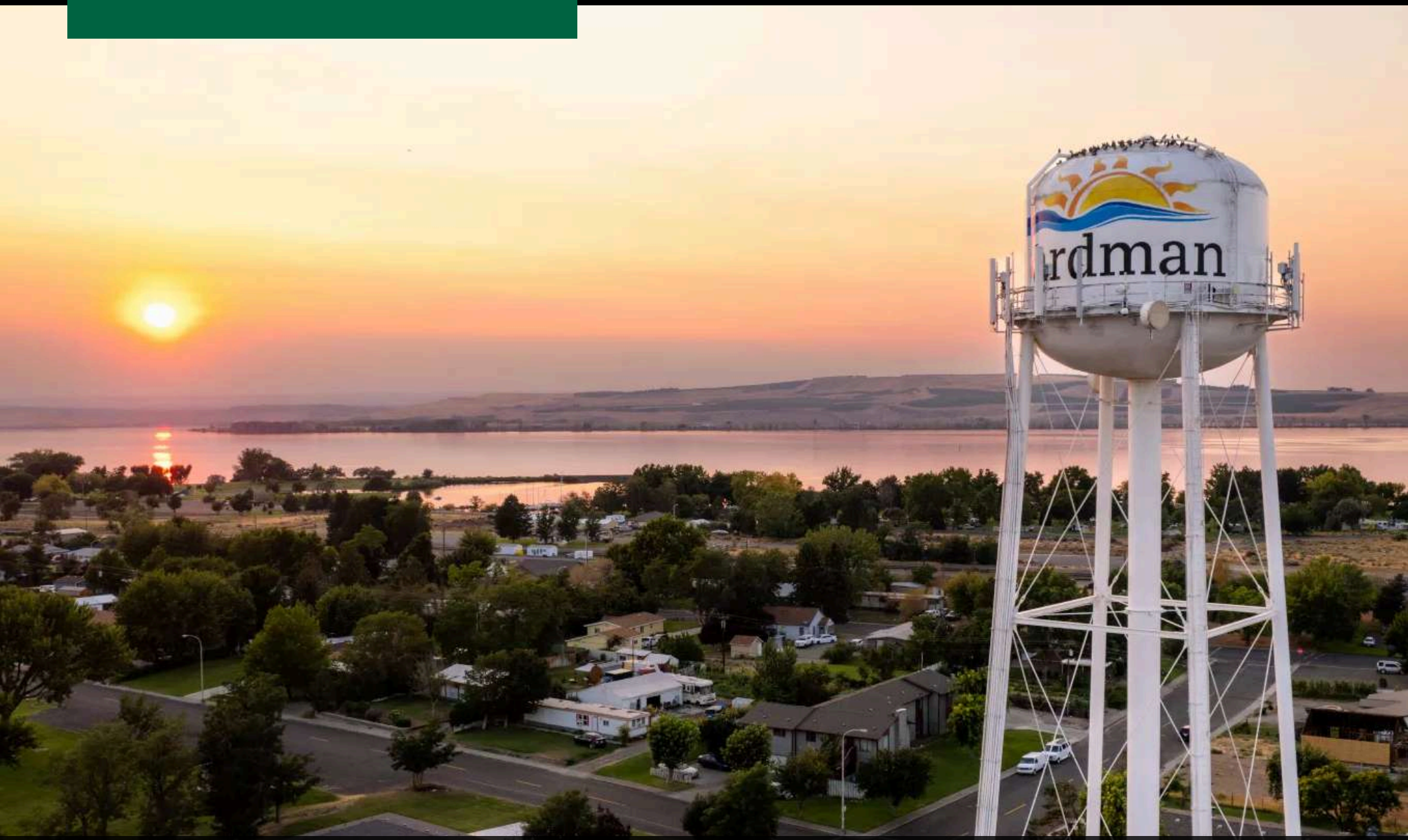
John L. Scott | REAL ESTATE



HERMISTON OFFICE
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OFFERING MEMORANDUM

73419 LEWIS AND CLARK DR | BOARDMAN, OR

DISCLAIMER & CONTENTS

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JOHN L SCOTT REAL ESTATE COLUMBIA BASIN REGION

The vision of the Columbia Basin Region of John L Scott began with the premise that the area of Benton, Franklin and Walla Walla County, WA, as well as Umatilla County, Oregon, are amazingly connected in terms of family, industry, recreation, and employment in this area of Southeastern Washington and Northeastern Oregon.

Kenneth Butler independently opened the John L Scott office in Walla Walla, WA, in 2006. In 2010, Dennis Gisi independently opened the John L Scott office in Pasco, WA.

Messer's. Butler and Gisi met in 2012 to share their similar vision. The discussion of how the Real Estate industry remained fragmented with large and small real estate offices and franchises owned by different owners servicing the same geographic area.

The culmination came in the form of Messer's Butler and Gisi joining the two companies in 2013. Almost immediately, an office was added in Milton Freewater, OR.

Subsequently, the following companies were added to their regional footprint.

- Eagle Crest Property Management, Walla Walla Washington in January 2015
- Universal Realty Hermiston, Oregon, in October 2018
- Eagle Crest Property Management expanded to Oregon in February 2019
- John L Scott Real Estate Kennewick WA in October 2019
- John L Scott Real Estate established a presence in Pullman, WA, in September 2020.

Today, we are a company established in Benton, Franklin, Walla Walla, and Whitman Counties, Washington. As well as Umatilla and Morrow Counties, Oregon. Currently have 52 agents to service these areas with full support from a three (3) person in-house marketing team and two (person) in-house transaction processing team.

Our experienced agents work in the following real estate sectors: Single Family Residential Home Sales, Multi-Family Sales and Leasing, Commercial (office, retail) Industrial and Light Manufacturing sales and leasing, Agriculture sales and leasing, Construction and Development sales, leasing and consulting. Along with Property Management we are truly a full-service company that can help you with whatever your real estate needs.

BOARDMAN, OR – HISTORY

Boardman was homestead in 1903 by Samuel H. Boardman, the first superintendent of the Oregon State Parks System. Boardman and his wife worked for 13 years to develop irrigation for their land; during those years his wife taught school, and Boardman at times worked on railroad construction projects. The Union Pacific Railroad passed trough Boardman, where it had a station. The community was platted in 1916 at about the same time Samuel Boardman went to work for the Oregon State Highway Department and became involved in the development of roadside parks.

The Boardman post office opened in 1916. The city was incorporated in 1921. South of Boardman, the U.S. Army Air Force established a training range in 1941. The Air Force transferred ownership of the range in 1960 to the U.S. Navy and it is now known as the Naval Weapons Systems Training Facility Boardman. The range is largely used by NAS Whidbey Island and the Oregon National Guard.

During construction of John Day Dam on the Columbia River in the 1960s, the city had to be moved south, further from the waters of the planned Lake Umatilla. Boardman's tourist-oriented businesses were relocated first to serve Interstate 90N (now I-84), which had recently opened, on land that was released by the federal government. The filling of Lake Umatilla began in April 1968 and was completed later that year, completely inundating the old town. The new townsite cost $1.5 million to construct.

BOARDMAN OR – HISTORY CONTINUED

As of 2013, the six largest employers in Boardman are Lamb Weston (potato products) (370 employees); Oregon Potato Company (125); Portland General Electric (PGE) (113); the Morrow County School District (106); Boardman Foods (100), and Amazon S3.

The Port of Morrow, Oregon's second largest port, is adjacent to the city and located on the Columbia Riverfront. The port property also includes two (PGE) gas-fired power plants. PGE also had a coal-fired power plant, the Boardman Coal Plant, which opened in 1980 and shut down in October 2020, marking the closure of the last coal-fired power plant in Oregon after 40 years of service. The Boardman Coal Plant was demolished in 2022. The Boardman Coal Plant was demolished in 2022. The plant had produced power at a rate of 550 megawatts and was the largest single point of emission of greenhouse gases in Oregon.

The Umatilla Chemical Depot, which includes the Umatilla Chemical Agent Disposal Facility, is 10 miles (16 km) east of the city, northwest of the intersection of I-84 and Interstate 82.

The Irrigon Fish Hatchery is 7 miles (11 Km) east of Boardman.

Three-mile Canyon Farms is the largest farm located in Boardman.

Part of AWS's datacenters in Umatilla/Boardman.

Showing three datacenters with a fourth under construction.

BOARDMAN, OR – ECONOMY

The Oregonian reported in November 2008 that Amazon was building a large data center at the 9,000-acre (36 km) Port of Morrow. The data center was to have a dedicated 10-megawatt electrical substation. A website focused on data centers suggested the Boardman site was created in response to the rapid growth of Amazon Web Services; earlier in 2008, Amazon had announced that Amazon S3 was storing 29 billion objects (such as IMDb tables). The Amazon data center at the Port of Morrow began operating in 2011as one of the three Amazon data centers in the region at the time. The project made Boardman the second Oregon city along the Columbia River to host a power-hungry data center for the web services.

