



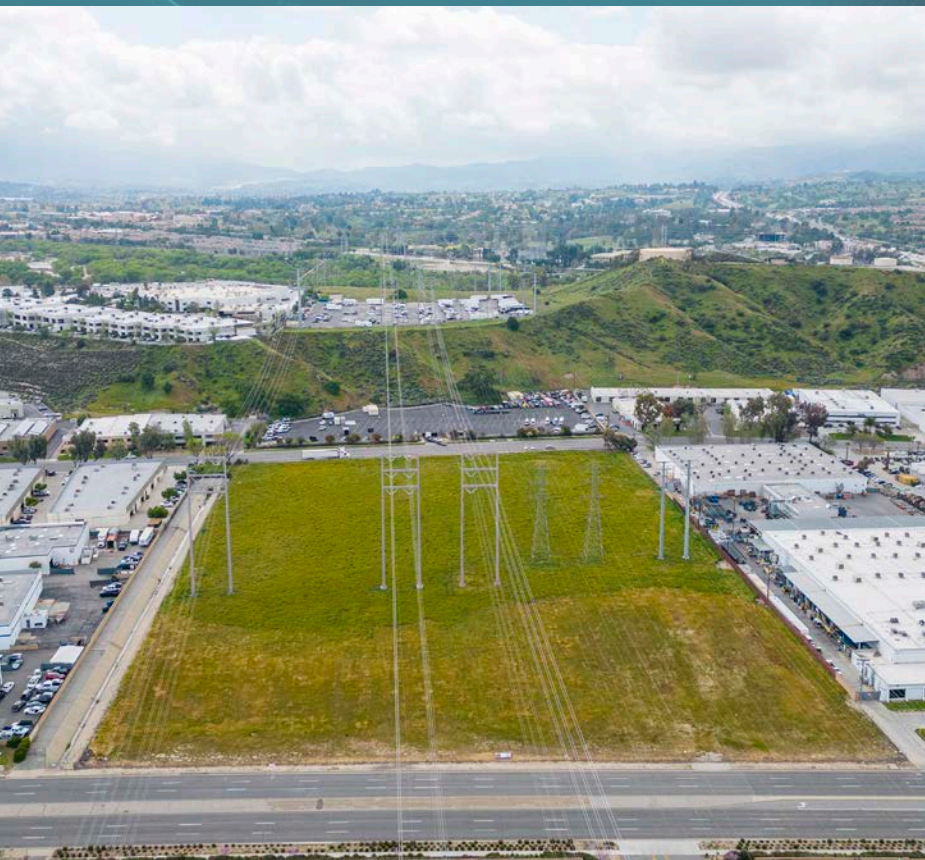
RYE CANYON ROAD

12 Gross Acres

APNs 2866-007-066 & 2866-007-067

LAND PURCHASE OPPORTUNITY





Located in the Valencia Industrial Center



1/2 Mile from I-5 Freeway



Zoned BP (Business Park)



Situated along two major thoroughfares of Avenue Stanford and Rye Canyon Road



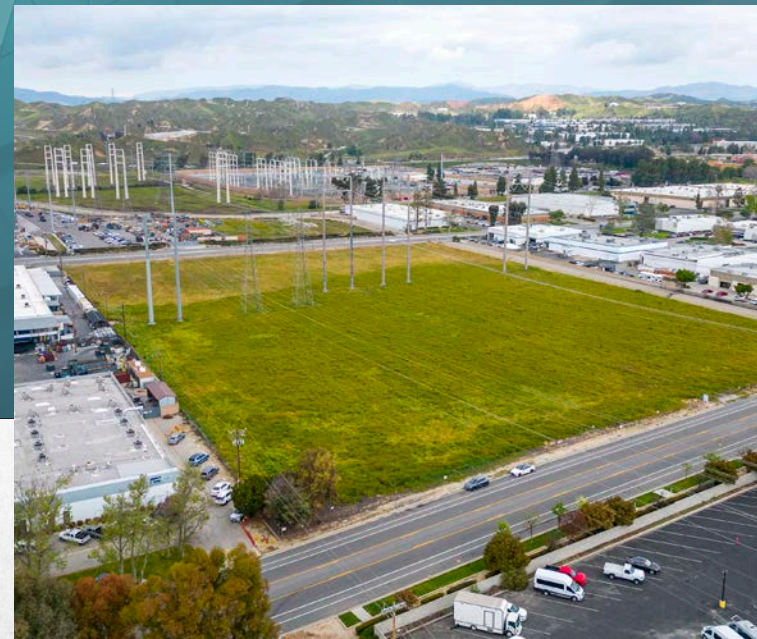
Close proximity to many shopping and dining amenities including Valencia Mall and Automobile Center



Potential Uses include: Fleet Parking, Vehicle Storage, Studio Parking. All uses subject to approval of SCE, City and Fire Dept.

