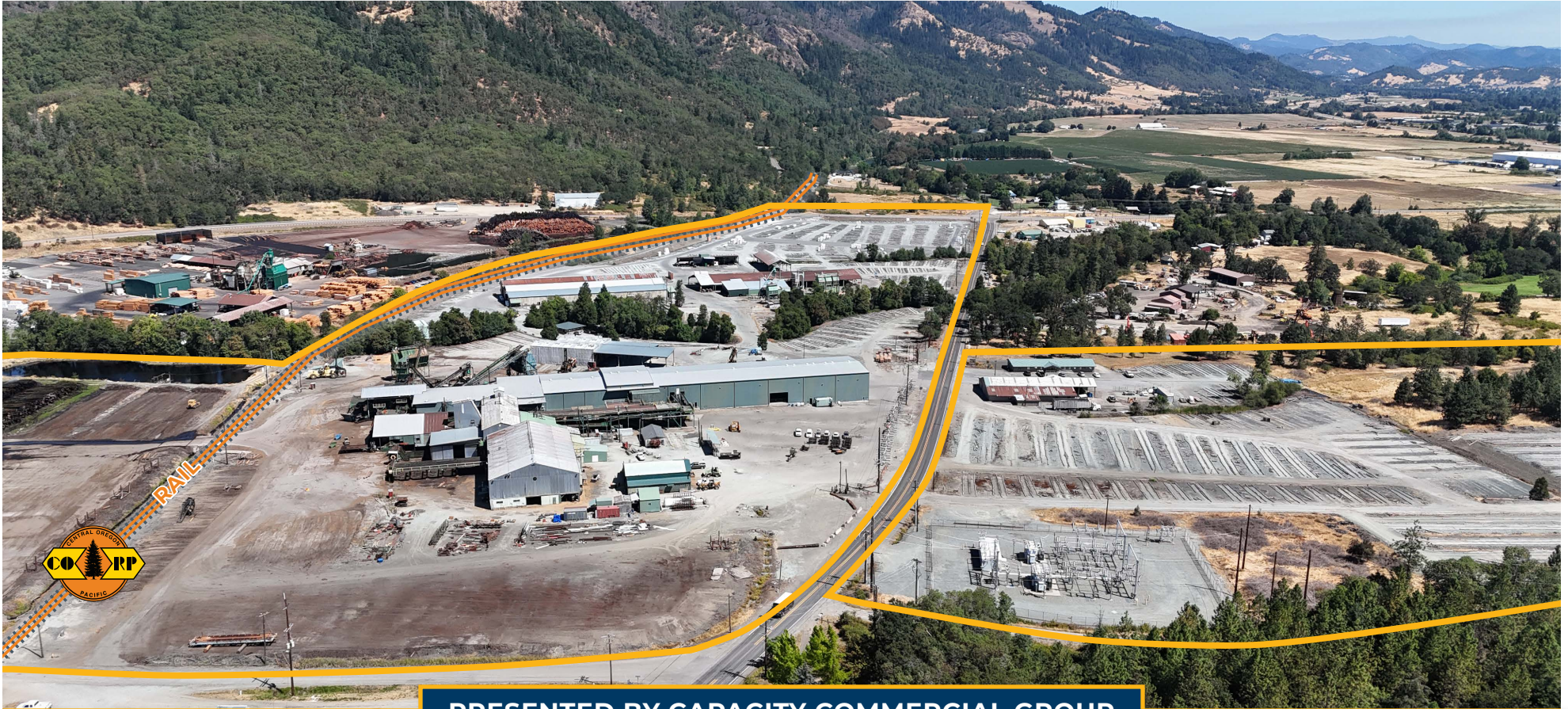




RIDDLE INDUSTRIAL LAND

1182 PRUNER RD, RIDDLE, OR 97469

I-5 ADJACENT INDUSTRIAL OPPORTUNITY | ±119.16 ACRES



PRESENTED BY CAPACITY COMMERCIAL GROUP



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DISCLAIMER

Capacity Commercial Group, LLC ("Agent") have been engaged as the exclusive agent for the sale of Riddle Industrial Land - 1182 Pruner Rd, Riddle, OR 97469 (the "Property").

The Property is being offered for sale in its "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Seller.

The enclosed materials are being provided solely to facilitate the Prospective Purchaser's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither Agent nor Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of Seller or Agent and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent.

If you have no interest in the Property at this time, please destroy or return this Offering Memorandum immediately the exclusive listing brokers.



±119.16 AC INDUSTRIAL LAND

Capacity Commercial Group is pleased to exclusively present the opportunity to acquire a large, I-5 adjacent industrial site in Douglas County.

Located in the town of Riddle, OR, the site was most previously operated as a lumber mill. Zoned Rural Industrial (ME), the site is perfect for lumber mill, timber product re-manufacturing, freight and truck storage, and other uses consistent with ME zoning. Located less than 1 mile from I-5, this is prime location allowing for a user to reach both Oregon, Washington, and California markets within a days drive. The property is also served by rail and has a 3 car rail spur.

