Volume 2:
Phase 1 and Phase 2 Site Results

REGIONAL INDUSTRIAL SITE READINESS PROJECT

AUGUST 2012

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Port of Portland — Portland Business Alliance

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Clackamas County
City of Gresham
City of Hillsboro
City of Portland
City of Sherwood
City of Wilsonville
Howard S. Wright
National Electrical Contractors Association – Oregon-Columbia Chapter
Oregon State Building & Construction Trades Council
Portland General Electric
Plumbing & Mechanical Contractors Association
Sheet Metal & Air Conditioning Contractors National Association
Three Oaks Development Company
Westside Economic Alliance

The Project is being funded in part through funds provided by the State of Oregon, acting by and through the Business Oregon (an Oregon state agency).

The site information contained in this report is based on publicly available data sources and is not intended to replace independent due diligence for transaction purposes. Prospective purchasers, tenants, and others shall perform and rely solely upon, their own independent due diligence with respect to the Property.

Volume 2 is one of four documents for the Regional Industrial Site Readiness Project. This volume presents the site specific details and results of the Project. Volume 1 is the complete Project analysis and findings. Volume 3 includes all technical appendices. The Project Executive Summary is the fourth document and is included in this Volume for the convenience of the reader.

VOLUME 2: PHASE 1 AND PHASE 2 SITE RESULTS

PROJECT EXECUTIVE SUMMARY

SECTION 1: PHASE 1 INVENTORY

Regional Map

Tiering Criteria

Site Matrix

Quadrant Maps

SECTION 2: PHASE 1 SITE RESULTS

Tier 1 Regional Map

How to Read Tier 1 and 2 Site Sheets

Tier 1 Site Sheets

Tier 2 Regional Map

Tier 2 Site Sheets

Tier 3 Regional Map

Tier 3 Site Matrix

SECTION 3: PHASE 2 SITE DETAILS

Phase 2 Location Map

How to read Phase 2 site sheets

Phase 2 Site Results

INTRODUCTION TO VOLUME 2

This volume of the Regional Industrial Site Readiness Project contains the detailed information on the sites analyzed during the Project. Phase 1 of the Project, completed in October of 2011, identified 56 industrial sites with 25 net developable acres and larger located in the Urban Growth Boundary or Urban Reserves. The inventory of 56 sites was divided into three tiers, depending on their readiness for development. Phase 2 of the Project, completed in July of 2012, analyzed in more detail 12 of the Tier 2 and 3 sites.

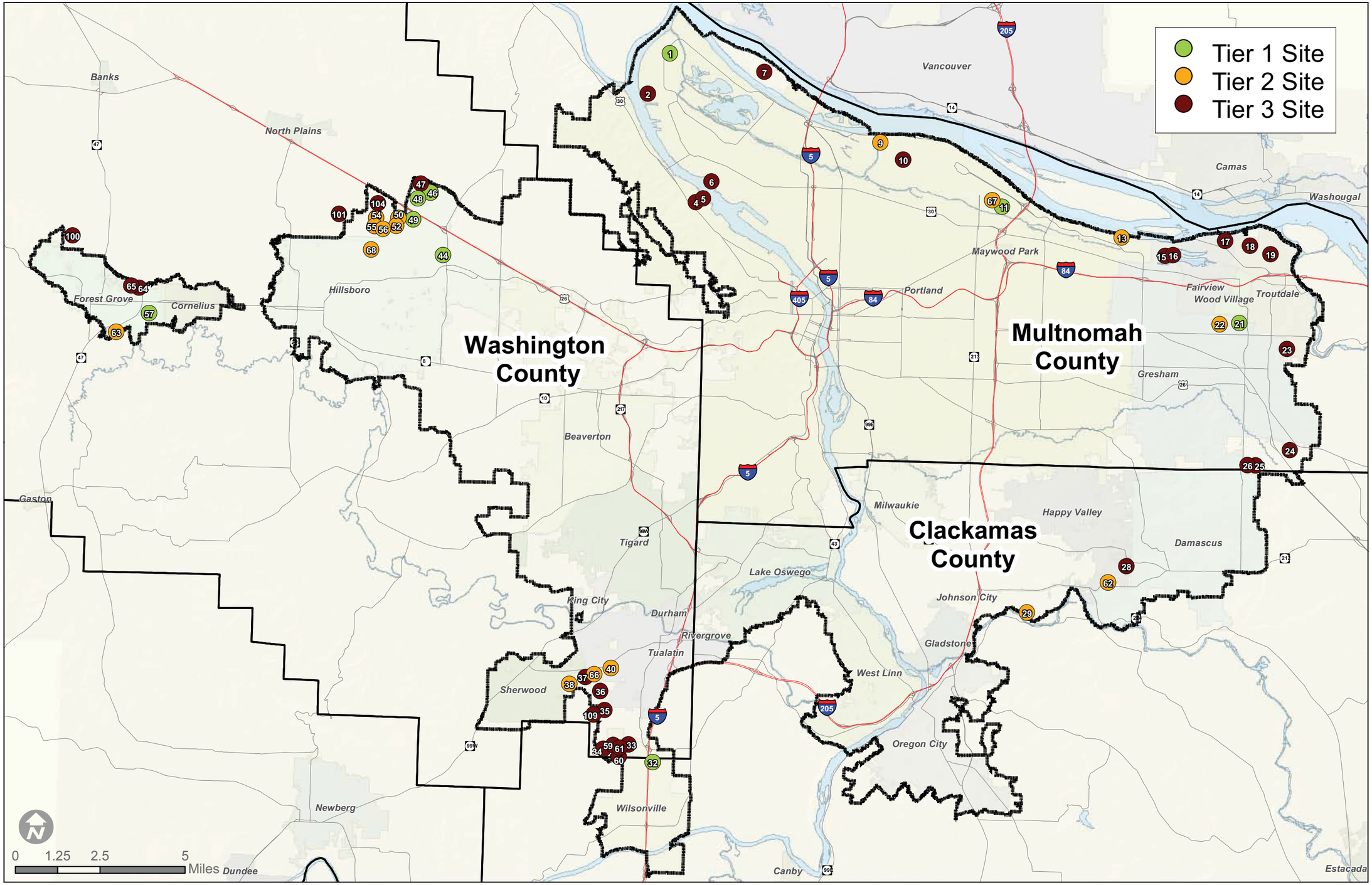
Sections 1 and 2 in this volume present the Phase 1 inventory findings. Section 1 presents the criteria used to define Tier 1, 2, and 3; the complete Phase 1 inventory matrix; and maps showing the location of the Phase 1 sites.

Section 2 presents more detailed information on each Phase 1 site. This section includes individual site sheets and location maps for Tier 1 and 2 sites; and a map and overview information for Tier 3 sites.

Section 3 presents the detailed site analysis for each of the 12 Phase 2 sites. This section identifies the location of the Phase 2 sites and then, for each site, 4 pages of detailed information included a summary page, a concept site plan and costs page, a development issues page, and an economics page detailing the financial gap as well as economic and fiscal benefits of the use identified in the concept plan.

SECTION 1:
Phase 1 Inventory

PHASE 1: SITE REGIONAL MAP



PHASE 1: TIERING CRITERIA

Score	System Mobility Scoring Criteria
A	Local Access and Transportation System Mobility are Good
B	Local Access is Good and Transportation System Mobility is Poor
-OR-	
C	Local Access is Poor and Transportation System Mobility is Good
C	Local Access and Transportation System Mobility are Poor

Local Access

Good: *Property has direct connection and no off-site improvements are necessary.*

Poor: *Property does not have a direct connection and/or significant improvements are necessary to gain local access.*

Transportation System Mobility

Good: *Mobility of adjacent system has a PM peak hour volume-to-capacity ratio (v/c) < 0.99 (an approximate Level of Service (LOS) F or better).*

Poor: *Mobility of adjacent system has a PM peak hour v/c ratio > 0.99 (an approximate LOS F or worse).*

Utility System	Score	Utility Evaluation Scoring Criteria
Sewer	A	≥ 8" main located adjacent to or stubbed to site or within ~200 ft of site. No downstream pipe/treatment capacity issues.
	B	≥ 6-8" main located within ~ 1000 ft, with no downstream deficiencies. Possible pump station needed.
	C	No nearby pipe and/or significant lift station and force main needed. Downstream deficiencies may be present.
Water	A	≥ 12" main adjacent or within ~200 ft, preferred loop system existing. No low-pressure issues.
	B	≥ 8" adjacent, or ≥ 12" main within ~ 1000 ft. No pump station or pressure/treatment deficiencies.
	C	No nearby pipe and/or system deficiencies present.
Storm	A	≥ 12" public main adjacent or within ~200 ft, or ability to discharge to managed surface waters. No capacity issues.
	B	≥ 12" main within ~ 500 ft; possible outfall to nearby regulated surface channel or wetland.
	C	No adjacent public storm or no available discharge point to surface water.

	25 net developable acres	Use Restriction	Brownfield Remediation	Annexation Required	Sewer, Water, & Storm	System Mobility	Currently for Sale or Lease		Willingness to Transact
Tier 1	Within 6 months	No	No or Within 6 months (Score of A)	No	A or B	A or B	Yes	***OR***	Yes
Tier 2	Within 7-30 months	Yes or No	Within 7-30 Months (Score of B)	Yes	A, B, or C	A, B, or C	Yes	***OR***	Yes or Unknown
Tier 3	>30 months	Yes or No	>30 months (Score of C)	Yes	A, B, or C	A, B, or C	Yes or No	***OR***	Yes or No or Unknown

