

TOM TORABI

Principal

*SPECIALIZING IN
OFFICE, RETAIL, &
INVESTMENT BROKERAGE*

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www.lee-associates.com

1411 West 190th Street, Suite 450
Gardena, California 90248

License ID: 00936845

PARTIAL CLIENT LIST

- ▶ 1st Nationwide Bank
- ▶ Abdi-Loyola Medical, LLC
- ▶ Adexa Inc.
- ▶ Almar Ltd.
- ▶ Aviation Blvd. Partnership
- ▶ Balzak Corp.
- ▶ Behavioral Health Services
- ▶ Borland, Inc.
- ▶ Carpenter's Union
- ▶ CD Investment
- ▶ Centinela Hospital
- ▶ Chandler Real Properties
- ▶ Church of the Four Square Gospel
- ▶ Continental Development
- ▶ Crossroad Holdings, LLC
- ▶ CVS Drugs
- ▶ D. Appleton Company
- ▶ Felix Continental, LLC
- ▶ Fritz B Burns Foundation
- ▶ Gateway Plaza, LLC
- ▶ General American Insurance Co.
- ▶ Glen Fed Development
- ▶ Glenborough, Inc.
- ▶ Halferty Development
- ▶ Hazama Corporation
- ▶ Hensel Phelps Corp.
- ▶ Hughes Aircraft Mexicana Airlines
- ▶ Isaac Development
- ▶ Jade Enterprises
- ▶ L.A.T. Investment Corporation Inc.

PROFESSIONAL BACKGROUND

Tom Torabi is a Principal in the Los Angeles - Long Beach office of Lee & Associates. Tom began his career in 1983 at Equitec Properties in Los Angeles, where he was responsible for the day to day operation of leasing and management of the World Trade Center in downtown Los Angeles and the Union Bank Building in Mid-Wilshire district of Los Angeles.

Before joining Lee & Associates in 1990, Tom was associated with Matlow-Kennedy and South Bay Commercial Real Estate/Dersom Higgins Commercial Real Estate for four years where he earned several top listings and sales distinctions. His major concentration is the retail/commercial leasing and sales investments market, which includes a mix of owners, buyers and tenants clients as well as developers and investors.

Tom has received repeated recognition and numerous awards including Top Producer of the Year (1999), second Top Producer (2000, 2001), Top Five Producers (1997, 1998), Top Associate (1991, 1992, 1995) and Top Five Salesman of the Year (2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010).

In addition, Tom has received several recognition awards from his clients including The Carson Company, Watson Land Company, Gateway Plaza, LLC, LAT. Investment, Remedy Temporary Staffing, Inc., Aviation Boulevard Partnership, Adexa, Inc., Continental Development Corporation, Nova Ortho Med, Inc. Gateway Plaza Shopping Center, Chandler Real Properties and Rubin Puchulski Properties.

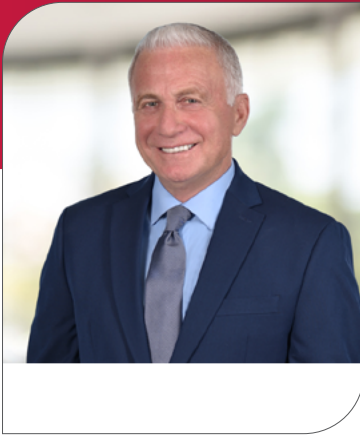
Tom has completed more than 1,000 transactions with a total of over \$750 million.

EDUCATION & AFFILIATIONS

Tom attended Cal State University at Los Angeles, where he majored in Marketing & Business Administration.

Tom is an active member of the ICSC, American Industrial Real Estate Association (AIR), CoStar Group, LoopNet, and MLS South Bay. He has served in various board positions for many organizations such as the Chamber of Commerce, AYSO, etc.

He resides in Redondo Beach and enjoys playing soccer, beach volleyball, and biking.



