

**SELECTED LIST OF COMPLETED TRANSACTIONS**

<b>Landlord/Seller</b>	<b>Tenant/Buyer</b>	<b>Size (SF)</b>	<b>Type</b>	<b>Property Address</b>
MGA Entertainment	Owens & Minor	<b>300,000</b>	Lease	1651 California Street
EJC Ontario Gateway West LLC	Philips Electronics North America	<b>245,858</b>	Lease	1375 East Locust Avenue
Image Properties LLC	Cytec Engineered Materials	<b>203,425</b>	Lease	22600 Savi Ranch Parkway
Kemper Properties LLC	Southern California Industrial Fund	<b>195,900</b>	Sale	4300-4320 West 190th Street
Murman	MV 20348 LLC	<b>180,164</b>	Sale	Poplar/Orchid
Telacu	Aaron Brothers	<b>174,240</b>	Lease	5500 Olympic Boulevard
KTR Capital Partners	Genlyte Thomas Group	<b>115,035</b>	Lease	13169 Slover Avenue
Ismos Investments	Cytec Inc.	<b>108,900</b>	Lease	3845 Coronado Street
Valdry & Zenobia Ivars	LowCost Auto LLC	<b>98,445</b>	Sale	14725 Maple Avenue
Asset Management Systems	Argon Industries	<b>80,000</b>	Lease	1780 Oak Street
Panattoni Development	La Salle Bristol	<b>65,659</b>	Lease	7130 Sycamore Canyon Road
North Anaheim Associates	Cytec Inc.	<b>65,340</b>	Lease	1100 Patt Street
Venice Building Co LLC	Impulse Space Inc.	<b>59,549</b>	Lease	2651 Manhattan Beach Boulevard
American Pneumatic Tools	Tank & Refinery Services	<b>53,818</b>	Lease	14710 South Maple Avenue
Riverside Investments Company	La Salle Bristol	<b>53,580</b>	Lease	6261 Box Springs Boulevard
Box Springs Boulevard LLC	La Salle Bristol	<b>50,000</b>	Lease	6251 Box Springs Boulevard
Sherwyn Turbow	Sports Source	<b>48,094</b>	Lease	20700 Denker Avenue
Am-Pac	China Tire Warehouse	<b>45,120</b>	Lease	603 West Terrace Drive
Bedrosian Family Trust	Altura Communications	<b>42,440</b>	Lease	2890 White Star Avenue
Strand Lighting	InterWire Products	<b>39,313</b>	Lease	6603 Darin Way
Metropolis ZKS	Marwood Industries	<b>37,346</b>	Lease	2012 Abalone Avenue
Industrial Dynamics	Totex Manufacturing Inc.	<b>36,800</b>	Sale	2927 Lomita Boulevard
Baldwin Park Commerce Center LLC	Philips LTI	<b>36,320</b>	Lease	13700 Live Oak Avenue
Watt Kuhn	Marcelo & Sara Liberman	<b>35,858</b>	Sale	2540 West 228th Street
Magellan Group	Advanced Collision Technologies	<b>31,413</b>	Lease	4302 West 190th Street
Metropolis ZKS	Diamond Comics	<b>31,365</b>	Lease	2012 Abalone Avenue
Pacific Business Associates	Innovision International	<b>30,075</b>	Lease	1625 West 190th Street
Shipmax	Nova-Orthomed	<b>30,000</b>	Lease	331 Victoria Street
SPUSV5 500 Brand	Employers Compensation Insurance	<b>29,525</b>	Lease	500 North Brand Boulevard
Wilkie Hawthorne LLC	SP Star Enterprises, Inc.	<b>29,218</b>	Lease	711 Ducommun Street
Prologis	TaylorCreative Inc.	<b>28,700</b>	Lease	1220 West Walnut Street
Cunningham Family Trust	Hutton Communications	<b>27,997</b>	Lease	7100 Honold Circle
B & C LP	Grand Prairie Isuzu	<b>27,904</b>	Sale	6349 Palomar Oaks Court
Morning Glow Inc.	El Mar Plastics Inc.	<b>27,098</b>	Lease	109 West 134th Street
Transland Inc.	Sunsets Separates	<b>25,500</b>	Sale	24511 Frampton Avenue
Knickerbocker Properties	Countrywide Hardware	<b>25,394</b>	Lease	1335 Sycamore Road
