

Representative Transactions

Listed below are deals on which Lew has negotiated leases, purchase agreements and/or operating documents over approximately the last six years. The vast majority of the following sites have opened as operating stores. The deals cover a wide range of structures and include stand-alone and shopping center developments, complex assemblages of different types of ownership interests, negotiation of agreements with public agencies, deals with individuals inexperienced in development as well as nationwide corporate developers and the resolution of myriad issues necessary to achieve our clients' goals.

While every deal has its challenges, some highlights of these recent transactions include:

- The development of a drug store that required the fee purchase of a lot for the building, the sub-ground lease of a lot for parking and the long-term ground lease of the same lot to commence following the expiration of the sublease, all tied together with nondisturbance provisions.
- A complex Contract to Lease for a development that provided for two very different types of leases depending upon the outcome of the entitlements process. The Contract to Lease was necessary to allow the landlord to obtain financing necessary for the development.
- The negotiation of a Disposition and Development Agreement with a Redevelopment Agency and concurrent negotiation of a Reverse Build-to-Suit Lease with a developer, whereby the developer acquired the property under the DDA and then leased the premises to our client.
- The negotiation of development provisions in Reverse

Lewis Miller



Phone: (801) 258-9802
Fax: (801) 521-3051
Email: lmiller@wmglaw.com

Build-to-Suit leases that are carefully crafted to provide achievable timelines for delivery of work by both parties and designed to prevent unnecessary delays between delivery of a pad and commencement of building work.

- The negotiation of provisions to protect our client from an inability to obtain a certificate of occupancy due to the other party's failure to comply with conditions of approval imposed by governmental agencies.

New Store Deals

- E. Palomar & Medical Center
Chula Vista, CA
Drug store - Build-to-Suit Lease
- Fourth & C
Chula Vista, CA
Drug store - Reverse Build-to-Suit Lease
- Central & Alondra
Compton, CA
Drug store - Purchase under DDA with City and Reverse Build-to-Suit Lease with Developer
- Crown Valley & PCH
(Monarch Bay Plaza)
Dana Point, CA
Drug store - Reverse Build-to-Suit Lease
- Avocado & Chase
El Cajon, CA
Drug store - Build-to-Suit Lease
- Second & Broadway
El Cajon, CA
Drug store - Purchase (assemblage)
- Summit & Beech (Falcon Ridge)
Fontana, CA
Drug store - Reverse Build-to-Suit Lease
- State College & Chapman
Fullerton, CA
Drug store - Purchase and Ground Lease (assemblage)
- PCH & 2nd
Hermosa Beach, CA
Drug store - Reverse Build-to-Suit Lease
- Warner & Bolsa Chica
Huntington Beach, CA

Drug store - Ground Lease

- 9th & Palm
Imperial Beach, CA
Drug store - Reverse Build-to-Suit Lease
- Century & LaBrea
Inglewood, CA
Drug store - Ground Lease
- 405 & Sand Canyon (Quail Hill)
Irvine, CA
Drug store - Building Lease
- El Cajon & Baltimore
La Mesa, CA
Drug store - Reverse Build-to-Suit Lease
- Beach & Hillsborough
La Mirada, CA
Drug store - Build-to-Suit Lease
- Lakeshore & Railroad Canyon
Lake Elsinore, CA
Drug store - Build-to-Suit Lease
- Challenger & Avenue J
Lancaster, CA
Drug store - Build-to-Suit Lease
- Martin Luther King & Bullis
Lynwood, CA
Drug store - Reverse Build-to-Suit Lease
- Studebaker & Alondra
Norwalk, CA
Drug store - Reverse Build-to-Suit Lease
- Mission & Frazee
Oceanside, CA
Drug store - Reverse Build-to-Suit Lease
- River & Douglas
Oceanside, CA
Drug store - Reverse Build-to-Suit Lease
- Chapman & Esplanade
Orange, CA
Drug store - Ground Lease
- Main & La Veta
Orange, CA
Drug store - Acquisition of existing Reverse Build-to-Suit Lease
- Sunrise & Ramon