Property Overview

Address	1182 Pruner Rd, Riddle, OR 97469
Sale Price	Call Brokers for Pricing Offers Due: 10/08
Land Size	±119.16 Acres ±5,190,610 SF
Separate Tax Lots	16
Property Zoning	ME Rural Industrial - View



Property Overview

Address	1182 Pruner Rd, Riddle, OR 97469
Asset Type	Industrial Land
Ideal Scenario	Owner-User, Investor
Sale Price	Call Brokers for Pricing Offers Due: 10/08
Gross Land Area	±119.16 Acres ±5,190,610 SF
Property Zoning	<u>ME Rural Industrial - View</u>
Rail Service	Central Oregon & Pacific Railroad (CORP)

The subject property is approximately 119.16 acres of rail served industrial land less than 1-mile from an I-5 freeway interchange. The property is adjacent to a Pacific Power sub station and has water rights to the South Umpqua River.

Formerly used as a timber mill, the property is ready to go for another mill with a log yard, mill site, office, storage, and laydown yard space.

The property is zoned Rural Industrial (ME) but there are provisions in the zoning code allowing for larger scale industrial uses to be built and located on the site. Specifically, Section 3.23B.125.1, a buyer/user may conduct any industrial use listed in the ME zone (permitted and conditionally permitted) without the hindrance of size limitations.

Additionally, through Section 3.23B.125.2 a buyer/user can potentially apply for a quasi-industrial zone change under item b. to permit a different type of industrial use, so long as the proposed use will comply with the standards of Section 3.23B.125.2.

Please consult with the zoning code, land use expert, and Douglas County Planning Department for further information and details on the zoning code.

The site offers a variety of users a rare opportunity to acquire a large scale, rail served site, adjacent to I-5 in southern Oregon.



INTERIOR PHOTOS



FEATURES

- Railway adjacent
- 3 car-rail spur on site
- On-site fire suppression pond
- Water rights and existing pump from Umpqua River
- Heavy Power - Adjacent to electrical substation





TAX LOT PLAN

TAX LOT PLAN



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

Parcel ID #s	Lot Size (Approx.)
R36498	7.22 AC
R36442 / R140022	9.94 AC
R36482	4.90 AC
R36514	1.05 AC
R36634 / R140023	62.27 AC*
R36538	1.86 AC
R36666	0.65 AC
R36674 / R140024	11.00 AC
R36722	12.01 AC
R36346	0.43 AC
R36394	0.48 AC
R36410	0.51 AC
R36362	1.19 AC
R36330	0.32 AC
R36338	0.50 AC
R36402	4.83 AC
Total	119.16 AC