Del Monico Investments	World Link Transport	<b>24,325</b>	Lease	1220 Kona Drive
Bus Stop LLC	Vella Group LLC	<b>25,000</b>	Sale	12536 Chadron Avenue
Bristol Industrial I	Impaxx Western Packaging Group	<b>24,000</b>	Lease	1360 West Walnut Parkway
Lemak Investment Company	GE Forwarders Inc.	<b>23,886</b>	Lease	3145 East Maria Street

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Fullerton South LLC	Altura Communications	<b>23,735</b>	Lease	1335 South Acacia Avenue
RREEF	Sports Source	<b>23,693</b>	Lease	19350 Van Ness Avenue
G Adams Properties	Erick & Karina Pedraz	<b>23,608</b>	Sale	434 East Alondra Boulevard
JG Enterprises	Figueroa Group Inc.	<b>23,500</b>	Lease	19900 South Normandie Avenue
331 Fries LLC	Keleco LLC	<b>23,394</b>	Sale	331 North Fries Avenue
Robert's Business Park Sunrise	Sharp Industries	<b>22,840</b>	Lease	535 Patrice Place
La Salle Bristol	DFS Sales	<b>22,385</b>	Lease	6261 Box Springs Road
Kashiwa Court LLC	Austin Su	<b>22,340</b>	Sale	23145 Kashiwa Court
Victoria Street LLC	Select Aircargo Services	<b>22,000</b>	Lease	363 Victoria Street
Chris & Linda Nanji	John & Jane Walsler	<b>21,700</b>	Sale	23145 Kashiwa Court
Watson Land Company	Elite Anywhere	<b>21,663</b>	Lease	860 East 238th Street
Beacon	Premiere Office Centers	<b>20,755</b>	Lease	1999 Harrison
NextiraOne	CapitalWerks	<b>20,546</b>	Lease	5 Hutton Center Drive
Robert's Business Park Sunrise	Sharp Industries	<b>20,500</b>	Lease	18225 Figueroa Street
Metropolis ZKS	Koyo Cooling Systems Inc.	<b>20,462</b>	Lease	2012 Abalone Avenue
20900 Normandie LLC	IRTRONIX	<b>20,197</b>	Lease	20900 Normandie Avenue
RCB Equities	Angelus Medical	<b>20,000</b>	Lease	1835 Rosecrans Avenue
Agamy & Plott	TSK Property Management	<b>19,374</b>	Sale	1426 North Burton Place
AMB Property	Uniwell Corporation	<b>19,058</b>	Sale	21172 South Figueroa Street
PPF Industrial	Hutton Communications	<b>18,000</b>	Lease	7422 Orangewood Avenue
Blue Stripe LLC	Power Brands	<b>18,000</b>	Lease	15507 Broadway Center Street
Stauffer Trust	REVCO International	<b>17,971</b>	Lease	639 East Walnut Street
Metropolis ZKS	DishNetwork	<b>17,891</b>	Lease	2012 Abalone Avenue
Catellus Finance	Broadspire Inc.	<b>17,582</b>	Lease	9131 Oakdale Avenue
Harvey & Anna Chang	Luxe Linen	<b>16,016</b>	Lease	2803 East 208th Street
Harvey Prince	Beauty Architects	<b>15,594</b>	Lease	13639 Cimarron
RAR2-Carson Industrial	Lurline Bay LLC	<b>15,835</b>	Lease	20435 Tillman Avenue
RAR2-Carson Industrial	Sunbelt Rentals	<b>15,570</b>	Lease	20444 Tillman Avenue
S Bravo Systems	DTS LAX Inc.	<b>15,544</b>	Lease	1524 Gage Road
Viola Industries	Sunbelt Rentals	<b>15,500</b>	Lease	3223 Golf Course Drive
Alan & Gloria Singer	Expecura Corporation	<b>15,500</b>	Lease	1420 240th Street
Pacific Business Associates	Xpedx	<b>15,500</b>	Lease	1611 West 190th Street
GER Enterprises	R.S. Hughes	<b>15,308</b>	Lease	10639 Glenoaks Boulevard
Karim Motjehedi	Anheuser Busch	<b>15,194</b>	Lease	2082 East Gladwick Street
Karim Motjehedi	Disaster Restoration Inc.	<b>15,194</b>	Lease	2082 East Gladwick Street
