



Foreign Trade Zone 202

WATSON CORPORATE CENTER

FOREIGN TRADE ZONE 202 COST SAVINGS

Duty Deferral
Duty payments may be deferred

Reduced Duty Rates
Ability to take advantage of reduced duty rates on imported goods during the time they are warehoused within the FTZ

Inverted Tariff
Minor assembly of merchandise is permissible, allowing importer to pay the duty rate applicable to either the components, parts or finished product

Merchandise Processing Fees
Possible savings for Merchandise Processing Fees (MPF)

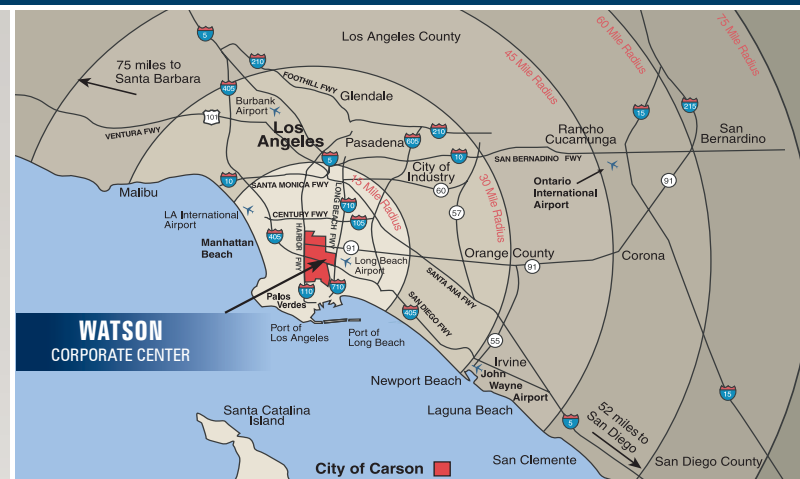
FOREIGN TRADE ZONE 202 OPERATIONAL BENEFITS

Access to Product for Display
Access to merchandise for display or exhibition purposes without customs intervention or supervision

Drawback Duties
Approved drawback duties are payable at the time of receipt into an FTZ

U.S. Quotas
Merchandise subject to import quotas may be held at an FTZ

Increased Flexibility
Goods may be stored in an FTZ for unlimited periods; there are no limitations as experienced when using an approved U.S. Customs Bond or General Order (G.O.) Warehouse



CARSON UTILITY AND CITY SERVICES

- 800.990.7788 **ELECTRIC** Southern California Edison
- 800.427.2000 **GAS** Southern California Gas Company
- 310.257.1400 **WATER** California Water Service Company
- 800.891.1800 **TELEPHONE** AT&T
- 310.830.7600 **CITY SERVICES** City of Carson
- 310.534.4862 **LA COUNTY SERVICES** Public Works

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22010 Wilmington Avenue, Carson, CA 90745 watsonlandcompany.com

16 Watson buildings strategically located near major ports, freeways, railways, and the largest intermodal transfer facility in the U.S.

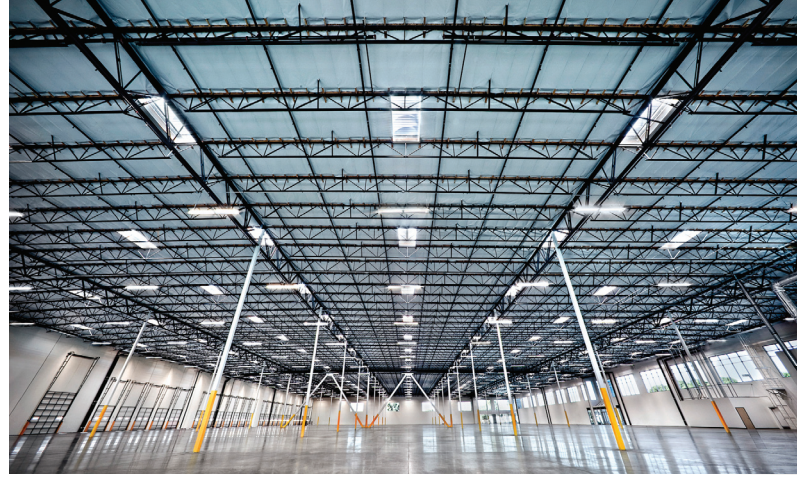
113 Acre Master Planned Center for corporate business, warehousing and logistics



Building Quality for Over 200 Years

WATSON

CORPORATE CENTER



113 Acre Master Planned Center for corporate business, warehousing and logistics



WATSON CORPORATE CENTER

A master planned business center developed, owned and managed by Watson Land Company. The freeway frontage center features office, light manufacturing, warehousing and distribution buildings. The Watson Corporate Center is located in the City of Carson. The City of Carson is a pro-business municipality and has low business license fees and imposes:

- No parking tax
- No gross receipt tax
- No city tax

Center Ownership

Watson Land Company and its legacy extends two centuries to the Rancho San Pedro Spanish Land Grant. Today, the company is one of the largest developers of master planned industrial centers in Los Angeles County and among the largest in the nation. Watson has developed and presently owns, leases and manages approximately 24.5 million square feet of industrial, office and technology buildings and business centers.