**Final size to be adjusted by sellers.*



SITE PLAN: OVERVIEW

SITE PLAN: OVERVIEW



SITE PLAN: RAIL SPUR & FINISHED PRODUCT STORAGE



SITE PLAN: RAIL SPUR & FINISHED STORAGE





SITE PLAN: MILL

SITE PLAN: MILL





**SITE PLAN: OFFICE,
MECHANICAL, & YARD**

SITE PLAN: OFFICE, MECHANICAL, & YARD

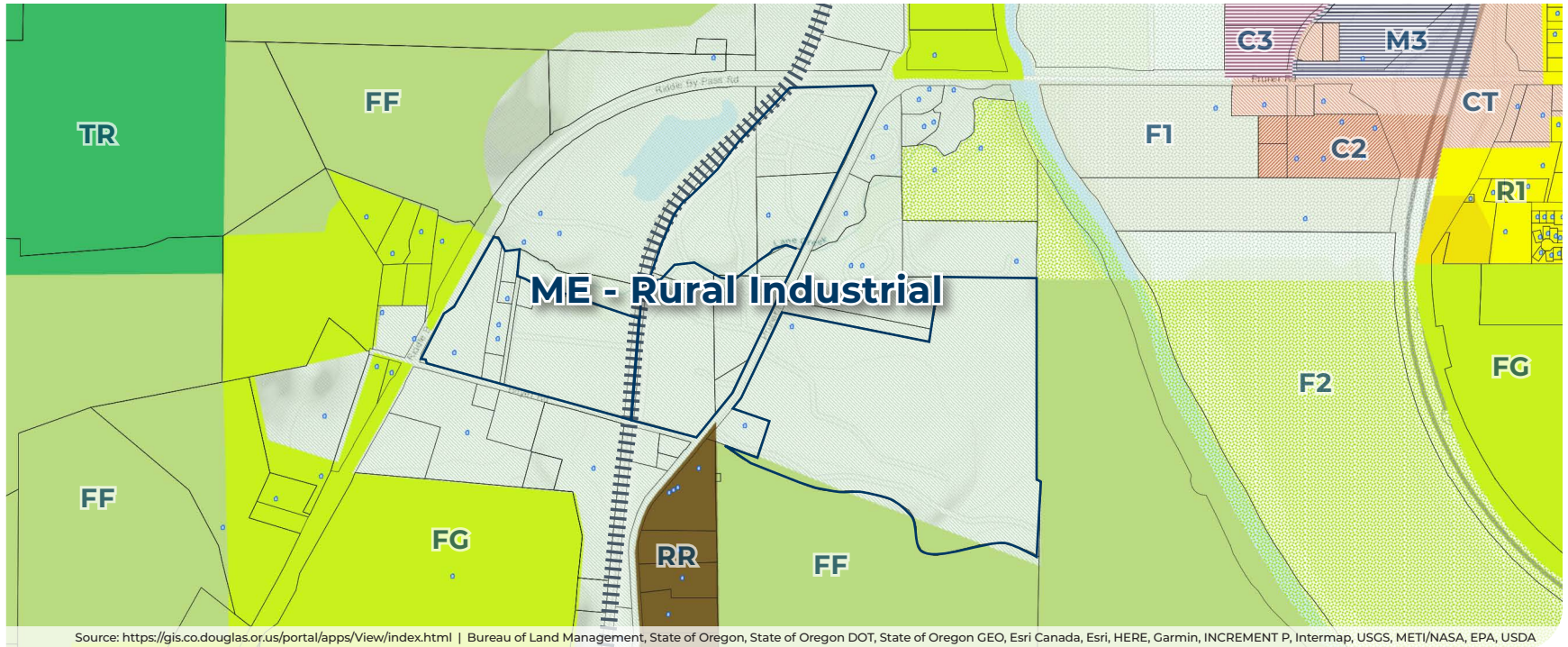


SITE PLAN: LOG YARD & FIRE SUPPRESSION POND



SITE PLAN: LOG YARD & FIRE SUPPRESSION





SECTION 3.23B.050 Permitted Uses, Small Scale Low Impact

In the ME zone, the following uses and their accessory buildings and uses are permitted in a building or buildings **not exceeding 7,500 sq. ft. of floor space** and are subject to the general provisions and exceptions set forth by this Ordinance.

1. Freight and truck storage, repair, service, staging and point of operation for resource related trucking operations such as log trucks, chip trucks and gravel trucks and their accessory equipment.
2. Welding and machine shop.
3. Wholesale business, storage buildings, warehouses and bulk fuel storage facilities.
