

SELECTED LIST OF COMPLETED TRANSACTIONS BY JEFFERY A. TUREK (310) 802-2545

<u>Landlord/Seller</u>	<u>Tenant/Buyer</u>	<u>Size (SF)</u>	<u>Type</u>	<u>Property Address</u>
MGA Entertainment	Owens & Minor	300,000	Lease	1651 California Street
EJC Ontario Gateway West LLC	Philips Electronics North America	245,858	Lease	1375 East Locust Avenue
Image Properties LLC	Cytec Engineered Materials	203,425	Lease	22600 Savi Ranch Parkway
Kemper Properties LLC	Southern California Industrial Fund	195,900	Sale	4300-4320 West 190th Street
Telacu	Aaron Brothers	174,240	Lease	5500 Olympic Boulevard
KTR Capital Partners	Genlyte Thomas Group	115,035	Lease	13169 Slover Avenue
Ismos Investments	Cytec Inc.	108,900	Lease	3845 Coronado Street
Valdry & Zenobia Ivars	LowCost Auto LLC	98,445	Sale	14725 Maple Avenue
Asset Management Systems	Argon Industries	80,000	Lease	1780 Oak Street
Panattoni Development	La Salle Bristol	65,659	Lease	7130 Sycamore Canyon Road
North Anaheim Associates	Cytec Inc.	65,340	Lease	1100 Patt Street
American Pneumatic Tools	Tank & Refinery Services	53,818	Lease	14710 South Maple Avenue
Riverside Investments Company	La Salle Bristol	53,580	Lease	6261 Box Springs Boulevard
Box Springs Boulevard LLC	La Salle Bristol	50,000	Lease	6251 Box Springs Boulevard
Sherwyn Turbow	Sports Source	48,094	Lease	20700 Denker Avenue
Am-Pac	China Tire Warehouse	45,120	Lease	603 West Terrace Drive
Bedrosian Family Trust	Altura Communications	42,440	Lease	2890 White Star Avenue
Strand Lighting	InterWire Products	39,313	Lease	6603 Darin Way
Metropolis ZKS	Marwood Industries	37,346	Lease	2012 Abalone Avenue
Industrial Dynamics	Totex Manufacturing Inc.	36,800	Sale	2927 Lomita Boulevard
Baldwin Park Commerce Center LLC	Philips LTI	36,320	Lease	13700 Live Oak Avenue
Watt Kuhn	Marcelo & Sara Liberman	35,858	Sale	2540 West 228th Street
Magellan Group	Advanced Collision Technologies	31,413	Lease	4302 West 190th Street
Metropolis ZKS	Diamond Comics	31,365	Lease	2012 Abalone Avenue
Pacific Business Associates	Innovision International	30,075	Lease	1625 West 190th Street
Shipmax	Nova-Orthomed	30,000	Lease	331 Victoria Street
SPUSV5 500 Brand	Employers Compensation Insurance	29,525	Lease	500 North Brand Boulevard
Wilkie Hawthorne LLC	SP Star Enterprises, Inc.	29,218	Lease	711 Ducommun Street
Prologis	TaylorCreative Inc.	28,700	Lease	1220 West Walnut Street
Cunningham Family Trust	Hutton Communications	27,997	Lease	7100 Honold Circle
Morning Glow Inc.	El Mar Plastics Inc.	27,098	Lease	109 West 134th Street



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Transland Inc.	Sunsets Separates	25,500	Sale	24511 Frampton Avenue
Knickerbocker Properties	Countrywide Hardware	25,394	Lease	1335 Sycamore Road
Del Monico Investments	World Link Transport	24,325	Lease	1220 Kona Drive
Bristol Industrial I	Impaxx Western Packaging Group	24,000	Lease	1360 West Walnut Parkway
Lemak Investment Company	GE Forwarders Inc.	23,886	Lease	3145 East Maria Street