PHASE 1: SITE MATRIX

SITE CHARACTERISTICS																												INFRASTRUCTURE			TRANSPORTATION				AVAILABILITY/OWNERSHIP							
Site ID	Preliminary Tier	State Certified	Traded-Sector Industry	Owner/Site	Location	County	Gross Acres	Wetlands (RLIS)	*Wetland Acreage (Jurisdictions)**	Flood 96 Acres (RLIS)	FEMA Flood AC (RLIS)	*Floodplain AC (Jurisdictions)**	Streams AC (RLIS)	*Stream AC (Jurisdictions)**	7-25% Slope Acres (RLIS)	*10-25% Slope Acres (Jurisdiction/RLIS)**	All Constraints (RLIS)	*Alll Constraints (Jurisdictions)**	% Constraints (RLIS)	*% Constraints (Jurisdictions)**	Net Developable Acresage (RLIS)	*Net Developable Acreage (Market Knowledge)**	Use Restriction	Brownfield	Annexation Required	Number of Taxlots	Number of Owners	Sewer Score	Water Score	Storm Score	Surrounding System Quality	Access to Interstate Highway	Access to Freight Route (Roadway)	Access to Freight System (All Modes)	Currently for Sale/Lease	Willing to Transact	Private Ownership	Investor	Public	User	Site I D	Notes
1	1	YES	C, D, H	RIVERGATE (PORT)	PORTLAND	Multnomah	51.25	0.00		0.21	43.20	0	0.00		0.02	0	43.24	0	84.36%	0.00%	8.02	43.15				5		A	B	A	A	B	A	A	L				YES		1	Lease only
11	1		D, H	PORTLAND INTERNATIONAL CENTER - EAST (PORT)	PORTLAND	Multnomah	43.50	0.34		0.00	0.00		0.79		1.19		2.32		5.33%		41.18					2		A	A	A	A	C	A	B	L				YES		11	Lease only
21	1		A, B, D, F, H, I	LSI EAST (PORT)	GRESHAM	Multnomah	115.98	0.00		0.00	0.00		0.00		0.96		0.96		0.83%		115.01					6		A	A	A	A	B	A	B		YES			YES		21	Delineation # 11-0203; no jurisdictional wetlands on site
32	1		F	ELLIGSEN RALPH H & SHIRLEY L	WILSONVILLE	Clackamas	32.34	0.00		0.00	0.00		0.00		0.00		0.00		0.00%		32.34					1		A	A	A	A	C	B	B	S		YES				32	Price constrained: currently not at industrial price; No further wetland investigation warranted - per DSL
44	1		D, F	INTEL CORPORATION	HILLSBORO	Washington	31.39	0.00	0.00	0.00	0.00	0	0.00		1.28	0	1.28	0	4.08%	0.00%	30.11	31.39				3		B	B	A	A	A	A	B	S					YES	44	Irregular site shape; can not get square/rectangle net developable 25 acres; No further wetland investigation warranted - per DSL
46	1	YES	D, F	DEV. SERVICES OF AMERICA (WESTMARK SITE)	HILLSBORO	Washington	30.02	0.00	0.00	0.00	0.00	0	0.00		1.02	0	1.02	0	3.40%	0.00%	29.00	30.02				1		A	B	A	A	A	A	B	S		YES				46	Delineation # 07-0165: valid for 5 years. New delineation required in March 2012; No further investigation warranted - per DSL
48	1	YES	A, F	WAFFORD DEWAYNE (BAKER/BINDEWALD SITE)	HILLSBORO	Washington	50.78	0.00	1.48	0.00	0.54	0.05	0.78		8.86	0.47	9.40	3.84	18.51%	7.56%	41.38	46.94				1		A	B	A	A	A	A	A	S		YES				48	Delineation # 08-0396; Wetland acreage provided by DSL; No further wetland investigation warranted - per DSL
49	1	YES	A, F	NIKE FOUNDATION	HILLSBORO	Washington	73.88	0.98	0.98	0.00	6.84	13.75	1.13		0.35	0.04	7.16	14.02	9.69%	18.98%	66.72	59.86				1		A	B	A	A	A	A	A	S			YES			49	Wetland acreage provided by City of Hillsboro; Wetland delineation expires April 2012; No further wetland investigation warranted - per DSL
57	1	YES	D, F	MERIX CORPORATION	FOREST GROVE	Washington	34.25	0.66		0.00	0.00		0.00		0.30		0.83		2.42%		33.42					1		A	A	A	A	A	B	C	S					YES	57	Delineation # 06-0248; no further site investigation warrented - per DSL
9	2		D, H,	NE MARINE DR & 33rd AVE (PORT)	PORTLAND	Multnomah	66.74	4.61	0.60	1.86	16.48	18	1.56		11.25	0	26.84	4.04	40.22%	6.05%	39.89	62.70				1		A	A	A	C	C	A	B	L				YES		9	Lease only; requires transportation improvements; Located in managed floodplain; Net developable assumes wetland mitigation
13	2		D, H	ICDC LLC	PORTLAND	Multnomah	28.11	0.00		0.00	0.00		0.00		5.24	1.59	5.24	1.59	18.63%	5.66%	22.87	26.52				3		C	A	A	A	C	B	B	L			YES		NO	13	Local Wetland Inventory does not exist; Site lacks wetland delineation; 100% hydric soils on site and on site wetlands are expected by DSL; Based on wetland findings site may fall below 25 net developable acres
22	2		A, B, D, F, H	LSI WEST (PORT)	GRESHAM	Multnomah	87.69	0.00	3.70	0.00	0.00		0.67	0.67	23.77	15.45	24.40	19.85	27.82%	22.64%	63.29	67.84				3		A	A	A	A	B	A	B		YES **			YES		22	Multi year farming leases on propety require buy out resulting in Tier 2; No longer a brownfield; Net developable acres is only south of sloped hill; Delineation # 11-0203; Wetland acreage provided by DSL; Per DSL, approximately 1 acre of wetland exists in net developable area on south portion of the site; No further site investigation warranted - per DSL
29	2		C, D, H	CLACKAMAS COUNTY DEVELOPMENT	CLACKAMAS	Clackamas	61.93	0.00		1.85	6.71		3.82		26.47		32.32	21.93	52.20%	35.41%	29.60	40.00		A		11		B	B	B	B	B	B	C	S/L				YES		29	Can mitigate brownfield within 6 months (completed phase 2 assessment); Development Agency estimates net developable 40 acres; Tier 2 because wetlands analysis and mitigation plan requires more than 180 days and not shovel ready within 180; No further wetland investigation warranted - per DSL
38	2		D	BILES FAMILY LLC	SHERWOOD	Washington	39.60	0.00		0.00	0.00		0.00		8.72		8.72		22.01%		30.89				YES	1		C	A	B	B	B	B	B	S		YES				38	No further wetland investigation warranted - per DSL
40	2		D	PACIFIC REALTY ASSOCIATES LP	TUALATIN	Washington	26.80	0.00		0.00	0.00		0.00		2.95	0	3.04	0	11.34%	0.00%	23.76	26.80				1		A	A	A	B	B	A	A	S/L			YES			40	Needs intersection improvements. Permit timing > 6 months; No further wetland investigation warranted - per DSL
50	2	YES	A, F	KEITH BERGER / HERBERT MOORE / BOYLES TRUST	HILLSBORO	Washington	72.40	0.00	0.07	0.00	7.16	5.78	0.00	1.88	0.86	0	8.02	6.26	11.08%	8.65%	64.38	66.14				5	3	B	B	A	B	B	B	B	S		YES				50	Known SNRO on site; Required extension of Huffman Rd for site access is greater than 6 month timeline; Wetland delineation reconcurred 11/09; Wetland acreage provided by DSL; No further wetland investigation warrented - per DSL; North portion of Moore parcel is included as part of this site; 2 property owners
52	2	YES	A, F	BERGER PROPERTIES / HERBERT MOORE	HILLSBORO	Washington	52.00	0.00	0.00	0.00	0.00	0	0.00		0.00	0	0.00	0	0.00%	0.00%	52.00	48.10				2	2	A	A	A	B	C	B	B	S		YES				52	Gross acreage includes area designated for Huffman Rd extension and net developable acresage does not; Required extension of Huffman Rd for site access is greater than 6 month timeline; Southern portion of Moore parcel is included as part of this site; 3 property owners
54	2		D, F	5305 NW 253RD AVENUE LLC	HILLSBORO	Washington	38.49	0.75	1.01	0.00	8.34	7.25	0.00		2.47	0	9.08	9.9	23.59%	25.72%	29.41	28.59			YES	1		C	B	B	C	C	B	B		N/A	YES				54	Willingness to transact is unknown
55	2		B, D, F	SPOKANE HUMANE SOCIETY	HILLSBORO	Washington	45.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0	0.00%	0.00%	45.49	45.49			YES	1		C	A	C	C	C	B	B		YES	YES				55	Known SNRO on site; Multiple owners own this parcel but listed as 1 LLC; could be aggregated with site 56 for a 116 acre site
56	2		A, F	EAST EVERGREEN SITE	HILLSBORO	Washington	71.11	0.00	5.16	0.88	0.00	0.00	0.00		0.44	0	1.32	7.26	1.86%	10.21%	69.79	71.11			YES	9	7	C	A	B	A	C	B	C	S	YES	YES				56	Floodplain and SNRO on site; Net developable acres assumes mitigated floodplain and SNRO; 9 parcels/7 property owners; 6 parcels/4 owners currently for sale; Remaining owners have in past expressed willingness to transact; could be aggregate with site 55 for a 116 acre site
62	2		D, F	ROCK CREEK SITE	HAPPY VALLEY	Clackamas	40.83	0.00		0.00	0.00		0.00		6.65		6.65		16.29%		34.18					5	2	C	B	B	B	C	B	C	S	YES	YES				62	2 property owners and 5 parcels; 2 parcels currently for sale; according to broker contact, adjacent parcel owners are willing to transact to aggregate a larger site
63	2		D	WOODBURN INDUSTRIAL CAPITAL	FOREST GROVE	Washington	25.10	0.30		0.10	0.75		0.00		0.00		0.98		3.90%		24.12	25.10				1		A	A	A	A	C	A	A	S/L		YES				63	Net developable acres assumes floodplain and wetland mitigation
66	2		D, F, H	ITEL, KENNETH	TUALATIN	Washington	46.25	0.00	0.00	0.00	0.00	0.00%	0.00			1.58	1.58		3.42%		44.67				YES	2		A	A	B	C	B	B	C		YES	YES				66	Desginated as Manufacturing Business Park; falls under commercial services overlay in SW Concept plan
67	2		Aviation	PORTLAND INTERNATIONAL CENTER - WEST (PORT)	PORTLAND	Multnomah	69.45	6.22	3.80	0.00	0.00	5.95	2.74	0.00	18.16	0.74	21.16	10.49	30.47%	15.10%	48.29	58.96	YES			5		A	A	A	A	C	B	B	L	YES			YES		67	Lease only; Aviation use only
68	2		Aviation	HILLSBORO AIRPORT (PORT)	HILLSBORO	Washington	39.22	0.00	5.07	0.00	0.00		0.00		0.00		0.00	5.07	0.00%	12.93%	39.22	34.15	YES			1		A	A	C	A	A	A	A	L	YES			YES		68	Lease only; Aviation use only
2	3		C, D, H, stc. marine	TIME OIL CO	PORTLAND	Multnomah	43.50	0.00		35.32	2.21		0.24		4.47		37.62		86.48%		5.88	25.00		C		2		A	A	B	B	A	A	A	S					YES	2	Net developable is less than 25AC but assumes cut/fill balance can be achieved
4	3		C, D, H	ESCO CORP	PORTLAND	Multnomah	37.62	0.00		0.00	0.00		0.00		13.78	4.29	5.10	4.29	13.57%	11.40%	23.13	33.33		C		6	3	A	A	A	A	A	A	A		NO				YES	4	3 property owners; 6 parcels
5	3		C, D, H	ATOFINA CHEMICALS INC	PORTLAND	Multnomah	59.76	0.00		5.49	8.87	13	0.49		13.78		11.05	13	18.49%	21.76%	48.71	46.76		C		6		A	A	A	A	A	B	B		NO	YES				5	
6	3		D	MC CORMICK & BAXTER CREOSOTING	PORTLAND	Multnomah	42.39	0.00		4.57	2.24	8	1.10		6.97		8.27	9	19.50%	21.23%	34.12	33.39		C		1		C	C	B	B	A	A	C		NO	YES				6	Poor truck access because of severe slope
7	3		C, Marine	WEST HAYDEN ISLAND (PORT)	PORTLAND	Multnomah	472.00															404.00	YES		YES	2		B	B	B	C	C	A	B		YES			YES		7	Marine use only; Gross and net development acres are taken from Metro's Large Lot Inventory. Data is not available to explain the net development acreage from this source. This site is entirely constrained by floodplain.
10	3		Aviation	SW QUAD (PORT)	PORTLAND	Multnomah	212.56	0.50	0.00	0.07	106.63	53	0.99		28.35	5.11	118.82	59.10	55.90%	27.80%	93.74	206.47	YES			5		B	A	A	B	C	A	B		YES			YES		10	Lease only; Aviation use only; Net developable acres assumes floodplain mitigation. 10% slope and streams acreage is subtracted from net dev acreage; Located in managed floodplain
15	3		D, H	BT PROPERTY LLC (UPS)	GRESHAM	Multnomah	51.45	0.00	0.00	0.00	5.14	9.77	0.00		5.36	0	9.10	9.77	17.69%	18.99%	42.35	49.45				4		A	A	A	A	B	A	A		NO				YES	15	In managed floodplain; net developable acres assumes complete mitigation strategy (> 6 month timeline); drainage ditches (2 acres) to remain; On site investigation warranted by DSL; No delineation on site and 100% hydric soil
16	3		D, F, H	CEREGHINO MICHAEL	GRESHAM	Multnomah	41.63	1.28	0.00	26.37	36.80	0	0.92		3.49	0	41.05	0	98.60%	0.00%	0.58	25.00				5		A	A	A	B	A	A	A		NO	YES				16	In managed floodplain; net developable AC assumes complete mitigation strategy; On site wetland investigation is warranted - per DSL
17	3		D, H	TRIP - PHASE 3 (PORT)	FAIRVIEW	Multnomah	34.14	0.13	4.14	0.00	0.00		0.00		4.47	0	4.60	4.14	13.47%	12.13%	29.55	30.00				1		C	B	A	B	A	B	B	S				YES		17	
18	3		A, D, H	TRIP - PHASE 2 (PORT)	TROUTDALE	Multnomah	42.25	14.94	12.07	0.00	0.00		0.00		4.38	0	19.02	12.07	45.00%	28.57%	23.24	30.18				2		A	A	A	A	B	B	C	S				YES		18	
19	3		A, D, H, I	TRIP - PHASE 2 (PORT)	TROUTDALE	Multnomah	81.10	26.34	19.64	0.00	0.00		0.00		20.46	0	39.92	19.64	49.22%	24.22%	41.18	80.34				1		A	B	A	A	B	B	C	S				YES		19	Net developable acres assumes complete mitigation strategy
23	3		F	MT HOOD COMMUNITY COLLEGE	TROUTDALE	Multnomah	38.40	0.00		0.00	0.00		0.00		12.72	1	12.72	1	33.13%	2.60%	25.68	37.40		X		3		A	A	B	A	C	B	B		NO			YES		23	Mt Hood Community College will retain ownership; Future use is undetermined - Per conversation with VP of Administration; Potentially an environmental cleanup site (per Metro database) and level of clean up unknown
24	3		D, F	JOHNSON E JEAN	GRESHAM	Multnomah	37.17	0.00		0.00	0.00		0.00		3.34		3.34		9.00%		33.82				YES	1		B	C	B	A	C	B	B		YES	YES				24	No interchange near site
25	3		D	JONAK LESTER JR	GRESHAM	Multnomah	34.22	0.00		0.00	0.00		0.00		12.70	7.15	12.70	7.15	37.12%	20.89%	21.52	27.07			YES	1		C	C	B	B	C	B	B		N/A	YES				25	No interchange near site
26	3		D	DANNAR CHARLES	GRESHAM	Multnomah	27.93	0.80	0.00	0.00	0.00		0.00		5.90	0	6.26	0.00	22.43%	0.00%	21.66	27.93			YES	1		C	C	B	A	C	B	C		N/A	YES				26	No interchange near site
28	3		D	SIRI JAMES F & MOLLIE	HAPPY VALLEY	Clackamas	26.40	0.00		0.00	0.00		0.00		1.13		1.13		4.29%		25.26					2		A	A	A	B	C	A	A		NO	YES				28	Owner is not willing to transact
33	3		C, D, F, H, I	COFFEE CREEK INDUSTRIAL AREA - site 1	WILSONVILLE	Washington	85.23	0.30	1.00	0.00	0.00		0.00		1.64		1.94	4.89	2.28%	5.74%	83.29	80.34			YES	21	17	A	A	A	B	A	A	A		NO	YES				33	17 property owners; ability to aggregate has not been discussed; anchor site for Coffee Creek industrial development - per City of Wilsonville
34	3		C, D, H	VAN'S INVESTMENT LTD	WILSONVILLE	Washington	52.79	4.50	N/A	16.48	16.48		0.00		16.17	6.05	29.35	24.85	55.59%	47.07%	18.56	25.50				1		C	C	B	C	B	A	A		N/A	YES				34	Area does not have slope and wetlands data available from City of Wilsonville; Net developable acreage is challenged because of slope.