Google already had a similar center in The Dalles. By 2012, Apple had announced plans for a server farm south of The Dalles in Prineville, where Facebook already had a similar farm. Rackspace was said to be considering a data center at the Port of Morrow. According to an August 2018 article in the East Oregonian, Amazon has two data centers in Boardman and one in Umatilla and is proposing to build fouur more data centers in the region. The three data centers in Boardman and Umatilla correspond to the three availability zones in AWS US-West-2 (Oregon) region.

Since 2007, Alto Ingredients, formerly known as Pacific Ethanol, has operated an ethanol plant in Boardman. It can produce up to 40 million U.S. gallons (150,000,000 L) of ethanol a year from gains.

ZeaChem has built a demonstration biorefinery at the Port of Morrow with a capacity of up to 240,000 U.S. gallons (950,000 L) of ethanol a year from wood waste. The company hopes to build a much larger commercial refinery with a capacity of 25 million U.S. gallons (95,000,000 L) annually. However, in April 2013, less than a month after start-up at the demonstration plant, ZeaChem halted production if financial backing can be found.

BOARDMAN, OR – ECONOMY CONTINUED

Coal Expert

Ambre Energy, a company based inn Australia, proposed in 2011 to use the Port of Morrow as a transfer point for shipping U.S. coal to Asia. Ambre wants to export up to 8.8 million short tons (8,000,000 t) of coal per year from the Powder River Basin in Wyoming and Montana. It would ship the coal by train to Boardman, where it would be loaded on barges and hauled down the Columbia River to the Port of St. Helens. There it would be transferred to ocean-going ships headed for China, South Korea, Japan, and other Asian countries.

The Ambre plan generated controversy among proponents touting economic benefits and opponents fearing environment damage. In 2014, the Oregon Department of State Lands denied the company a necessary permit for the project, and the company abandoned the coal shipping proposal in 2016.

Ten Facts @ POM

PORT OF MORROW

1. The Port of Morrow is the second largest port in Oregon and a critical hub to distribute and export processed food, forest products, grains, root vegetables, cattle and dairy products sourced from Oregon, Washington, Idaho and inland producers.

2. The Port annually cools and processes 3 billion gallons of industrial wastewater for reuse as irrigation on five local farms, reducing their need for chemical fertilizers and other sources of irrigation water.

3. The Port of Morrow is one of the largest owners of vacant industrial land in Oregon, with more than 5,000 acres of undeveloped land zoned for industrial use. Its four major locations are Airport Industrial Park, Boardman Industrial Park, East Beach Industrial Park and South Morrow Industrial Park.

4. The Port has diversified the local and regional economy by accommodating solar energy production and advanced data centers to go along with food processing, transportation, warehousing, freight distribution, waste management and recreation. Companies doing business with the Port employ half of the region's workforce.

5. The Port is investing more than $400 million to treat industrial wastewater by removing nitrates from water reused for irrigation. The project includes major expansion and modernization of the Port's water storage lagoons to avoid future land application of reused water during the winter starting in the fall of 2025.

10 POM Facts

6. The Port was established in 1959 as a municipal district under state law and began acquiring industrial and harbor land in the early 1960s. Its first tenants signed up in the late 1960s. Construction of a new I-84 Port interchange in the 1980s relieved freeway congestion and provided easy access to Boardman Industrial Park.

7. The Port's location along the Columbia River makes it the gateway for the region. The Union Pacific Railroad mainline passes through a rail loop at the East Beach Industrial Park. Incoming barges handling container shipments transfer to trucks at the Port. Terminal 3 operated by Tidewater is the largest container terminal upriver from Portland, handling approximately 11,000 containers annually. Barges traveling on the Columbia River from the Port can access oceangoing ports in Portland, Tacoma and Seattle in 12 hours or less.

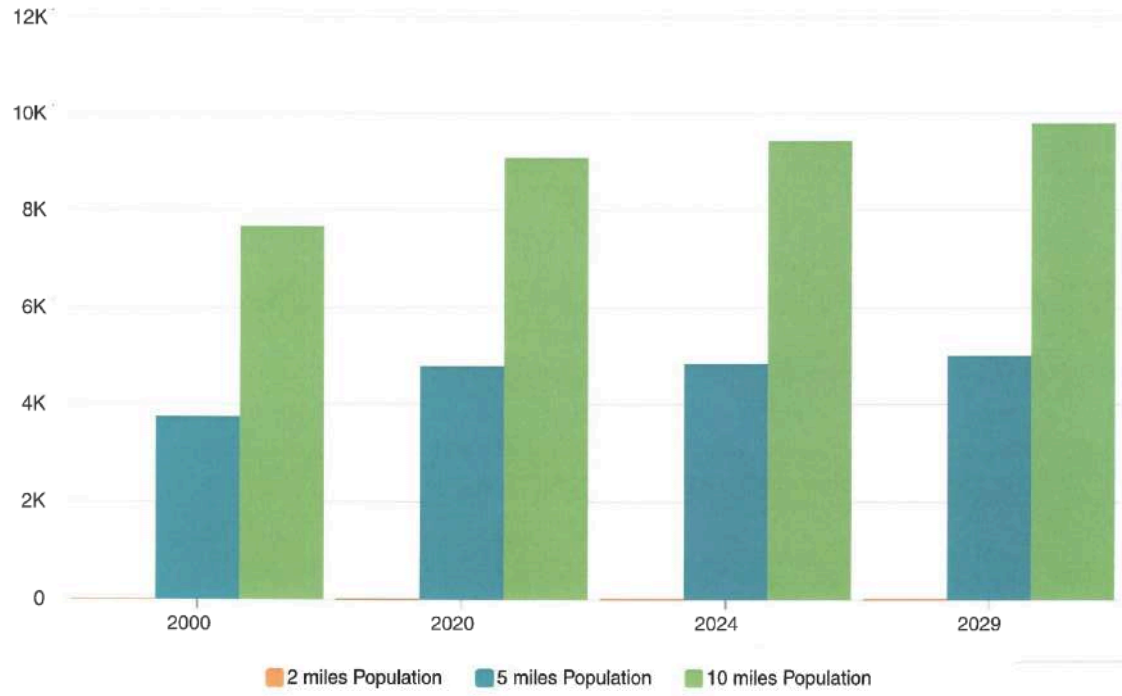
8. Boardman Industrial Park is home to the Blue Mountain Community College Workforce Training Center, Neal Early Childhood Education Center and Boardman Pool and Recreation Center, all opened in 2017. The Sustainable Agriculture and Energy Center (SAGE), which opened in 2013, provides meeting, conference, communication and education/training facilities for local businesses and residents. The Port recently completed a 15,000 square foot event center expansion.

9. The Port's local economic impact includes more than 6,700 permanent jobs, $2.5 billion in annual output, $400 million in labor income, $104 million in state and local taxes and $88 million in federal taxes. The Port plays a key role in attracting grants to improve public infrastructure. With the Port's help, Morrow County has seen year-over-year wage growth and is now the fourth highest in Oregon.

10. The Port's industrial wastewater reuse system has been a significant factor in attracting food processing, data centers and other manufacturers to Northeast Oregon. Despite all press coverage, processing reused water generates only 21% of the Port's total annual revenue while accounting for 77% of its capital investments in 2024-2025.

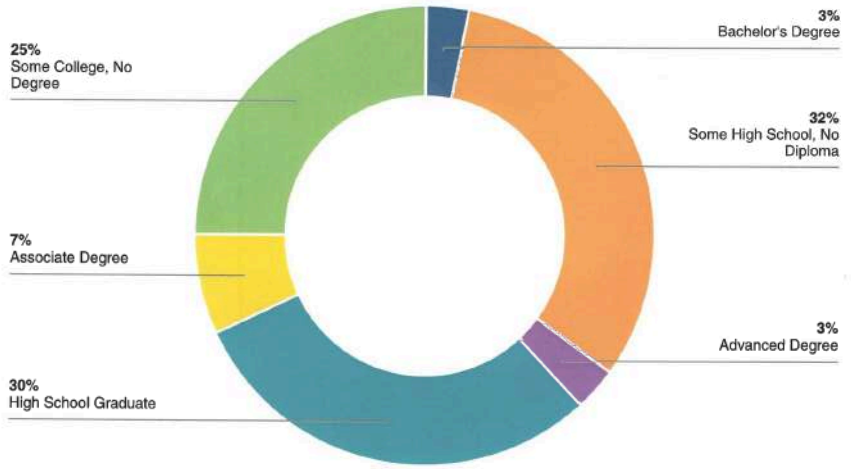
The Port's water reuse system plays a critical role in attracting and retaining local industries

