



WATSON INDUSTRIAL CENTER SOUTH

THE WATSON VALUE ADVANTAGE:

Beyond quality and strategically located buildings, Watson Land Company delivers value to its tenants by offering:

- Watson's Customized Building Service Program™** - We assume and skillfully manage building maintenance and operating functions including total yard and roof responsibility, exterior building painting and landscaping.
- Experience** - We provide a complete range of integrated real estate services from our in-house senior management team which allows us to be responsive to our tenants' needs.
- Expansion Capabilities** - Our vast real estate holdings, totalling approximately 90 buildings and approximately 180 acres of inventory land for speculative and build-to-suit construction, can accommodate our tenants' short and long term space expansion requirements.
- Financial Stability** - Our financial strength offers our tenants a history of stable and consistent ownership.
- Master Planning** - Our tenants benefit from our masterplanned and maintained physical environment and compatible tenant mix.
- Government Relationships** - Our experienced professionals, coupled with our long-term presence in the community, result in effective relationships with government agencies enabling permits and approvals to be delivered in a timely manner.
- Construction of Improvements** - Our construction management team can handle all phases of tenant build-out, from planning, budgeting, and permitting through construction, move-in and customer acceptance.

PROJECT DESCRIPTION:

City Carson
 Acreage Over 350
 WLC Existing Buildings 6.6 Million square feet
 Zoning M-H
 Uses Manufacturing/Distribution

CENTER OWNERSHIP:

Watson Land Company and its legacy extends two centuries to the Rancho San Pedro Spanish Land Grant. Today the company is the largest developer of masterplanned industrial centers in Los Angeles County and one of the largest in the nation. Watson has developed and presently owns, leases and manages over 10 million square feet of industrial, office and technology buildings and business centers.

CENTER LOCATION FEATURES:

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 A 350-acre masterplanned environment encompassing 6.6 million square feet of attractive and functional industrial buildings. They are all developed, owned and managed by Watson Land Company.

- Close access to the ports of Los Angeles and Long Beach which minimizes drayage costs and travel time.
- Accessible to the Los Angeles International Airport and Long Beach Airport
- Convenient access to the San Diego (405) Harbor (110), Long Beach (710) Artesa (91) and Terminal Island (103) freeways.
- In close proximity to the largest Intermodal Container Transfer Facility in the United States.

MUNICIPALITY:

Watson Industrial Center South is located in the City of Carson. The City of Carson is a pro-business municipality, has low business license fees and imposes:

- No utility user tax
- No parking tax
- No gross receipt tax
- No city tax

UTILITY & CITY SERVICES:

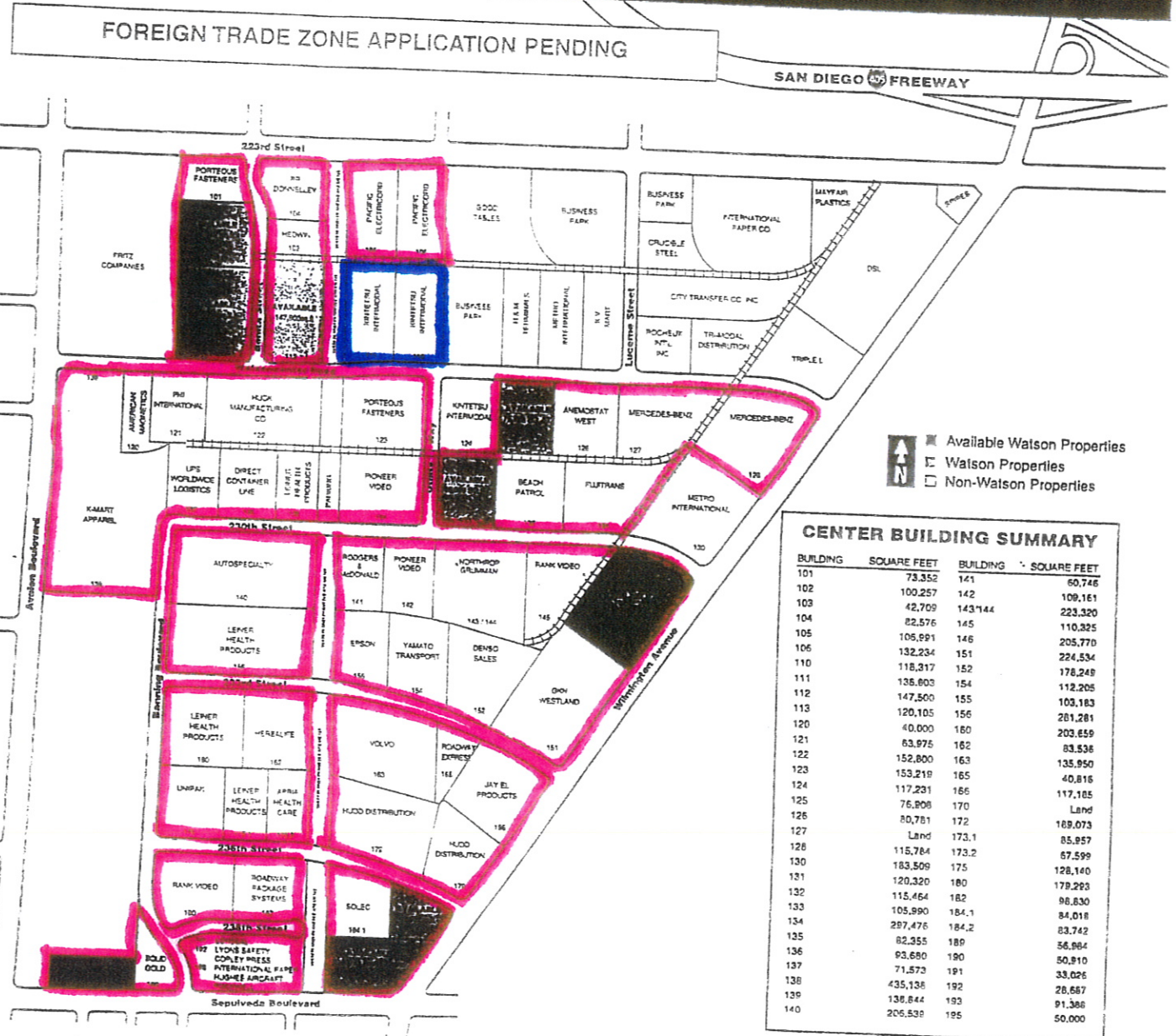
ELECTRIC
 Southern California Edison Company (800) 990-7788

GAS
 Southern California Gas Company (800) 427-2000

WATER
 Dominguez Water Company (310) 830-8837

TELEPHONE
 Pacific Telephone Company (800) 499-2355

CITY SERVICES
 Carson City Hall (310) 830-7600



Existing Site No. 10

Site No. 8 to be Re-designated to Site No. 10