Park Family Trust	American Stainless Pumps	<b>15,169</b>	Lease	1150 East Dominguez Street
Libra Properties	Coastline Recovery	<b>15,050</b>	Lease	8800 Lankershim Boulevard
Gardena HD Associates	Viatron Systems	<b>15,000</b>	Lease	18233 Hoover Street
Norman Zalben	JGMA Anaheim Hospitality	<b>15,000</b>	Lease	1501 East Washington Boulevard
GER Enterprises	RS Hughes	<b>14,251</b>	Lease	10639 Glenoaks Boulevard

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Augustine & Associates	Shalom Auto Body & Parts	<b>14,168</b>	Lease	2019 Acacia Court
NextiraOne	Bam Bam Designs	<b>14,000</b>	Lease	3020 Red Hat Lane
Reven LLC	Al Barlovits LLC	<b>13,871</b>	Lease	15225 Main Street
Whittener W Tullock	Sunbelt Rentals	<b>13,255</b>	Lease	318 Tullock Street
AMB Property	Rockwell Collins	<b>13,056</b>	Lease	321 East Brokaw Road
Montague Oaks Associates	Vision Systems	<b>12,855</b>	Lease	641-643 River Oaks Parkway
Craig Killam	Vasken Tatarian	<b>12,575</b>	Sale	1957 Del Amo Boulevard
Marvin Charitable Trust	Parallel Technologies	<b>12,479</b>	Lease	615 Hawaii Avenue
John D. Rush Trust	Scott Fornaro	<b>12,000</b>	Sale	15125 South Broadway Avenue
Berry Avenue Partners	RS Hughes	<b>11,995</b>	Lease	8120 Berry Avenue
NextiraOne	First American Title	<b>11,663</b>	Lease	5 Hutton Center Drive
GMC Property Company	Electronic Inventory Online	<b>11,500</b>	Lease	3102 Kashiwa Street
Kashiwa Properties LLC	Advanced Infastructure Technologies	<b>11,408</b>	Lease	3055 Kashiwa Street
A & K Investments	CISCO Sale Corporation	<b>11,408</b>	Lease	3055 Kashiwa Street
Summa Properties	Civil Clothing	<b>11,267</b>	Lease	438 Alaska Avenue
Larson Investments LLC	Body Alive Sportswear	<b>11,250</b>	Lease	2323 West 190th Street
3MACS Investments	Vortex Water Technology	<b>11,160</b>	Sale	19807 Hamilton Avenue
LNR Hamilton Industrial	3MACS Investments	<b>11,160</b>	Sale	19807 South Hamilton Avenue
MCFG LLC	R.S. Hughes	<b>11,140</b>	Lease	975 Todd Avenue
James Pryor Properties	Miguel & Mercedes Leon	<b>11,132</b>	Sale	11625-29 Louis Avenue
Alex & Andrea Guttman	Perfect Fit West	<b>11,129</b>	Lease	9088 Rosecrans Avvenue
Modern Knit Trim	Santec Inc.	<b>11,000</b>	Lease	13921 South Figueroa Street
Best Products Inc.	Elite Anywhere	<b>10,843</b>	Lease	7825 Somerset Boulevard
Denhart Properties	Grace Family Trust	<b>10,762</b>	Sale	21000 South Wilmington Avenue
Lloyd Ashman	Denhart Properties	<b>10,762</b>	Sale	21000 South Wilmington Avenue
Lloyd Ashman	Legacy Brass	<b>10,762</b>	Lease	21000 South Wilmington Avenue
TIAA	ILS	<b>10,656</b>	Lease	17252 South Main Street
Dale Rodman Trust	Sugaring Factory	<b>10,600</b>	Lease	23950 Madison Street
Elias Awad	Pacific West Towing	<b>10,488</b>	Lease	1808 Mahalo Place
Carol Dittmer	Dune Ceramics	<b>10,442</b>	Lease	1410 Kona Drive
R & O Investments	Star Link	<b>10,414</b>	Lease	3300 Fujita Street
Bacon Trust	Heritage International	<b>10,386</b>	Sale	1125 West Victoria Street
Karawia Living Trust	3771 West 242nd Street LLC	<b>10,345</b>	Sale	3771 West 242nd Street
