
WAPATO PROCESSING BUSINESS

© Naumes Concentrates, Inc.
Affiliate of Naumes, Inc.
P.O. Box 996 • 2 Barnett Road • Medford, OR 97501
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SUMMARY BUSINESS PROFILE

WAPATO PROCESSING BUSINESS

Business Location	<p>371 Industrial Park Road Wapato, Washington 98951</p> <ul style="list-style-type: none">▪ <i>Located approximately 7 miles south of Yakima</i>▪ <i>Access is from Highway 97, south of Yakima, via North Jones Road, North Track Road and Industrial Park Road</i>
Owner	<p>Naumes Concentrates, Inc. owns and operates the Wapato fruit juice concentrate business.</p> <ul style="list-style-type: none">• The Yakama Indian Nation owns the buildings and land. Naumes leases this property through the US Department of the Interior – Bureau of Indian Affairs.• All of the equipment installed at the plant is owned by Naumes Concentrates, Inc.
Parcel No.	191110-11900
2010 Tax	\$21,485.85 (<i>Personal Property Account #500000-11086</i>)
Zoning	I – Industrial
Juice Product Focus	<p>The plant processes both single strength juice and concentrate from apples, pears, peaches, apricots, plums, cherries, kiwi, organic pear and organic apple. Apples and pears represent the larger portion of tons processed.</p>
Leases	<p>There are three current leases between Naumes Concentrates and the Bureau of Indian Affairs (<i>see attached lease summaries for more information</i>)</p> <p>Lease #1 No. 5-1-8525-9411 (<i>14.4 acres</i>) Allotment Nos. T-1146A and T-2791</p> <p>Lease 2 No. 5-1-9950-9911 (<i>24 acres</i>) Allotment No. 1149</p> <p>Lease #3 No. 5-2-0065-9911 (<i>114.5 acres</i>) Allotment Nos. 1146 and 1147</p>



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Production
Data

The fruit processing plant has the capacity to process approximately 400 tons of fruit per day using two production lines with 11 core employees and as many as 44 employees during peak harvest periods. The plant typically processes between 80,000 and 110,000 tons annually.

Purchase &
Sale

Naumes is flexible on the structure of a sale, depending on financial, tax and ownership objectives of the parties, subject to consultation with Moss Adams, LLP

Assets

Asset List available upon request

Building
Descriptions

14,500± SF Processing Plant

Key Processing Equipment: *(request Asset List for details about all equipment)*

- Receiving and scrubbing equipment
- Two 505 Westfalia Decanters
- Two Koch Ultra Filters
- APV Evaporator
- GEA Evaporator
- Alfa Laval Plate Pasteurizers

10,000± SF Cold Storage: Cold room accommodates various stainless steel storage tanks. In total 521,600 gallons can be stored in bulk at a temperature of 38°F

9,500± SF Office Building: Spacious with room for expansion; includes conference room and private offices

Laboratory: Fully fitted for processing operations

Maintenance Shop: Separate building from plant

Treatment
Pond

Processing water effluent is discharged to a wastewater pond facility. Wastewater is treated in three aerated lagoons with land application on approximately 140 acres, where alfalfa is grown and harvested.

Irrigation

Annual operation and maintenance assessment \$6,422

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General

Naumes began the Wapato fruit juice concentrate processing business in Wapato, Washington in 1994. The business has developed into a successful operation with strong market presence with major juice drink manufacturers throughout the United States.

The Wapato operation has developed a reputation in the concentrate industry for first class product, service, and dependability. This has enabled Naumes to cultivate solid and long-standing relationships with its customers.

The business maintains significant processing facilities at the Wapato plant. The plant is positioned to economically source raw product, minimize transportation costs, and better serve customers. With two separate processing lines, the plant possesses the ability to run two different fruit varieties simultaneously, including specialty, organic and Kosher fruit juice.

Naumes Concentrates is KOF K Kosher certified, which is among the foremost Kosher certification agencies in the United States. The plant is also organically certified by the W.S.D.A. Naumes is a member of the Food Products Association and participates in FPA SAFE Audits.

The plant consists of 14,500 square feet of processing area, 10,000 square feet of refrigerated storage (with 521,600 gallons of tank storage) and 9,500 square feet of office space. The plant is located on 14.4 acres in the heart of the Yakima Valley and operates its own wastewater treatment system. The wastewater is treated in aerated lagoons with land application on 138.5 acres. The total leased area is 152.9 acres.

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Environmental	Typical plant operation, with no known environmental hazards on the property or immediate vicinity.
Utilities	The property is served by all the normally available utilities in the area including public power, city water and telephone.
Reporting	Wastewater treatment and discharge is reported quarterly to the Bureau of Indian Affairs.
Exceptions	Request title report for information on general exceptions and utility easements.



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Lease #1	Lease #5-1-8525-9411 Allotment Nos. T-1146A and T-2791
Use	Manufacture and sale of fruit juice in facilities located on 14.4 acres
Original Lease	May 1, 1994
Original Rent	\$4,000 per month
Initial Term	5 year term; expire April 30, 1999
Extended Term	Exercised option to extend lease term by 15 years
Lease Modified	September 1, 1996
Current Rent	\$6,621.91 per month <i>(\$3,310.96 for #T1146A and \$3,310.95 for #T2791)</i> (Increase based upon cold room construction – total cost of improvement \$181,500 at 7%)
New Expiration	August 31, 2011
Rental Review	Subject to review of the equities involved at not less than 5-year intervals
Assignment	Permission to assign lease with written consent of Lessor and approval of Secretary of Interior of United States.
Lessee	Naumes Concentrates, Inc. P.O. Box 996 Medford, OR 97501
Lessor	Superintendent Bureau of Indian Affairs Yakama Indian Agency P.O. Box 632 Toppenish, WA 98948