Fullerton South LLC	Altura Communications	23,735	Lease	1335 South Acacia Avenue
RREEF	Sports Source	23,693	Lease	19350 Van Ness Avenue
G Adams Properties	Erick & Karina Pedraz	23,608	Sale	434 East Alondra Boulevard
JG Enterprises	Figueroa Group Inc.	23,500	Lease	19900 South Normandie Avenue
331 Fries LLC	Keleco LLC	23,394	Sale	331 North Fries Avenue
Robert's Business Park Sunrise	Sharp Industries	22,840	Lease	535 Patrice Place
La Salle Bristol	DFS Sales	22,385	Lease	6261 Box Springs Road
Kashiwa Court LLC	Austin Su	22,340	Sale	23145 Kashiwa Court
Victoria Street LLC	Select Aircargo Services	22,000	Lease	363 Victoria Street
Chris & Linda Nanji	John & Jane Walser	21,700	Sale	23145 Kashiwa Court
Watson Land Company	Elite Anywhere	21,663	Lease	860 East 238th Street
Beacon	Premiere Office Centers	20,755	Lease	1999 Harrison
NextiraOne	CapitalWerks	20,546	Lease	5 Hutton Center Drive
Robert's Business Park Sunrise	Sharp Industries	20,500	Lease	18225 Figueroa Street
Metropolis ZKS	Koyo Cooling Systems Inc.	20,462	Lease	2012 Abalone Avenue
20900 Normanide LLC	IRTRONIX	20,197	Lease	20900 Normandie Avenue
Agamy & Plott	TSK Property Management	19,374	Sale	1426 North Burton Place
AMB Property	Uniwell Corporation	19,058	Sale	21172 South Figueroa Street
PPF Industrial	Hutton Communications	18,000	Lease	7422 Orangewood Avenue
Stauffer Trust	REVCO International	17,971	Lease	639 East Walnut Street
Metropolis ZKS	DishNetwork	17,891	Lease	2012 Abalone Avenue
Catellus Finance	Broadspire Inc.	17,582	Lease	9131 Oakdale Avenue
Harvey & Anna Chang	Luxe Linen	16,016	Lease	2803 East 208th Street
Harvey Prince	Beauty Architects	15,594	Lease	13639 Cimarron
RAR2-Carson Industrial	Lurline Bay LLC	15,835	Lease	20435 Tillman Avenue
S Bravo Systems	DTS LAX Inc.	15,544	Lease	1524 Gage Road



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Alan & Gloria Singer	Expecura Corporation	15,500	Lease	1420 240th Street
Pacific Business Associates	Xpedx	15,500	Lease	1611 West 190th Street
GER Enterprises	R.S. Hughes	15,308	Lease	10639 Glenoaks Boulevard
Karim Motjehedi	Anheuser Busch	15,194	Lease	2082 East Gladwick Street
Karim Motjehedi	Disaster Restoration Inc.	15,194	Lease	2082 East Gladwick Street
Park Family Trust	American Stainless Pumps	15,169	Lease	1150 East Dominguez Street
Libra Properties	Coastline Recovery	15,050	Lease	8800 Lankershim Boulevard
Gardena HD Associates	Viatron Systems	15,000	Lease	18233 Hoover Street
Norman Zalben	JGMA Anaheim Hospitality	15,000	Lease	1501 East Washington Boulevard
GER Enterprises	RS Hughes	14,251	Lease	10639 Glenoaks Boulevard
Augustine & Associates	Shalom Auto Body & Parts	14,168	Lease	2019 Acacia Court
NextiraOne	Bam Bam Designs	14,000	Lease	3020 Red Hat Lane
Reven LLC	AI Barlovits LLC	13,871	Lease	15225 Main Street
AMB Property	Rockwell Collins	13,056	Lease	321 East Brokaw Road
Montague Oaks Associates	Vision Systems	12,855	Lease	641-643 River Oaks Parkway
Craig Killam	Vasken Tatarian	12,575	Sale	1957 Del Amo Boulevard