Barry Von Hemert	Home Consignment Center	<b>10,300</b>	Lease	23649 Hawthorne Boulevard
Cypress Land Company	Nextgen Aeronautics	<b>10,286</b>	Lease	2295 Jefferson Street
Choi Family Trust	City Paper Box LLC	<b>10,200</b>	Lease	4930 Hampton Street
Paras Properties	Jay Jae Chong	<b>10,186</b>	Sale	405 South State College Boulevard
Asset Management Systems	Team Simpson Racing	<b>10,132</b>	Lease	1780 Oak Street
Hairart LLC	Santec Inc.	<b>10,000</b>	Lease	400 West 157th Street
Larry Russ	HP Labs	<b>9,956</b>	Sale	3823-25 Industry Avenue

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Pelezarre	Paradise Paint	<b>9,920</b>	Lease	19819 Hamilton Avenue
MHA Prodigy Inc	Dynamic Trucking	<b>9,805</b>	Sale	1957 East Del Amo Boulevard
Douglas Erenberg	OneH2 Inc.	<b>9,750</b>	Lease	1921 Maple Avenue
Mid-Harbor Industrial Center	PAC International	<b>9,721</b>	Lease	287-289 East Redondo Beach Boulevard
Torrance Tech Partners LLC	Novitas Inc.	<b>9,594</b>	Lease	370 Amapola Avenue
M & G Management	The Party Solution	<b>9,450</b>	Lease	2230 Amapola Court
Margevicius-Enick Trust	Advantage Products Group	<b>8,936</b>	Lease	3400 Kashiwa Street
Morales Family Trust	Altura Communications	<b>8,780</b>	Lease	1540 South Lewis Street
Merrell	Caldwell	<b>8,745</b>	Sale	15624 Inglewood Avenue
Mike Blakely	David & Patricia Cortina	<b>8,352</b>	Sale	400 Spectrum Circle
Leonard Eriksson	Mike Blakely	<b>8,352</b>	Sale	400 Spectrum Circle
David Ronen	Robert & Susan Blakely	<b>8,256</b>	Sale	11727 Dorothy Street
Jamison Services	Experium Academy	<b>8,186</b>	Lease	21605 Hawthorne Boulevard
Mayan & Usha Patel	Fits & Kix	<b>8,000</b>	Leases	543 East Gardena Boulevard
Asset Management Systems	Fashion Wear Collection	<b>8,000</b>	Lease	1824 Oak Street
IRTRONIX	Socal Sublimation	<b>8,000</b>	Lease	1439 Plaza Del Amo
Bunch Family Trust	IRTRONIX	<b>8,000</b>	Lease	1439 Plaza Del Amo
Elle Group LLC	Mueller Engineering	<b>7,700</b>	Sale	101 Penn Street
Bob & Carolyn Kelley	Rafael Franke	<b>7,620</b>	Sale	1213 Arbor Vitae
Willow Vista Rentals LLC	Christianeric & Edan Investments	<b>7,552</b>	Sale	19803 Hamilton Avenue
Optex USA	Younger Manufacturing Company	<b>7,417</b>	Lease	1845 West 205th Street
SDY Mfg	MYT Home Health Care Inc	<b>7,400</b>	Lease	19801 Hamilton Avenue
Sandhill Partnership	KT & G	<b>7,350</b>	Lease	17044 South Montanero Avenue
ASSET InterTech	Savage Enterprises	<b>7,300</b>	Lease	17791 Fitch
Richard Meine Trust	Animated Business Solutions	<b>7,251</b>	Lease	23911 Garnier Street
Richard Meine Trust	Monterey Graphics	<b>7,251</b>	Lease	23911 Garnier Street
Otay River Business Park	Sunbelt Rentals	<b>7,250</b>	Lease	2890 Faivre
FDC Partners	Ryde Enterprises	<b>7,240</b>	Lease	7711 Amigos Avenue
Case Bor	Boris & Catarina Giourof	<b>7,020</b>	Sale	3340 Fujita Street
Torrance Business Center	StyleIndex America Inc.	<b>7,000</b>	Lease	3555 Lomita Boulevard
Torrance Business Center	Digi Maximus	<b>7,000</b>	Lease	3555 Lomita Boulevard
Deutsche Post Global Mail	Honeywell	<b>7,000</b>	Lease	3555 Lomita Boulevard
Deutsche Post Global Mail	Suremove	<b>7,000</b>	Lease	3555 Lomita Boulevard