Our Master Planned Centers

Including the Watson Corporate Center, Watson Land Company has seven master planned centers providing strategic locations for businesses that support a wide array of industries. Existing buildings are capable of meeting a diverse range of property usage needs including office, corporate headquarters and technology, light manufacturing, warehousing and distribution. In addition to the Watson Corporate Center, our master planned centers include:

- Dominguez Technology Center
- Watson Industrial Center
- Watson Commerce Center - Chino
- Watson Logistics Center - Apple Valley
- Watson Commerce Center - Fontana
- Watson Commerce Center - Redlands

WATSON HERITAGE CUSTOMER SERVICE PROGRAMSM

An industry leader in value-added customer service.

By providing comprehensive move-in and occupancy solutions, we allow you to benefit from bulk buying and focus on your business.

Expansion Capabilities - Our vast real estate holdings, totalling 105 buildings and acres of inventory land for speculative and build-to-suit construction, can accommodate our customers' short and long term space expansion requirements.

Financial Stability - Our financial strength offers our customers a history of stable and consistent ownership.

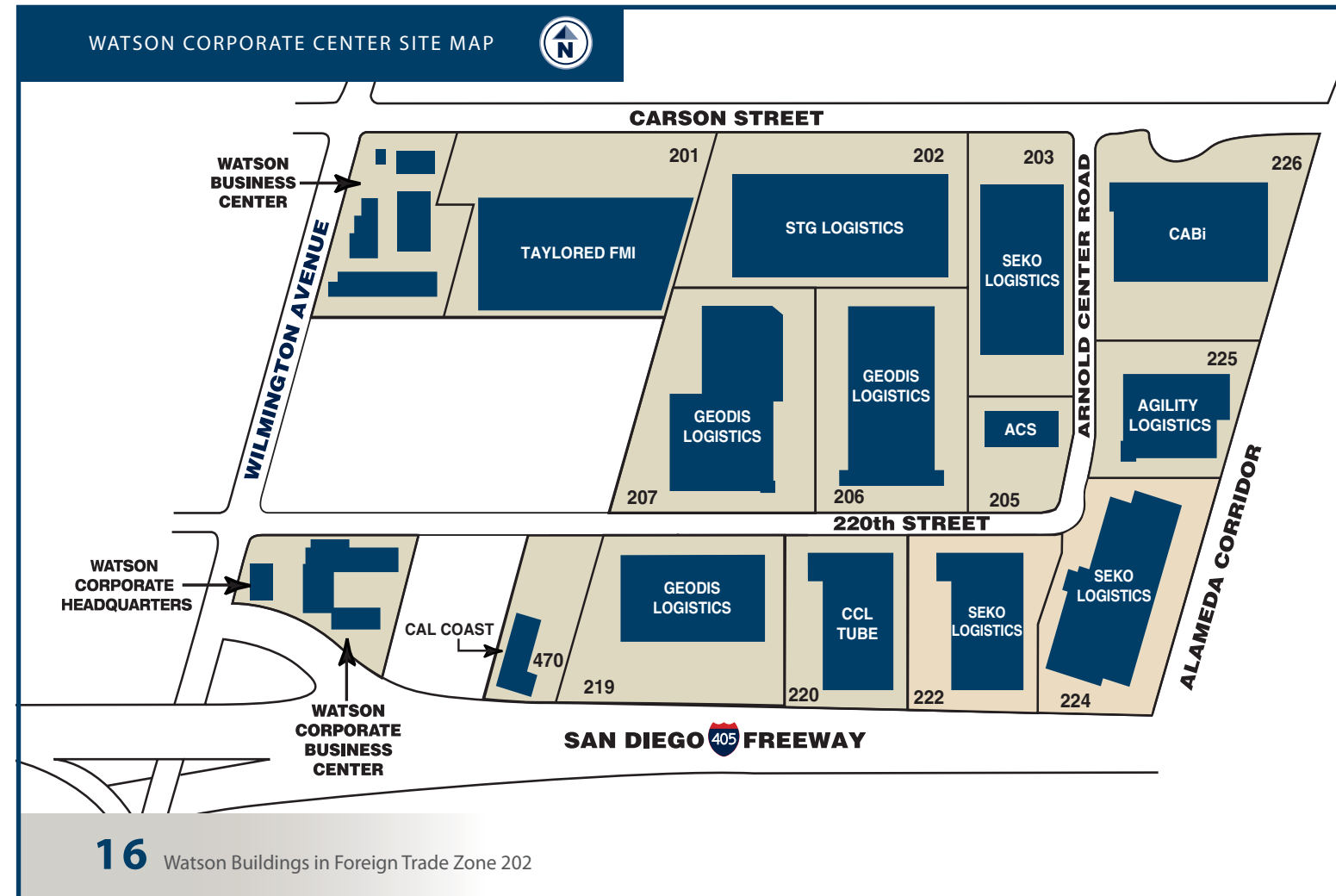
Master Planning - Our customers benefit from our master planned and maintained physical environment and compatible customer mix.

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.

Foreign Trade Zone 202 - Provides cost savings, operational benefits, and may be activated at over eleven million square feet of Watson buildings (see back page).

WATSON CORPORATE CENTER SITE MAP



Located in Foreign Trade Zone 202

Close Access to ports of Los Angeles and Long Beach

Easy Access to LAX and Long Beach Airport

Freeway Close

Near the Alameda Corridor and the Largest Intermodal Container Transfer Facility in the United States

Fiber Ready Buildings

For further information please contact: **Lance Ryan** lryan@watsonlandcompany.com
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