Population



CoStar™

Educational Attainment



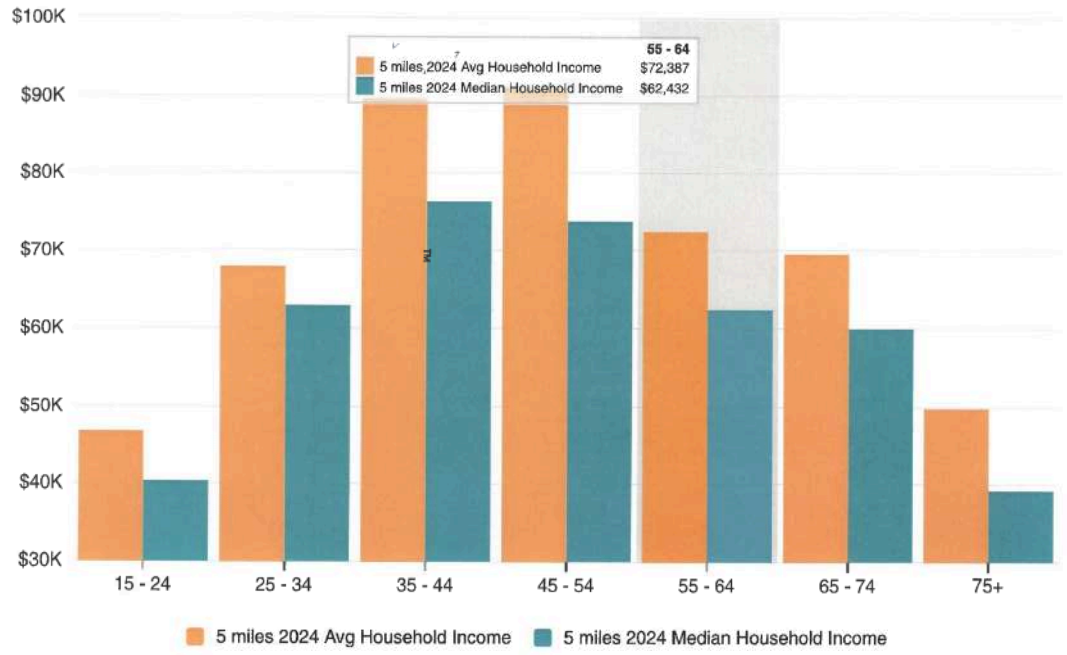
5 miles 2024 % of Population

CoStar™

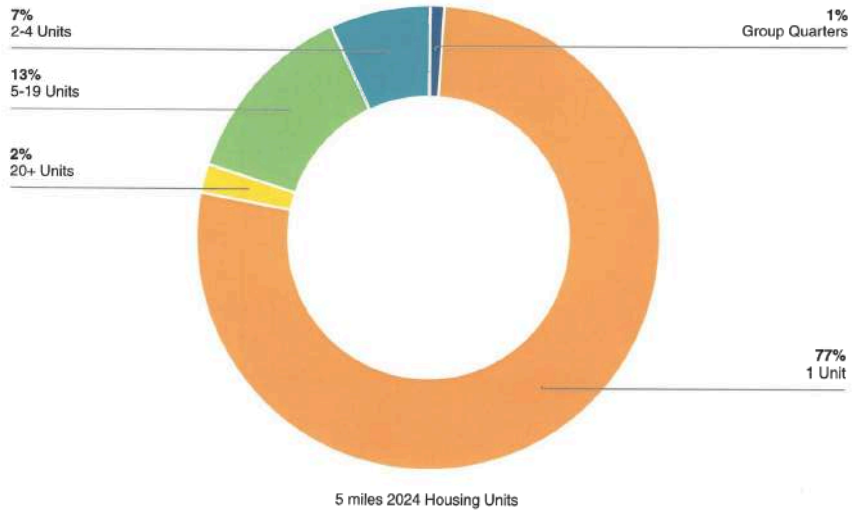
5/8/2025

Household Income By Age

Currency: USD ($)



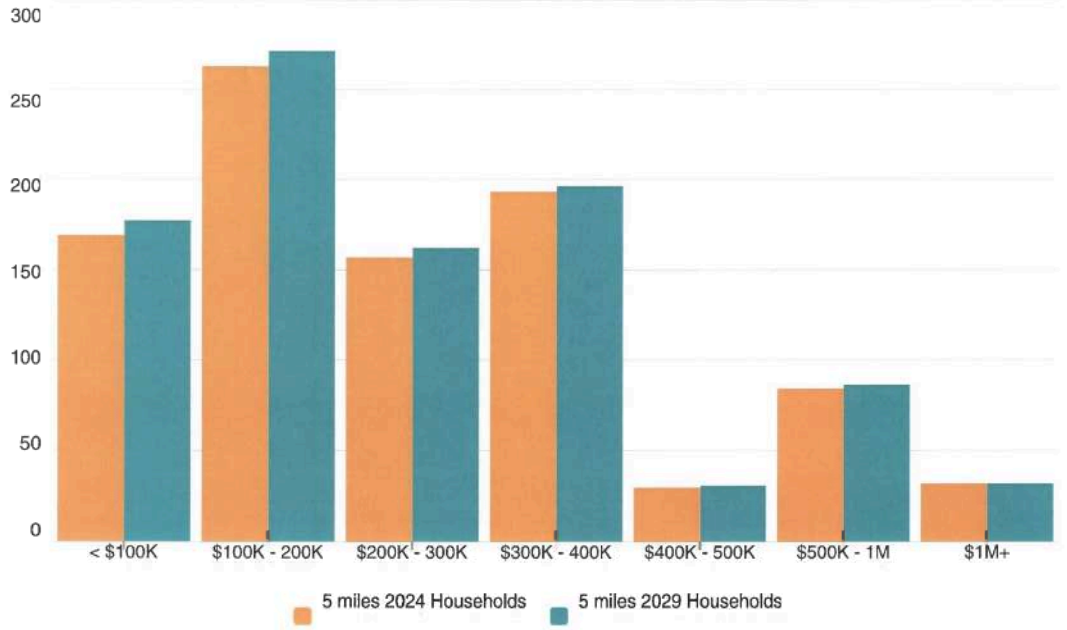
Housing Type



5 miles 2024 Housing Units

Home Values

Currency: USD ($)



CoStar

5/8/2025

NUCOR BUILDING SYSTEMS – COMPANY OVERVIEW

Nucor Building Systems is a leading manufacturer of custom - engineered metal building systems and a division of Nucor Corporation, one of North America's most diversified and largest steel producers. With a strong reputation for quality, innovation, and sustainability, Nucor Building Systems specializes in providing metal structures for a wide range of applications, including industrial, commercial, retail, warehouse, institutional, and agricultural projects.

Nucor's building systems are designed to offer maximum flexibility, durability, and energy efficiency. Each project is engineered to exact specifications using state-of-the-art technology and is supported by a nationwide network of authorized builders and design professionals. Their offerings include primary and secondary framing, metal roofing and wall panels, and advanced architectural options to meet modern building codes and aesthetic demands.

Backed by the strength and stability of Nucor Corporation, Nucor Building Systems places a strong emphasis on American-made steel, green building practices, and customer-focused service, making it a trusted choice for contractors, architects, and developers across North America.

KEY FEATURES:

- Custom-engineered metal buildings
- Energy-efficient design and materials
- LEED-friendly construction options
- Nationwide builder network
- Backed by Nucor Corporation's integrated steel production capabilities