Site ID	Preliminary Tier	State Certified	Traded-Sector Industry	Owner/Site	Location	County	Gross Acres	Wetlands (RLIS)	*Wetland Acreage (Jurisdictions)**	Flood 96 Acres (RLIS)	FEMA Flood AC (RLIS)	*Flodplain AC (Jurisdictions)**	Streams AC (RLIS)	*Stream AC (Jurisdictions)**	7-25% Slope Acres (RLIS)	*10-25% Slope Acres (Jurisdiction/RLIS)**	All Constraints (RLIS)	*All Constraints (Jurisdictions)**	% Constraints (RLIS)	*% Constraints (Jurisdictions)**	Net Developable Acreage (RLIS)	*Net Developable Acreage (Market Knowledge)**	Use Restriction	Brownfield	Annexation Required	Number of Taxlots	Number of Owners	Sewer Score	Water Score	Storm Score	Surrounding System Quality	Access to Interstate Highway	Access to Freight Route (Roadway)	Access to Freight System (All Modes)	Currently for Sale/Lease	Willing to Transact	Private Ownership	Investor	Public	User	Site I D	Notes
35	3		C, D	TONQUIN INDUSTRIAL AREA	TUALATIN	Washington	49.70	0.83	0.50	0.00	0.00		0.15		9.18		9.73	9.40	19.58%	18.91%	39.97	40.30			YES	8	7	B	C	B	B	B	A	A		YES				YES	35	Property owners have expressed willingness to aggregate - per City of Tualatin
36	3		B, C, D	TIGARD SAND & GRAVEL SITE	TUALATIN	Washington	296.88	9.33		0.00	0.00		1.02		163.71		168.78		56.85%		128.10				YES	15	3	C	C	B	C	B	A	A		NO				YES	36	Tigard Sand & Gravel ownes 12 parcels; active gravel operation
37	3		D	ORR FAMILY FARM LLC	SHERWOOD	Washington	96.26	4.20		0.00	0.00		0.00		49.60		53.42		55.50%		42.84				YES	1		C	A	B	C	B	B	A		NO	YES				37	Annexation required; Owner not willing to transact
47	3		D, F	CRANFORD JULIAN F & SHARON D	HILLSBORO	Washington	28.51	0.44	0.44	0.55	2.32	0.52	0.00	0.50	5.63	0.47	7.93	1.22	27.82%	4.28%	20.57	27.29				1		C	B	B	A	A	A	A		NO	YES				47	Combination of hydric and partially hydric soils present; On site wetland investigation warranted - per DSL
59	3		C, D, H	COFFEE CREEK INDUSTRIAL AREA - site 2	WILSONVILLE	Washington	46.37	0.00	0.00	0.00	0.00	0.00	0.00		0.10		0.10	0	0.22%		46.27				YES	12	8	B	B	A	B	B	C	B		NO	YES				59	8 property owners; ability to aggregate has not been discussed
60	3		C, D, H	COFFEE CREEK INDUSTRIAL AREA - site 3	WILSONVILLE	Washington	29.65	0.00	0.00	0.00	0.00	0.00	0.00		2.60		2.60	0	8.77%		27.05			X	YES	10	7	B	A	A	B	B	C	C		NO	YES				60	7 property owners; No expressed willingness to aggregate; Site includes parcels that are split by County lines; Potential underground storage tank on site but exact location is unclear (Metro database); UST could be also located in parcel 61 to the north
61	3		C, D, H	COFFEE CREEK INDUSTRIAL AREA - site 4	WILSONVILLE	Washington	48.56	0.00	0.00	0.00	0.00	0.00	0.00				0.00	0	0.00%		48.56				YES	12	8	B	A	A	B	B	B	C		NO	YES				61	8 property owners; No expressed willingness to aggregate
64	3		D	WOODFOLD-MARCO MFG INC (East Oak St)	FOREST GROVE	Washington	25.46	0.00		0.00	0.00		0.00		0.00		0.00		0.00%		25.46					2	2	B	B	B	A	C	A	C		NO	YES				64	2 parcels; 2 property owners
65	3		D	WOODFOLD-MARCO MFG INC (West Oak St)	FOREST GROVE	Washington	53.93	0.02		0.00	0.00		0.00		0.00		0.02		0.04%		53.91					5		B	B	C	A	C	A	C		NO	YES				65	
100	3		A, B, D, F	HOLZMEYER RICHARD HENRY ET AL	FOREST GROVE	Washington	111.37	0.00		0.00	0.00		0.00		11.63		11.25		10.10%		100.12				YES	1		C	--	B	A	C	C	B		N/A	YES				100	Outside UGB; Water service information was not available at the time of this analysis
101	3		A, B, F	VANROSE FARMS and VANDERZANDEN	HILLSBORO	Washington	270.5	18.45		9.08	27.34	22.85	12.14		29.99	23.41	35.77	45.67	13.22%	16.88%	234.73	224.83			YES	2	2	C	B	B	B	C	B	B		YES	YES				101	Outside UGB; Parcels were aggregated into1 site per City of Hillsboro; On site wetland investigation is warranted per DSL
104	3		A, B, F	HILLSBORO URBAN RESERVES (Aggregate)	HILLSBORO	Washington	320	0.00	0.00	0.00	14.96	9.24	0.00		4.54	1.36	19.50	10.60	6.09%	3.31%	300.50	309.40			YES	9	8	C	B	B	C	C	B	B		YES	YES				104	Outside UGB; Property owners have expressed willingness to aggregate and transact - per City of Hillsboro; On site wetland investigation is warranted - per DSL
109	3		A, D, H	MORSE BROS INC	TUALATIN	Washington	85.31	3.98		0.00	0.00		0.00		21.26		23.59		27.65%		61.73			C	YES	7		C	C	B	C	C	C	B		NO				YES	109	Outside UGB

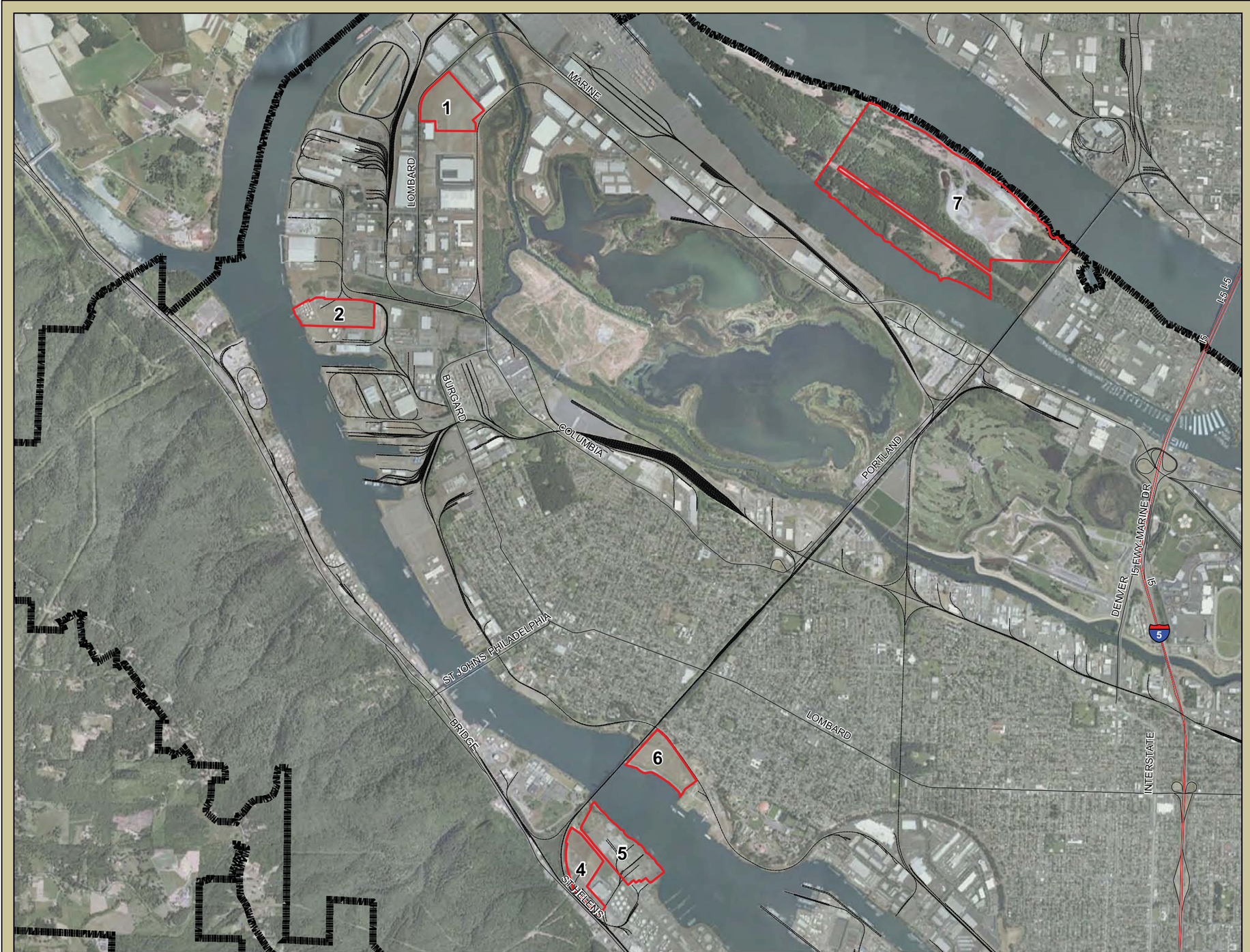
* These columns indicate that environmental constraint information was provided by jurisdictions, Port of Portland, or Group Mackenzie knowledge and are not from Metro RLIS data. These columns supplement the previous RLIS columns. Net developable acreage (market knowledge) supplements the net developable acreage (RLIS) column.