Marvin Charitable Trust	Parallel Technologies	12,479	Lease	615 Hawaii Avenue
John D. Rush Trust	Scott Fornaro	12,000	Sale	15125 South Broadway Avenue
Berry Avenue Partners	RS Hughes	11,995	Lease	8120 Berry Avenue
NextiraOne	First American Title	11,663	Lease	5 Hutton Center Drive
GMC Property Company	Electronic Inventory Online	11,500	Lease	3102 Kashiwa Street
Kashiwa Properties LLC	Advanced Infrastructure Technologies	11,408	Lease	3055 Kashiwa Street
A & K Investments	CISCO Sale Corporation	11,408	Lease	3055 Kashiwa Street
Larson Investments LLC	Body Alive Sportswear	11,250	Lease	2323 West 190th Street
3MACS Investments	Vortex Water Technology	11,160	Sale	19807 Hamilton Avenue
LNR Hamilton Industrial	3MACS Investments	11,160	Sale	19807 South Hamilton Avenue
MCFG LLC	R.S. Hughes	11,140	Lease	975 Todd Avenue
Alex & Andrea Guttman	Perfect Fit West	11,129	Lease	9088 Rosecrans Avenue
Modern Knit Trim	Santec Inc.	11,000	Lease	13921 South Figueroa Street
Denhart Properties	Grace Family Trust	10,762	Sale	21000 South Wilmington Avenue
Lloyd Ashman	Denhart Properties	10,762	Sale	21000 South Wilmington Avenue



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Lloyd Ashman	Legacy Brass	10,762	Lease	21000 South Wilmington Avenue
TIAA	ILS	10,656	Lease	17252 South Main Street
Elias Awad	Pacific West Towing	10,488	Lease	1808 Mahalo Place
Carol Dittmer	Dune Ceramics	10,442	Lease	1410 Kona Drive
R & O Investments	Star Link	10,414	Lease	3300 Fujita Street
Bacon Trust	Heritage International	10,386	Sale	1125 West Victoria Street
Karawia Living Trust	3771 West 242nd Street LLC	10,345	Sale	3771 West 242nd Street
Cypress Land Company	Nextgen Aeronautics	10,286	Lease	2295 Jefferson Street
Paras Properties	Jay Jae Chong	10,186	Sale	405 South State College Boulevard
Asset Management Systems	Team Simpson Racing	10,132	Lease	1780 Oak Street
Hairart LLC	Santec Inc.	10,000	Lease	400 West 157th Street
Larry Russ	HP Labs	9,956	Sale	3823-25 Industry Avenue
Pelezarre	Paradise Paint	9,920	Lease	19819 Hamilton Avenue
Douglas Erenberg	OneH2 Inc.	9,750	Lease	1921 Maple Avenue
Mid-Harbor Industrial Center	PAC International	9,721	Lease	287-289 East Redondo Beach Boulevard
Torrance Tech Partners LLC	Novitas Inc.	9,594	Lease	370 Amapola Avenue
M & G Management	The Party Solution	9,450	Lease	2230 Amapola Court
Margevicius-Enick Trust	Advantage Products Group	8,936	Lease	3400 Kashiwa Street
Morales Family Trust	Altura Communications	8,780	Lease	1540 South Lews Street
Mike Blakely	David & Patricia Cortina	8,352	Sale	400 Spectrum Circle
Leonard Erikkson	Mike Blakely	8,352	Sale	400 Spectrum Circle
David Ronen	Robert & Susan Blakely	8,256	Sale	11727 Dorothy Street
Jamison Services	Experium Academy	8,186	Lease	21605 Hawthorne Boulevard
Mayan & Usha Patel	Fits & Kix	8,000	Leases	543 East Gardena Boulevard
Asset Management Systems	Fashion Wear Collection	8,000	Lease	1824 Oak Street
Bob & Carolyn Kelley	Rafael Franke	7,620	Sale	1213 Arbor Vitae
