

Partial List of Completed Lease Transactions

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<u>Tenant</u>	<u>Location</u>	<u>Square Feet</u>
Whole Foods Market (170 locations)	Crescent Drive City of Beverly Hills	20,000
PatioWorld (8 locations)	Thousand Oaks Boulevard Thousand Oaks	17,000
Goodwill Industries (1,700 locations)	Reseda Boulevard Reseda	13,000
Walgreens (4,224 locations)	Santa Monica Boulevard Century City	13,200
Bank of America (National credit tenant)	Wilshire Boulevard Beverly Hills	12,533
Herman Miller Company (National credit tenant)	First Interstate World Center Los Angeles	11,300
Party America (Relocation, 36 locations)	Pico Boulevard West Los Angeles	10,000
Petco (654 locations)	Pico/Robertson West Los Angeles	8,600
Unitek (3 locations)	Santa Monica Boulevard West Los Angeles	8,000
Keyboard Concepts (5 locations)	Santa Monica Boulevard Santa Monica	7,850
Sprint PCS Superstore (National credit tenant)	La Cienega Boulevard, West Los Angeles Westwood Boulevard, Westwood	7,610 3,300
Aaron Brothers (158 locations nationwide)	Santa Monica Boulevard West Hollywood	7,425
Auto Zone (3,219 locations nationwide)	Home Depot Shopping Center La Mirada	7,340
Frazee Paint & Wallcovering (110 regional locations)	Santa Monica Boulevard West Los Angeles	6,684
Santa Monica Music Center (Relocation, 45 years in business)	Santa Monica Boulevard Santa Monica	6,556
F & S Fabrics (Expansion, 49 years in business)	Pico Boulevard West Los Angeles	6,250
Out of the Closet Thrift Store (22 locations in California)	Sunset Boulevard Hollywood	6,000

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Barbeques Galore (63 locations)	Pico Boulevard West Los Angeles	5,941
Frederick's of Hollywood (138 locations nationwide)	Hollywood Boulevard Hollywood	5,715
Fashion Furniture Rental (regional chain)	Westwood Boulevard West Los Angeles	5,600
Euro-Design Kitchen and Bath (Relocation, 9 years in business)	Westwood Boulevard West Los Angeles	5,132
Figueroa Produce Market (Local Family Operated Chain))	Figueroa Street Highland Park	5,100
Blockbuster Video (8,900 locations nationwide)	Robertson Boulevard Beverly Hills	5,000
Wells Fargo Bank (6,046 Locations)	Santa Monica Boulevard, West Hollywood 180 Pier Avenue, Santa Monica	5,000 4,936
Lenscrafters (National credit tenant)	Beverly Boulevard Beverly Center area	4,900
French Reflection (Relocation)	Beverly Boulevard West Hollywood	4,531
Payless ShoeSource (5,042 locations)	Lincoln Boulevard Santa Monica	4,464
Micro-League Computers (Relocation, 17 years in business)	Santa Monica Boulevard West Los Angeles	4,066
Record Surplus (Relocation, in business 26 years)	Santa Monica Boulevard West Los Angeles	4,066
CDR Graphics (Relocation, 25 years in business)	Westwood Boulevard West Los Angeles	4,061
My Gym (6 locations)	Santa Monica Boulevard West Los Angeles	4,010
FedEX / Kinko's (1,000+ locations worldwide)	Beverly Boulevard Beverly Center area	4,000
Famima (11,000+ locations worldwide)	Westwood Boulevard, Westwood Santa Monica Boulevard, West Hollywood 3 rd Street Promenade, Santa Monica	4,000 4,000 1,600
Healthy Spot Pet Stores (A second Los Angeles location)	Santa Monica Boulevard West Hollywood	3,950

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Pacific Trust Bank (10 branches in San Diego)	Wilshire Boulevard Santa Monica	3,950
Sherwin Williams Paints (National credit tenant) A Touch of Romance (31 regional locations)	Westwood Boulevard Westwood Pico Boulevard West Los Angeles	3,752 3,700
Light House/Lightwave (2 locations)	Westwood Boulevard, Westwood Melrose Avenue, Los Angeles	3,500 2,300
Caffe Primo (4 locations)	Santa Monica Boulevard West Hollywood	3,323
Aardvarks Clothing (4 locations)	Market Street City of Venice	3,100
El Pollo Loco (297 locations)	Lincoln Boulevard Santa Monica	3,096
Luggage 4 Less (2 locations)	Wilshire Boulevard Brentwood	3,000
Waterworks (30 locations)	Melrose Avenue West Hollywood	2,864
Ortho Mattress (40 locations)	Beverly Boulevard West Hollywood	2,662
H & R Block (National credit tenant)	Home Depot Shopping Center La Mirada	2,500
Starbucks Coffee (4,546 locations)	Santa Monica Boulevard, West Hollywood Main Street, City of Santa Monica Pico/Midvale, West Los Angeles Pico/Robertson, West Los Angeles	2,360 1,135 2,050 1,550
Renaissance Doors and Windows (5 locations in Southern California)	West Pico Boulevard West Los Angeles	2,250
SAS Shoemakers (100 locations nationwide)	Pico Boulevard West Los Angeles	2,200
7-Eleven (National credit tenant)	Florence Avenue Los Angeles	2,100
Cosmoprof (70 locations)	Pico Boulevard, Santa Monica Westwood Boulevard, Westwood	2,038 2,000
Zen Care Salon (International Tenant)	Sunset Boulevard West Hollywood	2,000

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Burger Lounge (6 locations in San Diego)	Sunset Boulevard West Hollywood	1,900
Subway Sandwiches (15,903 locations)	Pico Boulevard, City of Santa Monica National Boulevard, West Los Angeles	1,800 1,200
Jamba Juice (300 locations)	Pico Boulevard, West Los Angeles Santa Monica Boulevard, West Hollywood	1,651 1,000
Bolt Barbers (2 locations in Los Angeles)	Melrose Avenue West Los Angeles	1,650
Supercuts (1,400 locations)	Pico Boulevard, West Los Angeles Santa Monica Boulevard, West Hollywood	1,326 995
Pita Pit (128 locations)	Sunset Boulevard West Hollywood	1,200
Cost Cutters (840 locations)	Home Depot Shopping Center La Mirada	1,000
Oreck Vacuum (500 locations)	Montana Avenue Santa Monica	995
Flight Centre (550 locations)	Santa Monica Boulevard West Hollywood	995
Cingular (National chain tenant)	Santa Monica Boulevard West Hollywood	995
Verizon Wireless (National Credit Tenant)	Overland Avenue Los Angeles	972
Slaw Dogs (3 locations in Los Angeles)	Ventura Boulevard Woodland Hills	942
Good Feet (140 locations)	Pico Boulevard West Los Angeles	605