** Indicates a seller is willing to transact but not within in tier 1 timeframe of 180 days.

TRADED-SECTOR INDUSTRY:

A: Regionally to nationally scaled clean-tech manufacturer
B: Globally scaled clean technology campus
C: Heavy industrial/manufacturing
D: General manufacturing
E: Food processing
F: High-tech manufacturing or campus industrial
G: Regional (multi-state) distribution center
H: Warehouse/distribution
I. Portland regional distribution center
J: Call center/business services
K. Data centers
L: Rural/frontier industrial

PHASE 1: QUADRANT MAPS



Regional Industrial Inventory Project

Map 1
North Portland

Potential Industrial Site

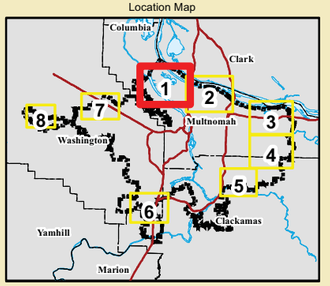
Urban Growth Boundary

0 1,400 2,800 5,600
Feet

Source Data
Metro RLIS Lite Base Data, August 2011

Geographic Projection Information
NAD 83 HARN, Oregon North
Lambert Conformal Conic

Location Map



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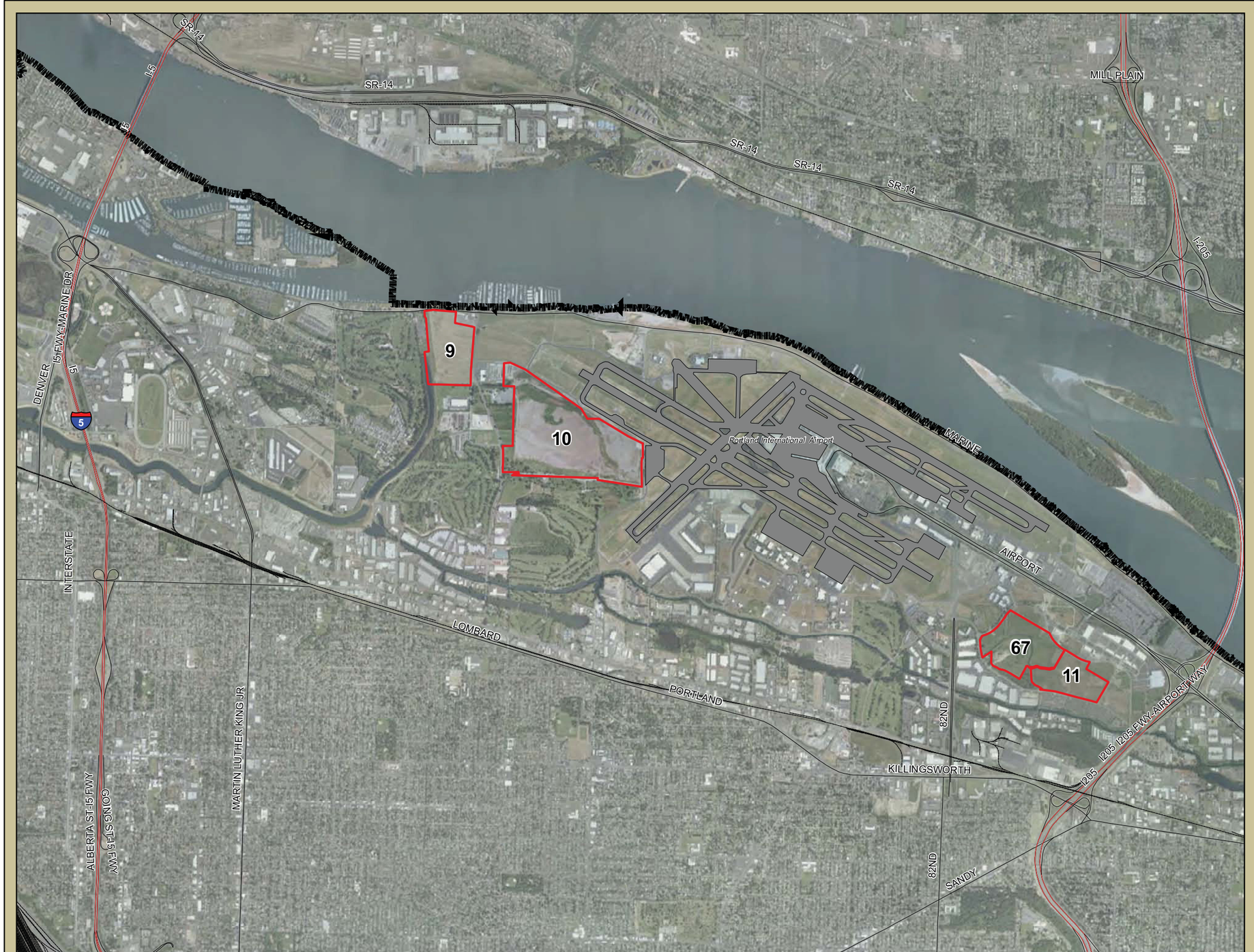


Regional Industrial Inventory Project

Map 2
Portland International Airport

Potential Industrial Site

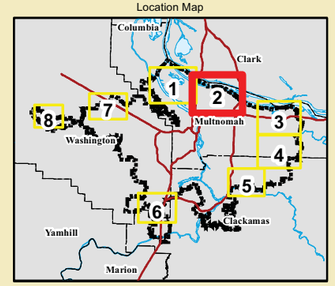
Urban Growth Boundary

0 1,400 2,800 5,600 Feet

Source Data
Metro RLIS Lite Base Data, August 2011

Geographic Projection Information
NAD 83 HARN, Oregon North
Lambert Conformal Conic

Location Map



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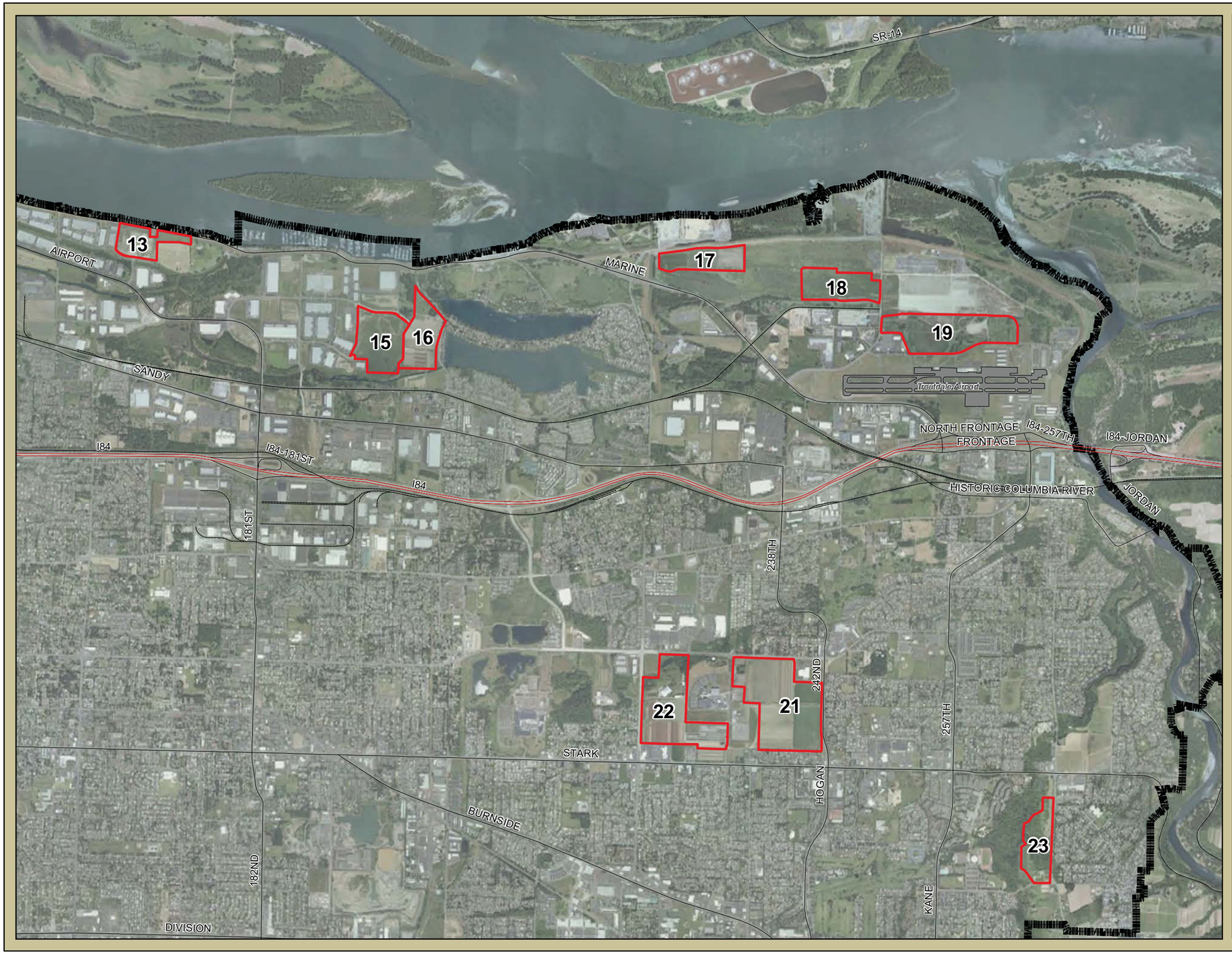


Regional Industrial Inventory Project

Map 3

East Multnomah County

Potential Industrial Site

Urban Growth Boundary

0 1,300 2,600 5,200 Feet

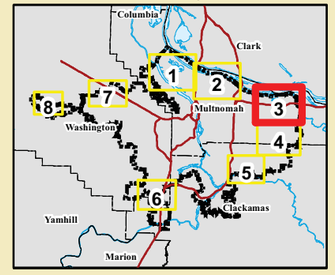
Source Data

Metro RLIS Lite Base Data, August 2011

Geographic Projection Information

NAD 83 HARN, Oregon North
Lambert Conformal Conic

Location Map



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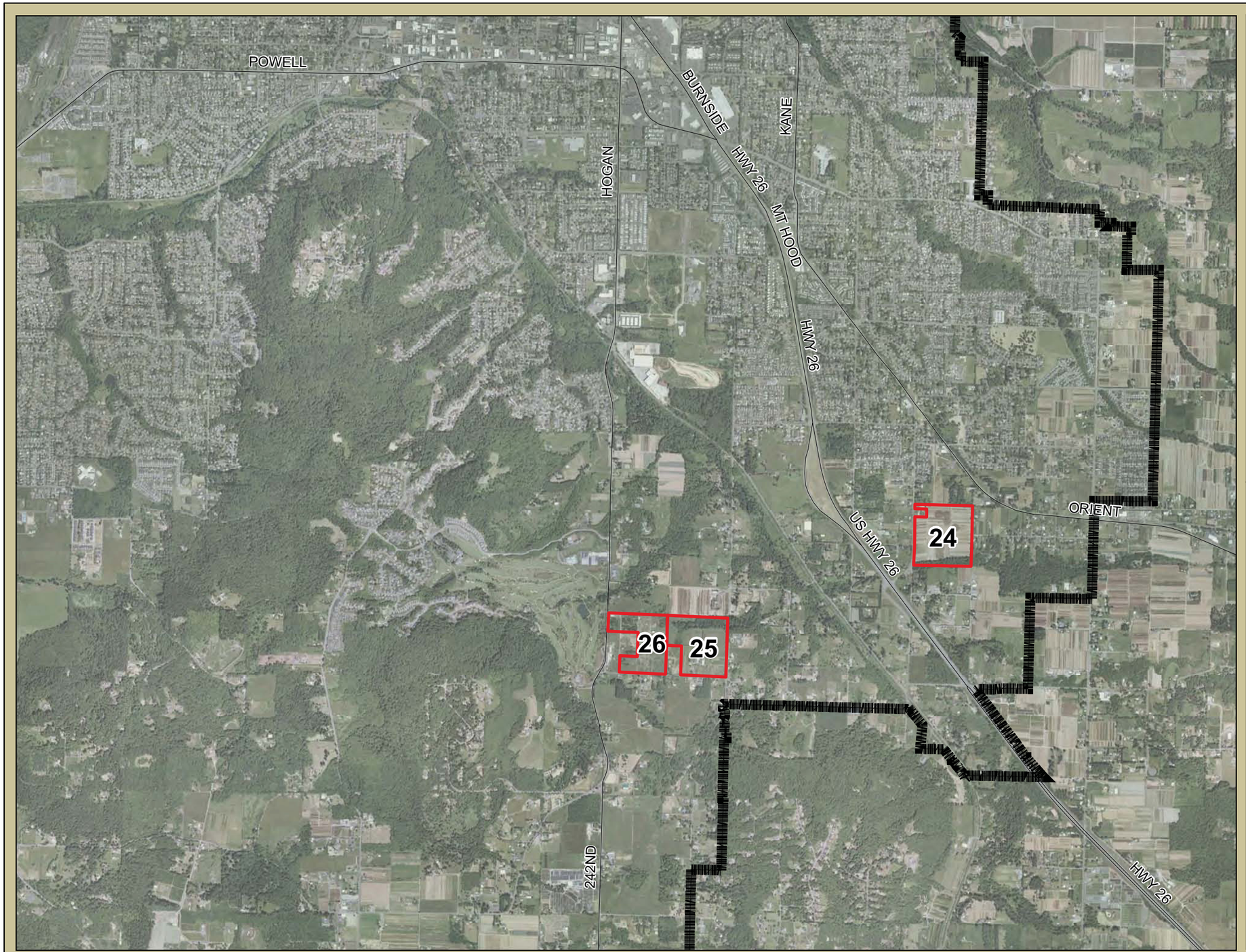