Willow Vista Rentals LLC	Christianeric & Edan Investments	7,552	Sale	19803 Hamilton Avenue
Optex USA	Younger Manufacturing Company	7,417	Lease	1845 West 205th Street
SDY Mfg	MYT Home Health Care Inc	7,400	Lease	19801 Hamilton Avenue
Sandhill Partnership	KT & G	7,350	Lease	17044 South Montanero Avenue
ASSET InterTech	Savage Enterprises	7,300	Lease	17791 Fitch



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Richard Meine Trust	Animated Business Solutions	7,251	Lease	23911 Garnier Street
Richard Meine Trust	Monterey Graphics	7,251	Lease	23911 Garnier Street
FDC Partners	Ryde Enterprises	7,240	Lease	7711 Amigos Avenue
Case Bor	Boris & Catarina Giourof	7,020	Sale	3340 Fujita Street
Torrance Business Center	Digi Maximus	7,000	Lease	3555 Lomita Boulevard
Deutsche Post Global Mail	Honeywell	7,000	Lease	3555 Lomita Boulevard
Deutsche Post Global Mail	Suremove	7,000	Lease	3555 Lomita Boulevard
Madison Avenue North	Optex	6,850	Lease	3882 Del Amo Bouelvard
Olive Tree House	ASAP Semi	6,841	Lease	1 Peters Canyon
Konax Investments	Phenomenex	6,833	Sale	421 Amapola Avenue
Grea Family Trust	Max Matsuhashi	6,833	Sale	421 Amapola Avenue
Wasserman	Dawn Coulson	6,572	Sale	1230 Crenshaw Boulevard
Marvin Charitable Trust	UT Freight Services	6,458	Lease	605 Hawaii Avenue
LBSW LLC	SourceOne Healthcare	6,444	Lease	8650 Somerset Boulevard
Hok-Nung Wong	Mas Alloy Wheel	6,438	Lease	20840 Leapwood Avenue
Perrault Family Trust	MDS Wearhouse	6,419	Lease	20291 South Western Avenue
Jamison Services	Kids in Motion Physical Therapy	6,260	Lease	21615 Hawthorne Boulevard
Su Mi Lee	All American Design	6,175	Sale	2321 Torrance Boulevard
Peregrine Medical Building	Century 21 Realty	6,100	Lease	3440 West Carson Street
Asset Management Systems	Honda Motor Corporation	6,000	Lease	1822 Oak Street
NextiraOne	Remote Inventory Systems	5,990	Lease	5 Hutton Center Drive
Aspen Properties	Techlin Inc.	5,800	Lease	1574 North Batavia Avenue
MJLSF	Robert & Susan Blakely	5,600	Sale	924 East Ontario Street
Glantz Family Trust	Dr. Marina Raikhel	5,377	Sale	25043 Narbonne Avenue
Torrance Tech Partners LLC	Light Black USA Inc.	5,213	Lease	370 Amapola Avenue
Michael Blakely	Alex Faer	5,170	Sale	12819 South Main Street
The Telo Industrial Center	Civil Clothing	5,088	Lease	23510 Telo Avenue
ZMI Real Estate	Genlyte Thomas Group	5,029	Lease	18000 Studebaker Road
Larry Fricker Company	TSK Property Management	5,000	Sale	1421 North State College Boulevard
Capellino	McCracken & Associates	5,000	Lease	20310 Gramercy Place
The Medical Centre	Dr. Ron Gallemore	4,810	Lease	4201 Torrance Boulevard



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San Pedro Alondra Realty	Ruggeri Marble & Granite	4,800	Lease	16001 South San Pedro Street
Metro Creekside	Takara Belmont USA	4,600	Lease	1350 Reynolds Avenue
Darty Cronin	Nextgen Aeronautics	4,370	Lease	4030 Spencer Street
SBP Enterprises LLC	CorePower Yoga	4,333	Lease	4407 Redondo Beach Boulevard
LJS Properties	Platinum Prop Rentals	4,300	Lease	520-524 Rosecrans Avenue
