

agencies in order to develop the properties. The terms and conditions of this option are outlined in the Supplemental Information Package.

All utilities are available to the site. A 24± acre site by Auction Property #116 has been approved for 324 multi-family units.

#### Auction Property #115

##### Industrial Parcel – 47.16± Acres

This development site is between Walmart and the two business parks Willow Creek and Westec, and has excellent visibility from W. 11th and the Randy Pape Beltline Highway that connects with I-5. The former 1.2± million square foot Hynix Semiconductor plant located nearby, that was closed in 2008, may be under contract by a Seattle-based investment firm for conversion to a Data Center to act as a technology magnet to attract new businesses to Eugene and take advantage of proximity to the Riverfront Research Park, adjacent to University of Oregon.

The Wetland Determination Report identifies 31.30± acres of jurisdictional wetlands within the property. The I-2 zoning will allow a wide range of light- to medium-industrial uses. A small, irregular shape portion of less than two acres is zoned commercial, and the southwest section of the site is zoned R-1 (Residential). The city of Eugene will probably require a zone change for the R-1 and C-2 zonings to I-2, as part of the condition for development.

The property can be purchased in its entirety, providing opportunity for a master plan business park to accommodate several large users, or in up to three parcels that range from 2.16± acres to 25.6± acres, subject to partition approval by the city of Eugene. The property is presently one tax lot.

The 2.16± acre site is on the northwest corner of W. 11th and Willow Creek Road and could accommodate an office / warehouse / showroom. The two additional parcels of 20± and 25.6± acres are targeted to larger users for warehouse / distribution, light manufacturing or business park.

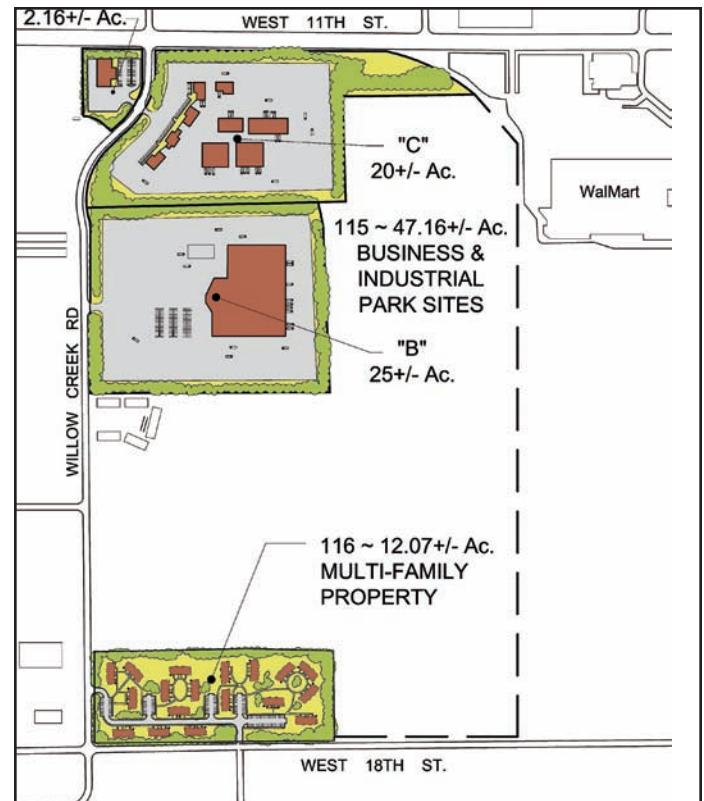
#### Auction Property #116

##### Multi-Family Development Parcel – 12.07± Acres

This parcel is located at the corner of W. 18th and Willow Creek Road, across from Willow Creek Industrial Park, and could benefit from the proposed redevelopment of the Hynix facility that is just west of the property. This 12.07± acre site has two zoning designations, with R-4 high density on an estimated 8 acres, and the balance R-2 medium density on 4± acres. Under a PUD, up to 140 units of housing could be accommodated on this site.

The Wetland Report identifies a total of 4.45± acres of jurisdictional wetlands on the property. An adjoining 24± acre site to the north has been approved by the city of Eugene for a total of 324 units, designed as four-plex style buildings. It is currently under active site plan review.

**LOCATION:** #115 – W. 11th Street and Willow Creek Road, Tax Lot 301. #116 – W. 18th Street and Willow Creek Road, Tax Lot 100. From I-5, take Randy Pape Beltline Highway west at W. 11th take a right and proceed one block to the next intersection at Willow Creek Road and turn left.



*Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.*

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 29, 2012