Regional Industrial Inventory Project

Map 4
E Gresham

Potential Industrial Site

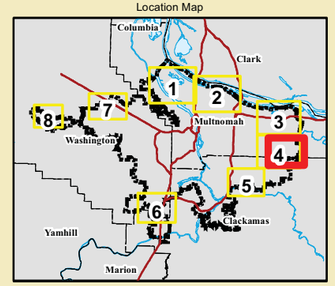
Urban Growth Boundary

0 1,000 2,000 4,000 Feet

Source Data
Metro RLIS Lite Base Data, August 2011

Geographic Projection Information
NAD 83 HARN, Oregon North
Lambert Conformal Conic

Location Map



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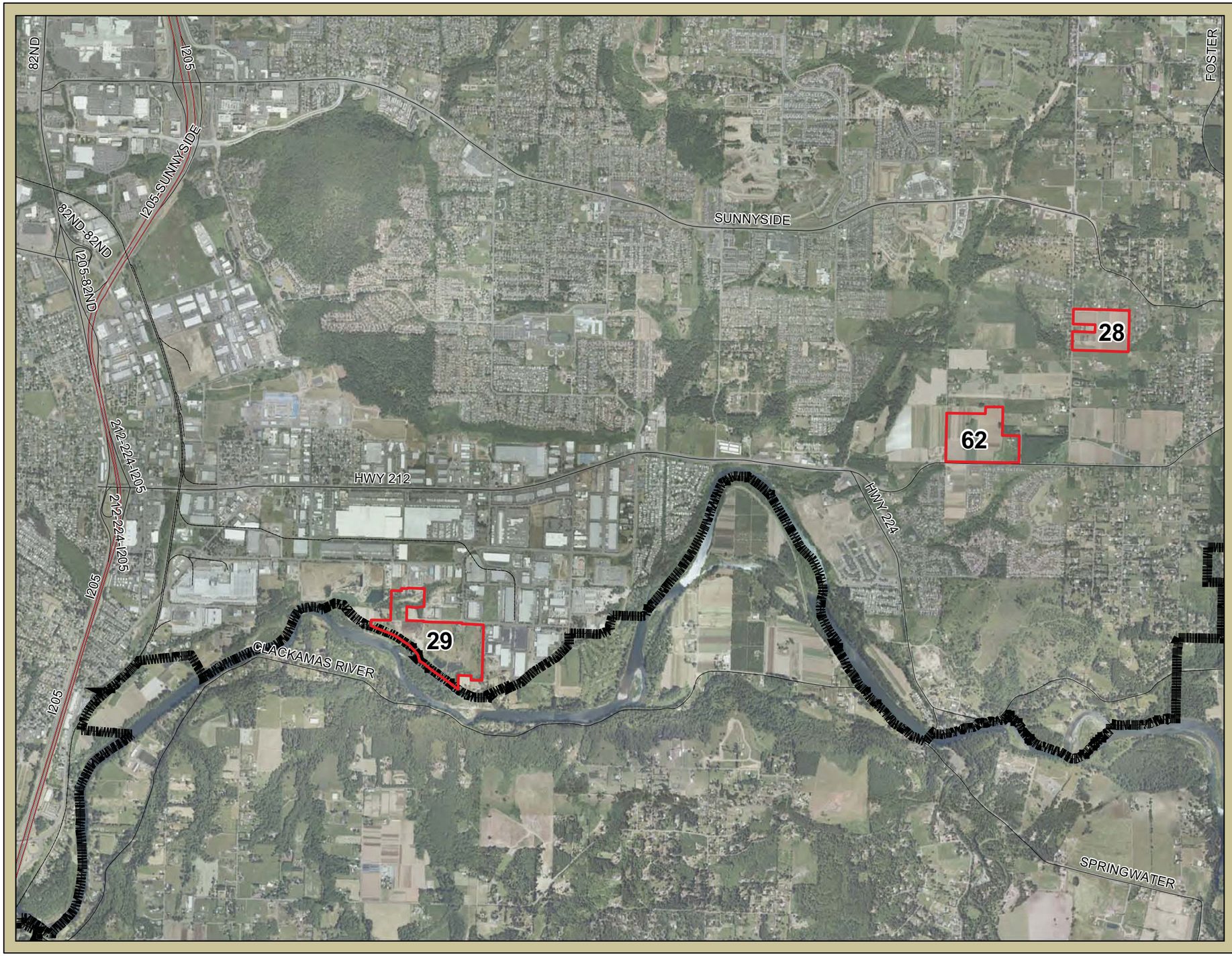
Project No: 2110160



Regional Industrial Inventory Project

Map 5

Clackamas County

Potential Industrial Site

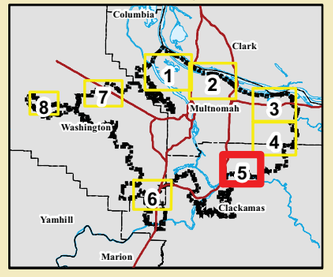
Urban Growth Boundary

0 1,050 2,100 4,200 Feet

Source Data
Metro RLIS Lite Base Data, August 2011

Geographic Projection Information
NAD 83 HARN, Oregon North
Lambert Conformal Conic

Location Map



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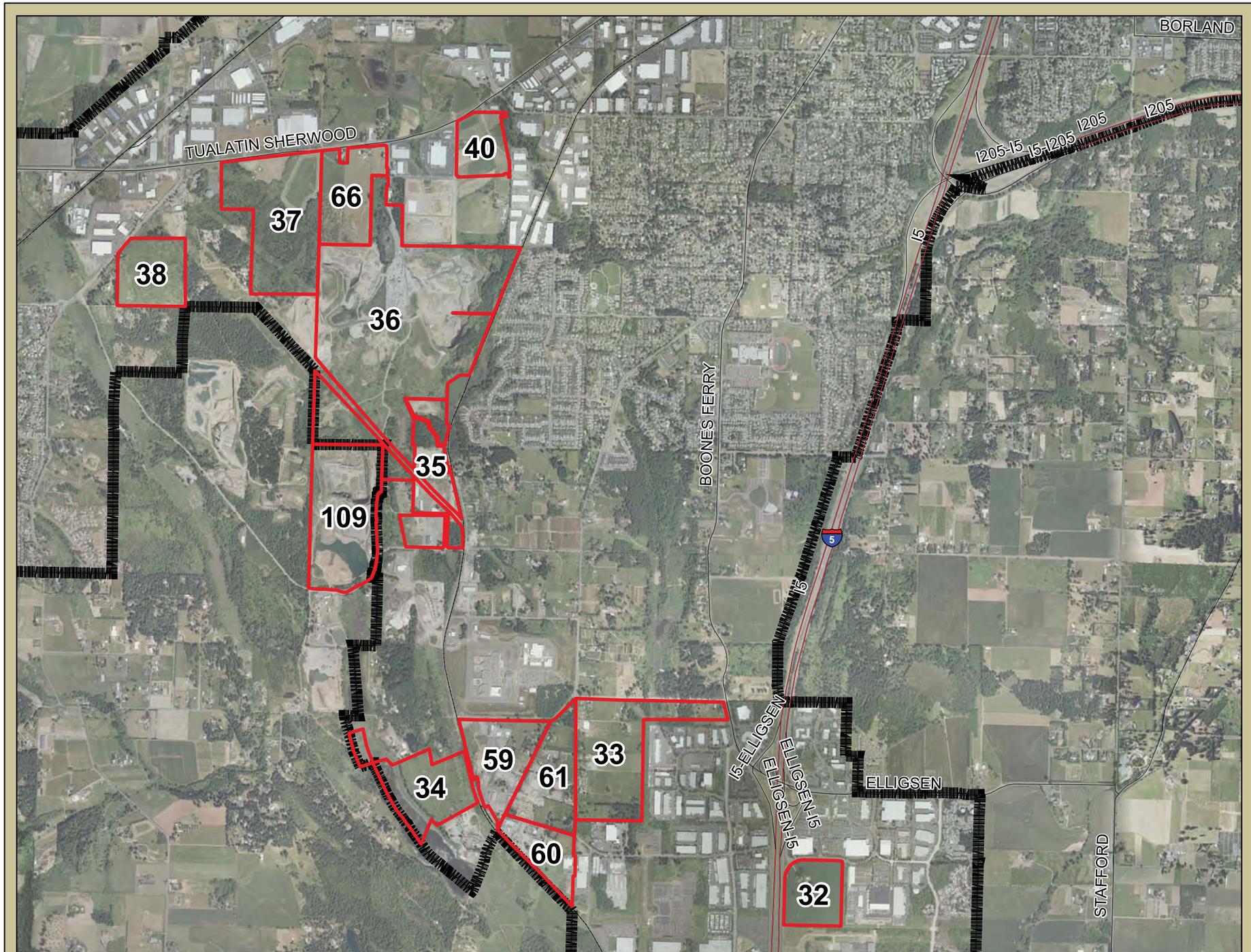
Project No: 2110160



Regional Industrial Inventory Project

Map 6

Tualatin, Sherwood & Wilsonville

Potential Industrial Site

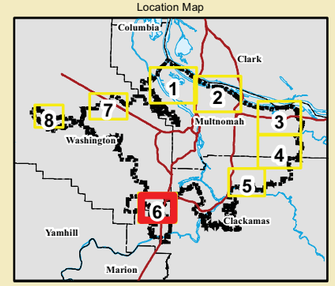
Urban Growth Boundary

0 900 1,800 3,600 Feet

Source Data
Metro RLIS Lite Base Data, August 2011

Geographic Projection Information
NAD 83 HARN, Oregon North
Lambert Conformal Conic

Location Map



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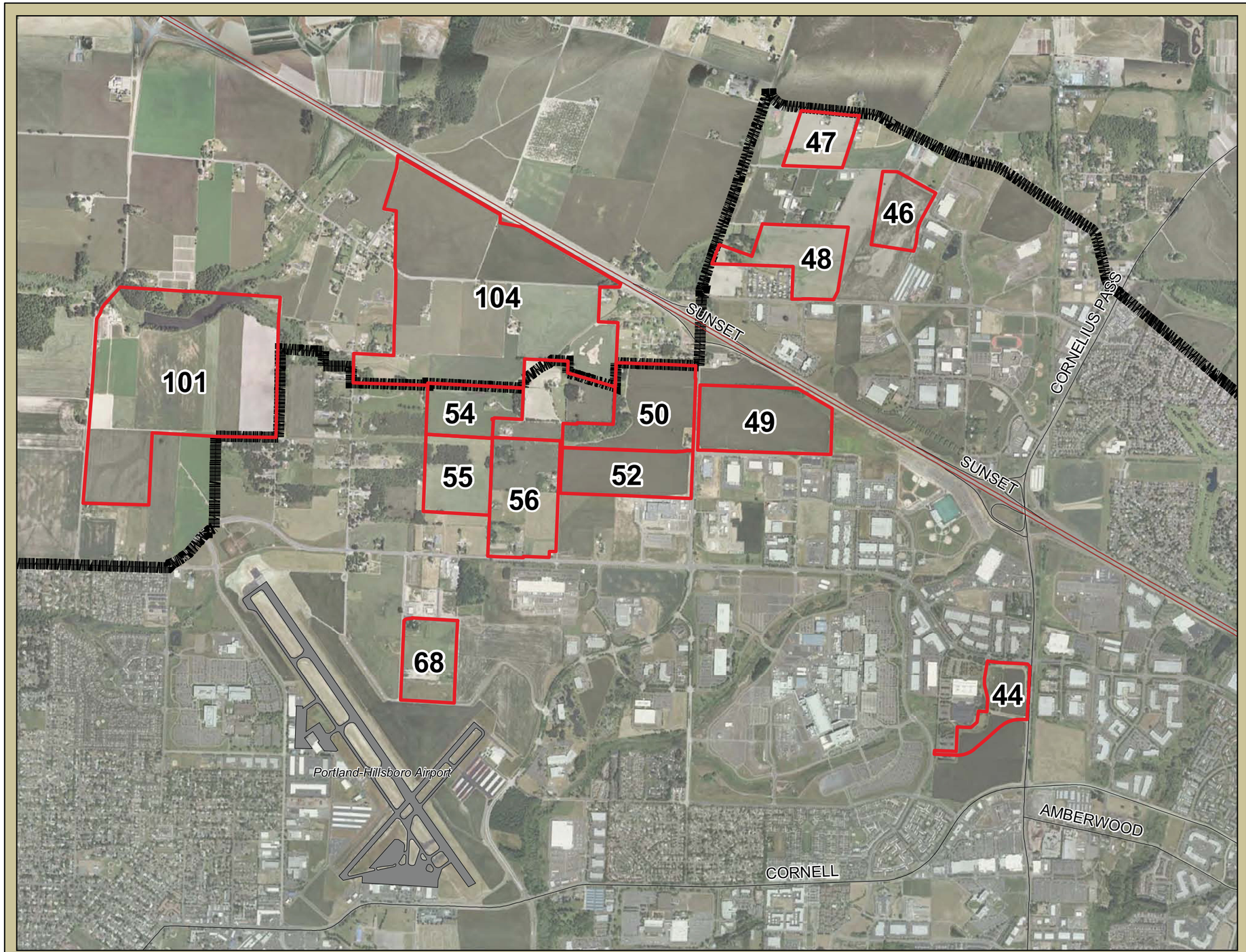


