



# DEVELOPMENT OPPORTUNITY

12.5+ Acres of Land at SWC Calle Arroyo and Paseo Tirador in San Juan Capistrano, California

Summary of Terms: All Cash at Close of Escrow

Investment: 100% fee interest

Listing Price Submit Offers

Land Area: 12.5 Acres (544,500 SF)

Offering Deadline November 9, 2005

## Due Diligence/Closing

The time frame for the due diligence and closing will be a consideration in the selection of the Buyer. All costs and expenses incurred by Buyer in connection with such due diligence shall be the responsibility of the Buyer. It is Seller's goal to close before the end of the year.

## Due Diligence Materials

To facilitate a speedy closing, Seller has compiled the following information, which will be immediately available to Buyer:

- Preliminary Site Plan and Coverage Study
- Current Phase I Environmental Study
- Preliminary Title Report
- ALTA Survey
- Current Soils Report

## Public Utilities

The Site is served by the following public utilities:

- |                     |                                    |
|---------------------|------------------------------------|
| • Domestic Water:   | City of San Juan Cap. .Water Dept. |
| • Sanitary Sewer:   | City of San Juan Cap. Sewer Dept.  |
| • Natural Gas:      | The Gas Company                    |
| • Electrical:       | San Diego Gas & Electric           |
| • Telephone:        | PacificBell, Cox Telcom            |
| • Cable Television: | Cox Communications                 |

# I-5 FREEWAY LAND