4. Manufacturing or compounding of items used in the agricultural or forest products industry and other items which, due to impacts, are hazardous or incompatible in densely populated areas.
5. Storage of industrial equipment or supplies.
6. Processing/handling of industrial hemp and agricultural hemp seed.

SECTION 3.23B.100 Permitted Uses, Generally

In the ME zone, the following uses and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this Ordinance.

1. Industrial uses existing on or before December 31, 2000, not otherwise listed in this zone, and, if in a building or buildings, the **total square footage does not exceed 7,500 square feet.**

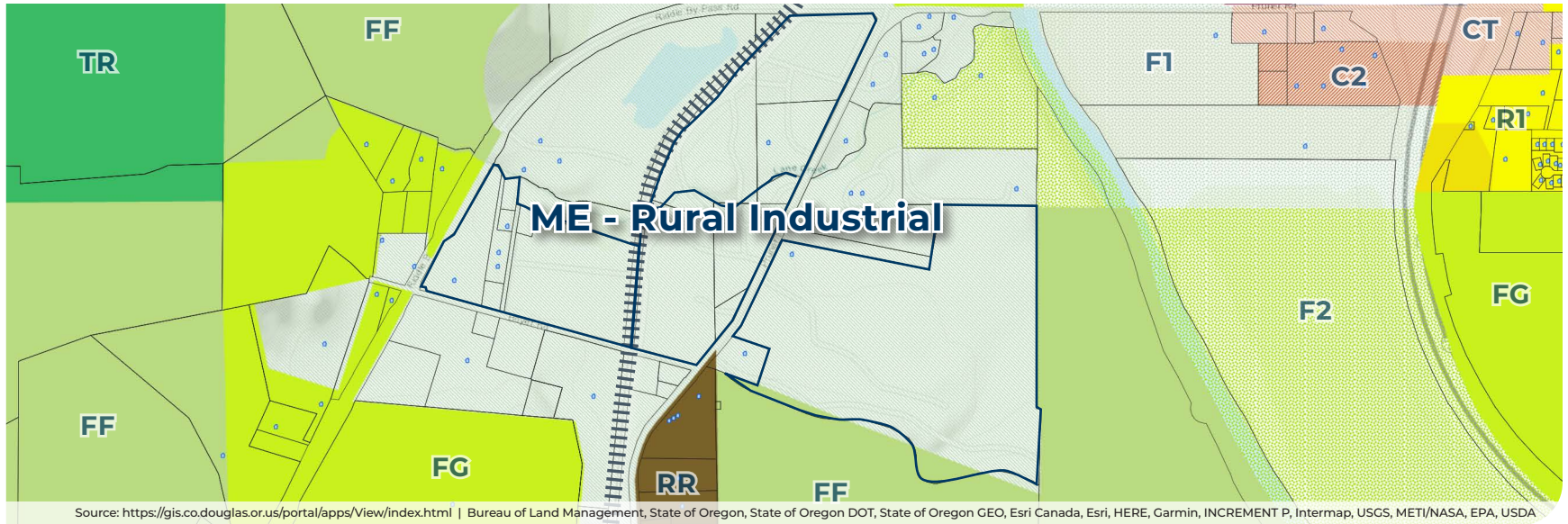
2. Resource related industrial uses that require proximity to rural resources and/or rely on rural resources in their day to day operation.
3. Non-resource industrial uses permitted under Goals 3 and 4.
4. Processing of aggregate and mineral resources or other subsurface resources.
5. Operations conducted for the exploration of aggregate and mineral resources or other subsurface resources.
6. One mobile home or watchman's quarters, not to exceed 1,000 square feet in size, in conjunction with a permitted or conditionally permitted use.