Regional Industrial Inventory Project

Map 7
Hillsboro

Potential Industrial Site

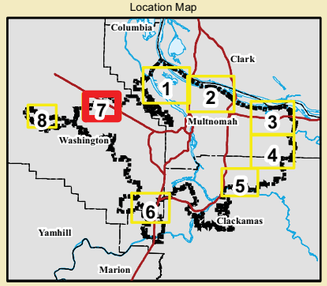
Urban Growth Boundary

0 900 1,800 3,600 Feet

Source Data
Metro RLIS Lite Base Data, August 2011

Geographic Projection Information
NAD 83 HARN, Oregon North
Lambert Conformal Conic

Location Map



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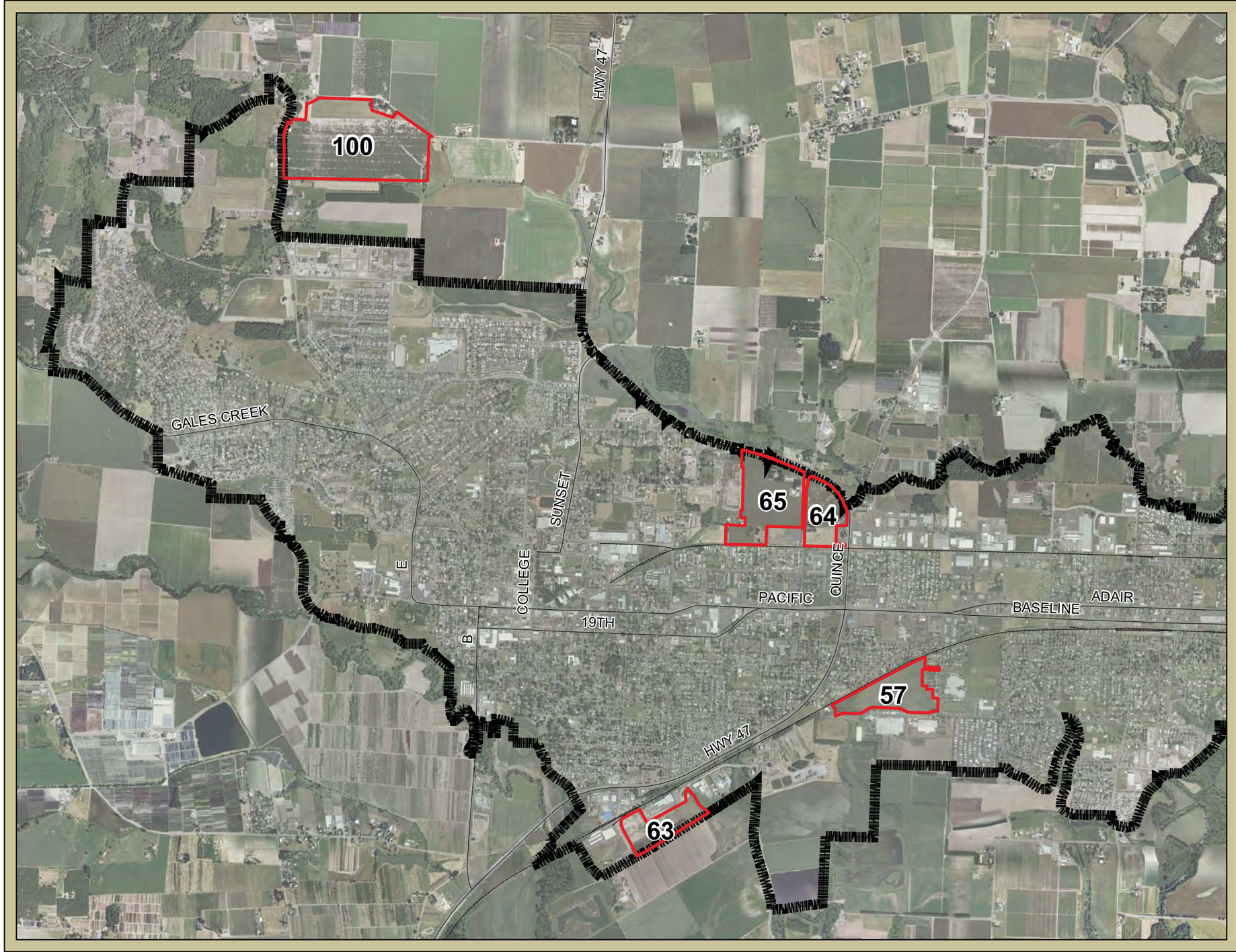


Regional Industrial Inventory Project

Map 8
Forest Grove

Potential Industrial Site

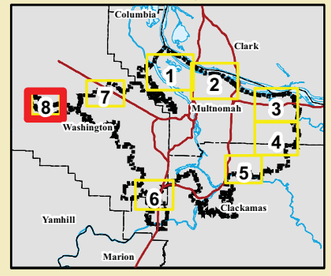
Urban Growth Boundary

0 1,000 2,000 4,000 Feet

Source Data
Metro RLIS Lite Base Data, August 2011

Geographic Projection Information
NAD 83 HARN, Oregon North
Lambert Conformal Conic

Location Map



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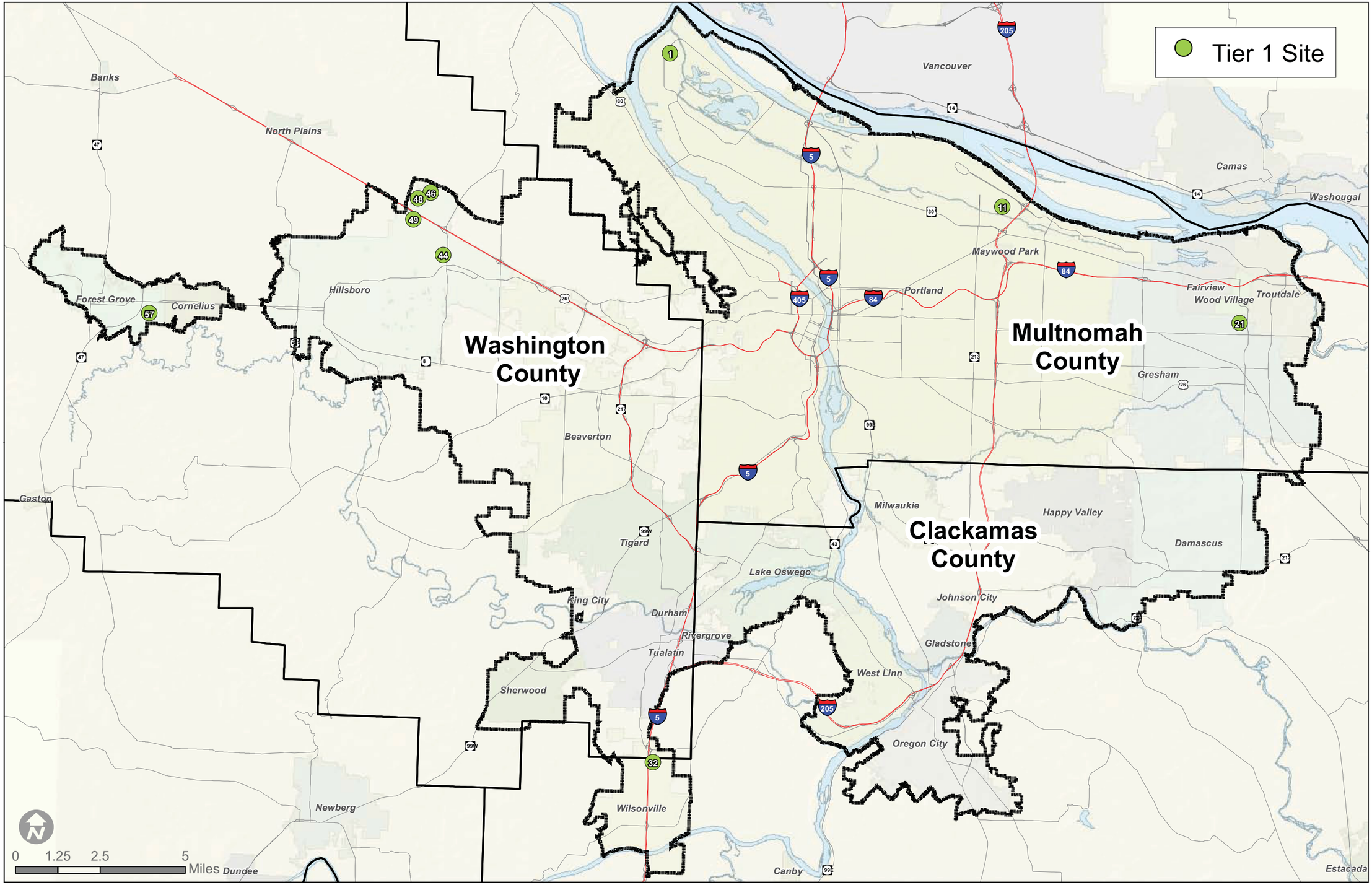
Map Created by: GF
Project No: 2110160

SECTION 2:
Phase 1 Site Results

PHASE 1: TIER 1 REGIONAL MAP



HOW TO READ PHASE 1, TIERS 1 AND 2 SITE SHEETS

Site Infrastructure: Provides information on existing sewer, water, and storm utilities in addition to their rating and required upgrade and cost.

This information is taken from the Phase 1 matrix for each Tier 1 and 2 site.

Tier 1 sites are development ready within 6 months.

Tier 2 sites are development ready in 7-30 months.

Information on site location and site ownership is listed here. Also, included is the site ID number, which refers to the Phase 1 Matrix and the Phase 1 Regional maps, found in Volume 2. Net developable acreage is the gross acres of the site minus constraints.

Site Conditions

Site Infrastructure

Sanitary Sewer
- Existing:
  Existing Sewer Rating :
- Required:

Cost: $

Water
- Existing:
  Existing Water Rating :
- Requires:

Cost: $

Storm Sewer
- Existing:
  Existing Storm Rating :
- Requires:

Cost: $

Total Infrastructure Development Cost $$

Site Analysis

Gross Acreage	
Net Acreage	
Wetland Acreage	
Floodplain Acreage	
Streams Acreage	
Site Slope	
Total Constraints	
Percent Constrained Land	
State Certified Site	

Land Use

This includes information regarding the number of property owners and parcels as well as any land use issues and/or additional information

Natural Resources

This includes information regarding the natural resources on site. Information was gathered by the consultant, local jurisdictions, brokers, and/or DSL.

Net acreage assumes mitigation in some cases but not all.

Environmental

This information comes from Metro, City of Portland, or the City of Gresham Brownfield inventories.

Notes: *Denotes site constraints based on data provided by the local jurisdiction and or local knowledge

Tiering Summary

Tier 1 or 2

City Name — County Name
Site Ownership
Site ID — Refer to regional map and matrix
Net Acreage

AERIAL IMAGE OF THE SITE

Tiering Criteria

	Net Acreage
Yes or No	**Use Restriction**
Yes or No	**Identified Brownfield**
Yes or No	**Annexation Required**
A, B, or C	**Sewer**
A, B, or C	**Water**
A, B, or C	**Storm**
A, B, or C	**Transportation System Mobility**
Yes or No Yes or No	**Currently for Sale or Lease Or Willingness to Transact**
6 months OR 7 - 30 Months	**Time to Market Readiness**

Tiering Criteria: All Phase 1 sites are ranked Tier 1, 2, or 3. The tables on the next page explain the criteria for each tier.

