

June 2010

AVAILABLE PROPERTIES UPDATE



Location	Building Size	Office Size	Lease Rate	Net Charges	Clear Ht	Loading	Available	Comments	Contact
----------	---------------	-------------	------------	-------------	----------	---------	-----------	----------	---------

DOMINGUEZ TECHNOLOGY CENTER - CARSON

Foreign Trade Zone 202

Bldg # 726.1 1460 Beachey Pl.	51,825	3,408	\$.67 NNN	\$.17	32'	DH 16	GL 1	Now	135' Turning Radius Prime End Unit	Lance Ryan Mike Bodlovich
Bldg # 657.1 18511 Broadwick St. Rancho Dominguez, CA	55,788	9,659	\$.67 NNN	\$.16	30'	9	1	December 1, 2010	135' Turning Radius	Lance Ryan Mike Bodlovich
Bldg # 641 19520 Wilmington Ave. Rancho Dominguez, CA	60,690	2,750	\$.67 NNN	\$.14	30'	15	1	July 15, 2010	135' Turning Radius Private Yard Prime Identity Corner	Lance Ryan Mike Bodlovich
Bldg # 658.2 18450 Wilmington Ave. Rancho Dominguez, CA	72,063	4,063	TBD	\$.13	30'	12	1	Now	135' Turning Radius New Office Under Construction	Lance Ryan Mike Bodlovich
Bldg # 711.1 18420 Harmon Ave.	123,823	5,500	\$.57 NNN	\$.165	32'	23	1	August 1, 2010	135' Turning Radius	Lance Ryan Mike Bodlovich

WATSON INDUSTRIAL CENTER - CARSON

Foreign Trade Zone 202

Bldg # 192.2 825 E. Sepulveda Blvd.	15,898	1,792	\$.53 NNN	\$.16	18'	DH 2	GL 1	Now	Entry to Watson Industrial Center	Mike Bodlovich
Bldg # 188 707 E. Sepulveda Blvd.	28,500	3,658	\$.68 NNN	\$.18	26'	5	2	30 Day Notice	Expandable Loading	Mike Bodlovich
Bldg # 141 1020 E. 230th St.	53,776	13,551	\$.51 NNN	\$.13	22'	6	1	TBD	Unique 50,000 SF WIC Opportunity. Office Can Be Reduced. Expandable Loading	Lance Ryan Mike Bodlovich
Bldg # 195 989 E. 233rd St.	103,185	10,424	\$.47 NNN	\$.12	24'	19	3	Now	Excess Trailer Storage	Lance Ryan Mike Bodlovich
Bldg # 106 1050 E. 223rd St.	129,625	5,375	\$.42 NNN	\$.10	22'	18	1	30 Day Notice	Recent Renovation	Lance Ryan Mike Bodlovich
Bldg # 140 800 E. 230th St.	200,892	13,000	\$.47 NNN	\$.10	29'	25	3	Now	Recent Facade Renovation Excess Trailer Storage	Lance Ryan Mike Bodlovich
Bldg # 143/144 1130 E. 230th St.	219,097	17,062	TBD	\$.10	24'	28	2	30 Day Notice	Expandable Dock High Loading to 41, Turning Radius up to 165'	Lance Ryan Mike Bodlovich
Bldg # 114 771 Watsoncenter Rd.	266,780	29,668	\$.47 NNN	\$.15	25'	56	3	Now	Approximately 8.44 Acres of Excess Land at \$.17 Net/psf. Crossdock Configuration	Lance Ryan Mike Bodlovich

