SABROSO MAIN (Processing Line Facility)

Medford, Oregon

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Property Name:	SABROSO MAIN (PROCESSING LINE FACILITY)
Property Location:	610, 634, 638 & 646 South Grape Street Medford, Oregon
Owner:	Owned by Naumes Properties LLC and leased to Sabroso Company (see lease information attached)
Acreage:	Total Lot Size: 1.24± acres
Buildings:	This property includes approximately 33,800± square feet of building space as follows:
	• 12,600± sq ft Warehouse: Concrete foundation, concrete floor, steel frame (shop 60x90, warehouse 80x90, includes 20x60 office and 30x60 office and parts storage)
	• 7,200± sq ft Canopy Packing: Asphalt floor, steel frame, 18' eave and an additional <i>4,000 sq ft of Open Area</i>
	• 5,400± sq ft Packing Plant: Concrete foundation, concrete floor, concrete tilt-up walls, steel frame, 18' eave
	• 5,400± sq ft Dry Storage: Concrete foundation, concrete floor, steel frame, 18' eave
	 3,200± sq ft Canopy Shop: Asphalt floor, steel frame, 18' eave
Zoning:	I-G (General Industry)
Tax Parcel #1:	37-1W-30CD - Tax Lot #700 (610 S. Grape) Tax Account No. 1-037471-1 <i>(.14 acres)</i>
Tax Parcel #2:	37-1W-30CD - Tax Lot #800 (636, 638 & 646 S. Grape) Tax Account No. 1-037472-0 <i>(1.10 acres)</i>
2009 Tax:	\$7,657



Property Name:	SABROSO MAIN (PROCESSING LINE FACILITY)
Utilities:	The property is served by all the normally available utilities in the area, including domestic water, sewer and electricity.
Environmental:	No known environmental hazards on the property. Surrounding area is situated in a mix of industrial and commercial development.
Exceptions:	Request title report for information on general exceptions and utility easements.
Best Use:	The highest and best use is for continued operations consistent with the current zoning and surrounding land use.



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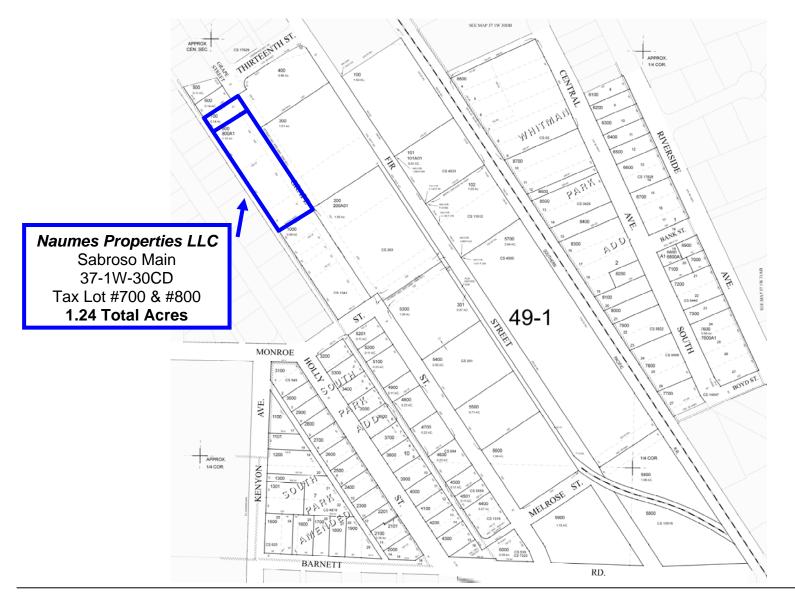
LEASE WITH SABROSO

(West Side of Grape Street)

Lessee:	Sabroso Company P.O. Box 129 Medford, OR 97501
Lessor:	Naumes Properties LLC P.O. Box 996 Medford, OR 97501
Original Rent:	\$6,372.00 per month
Start Date:	April 1, 1992
Current Rent:	\$9,263.09 per month (expected to increase April, 2010)
Lease Term:	Expires March 31, 2011, with 2 options to renew for 5 years each, (2011 to 2016 and 2016 to 2021)
CPI Adjustments:	CPI or 9 percent (<i>whichever is less</i>) every 3 years (Next increase due April - 2013)
First Right of Refusal:	10 day
Lessee Responsibility:	Structural and roof repairs, minor plumbing, electrical; alterations with prior approval; utilities, personal property tax, real property tax, fire insurance and liability insurance
Lessor Responsibility:	Fire insurance on real property