Madison Avenue North	Optex	<b>6,850</b>	Lease	3882 Del Amo Boulevard
Olive Tree House	ASAP Semi	<b>6,841</b>	Lease	1 Peters Canyon
Konax Investments	Phenomenex	<b>6,833</b>	Sale	421 Amapola Avenue
Grea Family Trust	Max Matsuhashi	<b>6,833</b>	Sale	421 Amapola Avenue
Wasserman	Dawn Coulson	<b>6,572</b>	Sale	1230 Crenshaw Boulevard
S & R Capital	Praxair	<b>6,524</b>	Lease	13425 Benson Avenue
Marvin Charitable Trust	UT Freight Services	<b>6,458</b>	Lease	605 Hawaii Avenue

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LBSW LLC	SourceOne Healthcare	<b>6,444</b>	Lease	8650 Somerset Boulevard
Hok-Nung Wong	Mas Alloy Wheel	<b>6,438</b>	Lease	20840 Leapwood Avenue
Perrault Family Trust	MDS Warehouse	<b>6,419</b>	Lease	20291 South Western Avenue
Jamison Services	Kids in Motion Physical Therapy	<b>6,260</b>	Lease	21615 Hawthorne Boulevard
Su Mi Lee	All American Design	<b>6,175</b>	Sale	2321 Torrance Boulevard
Peregrine Medical Building	Century 21 Realty	<b>6,100</b>	Lease	3440 West Carson Street
DeVos Brothers LLC	Prashant Ingle	<b>6,000</b>	Sale	16257 Illinois Avenue
Asset Management Systems	Honda Motor Corporation	<b>6,000</b>	Lease	1822 Oak Street
NextiraOne	Remote Inventory Systems	<b>5,990</b>	Lease	5 Hutton Center Drive
The Realty Associates Fund X	Emptech	<b>5,867</b>	Lease	2377 Crenshaw Boulevard
Aspen Properties	Techlin Inc.	<b>5,800</b>	Lease	1574 North Batavia Avenue
MJLSF	Robert & Susan Blakely	<b>5,600</b>	Sale	924 East Ontario Street
Best Products Inc.	Elite Anywhere	<b>5,500</b>	Lease	7825 Somerset Boulevard
Sardo	Platinum Prop Rentals	<b>5,400</b>	Lease	516-524 Rosecrans Avenue
Glantz Family Trust	Dr. Marina Raikhel	<b>5,377</b>	Sale	25043 Narbonne Avenue
David & Inka Isa	Pliska	<b>5,266</b>	Sale	2207-2211 Torrance Boulevard
Torrance Tech Partners LLC	Light Black USA Inc.	<b>5,213</b>	Lease	370 Amapola Avenue
Michael Blakely	Alex Faer	<b>5,170</b>	Sale	12819 South Main Street
The Telo Industrial Center	Civil Clothing	<b>5,088</b>	Lease	23510 Telo Avenue
ZMI Real Estate	Genlyte Thomas Group	<b>5,029</b>	Lease	18000 Studebaker Road
SDV Rosecrans	Tideline Inc.	<b>5,000</b>	Sale	3334 Rosecrans Avenue
Larry Fricker Company	TSK Property Management	<b>5,000</b>	Sale	1421 North State College Boulevard
Capellino	McCracken & Associates	<b>5,000</b>	Lease	20310 Gramercy Place
Bixby Business Center	Robert Clark, MD	<b>4,946</b>	Lease	4401 Atlantic Avenue
The Medical Centre	Dr. Ron Gallemore	<b>4,810</b>	Lease	4201 Torrance Boulevard
Blair Company	Coating Hub Inc.	<b>4,800</b>	Lease	1611 Boyd Avenue
San Pedro Alondra Realty	Ruggeri Marble & Granite	<b>4,800</b>	Lease	16001 South San Pedro Street
Pam Cronn	Christopher Yoon	<b>4,731</b>	Sale	22910 Crenshaw Boulevard
Second Order Effects	Mueller Engineering	<b>4,730</b>	Lease	140 Center Street
Metro Creekside	Takara Belmont USA	<b>4,600</b>	Lease	1350 Reynolds Avenue
David Slutsky	Prashant Ingle	<b>4,400</b>	Lease	2808 Columbia Street
Darty Cronin	Nextgen Aeronautics	<b>4,370</b>	Lease	4030 Spencer Street
