the end of the year.

"Relative to current law, this is better. But it's worse than people are expecting," said Tom Gallagher, head of policy research in the Washington offices of International Strategy and Investment Group, an independent research firm. "This is a four-month extension and a nine-month phase-out."

### Alternative proposal

The proposal was intended to counter one by Senate Banking Committee Chairman Christopher Dodd, a

would continue limiting the benefit to first-time homebuyers, Lachapelle said.

The terms for extending the homebuyer tax credit are still being negotiated, Lachapelle said.

House Speaker Nancy Pelosi, a California Democrat, is waiting to see the final Senate agreement before deciding whether to support it.

"Generally, we do support extending it," Pelosi spokesman Nedeam Elshami said. "But it's premature to say anything until we see what action the Senate takes."

### Fraudulent claims

The first-time homebuyer credit, while popular with lawmakers, came under scrutiny last week when government officials said millions of dollars in benefits were erroneously or fraudulently claimed.

The Internal Revenue Service has identified 73,799 claims totaling almost \$504 million that may not be from first-time homebuyers.

They also found that 582 taxpayers under 18 years old and ineligible to buy a home claimed almost \$4 million in credits. Children as young as 4 years old received the credit, Treasury Inspector General for Tax Administration J. Russell George told a House panel.

Linda Stiff, the IRS's deputy commissioner for enforcement, told the House Ways and Means Subcommittee on Oversight that her staff has identified 160 potential criminal cases and 115 are now under investigation.

In total, 8,000 claims have been flagged for potential criminal fraud, she said. "We are and will continue to vigorously pursue those who filed fraudulent claims for the credit," Stiff said.

More than 1.2 million borrowers through Oct. 9 have claimed almost \$8.5 billion of the \$13.6 billion set aside for "first-time" homebuyer tax credits this year, George said. The program is aimed at eas-

## Leasing Notes

*Continued from Page 1B*

The lessee was represented by Shaun Burnett, of **Irving Hughes**. The lessor was represented by Joe Anderson, Tony Russell and Brooks Campbell, of **Grubb & Ellis|BRE Commercial**.

Office: U.S. Green Building Council has leased 1,640 square feet of office space at 2010 Jimmy Durante Blvd., Suite 230, Del Mar 92014, from **Turner & Associates**. The property was leased for three years at \$137,759.

The lessee was represented by Andrew Taylor of CB Richard Ellis. The lessor was represented by Brooks Campbell and Joe Anderson, also of CB Richard Ellis.

Warehouse: **Starnet Productions Inc.** has renewed its lease on 6,007 square feet of warehouse space at 8830 Rehco Road, San Diego 92121, from **Hazard Commercial Complex, LLC**. The renewal was for two years at \$133,355 and will be used for manufacturing custom parts and products.

The lessee and lessor were represented by Andy Irwin and Dean Asaro, of CB Richard Ellis.

Office: **Guild Mortgage Company Inc.**, dba **San Diego Network Mortgage**, has leased 1,603 square feet of office space at 613 W. Valley Parkway, Suite 230, Escondido 92025, from **Grand Avenue Financial Center**. The property, leased for 36 months at \$115,941, will be used for a mortgage company.

The lessee and lessor were represented by Don Zech and Nancy Murphy of **CDC Commercial**.

Office: Felipe Milan has leased 1,964 square feet of office space at Columbia Square Atrium, 1133 Columbia St., Suite 101, San Diego 92101, from **Warehouse Limited**. The property was leased for 33 months at \$87,808.

The lessee represented himself. The lessor was represented by Tim Cowden, of **Colliers International**.

Retail: **The Cleaners Club** has leased 900 square feet of retail space at 9845-10025 Carmel Mountain Road, Suite 9919, San Diego 92129, from **West Coast Retail Management**. The property was leased for 61 months at \$86,008.

The lessee representative was not disclosed.

The lessor was represented by Bruce Schiff, Phil Lyons and Chad Iafate, of **Grubb and Ellis|BRE Commercial**.

Office: **Terra Education Inc.** has leased 1,221 square feet of office space at 3636 Camino del Rio North, Suite 120, San Diego 92108, from **Encin Real Estate**. The property was leased for 38 months at \$53,479.

The lessee representative was not disclosed. The lessor was represented by Jack Kruger, of **Grubb & Ellis|BRE Commercial**.

Retail: **Million Real Estate Inc.** has leased 848 square feet of retail space at 8333 Clairemont Mesa Blvd., San Diego 92111, from **Pacific Realty Advisors**. The property was leased for 24 months at \$24,850.

The lessee represented itself. The lessor was represented by Nick Bonner, of CB Richard Ellis.