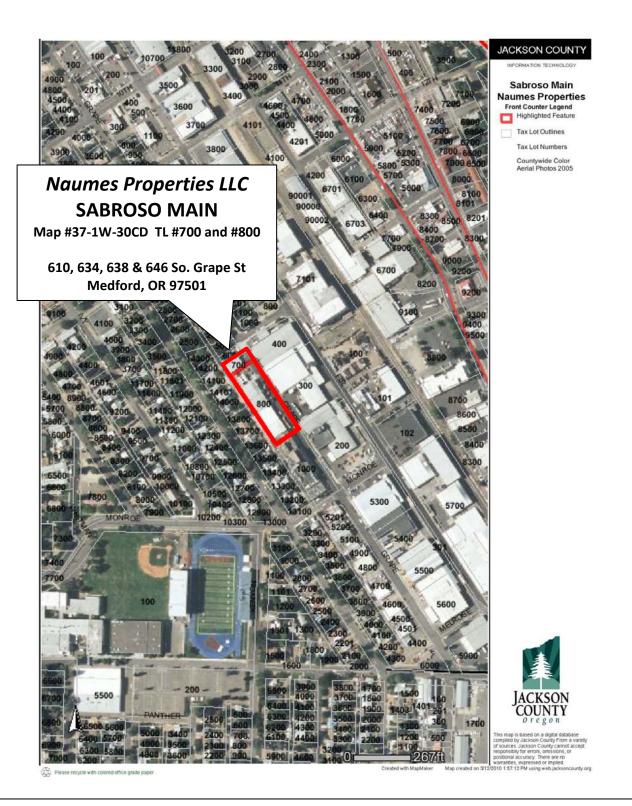


Property Name: SABROSO MAIN FACILITY - COUNTY ASSESSOR'S MAP

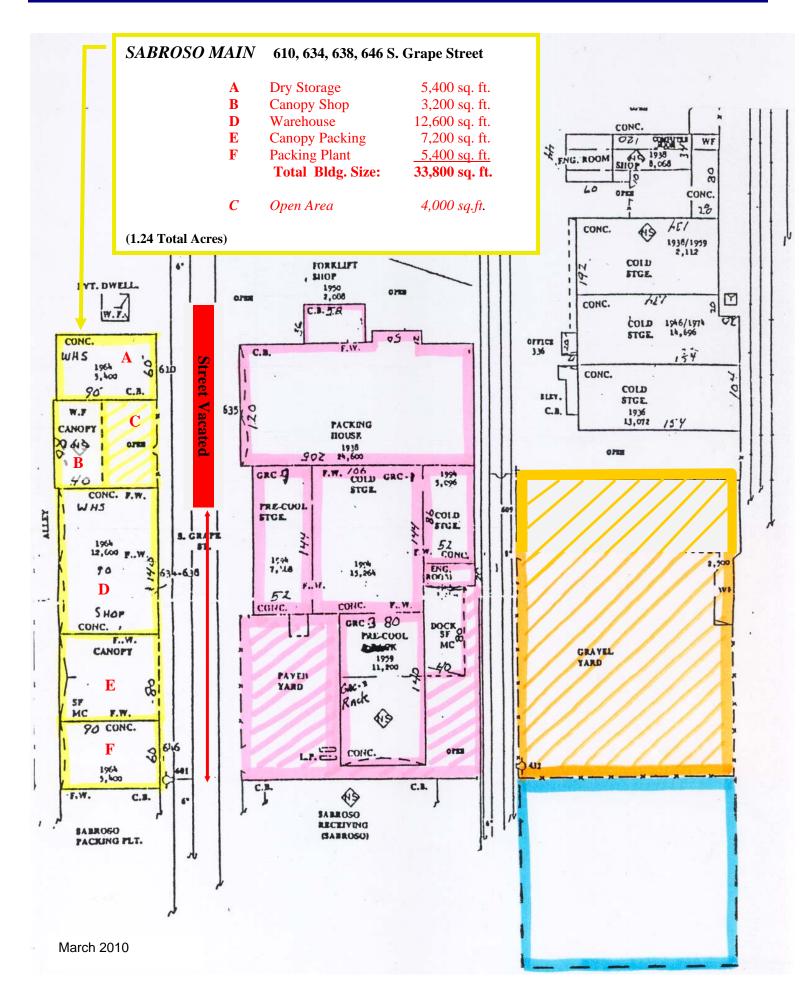




Property Name: SABROSO MAIN - AERIAL MAP







SABROSO MAIN FACILITY









Property Name: SABROSO MAIN FACILITY



NAUMES PROPERTIES - Real Property Location Map