Palm Springs, CA
Drug store - Reverse Build-to-Suit Lease

- Central & Merrill
Riverside, CA
Drug store - Ground Lease
- Magnolia & Adams
Riverside, CA
Drug store - Ground Lease
- University & Kendall
San Bernadino, CA
Drug store - Reverse Build-to-Suit Lease
- El Camino Real & West Mariposa
San Clemente, CA
Drug store - Ground Lease
- 44th & El Cajon
San Diego, CA
Drug store - Build-to-Suit Lease
- 62nd & El Cajon
San Diego, CA
Drug store - Build-to-Suit Lease
- Fairmount & Mission Gorge
San Diego, CA
Drug store - Build-to-Suit Lease and subsequent fee purchase under right of first refusal
- Genesee & Nobel
San Diego, CA
Drug store - Building Lease
- Palm & Beyer
San Diego, CA
Drug store - Building Lease of second-use facility
- Sandrock & Greyling
San Diego, CA
Drug store - Ground Lease
- 8th & Gaffey
San Pedro, CA
Drug store - Reverse Build-to-Suit Lease
- 1st & Main
Santa Ana, CA
Drug store - Build-to-Suit Lease
- Carrillo & Bath
Santa Barbara, CA
Drug store - Building Lease of second-use facility

- Seal Beach & St. Cloud
Seal Beach, CA
Drug store - Build-to-Suit Lease
- Beach & Lampson
Stanton, CA
Drug store - Purchase (assemblage)
- Santa Fe & Escondido
Vista, CA
Drug store - Purchase (assemblage) of operating shopping center and redevelopment
- Victory & Royer
Woodland Hills, CA
Drug store - Ground Lease
- Beach & Lincoln
Anaheim, CA
Supermarket - Reverse Build-to-Suit Lease
- Proctor Valley & Mt. Miguel
Chula Vista, CA
Supermarket - Reverse Build-to-Suit Lease
- Firestone & Rives
Downey, CA
Supermarket - Ground Lease
- 405 & Sand Canyon (Quail Hill)
Irvine, CA
Supermarket - Building Lease
- 50th & Jefferson
La Quinta, CA
Supermarket - Purchase & Land Bank
- Foothill & Vineyard
Rancho Cucamonga, CA
Supermarket - Purchase and Excess Property Sale
- Country Club & Monterey
Rancho Mirage, CA
Supermarket - Purchase
- Limonite & Clay
Riverside, CA
Supermarket - Reverse Build-to-Suit Lease
- Hwy 79 & Murrieta Hot Springs
Murietta Hot Springs, CA
Supermarket - Ground Lease
- 19th & Campus
Upland, CA
Supermarket - Ground Lease

- Dysart & McDowell
 Avondale, AZ
Drug store - Purchase
- 107th & Thomas
 Avondale, AZ
Drug store - Purchase
- Route 95 & Aztec
 Ft. Mohave, AZ
Drug store - Purchase (assemblage)
- Cooper & Elliot
 Gilbert, AZ
Drug store - Purchase
- 59th & Thunderbird
 Glendale, AZ
Drug store - Purchase (assemblage)
- Anthem & Gavilan Peak
 Maricopa County, AZ
Drug store - Build-to-Suit Lease
- Brown & Recker
 Mesa, AZ
Drug store - Purchase
- 7th & Union Hills
 Phoenix, AZ
Drug store - Build-to-Suit Lease
- 51st & Union Hills
 Phoenix, AZ
Drug store - Purchase
- 114th & Shea
 Scottsdale, AZ
Drug store - Build-to-Suit Lease
- Ina & Thornydale
 Tucson, AZ
Drug store - Purchase
- 5th & Alvermon
 Tucson, AZ
Drug store - Build-to-Suit Lease
- Tanque Verde & Bear Canyon
 Tucson, AZ
Drug store - Build-to-Suit Lease
- Broadway & Houghton
 Tucson, AZ
Drug store - Purchase

- Golf Links & Pantano
Tucson, AZ
Drug store - Build-to-Suit Lease
 - Lambert & La Canada
Tucson, AZ
Drug store - Build-to-Suit Lease
 - Valencia & Headly
Tucson, AZ
Drug store - Build-to-Suit Lease
-

Miscellaneous Non-New Development

- 1710 N. Kostner
Chicago, IL
Supermarket - Excess Property Sale
- 6431 Fair Oaks
Carmichael, CA
Supermarket - Excess Property Lease Termination
- Brookhurst & Adams
Huntington Beach, CA
Drug store - Shopping Center Redevelopment
- Mountain View Buddhist Temple
Mountain View, CA
Cell Tower Lease - pro bono
- Supermarket Distribution Warehouse
Norfolk, VA
Warehouse Lease