120± acre block of industrial land has location strategic for intermodal distribution complex
<table>
<thead>
<tr>
<th>AUCTION PROPERTY</th>
<th>110</th>
<th>111</th>
<th>112</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUBLISHED RESERVE</td>
<td>$1,595,000 $(13,291 per acre)</td>
<td>$1,325,000</td>
<td>$150,000</td>
</tr>
<tr>
<td>LAST ASKING</td>
<td>($16,142 per acre)</td>
<td>$1,595,000</td>
<td>First Time Offered</td>
</tr>
<tr>
<td>SIZE</td>
<td>120± acres</td>
<td>11± acres (leased to CPS)</td>
<td>5± acres</td>
</tr>
</tbody>
</table>

Union Pacific Main Line west to Portland and east to Midwest
Shearer’s Foods
Bud-Rich Potato
Amazon
FedEx
UPS
I-82
RDO Equipment
Union Pacific Line to Port of Umatilla
Highway 207
Union Pacific Northern Line to Washington and British Columbia
Feedville Road
First Avenue
Mikami Brothers Potatoes
Pacific Northwest Development Opportunity for Intermodal Distribution Complex with Rail, by Interstate Highways 84 and 82, and near Columbia River Ports - Hermiston, Oregon

This 120± acre development property and 37,650± square foot leased industrial complex with 11± acres is located in Oregon’s Mid-Columbia Region, by the City of Hermiston. The property has been designated as surplus to Pendleton Grain Growers ongoing operations.

The properties have location strategic to the crossroads of the Pacific Northwest for development of a large intermodal distribution complex to accommodate rail, truck, and containers to serve key markets in Seattle, Spokane, British Columbia, Boise and Portland. The lease term on the 11± acre site with warehouses, shop, and office expires in 2026.

The 120± acres of unimproved property are adjacent to Union Pacific Railroad Hinkle Yard, a locomotive facility that serves both UP’s Northern Line to British Columbia, and UP’s main east/west line from the Midwest to Portland. There is potential opportunity for a spur line to connect both routes.

Frontage along Feedville Road connects to Highways 207 and 395, and has excellent access to both I-84, and I-82, which links the mid-Columbia Region north to Washington and I-90. The Columbia River Ports of Umatilla and Morrow are nearby.

Distribution and freight facilities operated by Walmart, FedEx, and UPS are located nearby, along with Bishops Central Storehouse of LDS Church. Construction is underway for a third 120 acre Amazon Data Center within the region; Lamb Weston is building a new, state-of-the-art french fry processing line in Hermiston at a cost of $250 million, to keep up with global demand.

The Mid-Columbia Region location is experiencing investment in solar energy farms, which could be easily accommodated on the auction property.

The Port of Morrow, 21 miles west of Hermiston, is Oregon’s dominant food and seed processing center, serving the region’s growing large scale agricultural operations.

All these distribution, freight, food processing, and data centers have located within the Mid-Columbia Region and Hermiston, in part to take advantage of the region’s combination of low cost freight, labor, land, power, and water, along with special tax incentives for investment in equipment and facilities.

The seller had an environmental assessment report prepared by PBS Engineering and Environmental and no significant environmental conditions have been identified. A NFA letter has been obtained from Oregon Department of Environmental Quality. The report and NFA letter are available in the Supplemental Information Package.

Acquisition of this large block of 120± acres of industrial land, having strategic location and option for rail service, all at less than $13,300 per acre, provides a rare industrial development opportunity within Oregon’s growing Mid-Columbia Region for distribution, data, and food processing. The 37,650± square foot leased complex provides a new owner with near-term income with options for reuse and development of the site.

FOR SUPPLEMENTAL INFORMATION CALL 1-800-845-3524
Port of Umatilla - rail access to Auction Property

Dock Facility
Amazon Data Center

Port of Morrow - dominant food and seed processing

I-84

21 miles west of Hermiston

Hermiston
Feedville Road
Rail

#111
#112
#110

Union Pacific
Hinkle Yard

OR FAX FORM ON PAGE 68 TO 503-242-1814
120± acre Feedville Road Industrial Development Tract with Rail Hermiston, Oregon

PUBLISHED RESERVE: $1,595,000 ($13,291 per acre)

LAST ASKING: $16,142 per acre

SIZE: 120± Acres

ZONING: HI (Heavy Industrial)

PROPERTY INSPECTION: At Any Time

DESCRIPTION: This irregular shape tract of 120± acres is adjacent to Union Pacific’s Hinkle Yard on the southern boundary, and its northern line, which serves Washington and British Columbia on the western boundary. There is an estimated 1,320 feet of frontage along Feedville Road and 3,485 feet of frontage along Hinkle Road. The tract is level. It could easily be developed as an intermodal distribution complex to accommodate a combination of rail, truck, and containers. The nearby Port of Umatilla has a full-service maritime facility, with rail.