WATSON CORPORATE CENTER - CARSON

Foreign Trade Zone 202

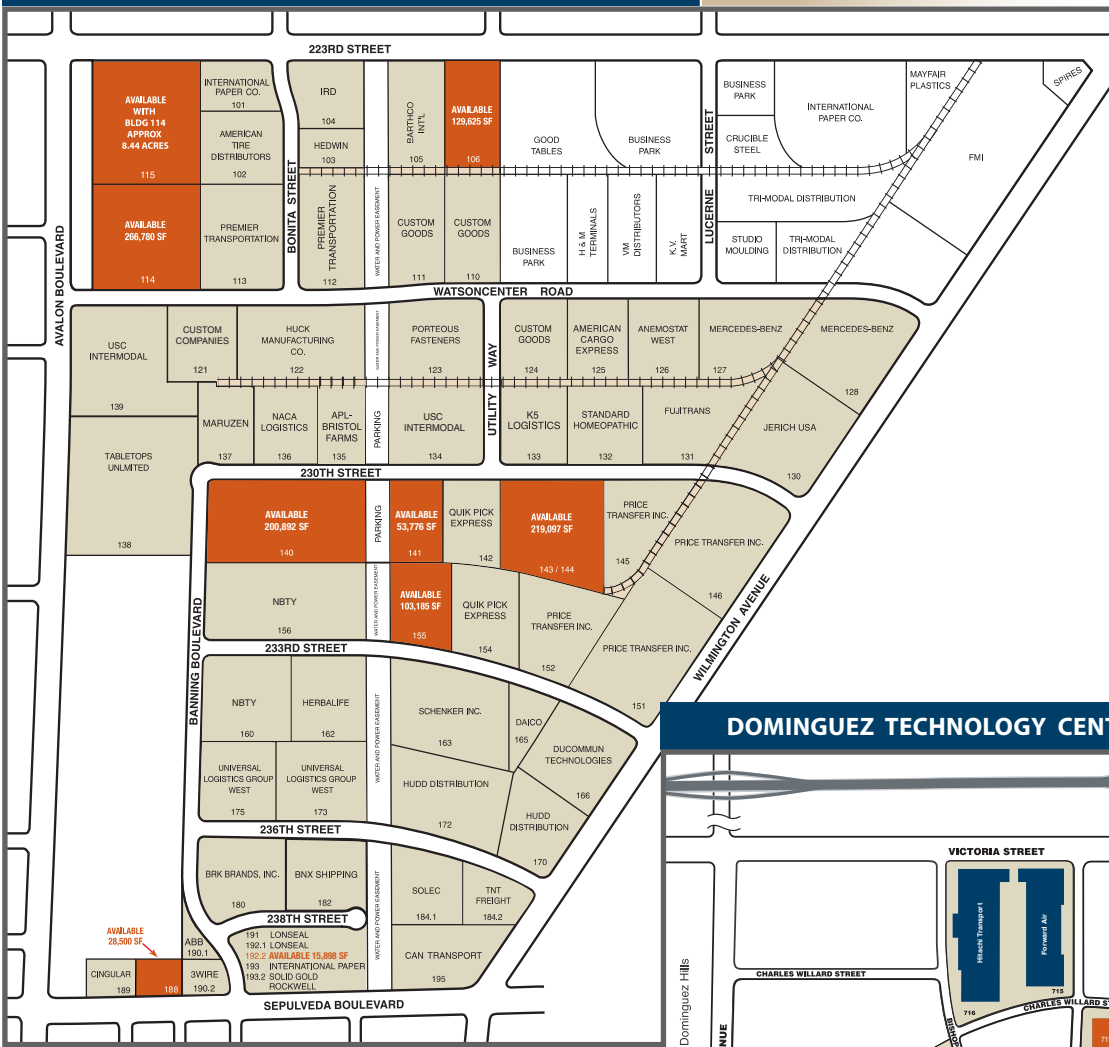
Bldg # 219 2116 E. 220th St.	148,725	4,176	\$.65 NNN	\$.11	32'	DH 32	GL 1	Now	Up to 185' Turning Radius New LEED® Construction Freeway Frontage	Lance Ryan Mike Bodlovich
Bldg # 226 21750 Arnold Center Rd.	189,338	5,220	LEASED	\$.12	30'	23	1	Now	LEASED Special Thanks to Barry Hill Jones Lang LaSalle	Lance Ryan Mike Bodlovich
Bldg # 206 2255 E. 220th St.	30 - 100,000	TBD	\$ 1.30 FSG	TBD	N/A	N/A	N/A	Now	Furniture Systems Available Secure Site with 4/1,000 Parking Ratio	Lance Ryan Mike Bodlovich
Bldg # 224 21950 Arnold Center Rd.	185,629	24,596	LEASED	TBD	30'	39	1	December 1, 2010	LEASED Special Thanks to David Bales Lee & Associates	Lance Ryan Mike Bodlovich

