

OPTIMA ASSET MANAGEMENT SERVICES, INC.
 SPACE AVAILABILITY - INTERNET
 REVISED August 3, 2010

3723 Birch Street, Newport Beach – FSG

Suite #	Square Feet	Comments
10A	1,808	Available Now
23	700	Available Now
25	1,116	Available Now
6	1,009	Available Now
8A	1,225	Available Now

Birch - Campus Square, Newport Beach (3900C – 2000Q) – NNN

Suite #	Square Feet	Comments
3930C	1,747	Available Now
3950C	5,462	Available Now

4340 Campus Drive, Newport Beach – FSG

Suite #	Square Feet	Comments
216	660	Available Now
217	272	Available Now

901 Dover Drive, Newport Beach – FSG

Suite #	Square Feet	Comments
120A (124)	887	Available 8-5-2010
122	987	Available Now
126	956	Tenant wants out of lease 3-31-2011

1501 Westcliff, Newport Beach – FSG

Suite #	Square Feet	Comments
200	620	Available Now
280	1,778	Available 8-1-2010

2727 Newport Boulevard, Newport Beach (Trammell) – MOD

Suite #	Square Feet	Comments
203	2,403	Available with a 30 day notice

4341 Birch Street, Newport Beach – FSG

Suite #	Square Feet	Comments
100	1,788	Available Now
103	624	Available Now
202	688	Available Now
205	286	Available 8-1-2010
213	550	Available 8-1-2010
216	1,140 (divisible)	Available Now

4360 Campus Drive, Newport Beach – NNN

Suite #	Square Feet	Comments
NO SPACE AVAILABLE		

1600 Dove Street, Newport Beach – FSG

Suite #	Square Feet	Comments
201	1,915	Available Now
207	2,543	Available Now
316	1,705	Available Now
320	857	Available Now
400	1,442	Available Now

4040 MacArthur Boulevard, Newport Beach – MOD

Suite #	Square Feet	Comments
210	2,977	Available Now
230	995	Available Now
307	910	Available Now

3848 Campus Drive, Newport Beach – FSG

Suite #	Square Feet	Comments
112/113	683/767	(suites 112/113/114 can be combined to 2,133 sqft)
114	683	Available Now
203	676	Available Now
207	674	Available Now
212	684	Available Now
214	679	Available Now
215	333	Available Now
216	664	Available Now
216B	338	Available Now
217	1,346	Available Now
219	676	Available Now
221	649	Available Now

4100/4060 Campus Drive & 4101/4063 Birch Street, Newport Beach – FSG

Suite #	Square Feet	Comments
4101B #200	2,205	Available Now
4101B #230C	247	Available Now
4063B #200	1,178	Available Now
4060C #130	774	Available 6-1-2013
4060C #230	500	Available Now

17150 Euclid Street, Fountain Valley – MOD

Suite #	Square Feet	Comments
220	1,100	Sublease - tenant wants out of lease 4/30/11
322	1,100	Available Now

3501 S. Harbor Boulevard, Santa Ana – MOD

Suite #	Square Feet	Comments
125	3,040	Available Now
200	11,684	Available Now
210	2,189	Available Now
215	1,463	Available Now
220	2,090	Available Now
230	3,727	Available Now
250	2,348	Available Now

12821 – 12831 – 12841 Newport Avenue, Tustin (The Village) – FSG

Suite #	Square Feet	Comments
12841	2,000 – 2,500	Sublease space
250	1,015	Available Now
300	922	Available Now

24502 Pacific Park Drive, Aliso Viejo (Kaiser Building) – FSG

Suite #	Square Feet	Comments
LL2	788	Storage space only

653 Camino De Los Mares, San Clemente (SCPP) – MOD

Suite #	Square Feet	Comments
NO SPACE AVAILABLE		

655 Camino De Los Mares, San Clemente (SCPP) – MOD

Suite #	Square Feet	Comments
116	289	Storage space only
126	1,281	Available Now
127	647	Available 8-1-2010

1401 N. El Camino Real, San Clemente (Plaza Bonita) – MOD

Suite #	Square Feet	Comments
100B	905	Available Now
101	2,082	Available 9-1-2010
106	3,357	Available 6-1-2010
109	955	Sublease – tenant wants out of lease
111	1,003	Available Now
113	628	Tenant wants out of lease – sublease
201	569	Tenant wants out of lease - sublease

2070 Hacienda Drive, Vista (Winston Vista) – NNN

Suite #	Square Feet	Comments
NO SPACE AVAILABLE		

19700 S. Vermont, Torrance (Harbor Business Center) –

Suite #	Square Feet	Comments
200	9,297	Cushman & Wakefield, Chris or Patty 310-516-9100

19750 S. Vermont, Torrance (Harbor Business Center) –

Suite #	Square Feet	Comments
112	5,001	Cushman & Wakefield, Chris or Patty 310-516-9100
140	2,710	
200	8,947	
220	6,615	
225	4,492	Available with a 60 Day Notice
227/230	3,485/ 4,020	

6281 Beach Boulevard, Buena Park (Buena Park Commerce Center) – FSG

Suite #	Square Feet	Comments
300	1,166	Sue Wester, 714-521-5337
305	959	
331	7,739	

6301 Beach Boulevard, Buena Park (Buena Park Commerce Center) – FSG

Suite #	Square Feet	Comments
204	2,012	Sue Wester, 714-521-5337
213	1,148	
229	938	

947 S. Anaheim Boulevard, Anaheim (Walnut Grove Medical Center) – NNN

Suite #	Square Feet	Comments
120	3,863-5,363	Healthwest, Dan Freeman 949-224-6047 Sublease/ tenant wants out

6501- 6511 Serrano Avenue, Anaheim (6509 Serrano, LP) - NNN

Suite #	Square Feet	Comments
6503A	1,100	Sperry Van Ness, Roger Neiz 949-705-5000
6503A2	600	
6505A	1,100	
6507D	1,100	
6509E 1	700	
6511A	1,600	

16700 Valley View, La Mirada (Buena Park Commerce Plaza) – FSG

Suite #	Square Feet	Comments
170	2,049	Cushman & Wakefield, John Grady 562-276-1444 or Tom Sheets 562-276-1427
175	1,790	
180	3,186	
207	477	
250	645	
270	3,660	
280	2,695	
305	3,199	
410	4,634	

10833 Valley View, Cypress (Cypress Crossroads) –

Suite #	Square Feet	Comments
120	4,777	CBRE, Simon Dillon 949-725-8668 or Mark Friend 714-939-2102
200	15,123	
220	6,170	
310	8,271	
550	5,641	
560	1,458	

1820 – 1860 E. Sahara Ave, Las Vegas (Park Sahara) – FSG

Suite #	Square Feet	Comments
1820 #205	8,523	
1820 #210	678	
1820 #307	1,191	
1830 #103	2,885	
1830 #206	467	
1830 #209	1,577	
1840 #105	903	
1840 #106	795	
1840 #207	1,811	
1850 #101	4,663	
1850 #202	1,363	
1850 #203	707	
1850 #206	1,640	
1850 #207	1,925	
1850 #209	1,222	
1850 #212	755	

1700 E. Desert Inn Road, Las Vegas (Winchester Plaza) – NNN

Suite #	Square Feet	Comments
108B	1,116	
114	1,027	
214	1,076	
304A	750	
305	1,028	
311	1,028	
314	1,027	
315	1,028	
316	2,055	
402	1,048	
403	2,192	
404	514	
405	2,152	
406	542	
409	355	
416	1,055	

OPTIMA ASSET MANAGEMENT SERVICES INC.

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Mary Duran or Brittany Stewart