SBP Enterprises LLC	CorePower Yoga	<b>4,333</b>	Lease	4407 Redondo Beach Boulevard
LJS Properties	Platinum Prop Rentals	<b>4,300</b>	Lease	520-524 Rosecrans Avenue
Madison Group LLC	NRI Clinical Trials	<b>4,295</b>	Lease	1141 West Redondo Beach Blvd
CREB	California Claims Management	<b>4,253</b>	Lease	23001 Hawthorne Boulevard
AAA	REMAX Commercial	<b>4,253</b>	Lease	23001 Hawthorne Boulevard
Gonzalez Family	Marina Davtian	<b>3,955</b>	Sale	1215 South Pacific Coast Highway
Mojtahedi 2003 Family Trust	Colin Robinson	<b>3,888</b>	Lease	20919 South Brant Avenue
Dutch Pacific Exchange	Karim Mojtahedi	<b>3,888</b>	Sale	20919 South Brant Avenue

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Tiffany Rogers	Roy Crocker	<b>3,920</b>	Sale	23206 Mariposa Avenue
Carson Central Investors	Omega Pacific Electrical Supple	<b>3,840</b>	Lease	17121 South Central Avenue
Khalil Khosravi	Lee Family Trust	<b>3,782</b>	Sale	13202 South Figueroa
Crenshaw Rock LLC	Easter Seals	<b>3,728</b>	Lease	14800 Crenshaw Boulevard
Bresler Enterprises	Harbor Interfaith Services	<b>3,710</b>	Lease	599 West 9th Street
Surf Management	Barbara Lazaroff	<b>3,675</b>	Lease	20445 Gramercy Place
The Realty Associates	Employment Tax Specialists	<b>3,661</b>	Lease	2377 Crenshaw Boulevard
VR Interior Services	AGIS	<b>3,594</b>	Lease	6409 Alondra Boulevard
Rexford Industrial	AGIS	<b>3,594</b>	Lease	6409 Alondra Boulevard
SBP Enterprises LLC	NextStep Fitness	<b>3,594</b>	Lease	4447 Redondo Beach Boulevard
Chasnik Torrance	Prime MSO	<b>3,530</b>	Lease	24239 Hawthorne Boulevard
Kilden Enterprises	Black Diamond Group	<b>3,528</b>	Lease	2466 Sepulveda Boulevard
Lawrence Villarreal	Parsa Investments LLC	<b>3,477</b>	Sale	1712-1730 Walnut Street
COR HealthCare	Axial Innovations	<b>3,400</b>	Lease	2340 Plaza Del Amo
North Harbor Properties	Hondo 500	<b>3,392</b>	Lease	411 North Harbor Boulevard
Seacliff Centre Pointe	Scanwell Logistics	<b>3,357</b>	Lease	108-110 West Walnut Street
Mike Russo	Dr. Maria Baez	<b>3,316</b>	Lease	1624 Anaheim Street
OREL USA	StyleIndex America Inc.	<b>3,300</b>	Lease	2720 Monterey Street
North Harbor Properties	Joint Foreman's LRC	<b>3,010</b>	Lease	411 North Harbor Boulevard
Hillside Village LLC	Dr. Daryl Rheuark	<b>3,122</b>	Lease	24520 Hawthorne Boulevard
Panther Premium Logistics	CybEye	<b>3,062</b>	Lease	879 West 190th Street
Medical Centre	Providence Health System	<b>3,000</b>	Lease	4201 Torrance Boulevard
Hale & Alejandro LLC	Asset InterTech	<b>3,000</b>	Lease	3910 East Coronado Street
Christian Edan Investments	Lord, Ficks, Zayed	<b>3,000</b>	Lease	19803 South Hamilton Avenue
JAS Madison I	Dr. Vernon Wilson	<b>2,957</b>	Lease	3445 Pacific Coast Highway
Marsh	CybEye	<b>2,909</b>	Lease	990 West 190th Street
Paras LLC	REM Sleep Labs	<b>2,855</b>	Lease	23332 Hawthorne Boulevard
Medical Centre	Providence Health System	<b>2,816</b>	Lease	4201 Torrance Boulevard
Telo Industrial Center	South Bay Theme Parties	<b>2,624</b>	Lease	23510 Telo Avenue
Joseph Amato Trust	Young & Soohyn Kim	<b>2,597</b>	Sale	28441 Highridge Road