SECTION 3.23B.150 Buildings and Uses Permitted Conditionally

In the ME zone, the following uses and their accessory buildings and uses are permitted subject to the provisions of §2.060.1 and Article 39 of this Chapter.

1. Salvage yard.
2. Automobile wrecking yard.
3. Slaughterhouse.
4. Manufacture and/or storage of explosives.
5. Mining of aggregate and mineral resources or other subsurface resources.
6. Disposal site (not to be visible from a public arterial roadway).

[View Zoning Code Online](#)



SECTION 3.23B.125 Industrial Development Standards Authorized by the 2003 and 2005 State Legislature

The 2003 State Legislature enacted law (HB 2614 and HB 2691) and in 2005 (HB 2458), that is designed to encourage industrial development on qualifying lands outside of city urban growth boundaries.

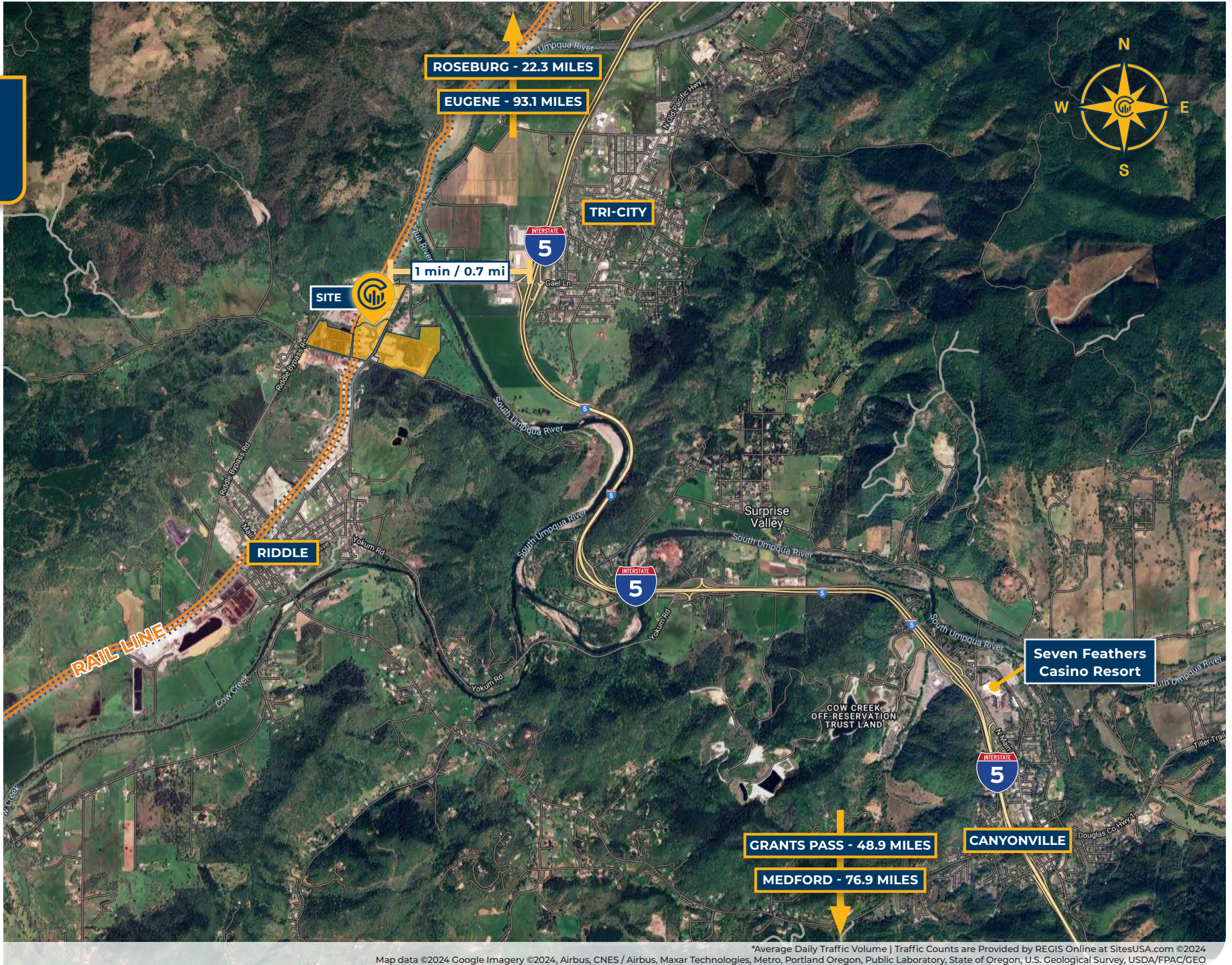
- The following standards apply to industrial development on lands that were planned and zoned for industrial use as of January 1, 2004:
 - Location:** A qualifying site must be located outside of a city urban growth boundary (UGB), and may not be closer than three miles from a UGB containing a population of 20,000 or more (Roseburg).
 - Building Size:** Subject to the permit approval process, there shall be no limitations on the size or type of industrial buildings authorized.
 - Sewer facilities:** Subject to DEQ approval, on-site sewer facilities may be allowed to serve authorized industrial development on qualifying lands, but shall be limited in size to meet only the needs of the authorized industrial use.
 - Other uses not permitted:** On qualifying lands, the Approving Authority may not allow retail, commercial, or non-accessory residential development.
 - Notice to cities:** At least 21 days prior to taking action, notice of a pending industrial development (including sewer facilities serving the development) under this section shall be sent to any city with an urban growth boundary within 10 miles of the subject site. If the city objects to the pending development, the city and County shall negotiate to establish conditions of approval, or changes in the development, to mitigate concerns raised by the city.
- The following standards apply to any land identified as an abandoned or diminished mill site regardless of current zoning:

- An “abandoned or diminished mill site” is a former or current wood products mill site that was closed after January 1, 1980, or has been operating at less than 25% of capacity since January 1, 2003, and contains, or contained, permanent buildings used in the production or manufacturing of wood products. The County shall identify and determine the boundaries of abandoned or diminished mill sites (the boundary may only include those areas that were improved for the processing or manufacturing of wood products).
- Sites identified by the County may be changed (either legislatively or through the quasi-judicial process) to an Industrial Plan and Zone designation to allow any level of industrial use without review under statewide planning goals 2, 3, 4, 11 and 14.
- Location: The site must be located outside of a city UGB.
- Building Size: Subject to the permit approval process, there shall be no limitations on the size or type of industrial buildings authorized.
- Sewer facilities: Subject to DEQ approval, on-site sewer facilities, or the extension of sewer facilities from a city UGB or County urban unincorporated area, may be allowed to serve authorized industrial development on qualifying lands, but shall be limited in size to meet only the needs of the authorized industrial use.
- Lands rezoned for industrial use under this provision may not later be rezoned for retail, commercial, or other non-resource uses unless a Quasi-Judicial Plan Amendment and exception has been approved by the Approving Authority.

[View Zoning Code Online](#)

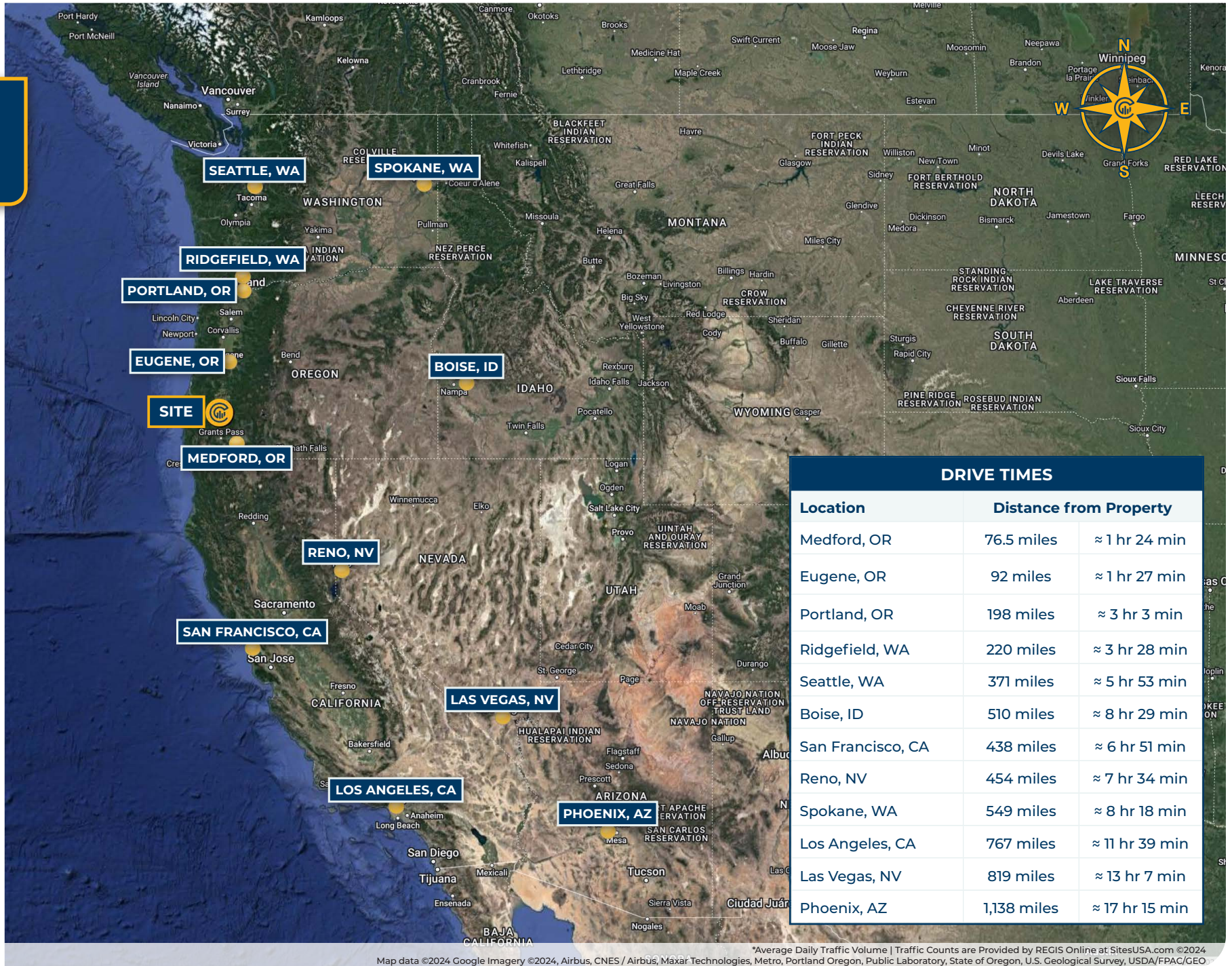


LOCAL AERIAL MAP





LOCAL AERIAL MAP



DRIVE TIMES		
Location	Distance from Property	
Medford, OR	76.5 miles	≈ 1 hr 24 min
Eugene, OR	92 miles	≈ 1 hr 27 min
Portland, OR	198 miles	≈ 3 hr 3 min
Ridgefield, WA	220 miles	≈ 3 hr 28 min
Seattle, WA	371 miles	≈ 5 hr 53 min
Boise, ID	510 miles	≈ 8 hr 29 min
San Francisco, CA	438 miles	≈ 6 hr 51 min
Reno, NV	454 miles	≈ 7 hr 34 min
Spokane, WA	549 miles	≈ 8 hr 18 min
Los Angeles, CA	767 miles	≈ 11 hr 39 min
Las Vegas, NV	819 miles	≈ 13 hr 7 min
Phoenix, AZ	1,138 miles	≈ 17 hr 15 min

Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO *Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

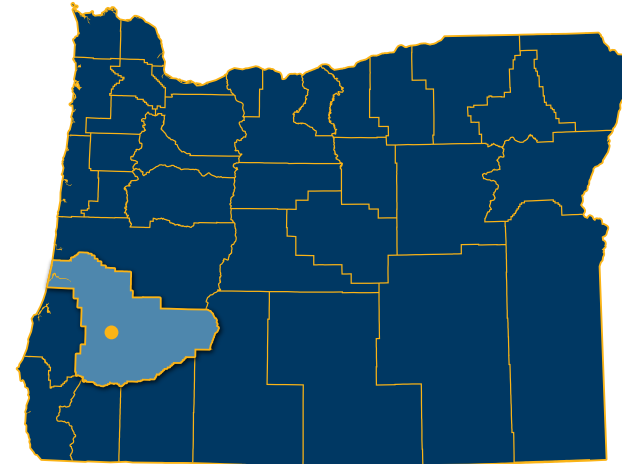
INDUSTRIAL ANALYTICS: DOUGLAS COUNTY



INDUSTRIAL ANALYTICS

4.26M
SF

TOTAL INVENTORY



2%

VACANCY

As of Q2 2024, the Douglas County industrial market has a vacancy rate of 2%. This has remained constant as new construction in the region has been sparse and total inventory is limited. We expect vacancy rates to remain around 2% because as new construction enters the market it is likely to be quickly absorbed.

4,000
SF

NET ABSORPTION

Net Absorption in Douglas County's industrial market is currently positive at 4,000 SF. This follows two quarters of negative net absorption. Because deal volume is less frequent in this market, a small number of deals likely dictates Douglas County's net absorption rather than the large number of transactions expected in a primary market.

