

## FEATURED SITE #2 FAIRFIELD, CA

<b>Site Name</b>	<b>Busch Corporate Center - Fairfield</b>
Moving Solano Forward Tier	1
Site Location (street address, intersection or location coordinates)	Chadbourne Road at Highway 12
City, County	Fairfield, Solano County
APN	0028-200-640
Unincorporated area (Y/N)	No
If in incorporated area, name of city	Fairfield, California
Publicly/Private Owner	Private
Number of Owners	1
List owner (s) names	Anheuser Busch Inc.
If appropriate, Real Estate representative (contact information)	Chris Neeb, Jones Lang Lasalle, 707-495-7777
City Contact	City of Fairfield Economic Development Dept, 1000 Webster Street, (707) 428-7462, econdev@fairfield.ca.gov
Is site located in an industrial park?	Yes
Former Use (s)	N/A
Neighboring Uses	Brewery/Industrial/Medical Offices
Total Site Acreage	4.06
Developable Acreage (estimate)	
Site Dimensions	
Additional Acreage Available (specify acreage)	None
Acreage within flood plain/floodway	None
Reported Asking Price	
Reported Lease Rate/Terms (if applicable)	
Current Zoning Designation	Regional Commercial (CR)

**LEGEND TIERS:**

<sup>1</sup> Properties were evaluated by DSG Advisors and classified by their state of readiness for development.

1. Tier 1 sites are those that are immediately ready for development.
2. Tier 2 sites require a small degree of investment to ready the property for development.
3. Tier 3 sites are largely raw unimproved land requiring significant investment before development can occur.

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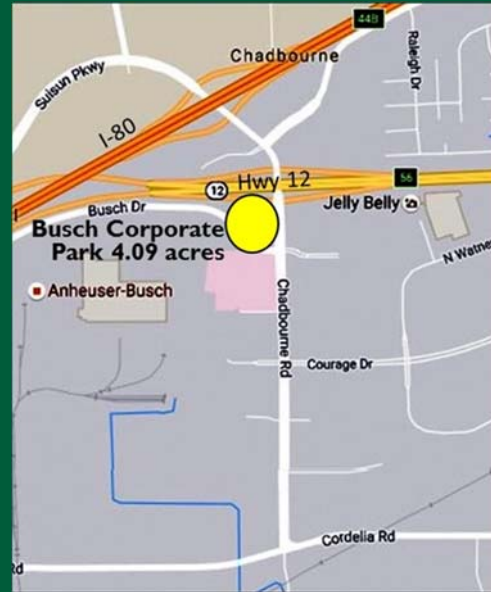
Zoning Authority	City of Fairfield
Restrictive Covenants	No
Name of road directly serving site	Chadbourne Road
Number of lanes of road directly serving site	4
Nearest Interstate or Limited Access Highway	Interstate 80 and Highway 12
Distance	<b>Interstate 80:</b> 0.48 miles <b>Highway 12:</b> Immediate
Is Rail adjacent to the site?	No
If yes, name of rail provider serving site	
Nearest Rail Transload Facility	Industrial Transloading Sacramento / Port of Stockton
Distance	<b>Sacramento:</b> 50.5 miles <b>Port of Stockton:</b> 55.5 miles
Name of Electric Power Provider	Pacific Gas and Electric
Distance to substation	2.37± miles (as crow flies)
Substation capacity (total/excess)	Information not available
Name of Natural Gas Provider	Pacific Gas and Electric
Line Size	
Distance to site	
Existing pressure at site (PSI)	
Name of Water Provider	City of Fairfield
Line Size	36"
Distance to site	In street
Static and residual line pressure (PSI)	<b>Static:</b> 70 PSI <b>Residual:</b> 60 PSI
Flow in gallons per minute	1,163 GPM
Water treatment plant capacity (MGD)	
<ul style="list-style-type: none"> <li>• total (design) capacity</li> </ul>	56.7 MGD
<ul style="list-style-type: none"> <li>• annual average daily use</li> </ul>	16 MGD

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• peak demand	32.7 MGD in July 2013
• excess (available) capacity	24 MGD
Name of Wastewater Provider	Fairfield Suisun Sewer District
Line Size	10"
Distance to site	In street
Specify if service is gravity or force main	Force main
Wastewater treatment plant capacity (MGD)	
• total (design) capacity	23.7 MGD
• annual average daily use	16 MGD
• peak wet weather capacity	53 MGD
• excess (available) capacity	13.7 MGD
Telecommunication Provider (s)	
Describe known service at site	
Fire Insurance Rating at Site	3
Effective Property Tax Rate per \$1,000 at Site (please state none if exempt)	
Land/Building	1% of assessed market value at time of occupancy, value capped at no greater than 2% escalation per year
Machinery/Equipment	0.01
Inventories	None
Known environmental issues/challenges	None
List available environmental reports and the year they were prepared (Phase I, II, ESA, Wetland delineation study, archaeological survey, species studies, geotechnical reports)	

Featured Site: **Busch Corporate Center**

Location: Chadbourne Road at Highway 12, Fairfield, California



**Attractive Streetscape**