BUILDING ELEVATIONS

JH KELLY Project # 21139

CAL FARMS – Proposed Lease Space

BUILDING ELEVATIONS

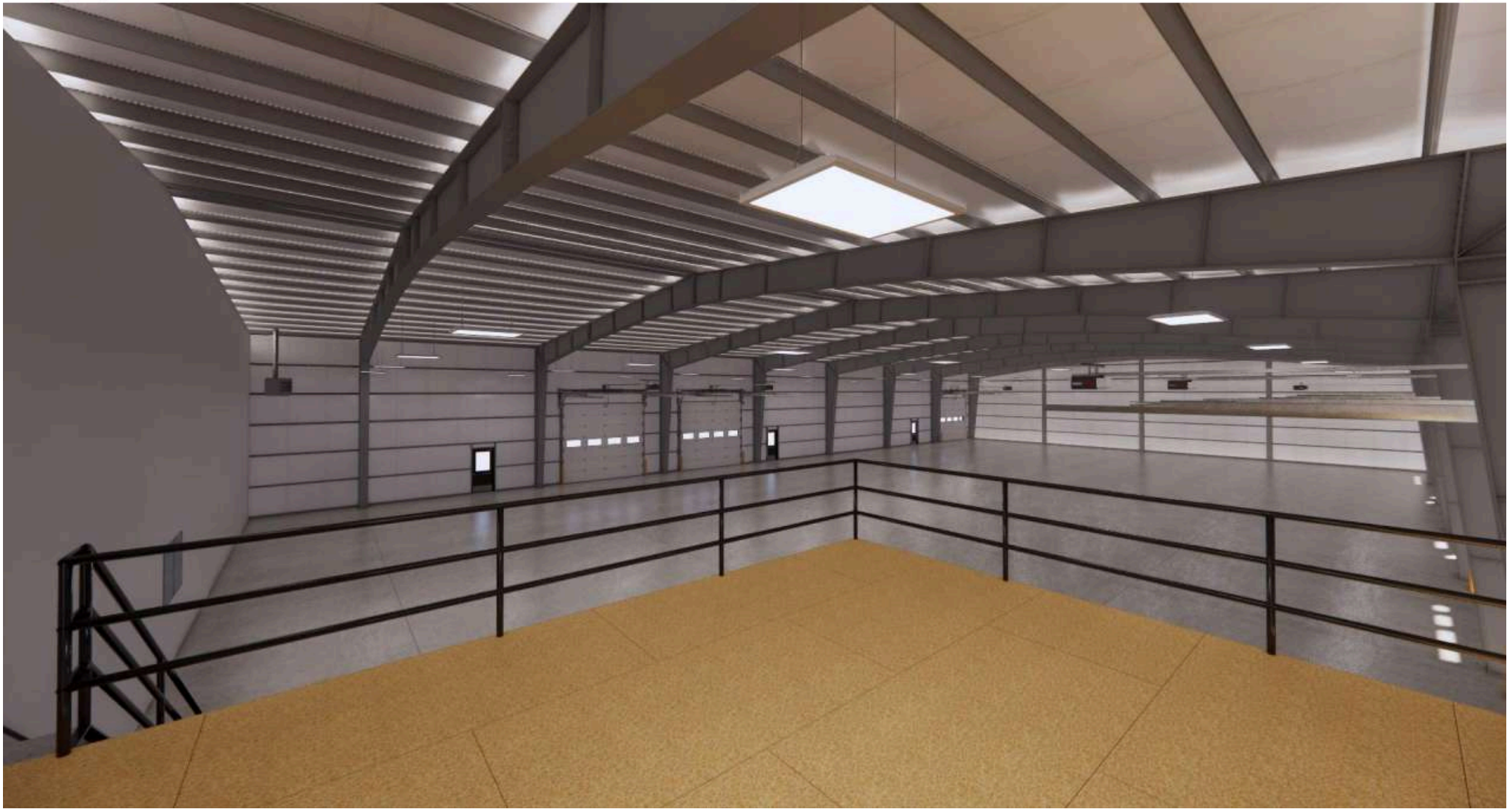
JH KELLY Project # 21139 CAL FARMS – Proposed Lease Space Office - Front

BUILDING ELEVATIONS

JH KELLY Project # 21139 CAL FARMS – Proposed Lease Space Woman's

BUILDING ELEVATIONS

JH KELLY Project # 21139 CAL FARMS – Proposed Lease Space Office - Back



BUILDING ELEVATIONS

JH KELLY Project # 21139 | CAL FARMS – Proposed Lease Space | Office – Mezz Option