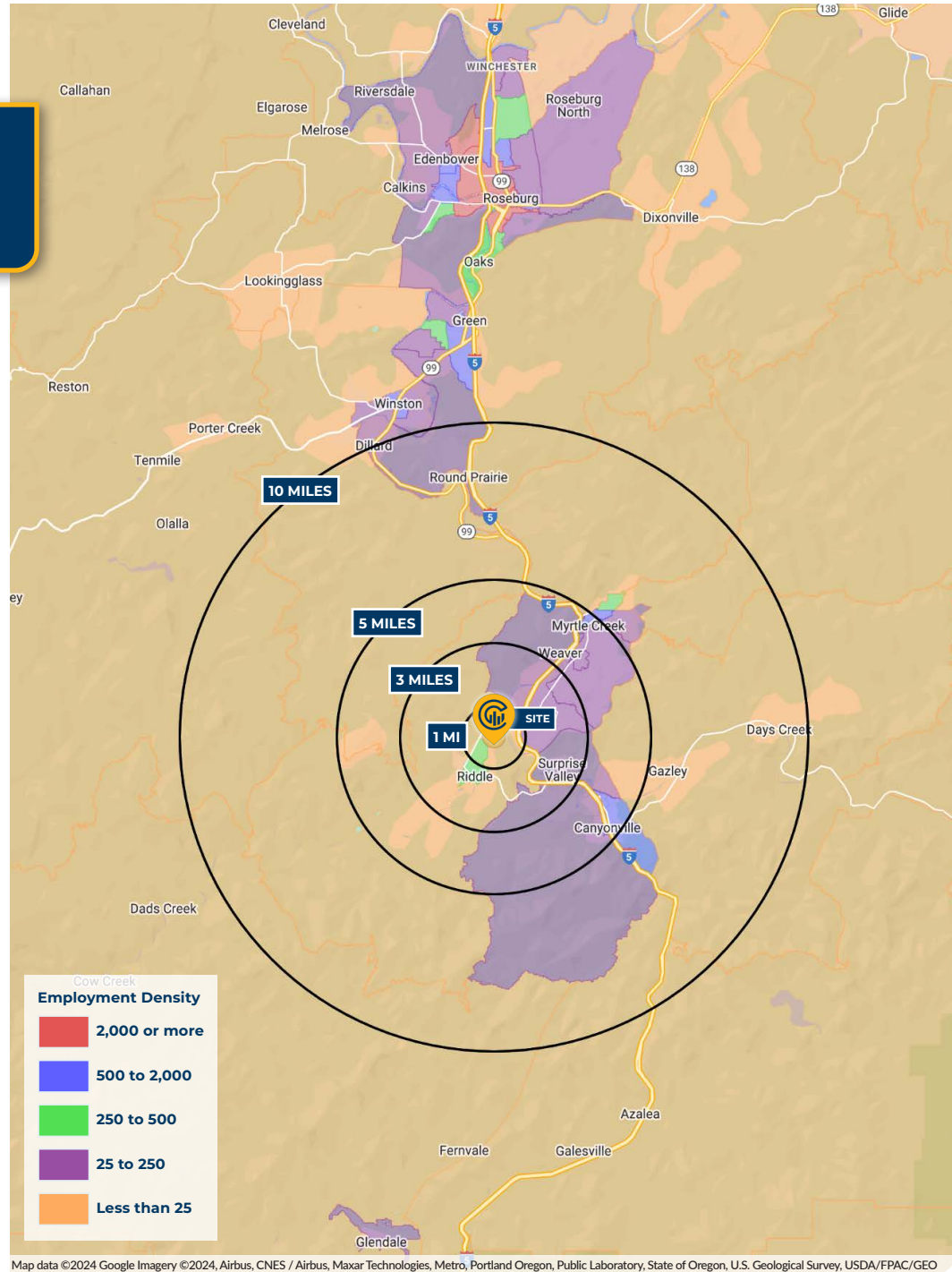
0 SF

UNDER CONSTRUCTION

There is currently no industrial construction occurring in Douglas County. The county rarely experiences new construction and new space is often quickly leased. We expect that, due to a lack of competition and low vacancy market-wide, spec buildings will transact quickly.



LABOR STATISTICS

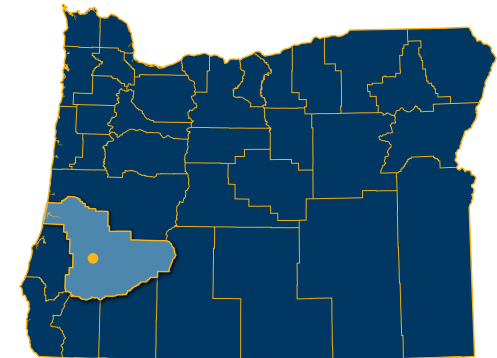


LABOR STATISTICS

AREA LABOR STATISTICS (2024)

Labor Force	1 Mile		5 Mile		10 Mile	
Est. Population	219		9,291		15,503	
Labor Population Age 16+	180		7,712		12,883	
Labor Force Total Males	91	50.6%	3,916	50.8%	6,534	50.7%
Labor Force Total Females	89	49.4%	3,796	49.2%	6,349	49.3%
Unemployment Rate	12	6.5%	487	6.3%	736	5.7%

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1



REGIONAL LABOR STATISTICS (2024)

