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# SABROSO MAIN (Processing Line Facility)

Medford, Oregon

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## PROPERTY PROFILE

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 ( <i>see lease information attached</i> )
Acreage:	Total Lot Size: <b>1.24± acres</b>
Buildings:	<p>This property includes approximately <b>33,800± square feet</b> of building space as follows:</p> <ul style="list-style-type: none"><li>• <b>12,600± sq ft Warehouse:</b> Concrete foundation, concrete floor, steel frame (shop 60x90, warehouse 80x90, includes 20x60 office and 30x60 office and parts storage)</li><li>• <b>7,200± sq ft Canopy Packing:</b> Asphalt floor, steel frame, 18' eave and an additional <b>4,000 sq ft of Open Area</b></li><li>• <b>5,400± sq ft Packing Plant:</b> Concrete foundation, concrete floor, concrete tilt-up walls, steel frame, 18' eave</li><li>• <b>5,400± sq ft Dry Storage:</b> Concrete foundation, concrete floor, steel frame, 18' eave</li><li>• <b>3,200± sq ft Canopy Shop:</b> Asphalt floor, steel frame, 18' eave</li></ul>
Zoning:	I-G (General Industry)
Tax Parcel #1:	37-1W-30CD - Tax Lot #700 (610 S. Grape) Tax Account No. 1-037471-1 (.14 acres)
Tax Parcel #2:	37-1W-30CD - Tax Lot #800 (636, 638 & 646 S. Grape) Tax Account No. 1-037472-0 (1.10 acres)
2009 Tax:	\$7,657



## PROPERTY PROFILE

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.



# PROPERTY PROFILE

Property Name: **SABROSO MAIN (PROCESSING LINE FACILITY)**

## 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:	<b>\$9,263.09 per month</b> ( <i>expected to increase April, 2010</i> )
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 ( <i>Next increase due April - 2013</i> )
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 PROFILE

Property Name: **SABROSO MAIN FACILITY – COUNTY ASSESSOR’S MAP**



**Naumes Properties LLC**  
Sabroso Main  
37-1W-30CD  
Tax Lot #700 & #800  
1.24 Total Acres

March 2010



# PROPERTY PROFILE

Property Name: **SABROSO MAIN - AERIAL MAP**





# PROPERTY PROFILE

## SABROSO MAIN FACILITY





# PROPERTY PROFILE

Property Name: **SABROSO MAIN FACILITY**

## NAUMES PROPERTIES - Real Property Location Map