BUILDING ELEVATIONS

BUILDING ELEVATIONS

JH KELLY Project # 21139 CAL FARMS – Proposed Lease Space Lease Space

BUILDING ELEVATIONS

JH KELLY Project # 21139 CAL FARMS – Proposed Lease Space Cal Farms - Shop

BUILDING ELEVATIONS

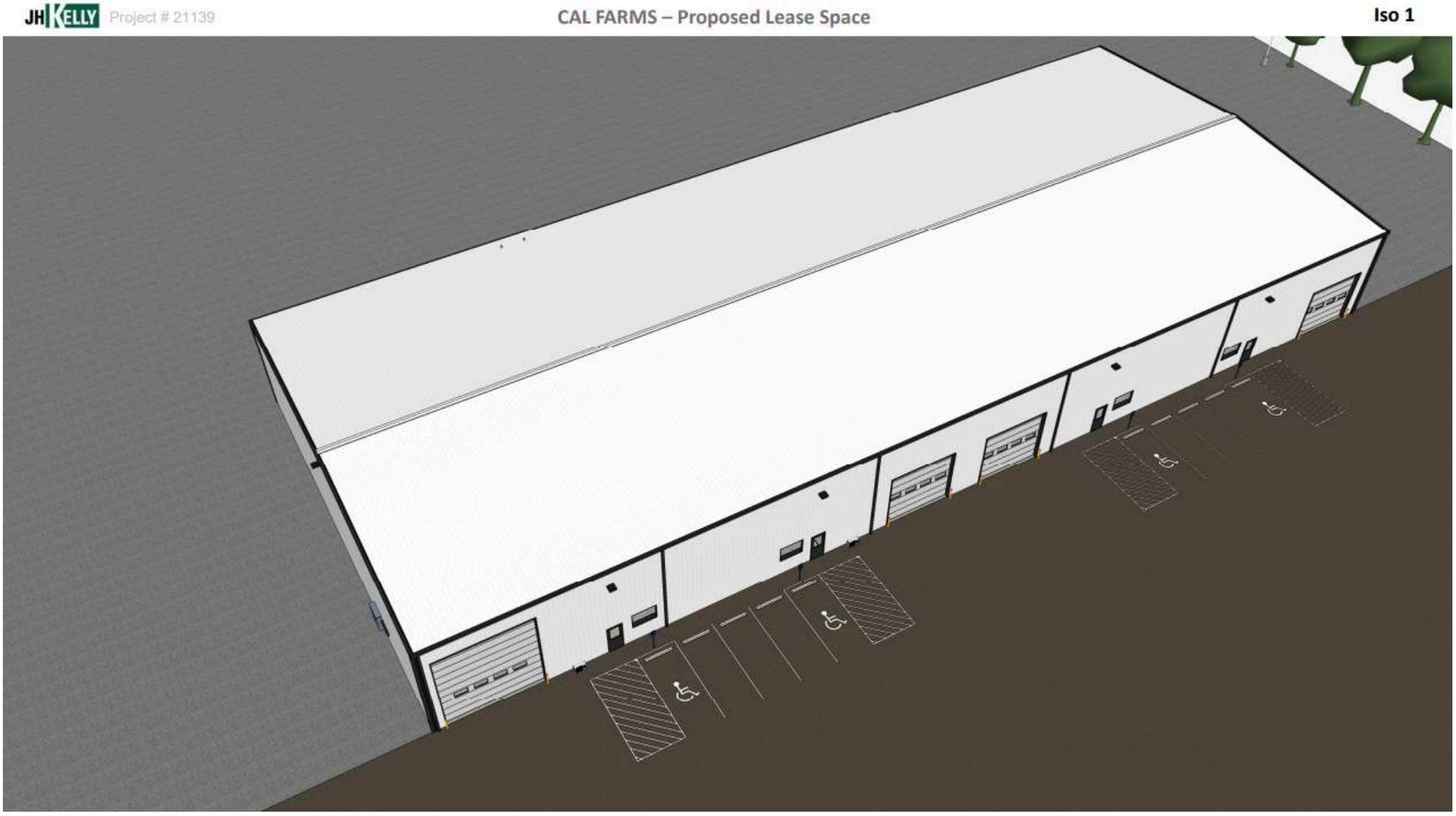
JH KELLY Project # 21139

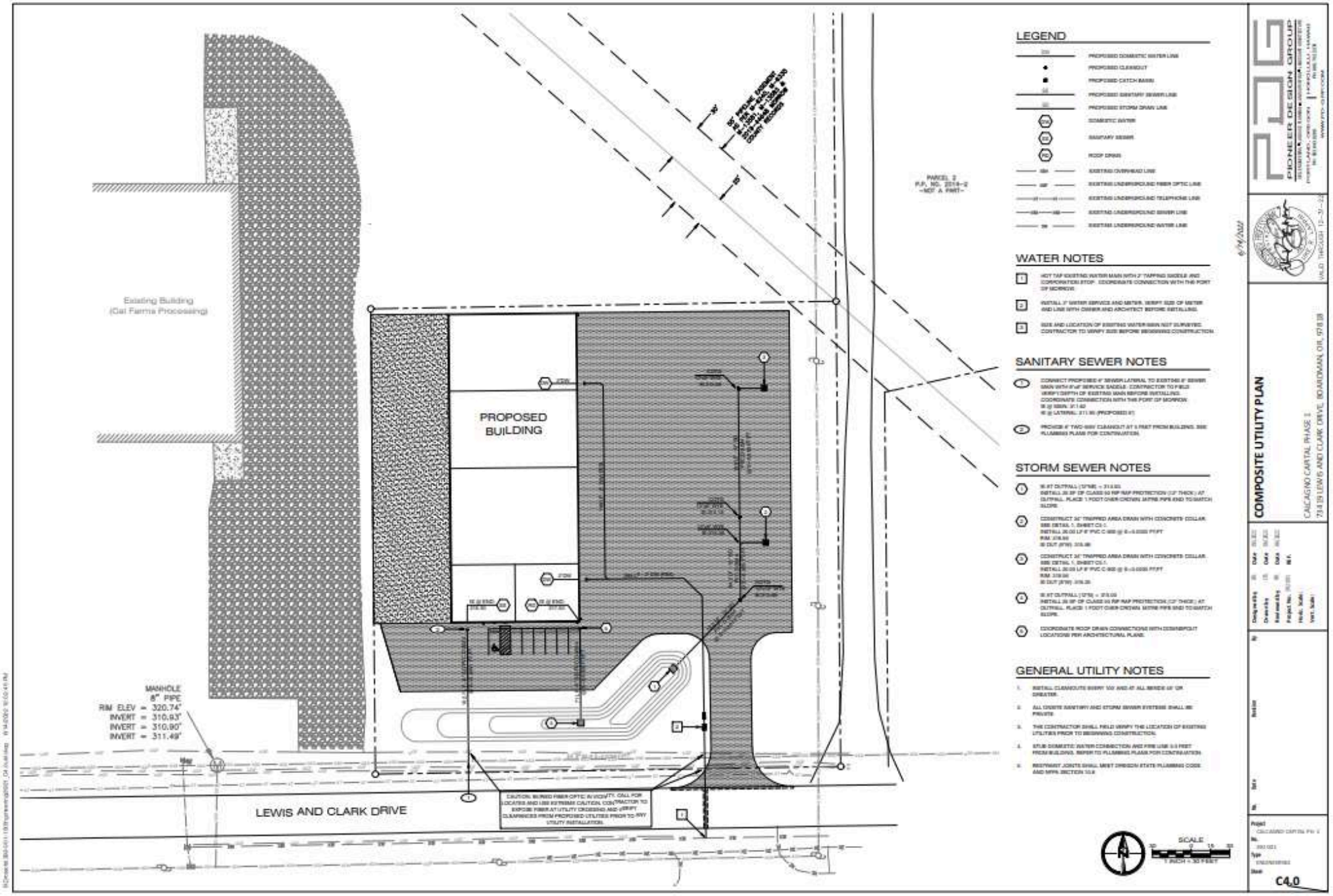
CAL FARMS – Proposed Lease Space

Lease Space

BUILDING ELEVATIONS

BUILDING ELEVATIONS



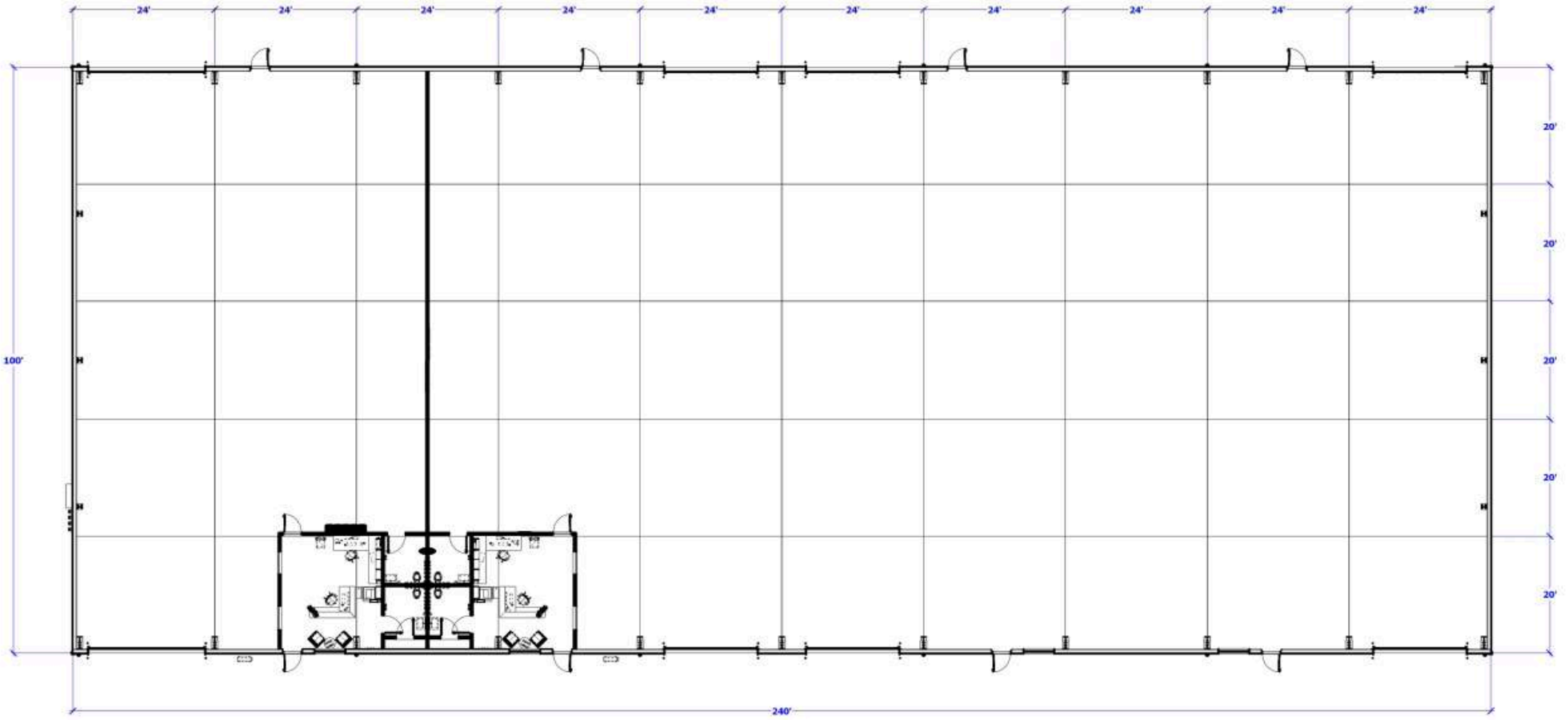

Existing Building
(Del Farms Processing)
PROPOSED
BUILDING
MANHOLE
8" PIPE
RIM ELEV = 320.74'
INVERT = 310.93'
INVERT = 310.90'
INVERT = 311.49'
LEWIS AND CLARK DRIVE
PARCEL 2
P.P. NO. 2014-2
-NOT A PART-
LEGEND
WATER NOTES
SANITARY SEWER NOTES
STORM SEWER NOTES
GENERAL UTILITY NOTES
SCALE
1 INCH = 30 FEET
PIONEER DESIGN GROUP
COMPOSITE UTILITY PLAN
CASCADIO CAPITAL PHASE 1
735 SW LEWIS AND CLARK DRIVE, BOARDMAN, OR, 97818
C4.0