AAA	REMAX Commercial	4,253	Lease	23001 Hawthorne Boulevard
Gonzalez Family	Marina Davtian	3,955	Sale	1215 South Pacific Coast Highway
Dutch Pacific Exchange	Karim Mojtahedi	3,888	Sale	20919 South Brant Avenue
Carson Central Investors	Omega Pacific Electrical Supple	3,840	Lease	17121 South Central Avenue
Khalil Khosravi	Lee Family Trust	3,782	Sale	13202 South Figueroa
Crenshaw Rock LLC	Easter Seals	3,728	Lease	14800 Crenshaw Boulevard
Bresler Enterprises	Harbor Interfaith Services	3,710	Lease	599 West 9th Street
Surf Management	Barbara Lazaroff	3,675	Lease	20445 Gramercy Place
The Realty Associates	Employment Tax Specialists	3,661	Lease	2377 Crenshaw Boulevard
VR Interior Services	AGIS	3,594	Lease	6409 Alondra Boulevard
Rexford Industrial	AGIS	3,594	Lease	6409 Alondra Boulevard
SBP Enterprises LLC	NextStep Fitness	3,594	Lease	4447 Redondo Beach Boulevard
Chasnik Torrance	Prime MSO	3,530	Lease	24239 Hawthorne Boulevard
Kilden Enterprises	Black Diamond Group	3,528	Lease	2466 Sepulveda Boulevard
COR HealthCare	Axial Innovations	3,400	Lease	2340 Plaza Del Amo
North Harbor Properties	Hondo 500	3,392	Lease	411 North Harbor Boulevard
Mike Russo	Dr. Maria Baez	3,316	Lease	1624 Anaheim Street
North Harbor Properties	Joint Foreman's LRC	3,010	Lease	411 North Harbor Boulevard
Hillside Village LLC	Dr. Daryl Rheuark	3,122	Lease	24520 Hawthorne Boulevard
Panther Premium Logistics	CybEye	3,062	Lease	879 West 190th Street
Hale & Alejandro LLC	Asset InterTech	3,000	Lease	3910 East Coronado Street
Christian Edan Investments	Lord, Ficks, Zayed	3,000	Lease	19803 South Hamilton Avenue
JAS Madison I	Dr. Vernon Wilson	2,957	Lease	3445 Pacific Coast Highway
Marsh	CybEye	2,909	Lease	990 West 190th Street
Paras LLC	REM Sleep Labs	2,855	Lease	23332 Hawthorne Boulevard
Telo Industrial Center	South Bay Theme Parties	2,624	Lease	23510 Telo Avenue



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Surf Management	Top Legging	2,420	Lease	24424 South Main Street
Deluna Investments	Javid Dental Brothers	2,400	Lease	1622 South Gaffey Street
Almar Plaza	Ron & Dawn Anfuso	2,389	Sale	28441 Highridge Road
Walter Hoehn	Jayamalin Fernando	2,301	Sale	5527-31 Venice Boulevard
Verson Inc	Constant & Associates	2,241	Lease	3655 Torrance Boulevard
Rosecrans Dickens LLC	Harbor Family Dental	2,225	Lease	1310 Rosecrans Street
Standing O	Master Design Clothing	2,220	Lease	2908 Oregon Court
Torrance Business Center	Fortune Electric	2,200	Lease	3525 Lomita Boulevard
Drollinger Properties	Westchester Pet Health Center	2,100	Lease	8911 Sepulveda Boulevard
SVF Broadway Center	Do Do Cosmetics	2,000	Lease	15523 South Broadway Center Street
Chasnik Torrance	Fred's Carpets	2,000	Lease	24427 Hawthorne Boulevard
LBA Realty	Office Design Studio	1,994	Lease	5230 Pacific Concourse Drive
M2 Rolling Hills LP	Palos Verdes Board of Realtors	1,976	Sale	28441 Highridge Road
Torrance Investment Company	Employment Tax Specialists	1,964	Lease	2377 Crenshaw Boulevard
