

Umpqua Bank acquired the property through foreclosure in late 2013, and it has been on the market since that time at \$6,508,000.

Initial offers are due August 12, 2014, and will be evaluated by Umpqua Bank based on both price offered, and ability to close as an "as is" all-cash sale by September 24, 2014. Offers may be submitted on the property either in its entirety, or individually on Parcel A with its commercial zoning, and on Parcel B with its multi-family zoning.

Umpqua Bank will respond to all offers by August 15, 2014, and will have the option to accept, reject, or request a "best and final offer."

The 8.24± acre Santa Clara Crossing property has a corner location at River Road and Hunsaker Lane, near Fred Meyer, and Santa Clara Square anchored by Albertsons and Office Max. Retirement and assisted living communities, and several medical offices, are located nearby.

The property has excellent access to the Randy Papé Beltway and east to I-5, the University of Oregon campus, and downtown Eugene, which is within a fifteen-minute drive. An estimated 62,400 cars per day travel along the Beltway, and 28,900 cars per day travel along River Road.

The combination of the size of the Santa Clara Crossing property, its location strategic to retail and residential development, and proximity to the Beltway and I-5, all provide an unusual opportunity to acquire one of the largest bank-owned mixed-use development sites in the Eugene market.

### The Site

The 350,934± square foot site is mostly vacant, and had been used at one time as the Santa Clara Elementary School until the school was closed and demolished. A former Mini-Lube facility