BUILDING ELEVATIONS

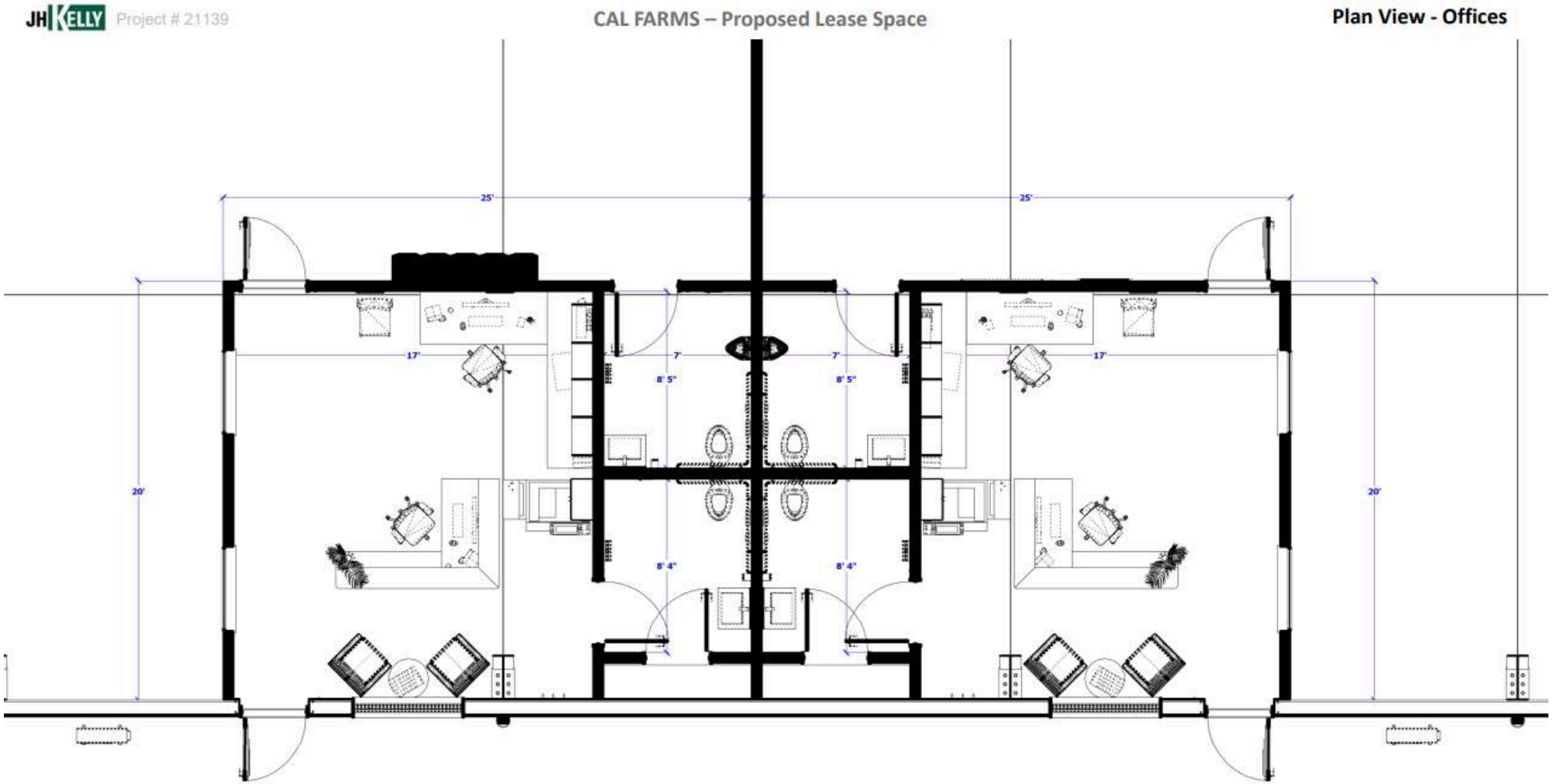
JH KELLY Project # 21139

CAL FARMS – Proposed Lease Space

Plan View



BUILDING ELEVATIONS



GENERAL NOTES:

1. MATERIALS

	ASTM DESCRIPTION
STRUCTURAL STEEL PLATE	A529 / A572 / A1011
HOT ROLLED MILL SHAPES	A36 / A529 / A500
HHS ROUND	A500
HHS RECTANGULAR	A500
COLD FORM SHAPES	A653 / A1011
ROOF AND WALL SHEETING	A653 / A792
BOLTS	A307 / A325 / A490
CABLE	A475
RODS	A529 / A572

2. STRUCTURAL PRIMER NOTE:

SHOP COAT PRIMER IS INTENDED TO PROTECT THE STEEL FRAMING FOR A SHORT PERIOD OF TIME. STORAGE IN EXTREME COLD TEMPERATURES OR WINTER SNOW CONDITIONS, INCLUDING TRANSPORTATION ON SALTED OR CHEMICALLY TREATED ROADS WILL ADVERSELY AFFECT THE DURABILITY AND LONGEVITY OF THE PRIMER. THE COAT OF SHOP PRIMER DOES NOT PROVIDE THE UNIFORMITY OF APPEARANCE, OR THE DURABILITY AND CORROSION RESISTANCE OF A FIELD APPLIED FINISH COAT OF PAINT OVER A SHOP PRIMER. MINOR ABRASIONS TO THE SHOP COAT PRIMER CAUSED BY HANDLING, LOADING, SHIPPING, UNLOADING AND ERECTION ARE UNAVOIDABLE AND ARE NOT THE RESPONSIBILITY OF THE METAL BUILDING MANUFACTURER. METAL BUILDING MANUFACTURER IS NOT RESPONSIBLE FOR THE DETERIORATION OF THE PRIMER OR CORROSION THAT MAY RESULT FROM ATMOSPHERIC AND ENVIRONMENTAL CONDITIONS NOR THE COMPATIBILITY OF THE PRIMER TO ANY FIELD APPLIED COATING.

3. BUILDING ERECTION NOTES:

THE GENERAL CONTRACTOR AND/OR ERECTOR IS RESPONSIBLE TO SAFELY AND PROPERLY ERECT THE METAL BUILDING SYSTEM IN CONFORMANCE WITH THESE DRAWINGS, OSHA REQUIREMENTS, AND EITHER MBMA OR CSA S16 STANDARDS PERTAINING TO PROPER ERECTION. TEMPORARY SUPPORTS SUCH AS GUYS, BRACES, FALSEWORK, CRIBBING OR OTHER ELEMENTS FOR ERECTION ARE TO BE DETERMINED, FURNISHED AND INSTALLED BY THE ERECTOR. THESE SUPPORTS MUST SECURE THE STEEL FRAMING, OR PARTLY ASSEMBLED STEEL FRAMING, AGAINST LOADS COMPARABLE IN INTENSITY TO THOSE FOR WHICH THE STRUCTURE WAS DESIGNED IN ADDITION TO LOADS RESULTING FROM THE ERECTION OPERATION. SECONDARY WALL AND ROOF FRAMING (PURLINS, GIRTS AND/OR JOIST) ARE NOT DESIGNED TO FUNCTION AS A WORKING PLATFORM OR TO PROVIDE AS AN ANCHORAGE POINT FOR A FALL ARREST /SAFETY TIE OFF.

4. SPECIAL INSPECTION:

SPECIAL INSPECTIONS AND TESTING THAT MAY BE REQUIRED BY GOVERNMENTAL OR OTHER AUTHORITY DURING CONSTRUCTION AND/OR STEEL FABRICATION (COLLECTIVELY, "INSPECTIONS") ARE NOT THE RESPONSIBILITY OF THE PEMB MANUFACTURER, AND TO THE EXTENT REQUIRED IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTITIVE. IN THE EVENT INSPECTIONS ARE REQUIRED, THE OWNER AND/OR THE OWNER'S REPRESENTITIVE SHALL EMPLOY A THIRD PARTY QUALITY ASSURANCE TESTING AGENCY APPROVED BY THE RELEVANT AUTHORITY. IF SUCH REQUIREMENTS ARE NOT SPECIFICALLY INCLUDED IN THE PEMB MANUFACTURER'S SALES DOCUMENTS, NO INSPECTIONS BY THE PEMB MANUFACTURER OR AT THE PEMB MANUFACTURER'S FACILITY SHALL BE MADE. THE PEMB MANUFACTURER'S FACILITIES ARE ACCREDITED BY IAS AC472.

5. A325 & A490 BOLT TIGHTENING REQUIREMENTS:

IT IS THE RESPONSIBILITY OF THE ERECTOR TO ENSURE PROPER BOLT TIGHTNESS IN ACCORDANCE WITH APPLICABLE REGULATIONS. FOR PROJECTS IN THE UNITED STATES, SEE THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS OR FOR PROJECTS IN CANADA, SEE THE CAN/CSA S16 LIMIT STATES DESIGN OF STEEL STRUCTURES FOR MORE INFORMATION.

THE FOLLOWING CRITERIA MAY BE USED TO DETERMINE THE BOLT TIGHTNESS (I.E., "SNUG-TIGHT" OR "FULLY-PRETENSIONED"), UNLESS REQUIRED OTHERWISE BY LOCAL JURISDICTION OR CONTRACT REQUIREMENTS:

A) ALL A490 BOLTS SHALL BE "FULLY-PRETENSIONED".
B) ALL A325 BOLTS IN PRIMARY FRAMING (RIGID FRAMES AND BRACING) MAY BE "SNUG-TIGHT", EXCEPT AS FOLLOWS: "FULLY-PRETENSION" A325 BOLTS IF:
   a) BUILDING SUPPORTS A CRANE SYSTEM WITH A CAPACITY GREATER THAN 5 TONS.
   b) BUILDING SUPPORTS MACHINERY THAT CREATES VIBRATION, IMPACT, OR STRESS-REVERSALS ON THE CONNECTIONS. THE ENGINEER-OF-RECORD FOR THE PROJECT SHOULD BE CONSULTED TO EVALUATE FOR THIS CONDITION.
   c) THE PROJECT SITE IS LOCATED IN A HIGH SEISMIC AREA. FOR IBC-BASED CODES, "HIGH SEISMIC AREA" IS DEFINED AS "SEISMIC DESIGN CATEGORY" OF 'D', 'E', OR 'F'. SEE THE "BUILDING LOADS" SECTION ON THIS PAGE FOR THE DEFINED SEISMIC DESIGN CATEGORY FOR THIS PROJECT.
   d) ANY CONNECTION DESIGNATED IN THESE DRAWINGS AS "A325-SC". "SLIP-CRITICAL (SC)" CONNECTIONS MUST BE FREE OF PAINT, OIL, OR OTHER MATERIALS THAT REDUCE FRICTION AT CONTACT SURFACES. GALVANIZED OR LIGHTLY-RUSTED SURFACES ARE ACCEPTABLE.
C) IN CANADA, ALL A325 AND A490 BOLTS SHALL BE "FULLY-PRETENSIONED", EXCEPT FOR SECONDARY MEMBERS (PURLINS, GIRTS, OPENING FRAMING, ETC.) AND FLANGE BRACES.