Lance Ryan 310.952.6424 lryan@watsonlandcompany.com

Mike Bodlovich 310.952.6414 mbodlovich@watsonlandcompany.com

WATSON INDUSTRIAL CENTER - CARSON

Foreign Trade Zone 202



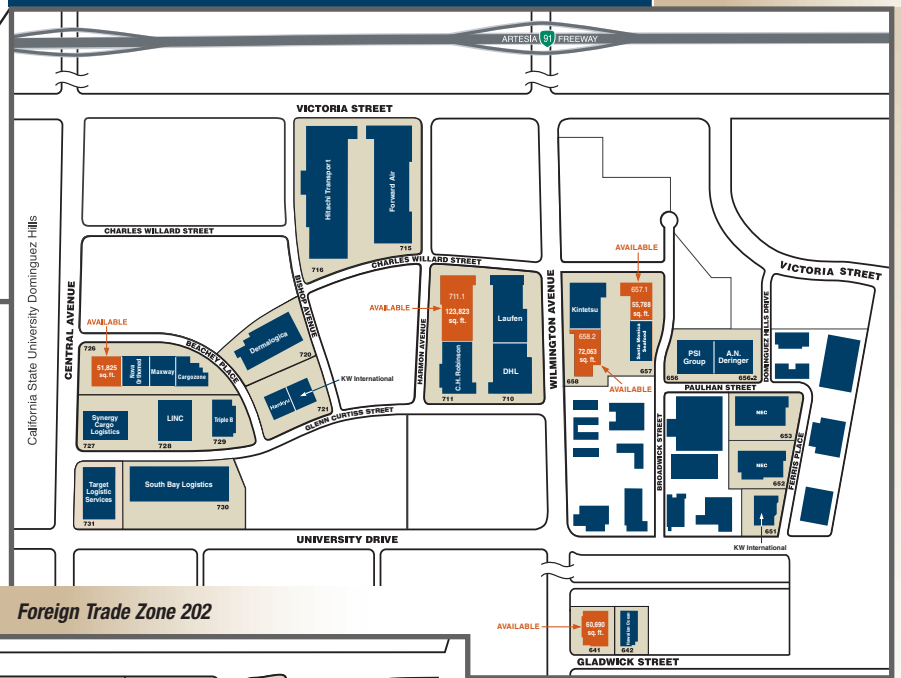
WATSON AVAILABLE PROPERTY MAPS

The information contained herein and on any other materials with which it is presented is not an offer and is subject to change without notice. Tenants should make their own independent investigations on all facts and assumptions on which they might rely in making a decision to lease property from Watson Land Company.

This statement is based upon current information, subject to availability and revisions at any time.

DOMINGUEZ TECHNOLOGY CENTER - CARSON

Foreign Trade Zone 202



WATSON CORPORATE CENTER - CARSON

Foreign Trade Zone 202



Contact:
Lance Ryan 310.952.6424
 lryan@watsonlandcompany.com
Mike Bodlovich 310.952.6414
 mbodlovich@watsonlandcompany.com

WATSON LAND COMPANY
 2210 Wilmington Avenue
 Carson, California 90745
 General Office 310.952.6401
 Fax 310.522.8788
 watsonlandcompany.com