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PARTIAL CLIENT LIST (CONTINUED)

- ▶ Lam-Robinson & Company
- ▶ Little Company of Mary
- ▶ Los Angeles County
- ▶ Marlow Family Trust
- ▶ PS Business Park
- ▶ Remedy Temp Inc.
- ▶ Southern California Properties
Getty Oil Company (Texaco)
- ▶ Sukut Development
- ▶ Sunrise Capital Group
- ▶ TBKN, LLC
- ▶ Tony Med, LLC
- ▶ T.R.F. Development
- ▶ Telecommunication Techniques
Corp.
- ▶ Torrance Memorial Hospital
- ▶ Trans America Financial Services
- ▶ Twin Leaves Development, Inc.
- ▶ Union Bank
- ▶ Wall Papers To Go
- ▶ Walsh Shea Construction
- ▶ World Savings & Loan Association

PARTIAL COMPLETED OFFICE LEASE & SALE TRANSACTIONS:

- Nova Ortho Med, Inc. – 125,000 SF
- Nova Ortho Med, Inc. – 65,000 SF
- Adexa, Inc. – 40,000 SF
- State of California – 25,000 SF
- GSA – 60,000 SF
- Union Bank – 36,000 SF
- Larson Training – 15,000 SF
- KC Engineering – 18,000 SF
- MTR Western – 15,000 SF
- Hoyt Organization – 13,000 SF
- First Bank – 10,000 SF
- Remedy Temp (Corporate office) – 86,000 SF
- Remedy Temp (100 branches) – 150,000 SF
- Integrated, Inc. – 5,000 SF
- Picasso Travel – 10,000 SF
- Dr. Jason Yamada – 4,000 SF
- Dr. Mike Bardi – 15,000 SF
- Torrance Memorial – 10,000 SF
- CD Investment, Inc. – 57,000 SF
- Superior Medical – 10,000 SF
- GAI – 20,000 SF
- Mexican Airlines – 15,000 SF
- BHS, Inc. – 20,000 SF
- Endo, LLC – 25,000 SF
- TBKN, LLC – 15,000 SF
- Rosehill – 22,000 SF
- Root Vision Endo – 10,000 SF
- Barry Kashfinn DDS – 4,900 SF
- Samani Kelishadi Dental Corp. -15,000 SF
- Dr. Augusto Rojas MD – 14,500 SF
- Kids Fitness - 16,000 SF
- Ifactor Engineering - 6,000 SF
- SJWBF Lawfirm - 5,000 SF
- Marlow Family Trust - 20,000 SF
- Workout Wolrd - 20,000 SF
- South Bay Montessori -10,000 SF
- Pump It Up (Gym) - 23,000 SF
- Dog DayCare - 15,000 SF
- U.S. Hybrid - 40,000 SF

PARTIAL COMPLETED SALE TRANSACTIONS:

- 23401 Hawthorne Blvd., Torrance - 12,000 SF
- 23133 Hawthorne Blvd., Torrance - 44,000 SF
- Albertoni Business Center, Carson – 65,000 SF
- 15425 Hawthorne Blvd., Lawndale - 43,500 SF
- KBLM Center, Torrance – 30,000 SF
- 3661-63 Torrance Blvd., Torrance , 20,000 SF
- Aviation Professional Building, Redondo Beach – 17,000 SF
- Western Ave & Imperial Hwy., Los Angeles – 20,000 SF
- Lakewood Plaza, Lakewood – 9,000 SF
- 3801 PCH Center., Torrance – 11,000 SF
- 22240 Palos Verdes Blvd., Torrance – 8,000 SF
- 2306 Pacific Coast Hwy., Huntington Beach – 11,000 SF
- 19950 Mariner Ave., Torrance – 37,000 SF
- Imperial Hwy & Western, Los Angeles – 20,000 SF
- 945 W 190th St., Los Angeles – 15,000 SF
- 600 Beverly Blvd., Los Angeles – 10,000 SF
- 3340 Long Beach Blvd., Long Beach – 31,000 SF
- 23000 Crenshaw Blvd., Torrance – 22,000 SF
- 1186 Aviation Blvd., Hermosa Beach - 12,110 SF
- 1023 Carson St., Torrance – 8,000 SF
- 5830-5848 Bellflower Blvd., Long Beach – 10,000 SF
- Fountain Valley Business Center, Fountain Valley – 110,000 SF
- 541 E. Avalon Blvd., Carson - 10,000 SF
- 14401 Western Ave., Gardena - 18,000 SF