SECONDARY MEMBERS (PURLINS, GIRTS, OPENING FRAMING, ETC.) AND FLANGE BRACE CONNECTIONS MAY ALWAYS BE "SNUG-TIGHT".
UNLESS INDICATED OTHERWISE IN THESE DRAWINGS.

6. GENERAL DESIGN NOTES:

1) ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSI/AISC 360 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" OR THE CAN/CSA S16 "LIMIT STATES DESIGN OF STEEL STRUCTURES", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
2) ALL WELDING OF STRUCTURAL STEEL IS BASED ON EITHER AWS D1.1 "STRUCTURAL WELDING CODE - STEEL" OR CAN/CSA W59 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
3) ALL COLD FORMED MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSI/AISI S100 OR CAN/CSA S136 "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
4) ALL WELDING OF COLD FORMED STEEL IS BASED ON AWS D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL" OR CAN/CSA W59 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
5) ALL NUCOR BUILDING GROUP FACILITIES ARE IAS AC-472 ACCREDITED FOR DESIGN AND FABRICATION OF METAL BUILDING SYSTEMS. FOR PROJECTS IN CANADA, DESIGN AND FABRICATION ARE DONE ONLY IN FACILITIES THAT ARE ALSO CAN/CSA A660 AND W47.1 CERTIFIED.
6) IF JOISTS ARE INCLUDED WITH THIS PROJECT, THEY ARE SUPPLIED AS A PART OF THE SYSTEMS ENGINEERED METAL BUILDING AND ARE FABRICATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1926.756 OF THE OSHA SAFETY STANDARDS FOR STEEL ERECTION, DATED JANUARY 18, 2001.
7) COLUMN BASE PLATES ARE DESIGNED NOT TO EXCEED THE ALLOWABLE BEARING STRESS OF CONCRETE THAT HAS A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.

BUILDING INFORMATION

PRIMER COLORS
PRIMARY PRIMER COLOR: RED SECONDARY PRIMER COLOR: RED

ROOF SHEETING
TYPE: SS GAUGE: 24 FINISH: Fox Gray SP CLIP TYPE: Tall
THERMAL BLOCKS: Yes EPS FOAM SPACER: No ROOF LINE TRIM, PAINTED: Fox Gray SP
YES☒ NO☐ DOWNSPOUTS PAINTED: Polar White SP GUTTERS PAINTED: Fox Gray SP
YES☒ NO☐ INSULATION 4.38 INCH (NOT BY MBS)
YES☐ NO☒ PIPE JACKS, SIZE: QUANTITY:
YES☐ NO☒ RIDGE VENTS, 10'-0" LONG X 8" THROAT. QUANTITY:
YES☐ NO☒ ROOF FRAMED OPENINGS, SEE ROOF FRAMING PLAN FOR SIZES
YES☐ NO☒ COMPOSITE CFR DECK, TYPE: N/A GAUGE: FINISH:

WALL SHEETING
TYPE: CW GAUGE: 26 FINISH: Polar White SP
CORNER TRIM, PAINTED: Polar White SP BASE TRIM, PAINTED: Polar White SP
YES☒ NO☐ WALKDOORS, QUANTITY: PAINTED:
YES☒ NO☐ WINDOWS, QUANTITY: PAINTED:
YES☒ NO☐ INSULATION 6.0 INCH (NOT BY MBS)

WALL FRAMED OPENINGS
YES☒ NO☐ FRAMED OPENING TRIM, PAINTED: Polar White SP
SIZES: FSW: (1)20'-0"x20'-0"; (4)3'-4"x7'-2"; (4)3'-0"x4'-0" w/3'-0"sill; (3)16'-0"x14'-0"
BSW: (3) 16'-0"x14'-0"; (4)3'-4"x7'-2"; (1)20'-0"x20'-0"
LEW: none
REW: none

BUILDING OPTIONS

YES☐ NO☒ LINER PANELS
FRAMED OPENING TRIM, PAINTED:
WALL: TYPE: GAUGE: FINISH: WALL TRIM, PAINTED:
CEILING: TYPE: GAUGE: FINISH:

YES☐ NO☒ TRANSLUCENT PANELS
WALL:
ROOF:
INSULATED PANELS? YES☐ NO☐

YES☐ NO☒ EAVE EXTENSION
PROJ: TYPE: GAUGE: FINISH: SOFFIT TRIM AT BUILDING LINE PAINTED:

YES☐ NO☒ RAKE EXTENSION
PROJ: TYPE: GAUGE: FINISH: SOFFIT TRIM AT BUILDING LINE PAINTED:

YES☐ NO☒ CANOPY
AT EAVE LINE ☐ BELOW EAVE ☐ PROJECTION: CLEAR UNDER CANOPY BEAM:
ROOF PANEL: TYPE: GAUGE, FINISH:
SOFFIT PANEL: TYPE: GAUGE, FINISH: SOFFIT TRIM AT BUILDING LINE PAINTED:

YES☒ NO☐ PARTITION WALLS
WALL PANEL: TYPE: CL GAUGE, FINISH: Polar White SP TRIM PAINTED: Polar White SP

YES☐ NO☒ WAINSCOT
WALL PANEL: TYPE: GAUGE, FINISH:
BASE TRIM PAINTED: JAMB TRIM PAINTED: TRANSITION TRIM PAINTED:

YES☐ NO☒ FASCIA
PROJ: TOP OF FASCIA HEIGHT:
FACE PANEL, TYPE: GAUGE, FINISH: CAP TRIM PAINTED:
BACK PANEL, TYPE: GAUGE, FINISH: BASE TRIM PAINTED:
☐ CLOSED SYSTEM, CLEAR UNDER SOFFIT TRIM:
SOFFIT PANEL, TYPE: GAUGE, FINISH: SOFFIT TRIM AT BUILDING LINE PAINTED:
☐ OPEN SYSTEM, (NO SOFFIT PANEL PROVIDED) CLEAR UNDER SOFFIT TRIM:

YES☐ NO☒ PARAPET
☐ STRUCTURAL PARAPET ☐ NON-STRUCTURAL PARAPET TOP OF PARAPET HEIGHT:
BACK PANEL, TYPE: GAUGE, FINISH:

YES☐ NO☒ CRANES (SEE CRANE PLAN FOR ADDITIONAL INFORMATION)
YES☐ NO☒ MEZZANINE (SEE MEZZANINE PLAN FOR ADDITIONAL INFORMATION)

7. GLOSSARY OF ABBREVIATIONS:

A.B. = ANCHOR BOLTS
BS = BOTH SIDES
B.U. = BUILT-UP
DIA = DIAMETER
FLG = FLANGE
F.S = FAR SIDE
GA. = GAUGE
H.S.B. = HIGH STRENGTH BOLTS
HT. = HEIGHT
LLV = LONG LEG VERTICAL
MAX = MAXIMUM
M.B. = MACHINE BOLTS
MBS = METAL BUILDING SUPPLIER
TBD = TO BE DETERMINED
N/A = NOT APPLICABLE
N/C = NOT IN CONTRACT
SLV = SHORT LEG VERTICAL
O.A.L. = OVERALL LENGTH
O.C. = ON CENTER
U.N.O. = UNLESS NOTED OTHERWISE
PEMB = PRE-ENGINEERED METAL BUILDING MANUFACTURER
?? = PART MARK TO BE DETERMINED AND WILL BE UPDATED ON CONSTRUCTION DRAWINGS
REQ'D = REQUIRED
REV. = REVISION
SIM = SIMILAR
SL = STEEL LINE
N.S. = NEAR SIDE
MIN = MINIMUM
TYP = TYPICAL
PL = PLATE

ERECTION MANUALS REQUIRED

(ERECTION MANUALS ARE SHIPPED IN A WAREHOUSE PACKING CRATE)

☒ CFR ROOF	☒ H9700 OR ☐ H8260	☐ SINGLE CURB (H9650)
☐ CLASSIC ROOF	☐ H9420 OR ☐ H8201	☐ DOUBLE CURB (H9800)
		☐ VR16 II (H9925)