GROUP MACKENZIE — REGIONAL INDUSTRIAL SITE READINESS PROJECT — October 2011 — #

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 18" line along northwest site frontage
- Existing Sewer Rating : A
- Requires: 500' line extension, connecting to 18" line

Cost: **$87,500**

Water

- Existing: Available line along northwest site frontage
- Existing Water Rating : B
- Requires: 1100' line extension connecting to line at NW corner

Cost: **$110,000**

Storm Sewer

- Existing: 12" line along northwest site frontage; possible outfall to wetlands to east
- Existing Storm Rating : A
- Requires: 1000' line with outfall to adjacent Slough

Cost: **$175,000**

Total Infrastructure Development Cost

$372,500

Site Analysis

Gross Acreage	51.25
Net Acreage	43.15*
Wetland Acreage	0*
Floodplain Acreage	0*
Streams Acreage	0*
Site Slope	0*
Total Constraints	0*
Percent Constrained Land	0%
State Certified Site	Yes

Land Use

- 1 property owner
- 5 parcels
- Lease only

Natural Resources

- There are no natural resources identified on this site

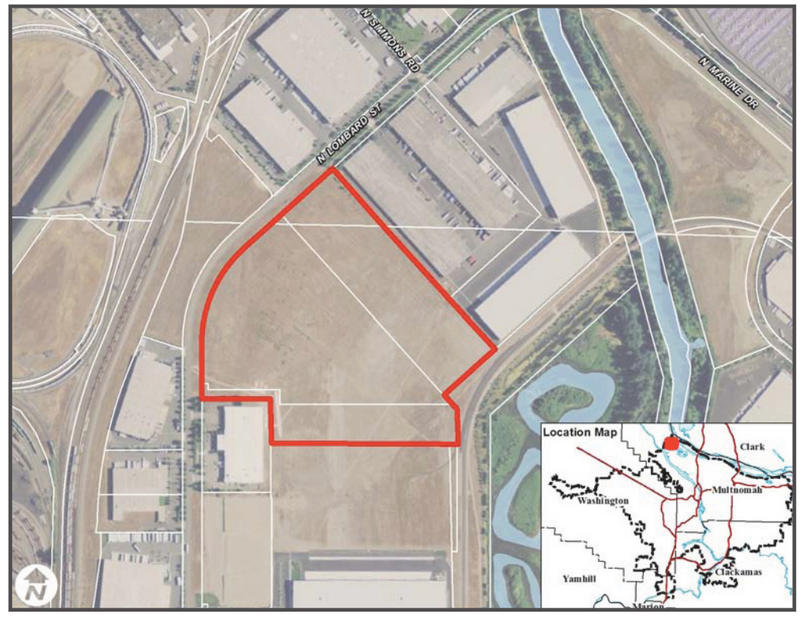
Environmental

- Not identified on Metro's or the City of Portland's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 1
PORTLAND	Multnomah County
Site Ownership	Port of Portland (Rivergate)
Site ID	1
Net Acreage	43.15



Tiering Criteria	
43.15 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
A	**Sewer**
B	**Water**
A	**Storm**
A	**Transportation System Mobility**
Yes	**Currently for Sale or Lease Or Willingness to Transact**
< 6 Months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 12" line along south side; 10"-15" lines at southwest corner
- Existing Sewer Rating : A
- Required: 800' line extension, connecting to 10"-15" lines

Cost: **$140,000**

Water

- Existing:12" line along southwest side; 8" private line in internal street
- Existing Water Rating : A
- Requires: 2500' loop system connecting to 12" line

Cost: **$252,000**

Storm Sewer

- Existing: 18" line along south side; 72" collector line along east side; 48" collector line at SW side
- Existing Storm Rating : A
- Requires: 1500' line connecting to 48" line

Cost: **$187,500**

Total Infrastructure Development Cost

$579,500

Site Analysis

Gross Acreage	43.50
Net Acreage	41.18
Wetland Acreage	.34
Floodplain Acreage	0
Streams Acreage	.79
Site Slope	1.19
Total Constraints	2.32
Percent Constrained Land	5.33%
State Certified Site	No

Land Use

- 1 property owner
- 2 parcels
- Lease only

Natural Resources

- Streams, wetlands, and slope located on site

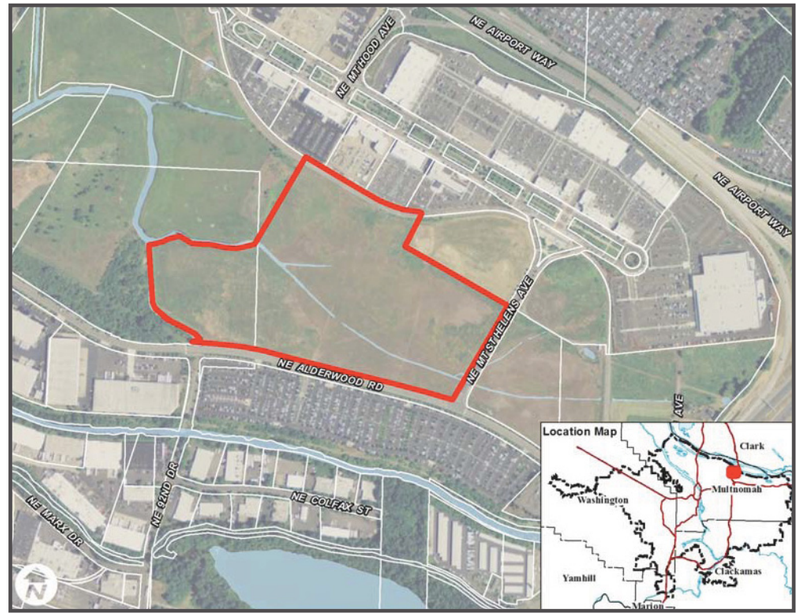
Environmental

- Not identified on Metro's or the City of Porltand's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 1
PORTLAND	Multnomah County
Site Ownership	Port of Portland (PIC)
Site ID	11
Net Acreage	41.18



Tiering Criteria	
41.18 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
A	**Sewer**
A	**Water**
A	**Storm**
A	**Transportation System Mobility**
Yes	**Currently for Sale or Lease Or Willingness to Transact**
< 6 Months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 12" line along north side
- Existing Sewer Rating : A
- Required: 1000' line extension, connecting to 12" line

Cost: **$175,000**

Water

- Existing: 12" line along east side; 18" line stubbed at SW corner
- Existing Water Rating : A
- Requires: 3400' loop system connecting to 18" line

Cost: **$340,000**

Storm Sewer

- Existing: 18" line along north side
- Existing Storm Rating : A
- Requires: 200' line connecting to 18" line, requires private on-site detention system

Cost: **$50,000**

Total Infrastructure Development Cost

$565,000

Site Analysis

Gross Acreage	115.98
Net Acreage	115.01
Wetland Acreage	0
Floodplain Acreage	0
Streams Acreage	0
Site Slope	.96
Total Constraints	.96
Percent Constrained Land	.83%
State Certified Site	No

Land Use

- 1 property owner
- 6 parcels
- Owner is willing to transact

Natural Resources

- No jurisdictional wetlands on site; delineation # 11-0203

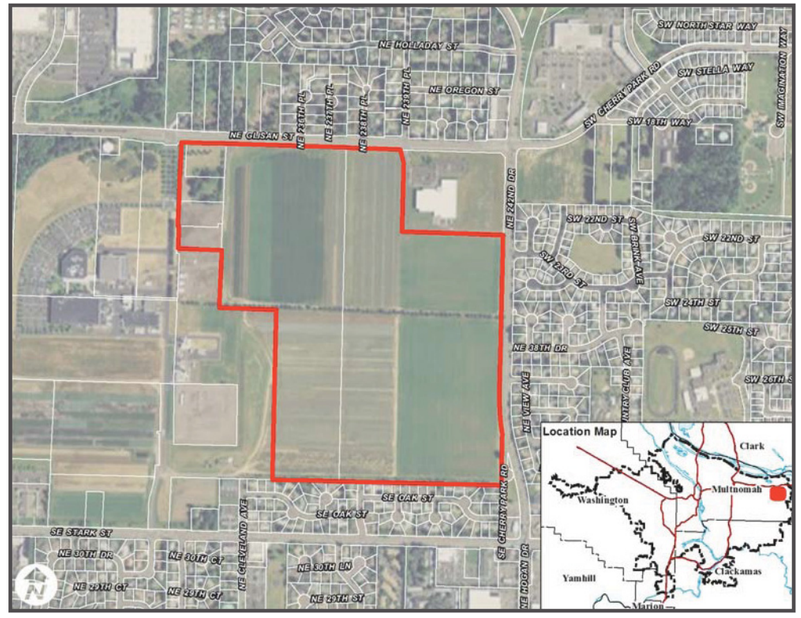
Environmental

- Not identified on Metro's or City of Gresham's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 1
GRESHAM	Multnomah County
Site Ownership	Port of Portland (LSI East)
Site ID	21
Net Acreage	115.01



Tiering Criteria	
115.01 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
A	**Sewer**
A	**Water**
A	**Storm**
A	**Transportation System Mobility**
Yes	**Currently for Sale or Lease Or Willingness to Transact**
< 6 Months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 12" line along south side; 10" line to the west
- Existing Sewer Rating : A
- Required: 400' line extension, connecting to 10"-12" lines

Cost: **$70,000**

Water

- Existing: 12" line along south side; 14" line at west
- Existing Water Rating : A
- Requires: 700' line extension connecting to 14" line

Cost: **$70,000**

Storm Sewer

- Existing: 30" line at SE corner
- Existing Storm Rating : A
- Requires: 1000' line connecting to 30" line

Cost: **$150,000**

Total Infrastructure Development Cost

$290,000

Site Analysis

Gross Acreage	32.34
Net Acreage	32.34
Wetland Acreage	0
Floodplain Acreage	0
Streams Acreage	0
Site Slope	0
Total Constraints	0
Percent Constrained Land	0%
State Certified Site	No

Land Use

- 1 property owner
- 1 parcel
- Currently for sale; asking price is above industrial value

Natural Resources

- There are no natural resources identified on this site

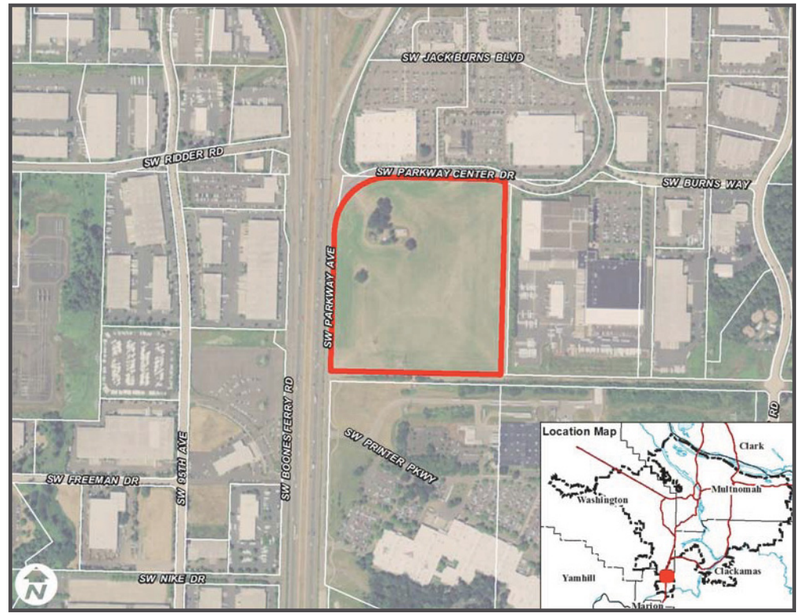
Environmental

- Not identified on Metro's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 1
WILSONVILLE	Clackamas County
Site Ownership	Elligsen Ralph H & Shirley L
Site ID	32
Net Acreage	32.34



Tiering Criteria	
32.34 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
A	**Sewer**
A	**Water**
A	**Storm**
A	**Transportation System Mobility**
Yes	**Currently for Sale or Lease Or Willingness to Transact**
< 6 Months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 12" line located 500' from NW corner
- Existing Sewer Rating : B
- Required: 1200' line extension, connecting to 12" line

Cost: **$232,500**

Water

- Existing: 12" line to north requires 1000' extension; proposed future 12" line along south side
- Existing Water Rating : B
- Requires: 2100' loop system and line extension

Cost: **$225,000**

Storm Sewer

- Existing: 15" line along north side; proposed new 30" line and detention system within proposed road to the south
- Existing Storm Rating :A
- Requires: 1500' line connecting to 30" line, north portion requires detention