The property could also be developed for handling agricultural commodities according to a 2015 report included in the Supplemental Information Package. According to the report, it could accommodate an 8,300-foot loop suitable for discharge of 135 car trains, with space for two to three pads, and tower to store 5,000,000+ bushels, or to build large-scale upright storage.

The 120± acre tract could also be developed for multiple industrial uses including distribution, warehousing, food processing, and solar farm. Auction Property 111, the 37,650±square foot leased industrial complex with 11± acres, could be acquired to provide a new owner with income and reuse options upon expiration of the lease.

LOCATION: Feedville and Hinkle Roads, Hermiston, Oregon.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., JUNE 5, 2019
Intermodal Complex Concept Plan with Solar Farm

Please Note: Sketch plan is conceptual only. Neither Seller nor its agents have submitted plans or made applications to a public agency.
11± acres with 37,650± Square Foot Leased Industrial Complex with Office, Warehouses, and Truck Shop - Hermiston, Oregon

PUBLISHED RESERVE: $1,325,000
LAST ASKING: $1,595,000
SIZE: 11± Acres
ZONING: Agri-Business
PROPERTY INSPECTION: By Appointment Only – Do Not Disturb Tenant. Please Contact Auction Information Office to Arrange. info@rmnw-auctions.com or 1-800-845-3524
DESCRIPTION: This 11± acre site with 37,650± square feet of improvements, in three buildings, is located at the corner of Feedville and Hinkle Roads, and is leased to Crop Production Services (CPS) which operates Nutrien Ag Solutions from this location.

Improvements include a main building with a total of 29,650± square feet that has two stories of office space totaling 3,000± square feet, 11,650± square feet of warehouse, and 15,000± square foot truck shop. Property is completely fenced, and site is paved and graveled. On-site septic and well service the building.

There are two warehouse buildings of 5,000± and 3,000± square feet near the main building. All buildings were constructed by PGG for its Agronomy division, and have been leased to CPS, with two exceptions. They are the second floor of the main building, and a portion of the fleet maintenance building, which the Seller has retained for its own use. CPS purchased the agronomy business from PGG, and has occupied the buildings since September, 2014. Buyer has the option to lease the PGG space that is not part of the CPS lease, which could add some additional income for a new owner.

Exterior walls are concrete and metal, with metal roofs. Clear heights in the warehouse buildings are 14 feet to 18 feet. There is HVAC within the office areas. All buildings are in good condition. Replacement costs have been projected at over $2.3 million, or around $60 per square foot.

The CPS triple net lease generates annual income of $61,500, or less than $2 per square foot, and is significantly under market. Lease with CPS expires in 2026, and is subject to a First Right of Refusal by CPS. In the event CPS exercises its right under the First Right of Refusal, the successful bidder will be paid a consideration fee of $25,000, to be paid upon the Closing of the CPS purchase.

The entire complex of buildings can be re-leased at the end of the CPS term to a single tenant or multiple tenants at a market rate. There is opportunity to construct additional improvements on the site. Agri-Business Zoning allows a full range of permitted uses for the property.

Copy of lease with building layout is included in Supplemental Information Package.

LOCATION: 30854 Feedville Road, Hermiston, Oregon
SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 5, 2019

FOR SUPPLEMENTAL INFORMATION CALL 1-800-845-3524
LEASED INDUSTRIAL COMPLEX

Main Building - 29,650± Square Feet

Office - 3,000± Square Feet

Warehouse - 11,500± Square Feet

Truck Shop - 15,150± Square Feet

Dry Warehouse - 5,000± Square Feet

Liquid Warehouse - 3,000± Square Feet

OR FAX FORM ON PAGE 68 TO 503-242-1814
Feedville and Hinkle Roads Industrial Development Site
Hermiston, Oregon

PUBLISHED RESERVE: $150,000
LAST ASKING: First Time Offered
SIZE: 5± Acres
ZONING: M2 – Heavy Industrial
PROPERTY INSPECTION: At Any Time
FINANCING: None – All Cash

DESCRIPTION: This 5± acre irregular shape development site is located at the southeast corner of Feedville Road and First Avenue, across the road from Auction Property #111. The property is within the Hermiston Urban Growth Boundary. It is also within the Hermiston Enterprise Zone, which could provide tax and financial incentives for new development. It has excellent visibility, and could accommodate a single user, or multiple users, who want visibility and access to I-84 for their business(es.) There is an estimated 585 feet of frontage along Hinkle Road which would be used to access the property. There is 170± feet of Feedville Road frontage. The eastern boundary is along a canal.

The site is level, and will require on-site septic and a well. S.S. Equipment and Bishops Central Storehouse of LDS Church are located to the east along Feedville Road.

LOCATION: Corner of Feedville and Hinkle Roads, Hermiston, Oregon
Tax Lot 1000

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 5, 2019