*SoCal Edison Easement Impacts entire property

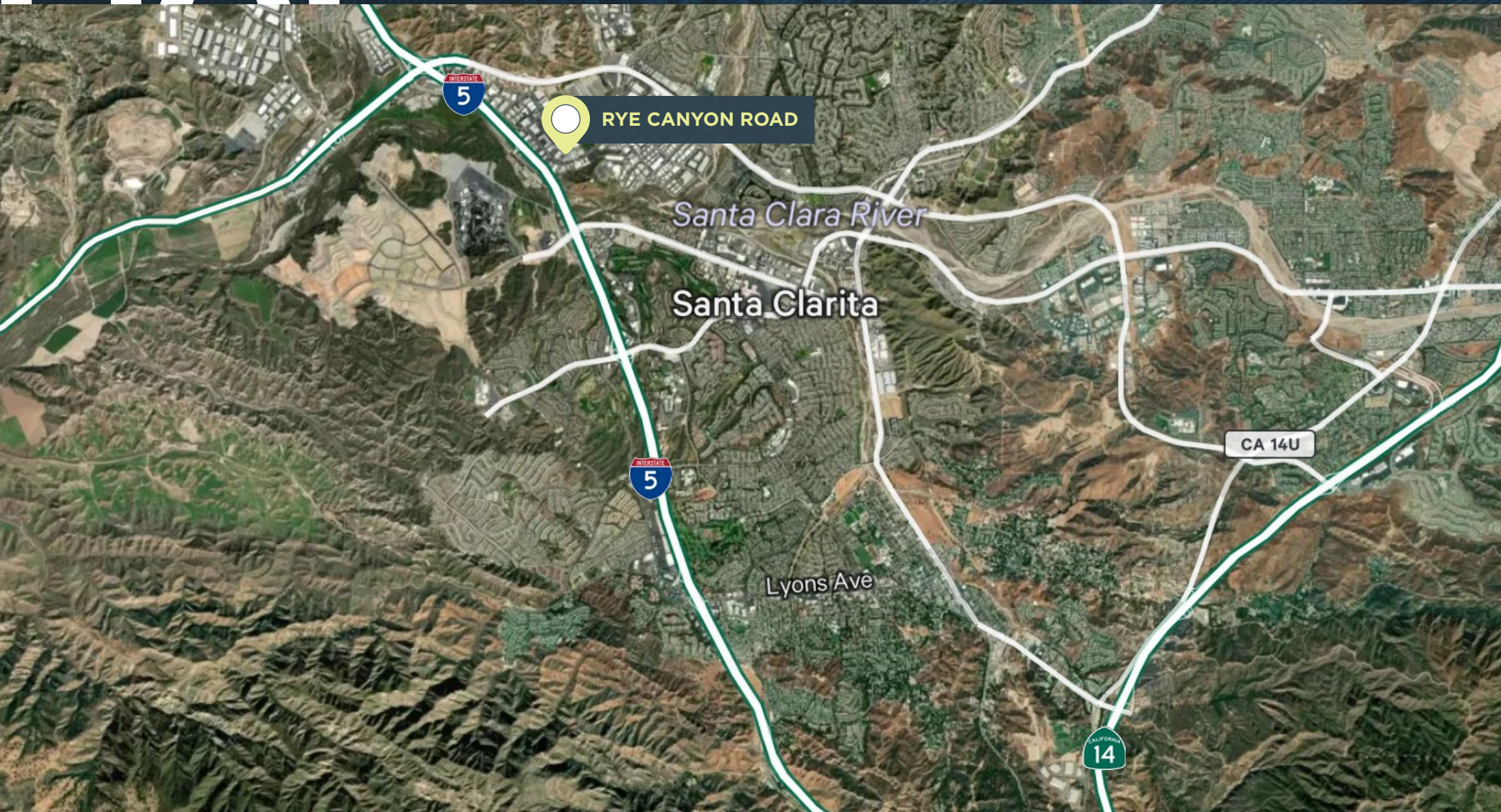
PROJECT FEATURES



SITE PLAN



LOCATION MAP



LOCATION OVERVIEW

Business Incentives:

The Santa Clarita Valley is Your Next Smart Business Move

The Santa Clarita Valley is the premier location for business, as evidenced by the major employers attracted to the area such as Advanced Bionics, ITT Aerospace, Sunkist and Logix to name just a few. And there is a reason for that. There are so many advantages to doing business here. A few of the attributes that make the Santa Clarita Valley the preferred destination for business development in Southern California include:

- » Pro Business
- » Tax Incentive Credit Program
- » Film and Television Production Credit
- » Research and Development (R&D) tax credits
- » Worksource Center

Relocating your business to the Santa Clarita Valley will be your next smart business move. Here's why:

| ANALYSIS OF POTENTIAL COST SAVINGS | TAXES & FEES | SANTA CLARITA VALLEY | LOS ANGELES/SFV | PASADENA | GLENDALE | BURBANK |
|------------------------------------|-------------------------|----------------------|-------------------------------------|---|----------|-----------------------------|
| | Business Taxes | 0 | \$1.01/\$1,000 in gross receipts | \$388.95 + \$194.47 /professional employee + \$29.17 /other employee | \$0 | \$71.75+ \$6.75/employee |
| | UTILITY USER TAX RATES* | | | | | |
| | Electric | 0 | 12.50% | 15.1% | 7.00% | 7.00% |
| | Gas | 0 | 10.00% | 7.90% | 7.00% | 7.00% |
| | Water | 0* | 0 | 7.67% | 7.00% | 0 |
| | Telephone | 0* | 9.00% | 8.28% | 7.00% | 7.00% |
| | Cellular | 0* | 9.00% | 8.28% | 0 | 7.00% |
| | Parking Tax | 0 | 10.00% | 0 | 0 | 12.00% |
| | | | | | | |

CON TACTS

FIVEPOINT
—
RYE CANYON ROAD

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CBRE

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