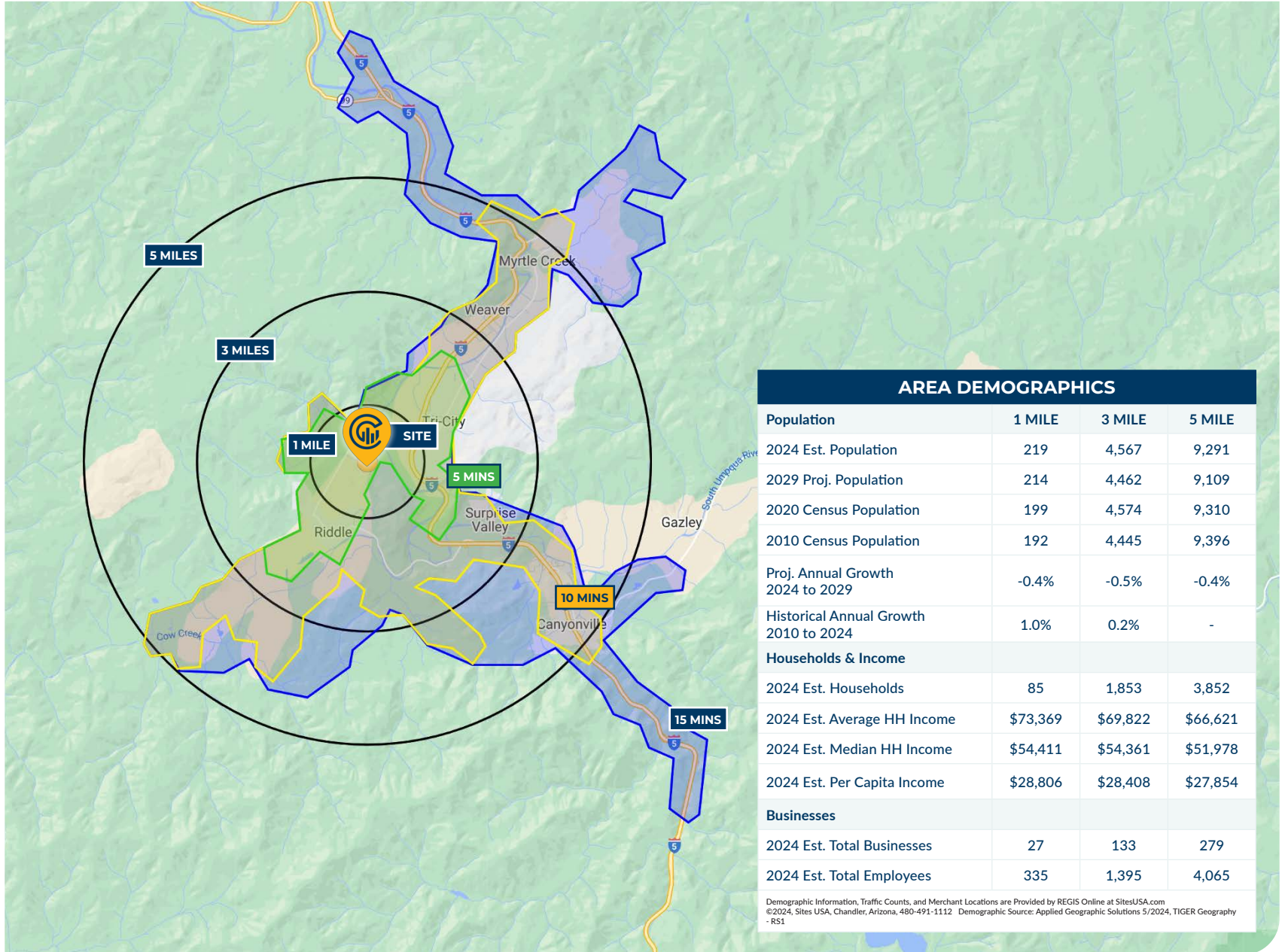
Labor Force	Riddle, OR		Roseburg, OR		Douglas County	
Est. Population	1,185		23,672		112,758	
Labor Population Age 16+	966		19,612		93,897	
Labor Force Total Males	501	51.9%	9,905	50.5%	46,947	50.0%
Labor Force Total Females	465	48.1%	9,707	49.5%	46,950	50.0%
Unemployment Rate	64	6.6%	553	2.8%	2,848	3.0%

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

PROPERTY DRIVE-TIME & DEMOGRAPHICS



DRIVE TIMES & DEMOGRAPHICS



OREGON INITIAL AGENCY DISCLOSURE PAMPHLET



OREGON REAL ESTATE DISCLOSURE

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An “agency” relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the “agent”) agrees to act on behalf of a buyer or a seller (the “client”) in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

- **Seller’s Agent** – Represents the seller only.
- **Buyer’s Agent** – Represents the buyer only.
- **Disclosed Limited Agent** – Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of “Confidential Information”

Generally, licensees must maintain confidential information about their clients.

“Confidential information” is information communicated to a real estate licensee or the licensee’s agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. “Confidential information” does not mean information that:

1. The buyer instructs the licensee or the licensee’s agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee’s agent to disclose about the seller to the buyer; and
2. The licensee or the licensee’s agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller’s Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties’ agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller’s agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;

2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller’s interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent’s expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller’s agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller’s agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent’s expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller’s past conformance with law.

Duties and Responsibilities of a Buyer’s Agent

An agent, other than the seller’s agent, may agree to act as the buyer’s agent only. The buyer’s agent is not representing the seller, even if the buyer’s agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller’s agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties’ agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer’s agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer’s interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent’s expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a

buyer’s agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer’s agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent’s expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller’s past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written “Disclosed Limited Agency Agreement” signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller’s agent;
2. To the buyer, the duties listed above for a buyer’s agent; and
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent’s expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party’s interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller’s Agent, Buyer’s Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee’s knowledge and consent, and an agent cannot make you a client without your knowledge and consent.

RIDDLE INDUSTRIAL LAND

1182 PRUNER RD,
RIDDLE, OR 97469

CELEBRATING
20
YEARS
OF CAPACITY

REPRESENTED BY

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