

**For Release [8 a.m. PST]
Nov. 28, 2011]**

Developer Lands Anchor Tenant for Historic Union Building

The law office of Haskell, Davies & Dunn inks a deal to relocate its office to 2,500 square feet in the western end of the city's historic landmark.

HOOD RIVER, Ore. — Nov. 28, 2011 — For 50 years the Union Building on Industrial Avenue served as a cold fruit storage and rail shipment facility for Hood River's orchardists, where fruit was packed, sorted, stored and then shipped across the globe. Much of the three-block long, three-story tall brick and concrete building laid dormant after it was decommissioned for nearly another half a century until it was purchased by Pasquale Barone in 1996.

Barone, developer of the Willow Ponds community and the Hood River Hotel, will shepherd most of the building's next historic renaissance, with plans for retail, commercial and residential space. Haskell Davies Dunn recently signed a deal to relocate its office to the western end of the Union Street Building, making it an anchor tenant for the 65,000-square-foot building.

"I am thrilled that Haskell Davies Dunn will be an integral part of this building moving forward," Barone says. "The building is ripe with history, and I am eager to place tenants with thriving businesses who can help us preserve and treasure the past while they look to secure their futures and the ongoing livelihood of Hood River enterprise.

"Already, people are looking at the Union Building differently because of their office."

Barone is now fielding queries from other prospective tenants as he continues the \$6 million renovation project, which involves converting the fruit storage facility into office and residential space in the heart of the city. Barone has removed more than 5 miles of ammonia pipes that cooled the building, spent countless hours removing the four-inch cork panel insulation that covered every wall and disassembled miles of rolling conveyors that used to move the fruit bins around the building.

A notable feature of this building is that it generated all of its own electricity, and compressed large volumes of ammonia to cool the entire space. The system was powered by a 12-inch water pipe that brought water into a Pelton Wheel, which is a small turbine. This in turn generated electricity and turned a large flywheel. Barone says he hopes this mechanical room can be restored and be made available to the public in some fashion.

Project completion is slated for early Spring. Barone will begin marketing the loft spaces in 2012, with the intention to pre-sell a couple of units before construction begins.

Says Johnson Dunn, an attorney with the firm: "This is a perfect fit for Haskell Davies Dunn. Being deeply rooted in the communities of the Columbia Gorge, we are proud that our new office will embody both our region's rich history and its exciting future."

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