Medical Centre	Providence Health System	<b>2,507</b>	Lease	4201 Torrance Boulevard
Surf Management	Top Legging	<b>2,420</b>	Lease	24424 South Main Street
Deluna Investments	Javid Dental Brothers	<b>2,400</b>	Lease	1622 South Gaffey Street
Almar Plaza	Ron & Dawn Anfuso	<b>2,389</b>	Sale	28441 Highridge Road
Walter Hoehn	Jayamalin Fernando	<b>2,301</b>	Sale	5527-31 Venice Boulevard
Verson Inc	Constant & Associates	<b>2,241</b>	Lease	3655 Torrance Boulevard
Rosecrans Dickens LLC	Harbor Family Dental	<b>2,225</b>	Lease	1310 Rosecrans Street
Standing O	Master Design Clothing	<b>2,220</b>	Lease	2908 Oregon Court
Torrance Business Center	Fortune Electric	<b>2,200</b>	Lease	3525 Lomita Boulevard
Gottsegen	Pro'Loughlin Properties LLC	<b>2,106</b>	Sale	1430 Pacific Coast Highway

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**SELECTED LIST OF COMPLETED TRANSACTIONS**

<b>Landlord/Seller</b>	<b>Tenant/Buyer</b>	<b>Size (SF)</b>	<b>Type</b>	<b>Property Address</b>
Drollinger Properties	Westchester Pet Health Center	<b>2,100</b>	Lease	8911 Sepulveda Boulevard
BCSP Pacific Concourse	UNIS Furniture	<b>2,089</b>	Lease	5230 Pacific Concourse Drive
SVF Broadway Center	Do Do Cosmetics	<b>2,000</b>	Lease	15523 South Broadway Center Street
Chasnik Torrance	Fred's Carpets	<b>2,000</b>	Lease	24427 Hawthorne Boulevard
LBA Realty	Office Design Studio	<b>1,994</b>	Lease	5230 Pacific Concourse Drive
M2 Rolling Hills LP	Palos Verdes Board of Realtors	<b>1,976</b>	Sale	28441 Highridge Road
Torrance Investment Company	Employment Tax Specialists	<b>1,964</b>	Lease	2377 Crenshaw Boulevard
Hillside Village LLC	Ni Hao Chinese	<b>1,928</b>	Lease	24584 Hawthorne Boulevard
Medical Centre	Deorasan Professional Medical	<b>1,847</b>	Lease	4201 Torrance Boulevard
Karim Motjehedi	Bruce Massman	<b>1,800</b>	Sale	16206 Hawthorne Boulevard
Paras LLC	Paradigm Medical Management	<b>1,780</b>	Lease	23332 Hawthorne Boulevard
Leapwood Associates	SDY Mfg	<b>1,752</b>	Lease	20850 Leapwood Avenue
Carson/223rd Street LLC	ArchiMorphic	<b>1,740</b>	Lease	1300 East 223rd Street
North Harbor Properties	Hondo 500	<b>1,687</b>	Lease	411 North Harbor Boulevard
PS Business Park	Beyondee	<b>1,624</b>	Lease	370 Crenshaw Boulevard
190th Medical LLC	Dr. Craig Morris	<b>1,589</b>	Lease	19000 Hawthorne Boulevard
Perroy Properties	Dr. Francisco Correa	<b>1,586</b>	Lease	1350 West 6th Street
Berkovich Trust	San Pedro Acupuncture	<b>1,550</b>	Lease	1300 West 6th Street
Berkovich Trust	Barry Tischler MD	<b>1,550</b>	Lease	1300 West 6th Street
1002 S Pacific Properties	Michael Ziegler Photography	<b>1,500</b>	Lease	1014 South Pacific Avenue
David & Inka Isa	Torres Architects	<b>1,494</b>	Lease	2209 Torrance Boulevard
MRCC Properties	Torrez	<b>1,478</b>	Lease	2426 Marine Avenue
SBP Enterprises LLC	WeFile Inc.	<b>1,466</b>	Lease	4439 Redondo Beach Boulevard
23133 Hawthorne LLC	Fortune Electric	<b>1,435</b>	Lease	23133 Hawthorne Boulevard
Omnis International	Ganis Insurance	<b>1,424</b>	Lease	3655 Torrance Boulevard
Nino I LP	Mohammad Almomani	<b>1,440</b>	Lease	14382 Hoover Street