Hillside Village LLC	Ni Hao Chinese	1,928	Lease	24584 Hawthorne Boulevard
Karim Motjehedi	Bruce Massman	1,800	Sale	16206 Hawthorne Boulevard
Paras LLC	Paradigm Medical Management	1,780	Lease	23332 Hawthorne Boulevard
Leapwood Associates	SDY Mfg	1,752	Lease	20850 Leapwood Avenue
Carson/223rd Street LLC	ArchiMorphic	1,740	Lease	1300 East 223rd Street
North Harbor Properties	Hondo 500	1,687	Lease	411 North Harbor Boulevard
PS Business Park	Beyondee	1,624	Lease	370 Crenshaw Boulevard
190th Medical LLC	Dr. Craig Morris	1,589	Lease	19000 Hawthorne Boulevard
Perroy Properties	Dr. Francisco Correa	1,586	Lease	1350 West 6th Street
Berkovich Trust	Barry Tischler MD	1,550	Lease	1300 West 6th Street
1002 S Pacific Properties	Michael Ziegler Photography	1,500	Lease	1014 South Pacific Avenue
David & Inka Isa	Torres Architects	1,494	Lease	2209 Torrance Boulevard
MRCC Properties	Torrez	1,478	Lease	2426 Marine Avenue
SBP Enterprises LLC	WeFile Inc.	1,466	Lease	4439 Redondo Beach Boulevard
23133 Hawthorne LLC	Fortune Electric	1,435	Lease	23133 Hawthorne Boulevard
Omnis International	Ganis Insurance	1,424	Lease	3655 Torrance Boulevard
Nino I LP	Mohammad Almomani	1,440	Lease	14382 Hoover Street



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Four Corners Investments	Nupur Academy	1,400	Lease	22803 Hawthorne Boulevard
North Harbor Properties	McRoberts Maritime Security	1,379	Lease	411 North Harbor Boulevard
Prospect South Bay	ARI Clinical Trials	1,367	Lease	520 North Prospect Avenue
POP AIV LLC	Dr. Glenn Zeleznick	1,363	Lease	520-550 Deep Valley Drive
Tormed Buildings	Redondo Beach Podiatry	1,349	Lease	3440 Lomita Boulevard
Nicholas Jaksic	Delio Orthodontics	1,339	Lease	1494 West 7th Street
Deluna Investments	Dr. Maribel Lam	1,250	Lease	1622 South Gaffey Street
Deluna Investments	Dr. Alex Rahimi	1,250	Lease	1622 South Gaffey Street
Paul Gerhardt	Massage Therapy	1,200	Lease	16200 Hawthorne Boulevard
Tormed Buildings	Curtis Lee MD	1,180	Lease	3400 Lomita Boulevard
3711 Lomita LLC	ARY 3D	1,173	Lease	3711 Lomita Boulevard
Dr. Timothy McGillivray	Traditional Family Practice	1,170	Lease	3655 Lomita Boulevard
Lexham	Dr. Timothy McGillivray	1,170	Lease	3655 Lomita Boulevard
Almar Plaza	Christopher Vasallo	1,142	Sale	28441 Highridge Road
M2 Rolling Hills LP	Zhu Investment Partners	1,096	Lease	28441 Highridge Road
Harbor Vermont Center	World Link Transport	1,028	Lease	24328 South Vermont Avenue
North Harbor Properties	Fundraising Partners	1,008	Lease	411 North Harbor Boulevard
Chasnik Torrance	Club Pilates	1,000	Lease	24239 Hawthorne Boulevard
Pamela Cronn	Geum Ja Geon	977	Lease	22910 Crenshaw Boulevard
Continental Development	Dr. Judy Law-Torok	986	Lease	3640 Lomita Boulevard
Juan Alas	Dr. Todd Lanman	955	Lease	1360 West 6th Street
M2 Rolling Hills LP	M&O Construction	878	Sale	28441 Highridge Road
M2 Rolling Hills LP	Huber	873	Sale	28441 Highridge Road
Paras Properties	Action Orthopedics	780	Lease	23332 Hawthorne Boulevard

