

Dan Malcolm
Lease Transactions
\$100,000+ Consideration
(January 2000 – Present)

<u>Tenant</u>	<u>Property</u>	<u>Term</u>	<u>SF Leased</u>	<u>Consideration</u>
1. Sav-On Drugs (Albertsons, Inc)	900 Palm Avenue, Imperial Beach	20 Yrs	14,884 SF	\$7,000,000.00
2. Sav-On Drugs (Albertsons, Inc)	Third/Palomar, Chula Vista	20 Yrs	20,000 SF	\$7,200,000.00
3. Ultimate Fitness	Third/Palomar, Chula Vista	10 Yrs	14,000 SF	\$2,100,000.00
4. Sav-A-Lot Foods	SEC Third Ave. & Palomar, Chula Vista	10 Yrs	20,000 SF	\$2,880,000.00
5. Auto Zone	SEC Third Ave. & Palomar, Chula Vista	5 Yrs	10,000 SF	\$480,000.00
6. Hollywood Video	720 13 th Street, Imperial Beach	10 Yrs	7,200 SF	\$1,200,000.00
7. GSA – US Government	1261 Third Avenue, Chula Vista	10 Yrs	24,000 SF	\$7,400,000.00
8. Sharp Healthcare	344 F Street, Chula Vista	2 Yrs	5,224 SF	\$105,000.00
9. UEI College – Nursing School	344 F Street, Chula Vista	5 Yrs	4,999 SF	\$568,000.00
10. Assoc. for Comm. Ind.	344 F Street, Chula Vista	5 Yrs	3,971 SF	\$536,000.00
11. UEI College	380 Third Avenue, Chula Vista	5 Yrs	6,000 SF	\$468,000.00
12. Adrian Gonzalez Sports Acdmy.	2300 Boswell Court, Chula Vista	5 Yrs	28,000 SF	\$779,000.00
13. El Cilantro Mexican Restaurant	772 13 th Street, Imperial Beach	5 Yrs	2,000 SF	\$113,200.00
14. Starbucks Coffee	SWC Broadway/Oxford, Chula Vista	10 Yrs	1,800 SF	\$648,000.00
15. Sprint Phone Store	SWC Broadway/Oxford, Chula Vista	5 Yrs	2,400 SF	\$396,000.00
16. Gamestop	SWC Broadway/Oxford, Chula Vista	5 Yrs	1,200 SF	\$216,000.00
17. Blimpies Subs and Salads	SWC Broadway/Oxford, Chula Vista	5 Yrs	1,200 SF	\$220,000.00
18. IHOP Restaurant	SWC Broadway/Oxford, Chula Vista	10 Yrs	4,000 SF	\$1,080,000.00
19. Valvoline Instant Oil Change	1525 Palm Avenue, San Diego	10 Yrs	2,400 SF	\$806,400.00
20. Childrens Hospital Thrift Store	Garnet Avenue, Pacific Beach	5 Yrs	6,400 SF	\$640,000.00
21. Childrens Hospital Thrift Store	4341 El Cajon Blvd, San Diego	5 Yrs	17,000 SF	\$612,000.00
22. Dollar Tree	NWC Euclid/Division, National City	5 Yrs/	15,000 SF	\$1,200,000.00
23. Northrop Grumman	1261 Third Avenue, Chula Vista	5 Yrs	10,000 SF	\$1,500,000.00
24. Hollywood Video	7770 Broadway, Lemon Grove	10 Yrs	6,400 SF	\$1,326,000.00
25. Zios Italian Restaurant	2990 El Cajon Blvd, San Diego	5 Yrs	1,900 SF	\$171,000.00
26. Dino's Gyro's Restaurant	4000 Clairemont Mesa Blvd, San Diego	5 Yrs	1,200 SF	\$158,000.00
27. Goodwill Industries	894 Palm Avenue, Imperial Beach	10 Yrs	12,500 SF	\$1,368,000.00
28. Cricket Wireless Store	1610 E 8 th Street, National City	5 Yrs	1,800 SF	\$165,000.00
29. Vangie Hair Salon	1610 E. 8 th Street, National City	5 Yrs	1,500 SF	\$122,000.00
30. Herbalife Store	1610 E. 8 th Street, National City	5 Yrs	1,200 SF	\$103,000.00
31. Ker Pharmacy	1610 E. 8 th Street, National City	5 Yrs	2,300 SF	\$176,000.00
32. Blimpie Subs & Salads	Walmart, Highland Ave, San Diego	10 Yrs	1,200 SF	8% percentage
33. Blimpie Subs & Salads	Walmart, Olympic Pkvy, Chula Vista	10 Yrs	1,200 SF	8% percentage
34. Blimpie Subs & Salads	Walmart, Balboa Ave, San Diego	10 Yrs	1,200 SF	8% percentage
35. Four Square Productions	5205 Kearny Villa Road, San Diego	10 Yrs	24,000 SF	\$4,300,000.00
36. Su Clinica Medical Clinic	850 W. Highland Ave, San Bernardino	5 Yrs	3,058 SF	\$325,000.00
37. San Bernardino Dental	850 W. Highland Ave, San Bernardino	10 Yrs	2,720 SF	\$510,000.00

38. Kindercare Learning Center	183 E. Main Street, Huntington, NY	15 Yrs	10,564 SF	\$3,770,000.00
39. St. Vincent De Paul	32252 Cam. Capistrano, S.J.Capistrano	7 Yrs	4,000 SF	\$420,000.00
40. San Diego Metro Credit Union	344 F Street, Chula Vista	3 Yrs	3,033 SF	\$372,000.00
41. Econo Lube N Tune	772 13 Street, Imperial Beach	5 Yrs	3,000 SF	\$340,000.00
42. Powerhouse Gym	750 13 th Street, Imperial Beach	5 Yrs	10,000 SF	\$300,000.00
43. Unyeway, Inc.	1261 Third Avenue, Chula Vista	5 Yrs	8,000 SF	\$1,920,000.00
44. Family Hair Salon	770 13 th Street, Imperial Beach	5 Yrs	1,500 SF	\$112,000.00
45. Factory 2-U	890 Palm Avenue, Imperial Beach	5 Yrs	12,500 SF	\$308,000.00
46. 7-11 Food/Gas Station	NWC Lobelia/Sycamore, Vista	20 Yrs	40,000 SF pad	\$2,400,000.00
47. Jack in the Box	East H Street, Chula Vista	15 Yrs	15,000 SF pad	\$1,450,000.00
48. Exodus Recovery, Inc	4308 University Avenue, San Diego	3 Yrs	2,421 SF	\$130,000.00
49. Hi Favor Broadcasting	344 F Street, Chula Vista	5 Yrs	1,867 SF	\$231,900.00
50. Submarina	894-A Palm Avenue, Imperial Beach	5 Yrs	1,560 SF	\$127,000.00
51. The Nutrition Store	890 Palm Avenue, Imperial Beach	5 Yrs	1,900 SF	\$142,500.00
52. WIC Clinic (County of S.D.)	888 Palm Avenue, Imperial Beach	5 Yrs	3,130 SF	\$234,000.00
53. CA Smog Station	SEC Broadway & Anita St. Chula Vista	5 Yrs	4,240 SF	\$280,000.00
54. Sommerset Dentistry	1655 Broadway, Ste 4, Chula Vista	10 Yrs	1,440 SF	\$190,000.00
Totals			408,011 SF	\$59,726,000.00