Fortune 300 Partners LLC	Wholistic Wellness	<b>1,400</b>	Lease	412 South Pacific Coast Highway
Silver Spur Investments	United ONE Realty	<b>1,400</b>	Lease	608 Silver Spur Road
Four Corners Investments	Nupur Academy	<b>1,400</b>	Lease	22803 Hawthorne Boulevard
North Harbor Properties	McRoberts Maritime Security	<b>1,379</b>	Lease	411 North Harbor Boulevard
Prospect South Bay	ARI Clinical Trials	<b>1,367</b>	Lease	520 North Prospect Avenue
POP AIV LLC	Dr. Glenn Zeleznick	<b>1,363</b>	Lease	520-550 Deep Valley Drive
Tormed Buildings	Redondo Beach Podiatry	<b>1,349</b>	Lease	3440 Lomita Boulevard
Nicholas Jaksic	Delio Orthodontics	<b>1,339</b>	Lease	1494 West 7th Street
Deluna Investments	Dr. Maribel Lam	<b>1,250</b>	Lease	1622 South Gaffey Street
Deluna Investments	Dr. Alex Rahimi	<b>1,250</b>	Lease	1622 South Gaffey Street
Chloe Investments	Bob & Marc Plumbing	<b>1,200</b>	Lease	22760 Hawthorne Boulevard
Paul Gerhardt	Massage Therapy	<b>1,200</b>	Lease	16200 Hawthorne Boulevard
Tormed Buildings	Curtis Lee MD	<b>1,180</b>	Lease	3400 Lomita Boulevard
3711 Lomita LLC	ARY 3D	<b>1,173</b>	Lease	3711 Lomita Boulevard

**Jeffery A. Turek**  
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**SELECTED LIST OF COMPLETED TRANSACTIONS**

<b>Landlord/Seller</b>	<b>Tenant/Buyer</b>	<b>Size (SF)</b>	<b>Type</b>	<b>Property Address</b>
Dr. Timothy McGillivray	Traditional Family Practice	<b>1,170</b>	Lease	3655 Lomita Boulevard
Lexham	Dr. Timothy McGillivray	<b>1,170</b>	Lease	3655 Lomita Boulevard
Pacific Coast Plaza LLC	Project Real Estate Corporation	<b>1,150</b>	Lease	3730 Pacific Coast Highway
Almar Plaza	Christopher Vasallo	<b>1,142</b>	Sale	28441 Highridge Road
M2 Rolling Hills LP	Zhu Investment Partners	<b>1,096</b>	Lease	28441 Highridge Road
Harbor Vermont Center	World Link Transport	<b>1,028</b>	Lease	24328 South Vermont Avenue
North Harbor Properties	Fundraising Partners	<b>1,008</b>	Lease	411 North Harbor Boulevard
Gojies Madison LLC	Arrowhead Evaluation Services	<b>1,007</b>	Lease	1141 West Redondo Beach Blvd
Chasnik Torrance	Club Pilates	<b>1,000</b>	Lease	24239 Hawthorne Boulevard
Pamela Cronn	Geum Ja Geon	<b>977</b>	Lease	22910 Crenshaw Boulevard
Continental Development	Dr. Judy Law-Torok	<b>986</b>	Lease	3640 Lomita Boulevard
Juan Alas	Dr. Todd Lanman	<b>955</b>	Lease	1360 West 6th Street
M2 Rolling Hills LP	M&O Construction	<b>878</b>	Sale	28441 Highridge Road
M2 Rolling Hills LP	Huber	<b>873</b>	Sale	28441 Highridge Road
M2 Rolling Hills LP	Infinity 16	<b>803</b>	Sale	28441 Highridge Road
Gojies Madison LLC	Park Chiropractic Clinic	<b>800</b>	Lease	1141 West Redondo Beach Blvd
M2 Rolling Hills LP	Lunada Consulting	<b>790</b>	Lease	28441 Highridge Road
Medical Centre	Clear Mind Treatment	<b>785</b>	Lease	4201 Torrance Boulevard
Paras Properties	Action Orthopedics	<b>780</b>	Lease	23332 Hawthorne Boulevard
Mesmer Properties	Young & Soohyn Kim	<b>756</b>	Sale	28441 Highridge Road
M2 Rolling Hills LP	Garrett Stevens	<b>656</b>	Sale	28441 Highridge Road

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