NUCOR BUILDING SYSTEMS
A DIVISION OF NUCOR CORPORATION

MBMA MEMBER

IAS ACCREDITED Metal Building Systems AC 472

BUILDING LOADS

DESIGN CODE: OSSC 19
ROOF LIVE LOAD: 20.00 PSF MBMA OCC. CLASS: II
LIVE LOAD REDUCIBLE Yes
GROUND SNOW LOAD: 25.0 PSF SNOW EXP. FACTOR, Ce: 0.9000
SNOW IMPORTANCE FACTOR, Is: 1.00
100 YEAR RAINFALL INTENSITY (IN/HR): 4.0
WIND: 120 / 93 MPH (Vult) / (Vasd) ELEVATION: 316.00 FT
C & C PRESSURES (PSF): 31 / -42
EXPOSURE: C
UL 90 NO
Classic Roof-Const. No.161 ; Classic Roof w/ Translucent Panel-Const. No.167 CFR Roof-Const. No.552 ; CFR Roof w/ Translucent Panel-Const. No.590 ; Composite CFR Roof-Const. No.552A ; VR16 II Roof-Const. No.332 .
SEISMIC INFORMATION Ss: 0.368 S1: 0.149
Design Sds/Sd1: 0.369 / 0.229 Site Class: D
Seismic Imp. Factor: 1.00 Seismic Design Category: D
Analysis Procedure: Equivalent Lateral Force Method
Basic SFRS: Ordinary Steel Moment Frames & Ordinary Steel Conc. - Braced Frames

NOTES:
1) COLLATERAL DEAD LOADS, UNLESS OTHERWISE NOTED, ARE ASSUMED TO BE UNIFORMLY DISTRIBUTED. WHEN SUSPENDED SPRINKLER SYSTEMS, LIGHTING, HVAC EQUIPMENT, CEILINGS, ETC., ARE SUSPENDED FROM ROOF MEMBERS, CONSULT THE M.B.S. IF THESE CONCENTRATED LOADS EXCEED 300 POUNDS (USING THE WEB MOUNT DETAIL) OR 200 POUNDS (USING THE FLANGE MOUNT DETAIL), OR IF INDIVIDUAL MEMBERS ARE LOADED SIGNIFICANTLY MORE THAN OTHERS.

2) THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING GRAVITY LOADS IS CONTROLLED BY THE MORE CRITICAL EFFECT OF ROOF LIVE LOAD OR ROOF SNOW LOAD, AS DETERMINED BY THE APPLICABLE CODE.

3) Pm IS BASED ON THE MINIMUM ROOF SNOW LOAD CALCULATED PER BUILDING CODE OR THE CONTRACT SPECIFIED SNOW LOAD, WHICHEVER IS GREATER. THIS VALUE, Pm, IS ONLY APPLIED IN COMBINATION WITH THE DEAD AND COLLATERAL LOADS. ROOF SNOW IN OTHER LOADING CONDITIONS IS DETERMINED PER THE SPECIFIED BUILDING CODE.

	BUILDING		
ROOF DEAD (PSF):	3.25	ROOF SNOW Pm (PSF):	25.00
PRI. COL. (PSF):	6.00	WIND ENCLOSURE:	Closed
SEC. COL. (PSF):	6.00	GCpi:	+/-0.18
SNOW Ct:	1.10	SEISMIC R:	3.25
SNOW Cs:	1.00	SEISMIC Cs:	0.114
ROOF SNOW Ps (PSF):	17.33	BASE SHEAR (KIPS):	38.38

DRAWING INDEX

ISSUE	DATE
Anchor Bolts for Construction	12/16/21

NUCOR BUILDING SYSTEMS
BOARDMAN, OH 44512 (330) 537-7281 FAX: (330) 537-7289
PO BOX 1000, 200 WHITEHORSE RD, BOARDMAN, OH 44512
PHONE: (800) 848-2134 FAX: (800) 848-2121
PO BOX 1000, 200 WHITEHORSE RD, BOARDMAN, OH 44512
PHONE: (972) 524-5447 FAX: (972) 524-5447
1060 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3108 FAX: (435) 919-3105

PROJECT NAME: CAL FARMS BOARDMAN LEASE BLDG
73419 LEWIS AND CLARK DR. PORT OF MORROW, BOARDMAN, OR
CUSTOMER NAME: ALLSTEEL STRUCTURES LLC
LAKE OSWEGO, OR
JOB NUMBER: U21H1395A
SHEET TITLE

REGISTERED PROFESSIONAL ENGINEER

12/16/2021

C1 of 3

BUILDING SPECS

Subject property is to be built.
Building on site for construction.

Property is being offered for Lease:

Gross Leasable Area --- 24,000 Sq. Ft.
Base Monthly Rental Rate --- $1.00 per Sq. Ft. per month
Plus NNN fees and charges to be paid monthly
Term --- 10 years.

May be purchased --- Call for pricing

CONTACT

DENNIS GISI

BROKER | REALTOR ®

509.520.0505 | DGISI@JOHNLSCOTT.COM

Dennis Gisi has extensive experience in the construction and real estate industry, spanning several locations and years. He is the Chairman and CEO of D. Gisi & Assoc. LLC dba John L Scott Tri-Cities Pasco, a full-service real estate brokerage firm founded in 2010. The company specializes in the sale and leasing of residential and commercial properties. In 2013, the company expanded its operations to the Walla Walla, Hermiston, and Milton-Freewater markets under the John L. Scott brand.

DENNIS GISI – RESUME

Dennis Gisi
Chairman & CEO | Real Estate Executive | Investment Strategist
Location: Walla Walla, WA | Phone: (509) 520-0505 | Email: dgisi@johnlscott.com

LinkedIn: https://www.linkedin.com/in/dennis-gisi-68a86a17/

PROFILE

Dynamic real estate executive and investment strategist with over 30 years of leadership experience in real estatte brokerage, development, property management, and financial investment. Proven success in expanding operations, executing large-scale projects, and managing diverse real estate portfolios across Washington and Oregon. Committed to community development and financial education initiatives.

PROFESSIONAL EXPERIENCE

Chairman & CEO
D. Gisi & Associates, LLC dba John L. Scott Tri-Cities, Pasco | 2010-Present

- Founded a full-service residential and commercial real estate brokerage.
- Expanded into Walla Walla, WA and Milton-Freewater, OR (2013).
- Aquired Universal Realty (2018) and John L. Scott Kennewick office (2019).
- Opened new John L. Scott offices in 2020, growing regional footprint.

Founder
Eagle Crest Property Management | 2016-Present

- Manages strategic real estate and diversified investment portfolios.

President
Gisi Investment Services, Inc. | 1999-Present

- Manages strategic real estate and diversified investment portfolios.

Founding Member & Owner
3 River Properties, LLC | 1993-Present

- Leads residential and commercial development projects across Eastern Washington.

DENNIS GISI – RESUME CONTINUED

DEVELOPMENT PROJECTS

Residential Subdivisions

- Desert Plateau Pasco, WA (56 lots)
- Wilson Measows Pasco, WA (118 lots)
- Desert Sunset Pasco, WA (100 lots)
- West Vineyard Estates Pasco, WA (25 lots)
- Fox Hollow Pasco, WA (29 lots)
- Eagle Crest Pasco, WA (65 lots, in development)
- King View Estates Phase 4 West Richland, WA (32 lots)
- Loma Vista Estates Hermiston, OR (42 lots)
- Total Residential Lots Developed: 467 lots.

Commercial Developments

- West Pasco Library (Leaseback)
- Wayne Dalton Distribution Center (Kennewick)
- Office Warehouse (Kennewick)
- Women's Clinic (Walla Walla General Hospital) Leaseback
- Bank of Eastern Washington, Formerly Bank Reale Building (Pasco) Leaseback

Private Residential Holdings

- Ownership of single and multi-family residences in Pullman, College Place, and Walla Walla, WA

Residential Construction

- R&D Homes, Inc.
- Gisi Construction

LAND MANAGEMENT

- Oversight of 48,000 acres in WA, OR, ID, and Alberta, Canada
- Expertise in dryland farming, irrigated farming, grazing, orchards, timberland, oil & gas leases, and wetlands management

DENNIS GISI – RESUME CONTINUED

BANKING AND FINANCIAL SERVICES

- Founder & Director | Bank Reale
- Retired Chairman & CEO | Bank Reale
- Director of Strategic Planning & Marketing | Baker Boyer Bank
- VP, Trust and Investment Officer | Baker Boyer Bank
- Certified Financial Planner & Investment Manager | American Express

COMMUNITY LEADERSHIP

- Governor's Appointee | Financial Education Public Private Partnership (FEPPP)
- Board Member | Pasco Chamber of Commerce & Economic Development Committee
- Board Member | Thrive by 5 (Washington Early Learning Initiative)
- Treasurer | Washington State Foundation for Early Learning (FEL)
- Finance Council Member | St. Patrick's Catholic Church (Walla Walla, WA)

EDUCATION

- Central Washington University – Bachelor of Arts, Business Management and Finance
- College of Financial Planning – Certified Financial Planner
- Pacific Coast Banking School – Executive Training in Bank Management