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Lease #2	Lease #5-1-9950-9911 Allotment No. 1149
Use	Wastewater disposal irrigation sprinkler site to be sprayed over a 24 acre cover crop established in accordance with an SMC Farm Plan.
Original Lease	January 14, 1999
Original Rent	\$2,500 per annum payable on or before August 1st of each year until August 1, 2010
Term	Twelve (12) years, and Eight (8) months
Expiration	August 31, 2011
Assignment	Permission to assign lease with written consent of Lessor and approval of Secretary of Interior of United States.
Lessee	Naumes Concentrates, Inc. P.O. Box 996 Medford, OR 97501
Lessor	Superintendent Bureau of Indian Affairs Yakama Indian Agency P.O. Box 632 Toppenish, WA 98948



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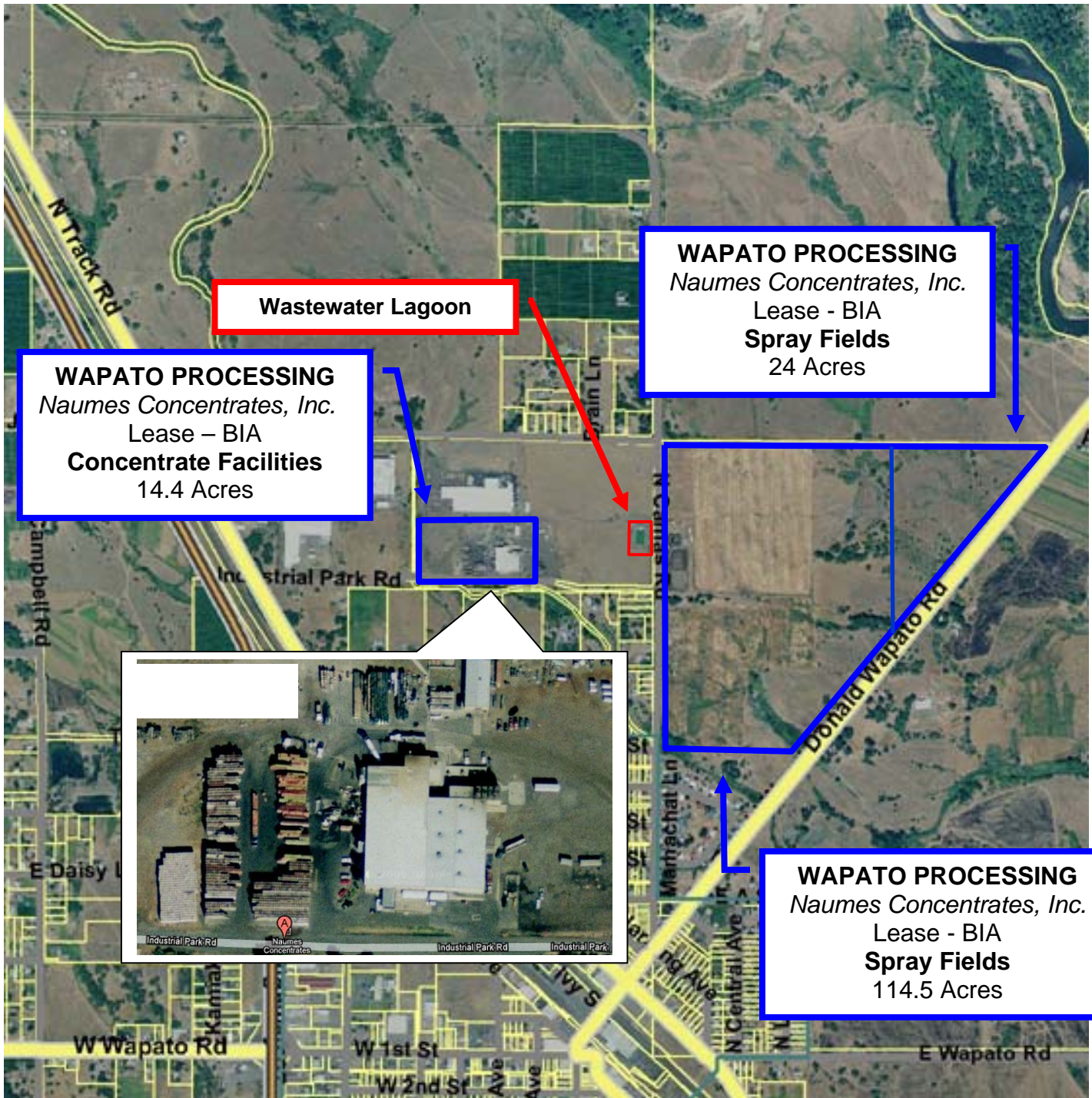
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Lease #3	Lease #5-2-0065-9911 (<i>previous lease #1-1-8529-9499</i>) Allotment Nos. 1146 and 1147
Use	Wastewater disposal irrigation sprinkler site to be sprayed over a 114.5 acre cover crop established in accordance with an SMC Farm Plan.
Current Lease	June 15, 1999
Current Rent	\$6,020 per annum due on or before September 1 of each year (<i>\$3,010 for each allotment</i>)
Term	Eleven (11) Years, eight (8) months
Expiration	August 31, 2011
Assignment	Permission to assign lease with consent of Lessor and approval of Secretary of Interior of United States.
Lessee	Naumes Concentrates, Inc. P.O. Box 996 Medford, OR 97501
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Wapato Processing Business



2008 Aerial Photo – Yakima Co. Assessor



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February 2010

PROPERTY PROFILE

Property Name: **WAPATO PROCESSING PLANT**

NAUMES INC - Real Property Location Map

