

is located on the property along its River Road frontage and a vacant home on Parcel B. The mostly rectangular-shape site has 506± feet of frontage along River Road, with 675± feet of frontage along Hunsaker Lane to the north and 633± feet of frontage along Green Lane. A small outparcel at Green Lane and River Road is not owned by Umpqua Bank. A Lane Transit District bus stop is located near the southwest corner of the property.

There is a total of eleven tax lots, with ten contained within Parcel A – 7.69± acres, and one contained within parcel B -- .55± acre.

All utilities are available to the property.

Entitlements

In May 2009, the Eugene Planning Director conditionally approved the Final Planned Unit Development Application for the Santa Clara Crossing Development. Two additional tax lots not owned by Umpqua Bank were part of this approval. A Planned Unit Development and Site Review Performance

Agreement (#2009-042520) was recorded July 23, 2009, with conditions for the tentative development approval.

The approval, which was to expire in May, 2012, has been extended until May 2015. Copies of applications, technical reports and approvals are available on RM/NW's data site.

Zoning

Parcel A containing 7.69± acres is zoned C-2/PD/SR Community Commercial with Planned Unit Development and Site Review Overlay. Parcel B containing .55± acre is zoned R-2/PD/SR Medium Density Residential with PUD. Copies of the zoning are on the data site along with key contact information for the city of Eugene.

Lane County Real Market Value and Taxes

The 2013 – 2014 Real Market Value is \$9,467,250, with \$9,328,958 allocated to the land value, and the balance to improvements. Total Real Estate Taxes are \$85,129.