Cost: **$212,500**

Total Infrastructure Development Cost

$670,000

Site Analysis

Gross Acreage	31.39
Net Acreage	31.39*
Wetland Acreage	0*
Floodplain Acreage	0*
Streams Acreage	0*
Site Slope	0*
Total Constraints	0*
Percent Constrained Land	0%
State Certified Site	No

Land Use

- 1 property owner
- 3 parcels
- Currently for sale
- Irregular site shape

Natural Resources

- No further wetland investigation by DSL is warranted

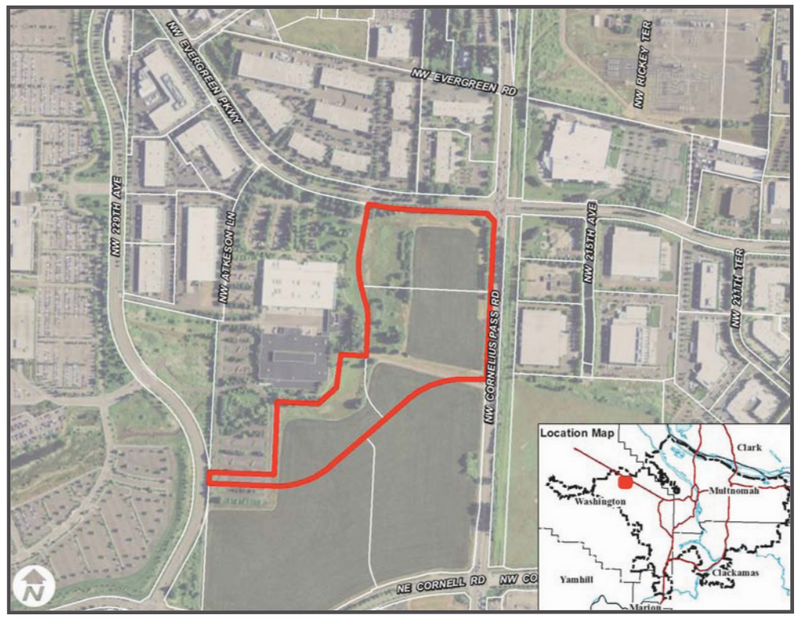
Environmental

- Not identified on Metro's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 1
HILLSBORO	Washington County
Site Ownership	Intel Corporation
Site ID	44
Net Acreage	31.39



Tiering Criteria	
31.39 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
B	**Sewer**
B	**Water**
A	**Storm**
A	**Transportation System Mobility**
Yes	**Currently for Sale or Lease Or Willingness to Transact**
< 6 Months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 10" line along west side
- Existing Sewer Rating : A
- Required: 400' line extension, connecting to 10" line

Cost: **$70,000**

Water

- Existing: available line from Tualatin Valley Water District
- Existing Water Rating : B
- Requires: 1550' loop system and line extension

Cost: **$170,000**

Storm Sewer

- Existing: 12" stubbed line at east side
- Existing Storm Rating : A
- Requires: 500' line connecting to 12" line, requires detention system

Cost: **$87,500**

Total Infrastructure Development Cost

$327,500

Site Analysis

Gross Acreage	30.02
Net Acreage	30.02*
Wetland Acreage	0*
Floodplain Acreage	0*
Streams Acreage	0*
Site Slope	0*
Total Constraints	0*
Percent Constrained Land	0%*
State Certified Site	Yes

Land Use

- 1 property owner
- 1 parcel
- Currently for sale

Natural Resources

- No further wetland investigation by DSL warranted; Delineation # 07-0165
- New wetland delineation is required in March 2012

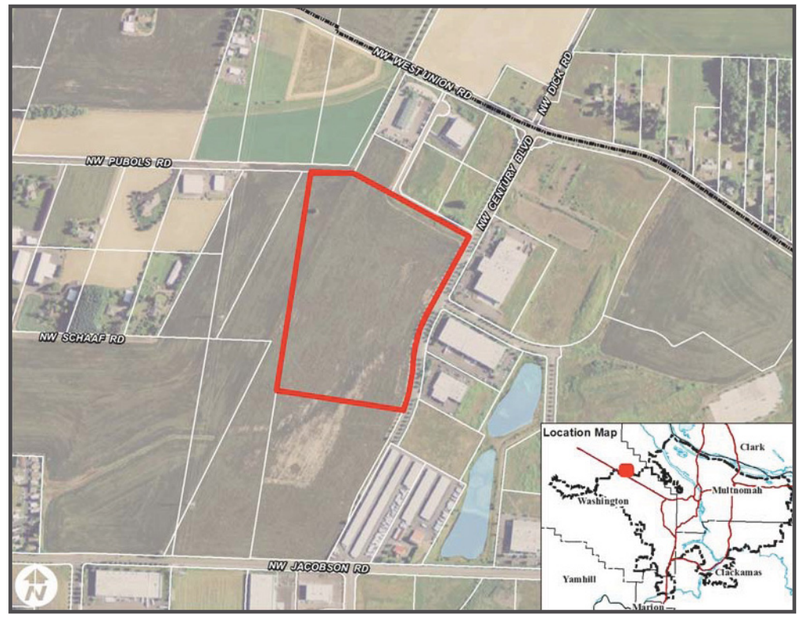
Environmental

- Not identified on Metro's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 1
HILLSBORO	Washington County
Site Ownership	Dev. Services of America (Westmark Site)
Site ID	46
Net Acreage	30.02



Tiering Criteria	
30.02 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
A	**Sewer**
B	**Water**
A	**Storm**
A	**Transportation System Mobility**
Yes	**Currently for Sale or Lease Or Willingness to Transact**
< 6 Months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 10" line along east side
- Existing Sewer Rating : A
- Required: 1100' line extension, connecting to 10" line

Cost: **$192,500**

Water

- Existing: Available line from Tualatin Valley Water District
- Existing Water Rating : B
- Requires: 1800' line extension connecting to public line

Cost: **$180,000**

Storm Sewer

- Existing: 24" line at southeast corner
- Existing Storm Rating : A
- Requires: 200' line connecting to 24" line, requires private on-site detention system

Cost: **$50,000**

Total Infrastructure Development Cost

$422,500

Site Analysis

Gross Acreage	50.78
Net Acreage	46.94*
Wetland Acreage	1.48*
Floodplain Acreage	.05*
Streams Acreage	.78*
Site Slope	.47*
Total Constraints	3.84*
Percent Constrained Land	7.6%
State Certified Site	Yes

Land Use

- 1 property owner
- 1 parcel
- Currently for sale

Natural Resources

- On site wetland acreage provided by DSL
- No further wetland investigation by DSL is warranted; delineation # 08-0396

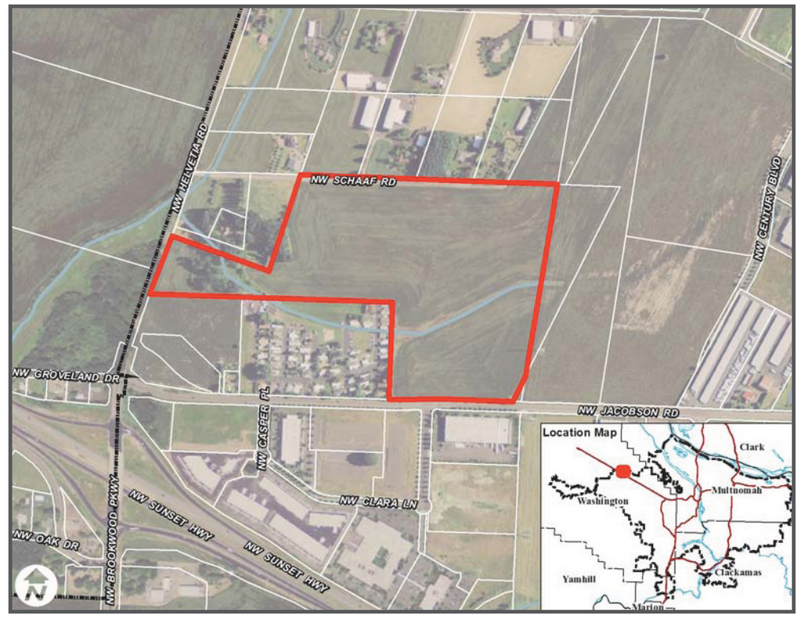
Environmental

- Not identified on Metro's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 1
HILLSBORO	Washington County
Site Ownership	Wafford (Baker/Bindewald site)
Site ID	48
Net Acreage	46.94



Tiering Criteria	
46.94 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
A	**Sewer**
B	**Water**
A	**Storm**
A	**Transportation System Mobility**
Yes	**Currently for Sale or Lease Or Willingness to Transact**
< 6 Months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 24" line along south side
- Existing Sewer Rating : A
- Required: 700' line extension, connecting to 24" line

Cost: **$122,500**

Water

- Existing: 18" line approx 1000' south
- Existing Water Rating : B
- Requires: 1000' public line connecting to 18" line, with 2900' loop system

Cost: **$405,000**

Storm Sewer

- Existing: 36" line along east side; 30" line along west side; 24" line along south side
- Existing Storm Rating : A
- Requires: 200' line connecting to 24"-36" line

Cost: **$50,000**

Total Infrastructure Development Cost

$577,500

Site Analysis

Gross Acreage	73.88
Net Acreage	59.86*
Wetland Acreage	.98*
Floodplain Acreage	13.75*
Streams Acreage	1.13*
Site Slope	.04*
Total Constraints	14.02*
Percent Constrained Land	19%
State Certified Site	Yes

Land Use

- 1 property owner
- 1 parcel
- Currently for sale

Natural Resources

- Streams, wetlands, and floodplain located on site
- No further wetland investigation by DSL warranted
- New wetland delineation is required in April 2012

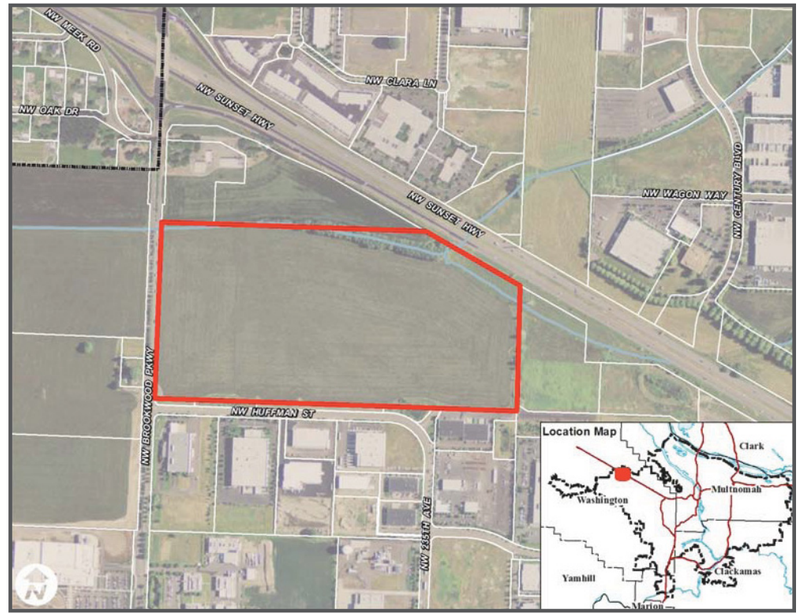
Environmental

- Not identified on Metro's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 1
HILLSBORO	Washington County
Site Ownership	Nike Foundation
Site ID	49
Net Acreage	59.86



Tiering Criteria	
59.86 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
A	**Sewer**
B	**Water**
A	**Storm**
A	**Transportation System Mobility**
Yes	**Currently for Sale or Lease Or Willingness to Transact**
< 6 Months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 30" collector line along south side
- Existing Sewer Rating : A
- Required: 500' line extension, connecting to 30" line

Cost: **$87,500**

Water

- Existing: 12" line along south side
- Existing Water Rating : A
- Requires: 700' line extension connecting to 12" line

Cost: **$72,000**

Storm Sewer

- Existing: 24" line at east side; possible outfall to adjacent creek at SW corner
- Existing Storm Rating : A
- Requires: 200' line connecting to 24" line

Cost: **$75,000**

Total Infrastructure Development Cost

$234,500

Site Analysis

Gross Acreage	34.25
Net Acreage	33.42
Wetland Acreage	.66
Floodplain Acreage	0
Streams Acreage	0
Site Slope	.30
Total Constraints	.83
Percent Constrained Land	2.42%
State Certified Site	Yes

Land Use

- 1 property owner
- 1 parcel
- Currently for sale

Natural Resources

- No further wetland investigation by DSL warranted; delineation # 06-0248
- Requires new weltand delineation

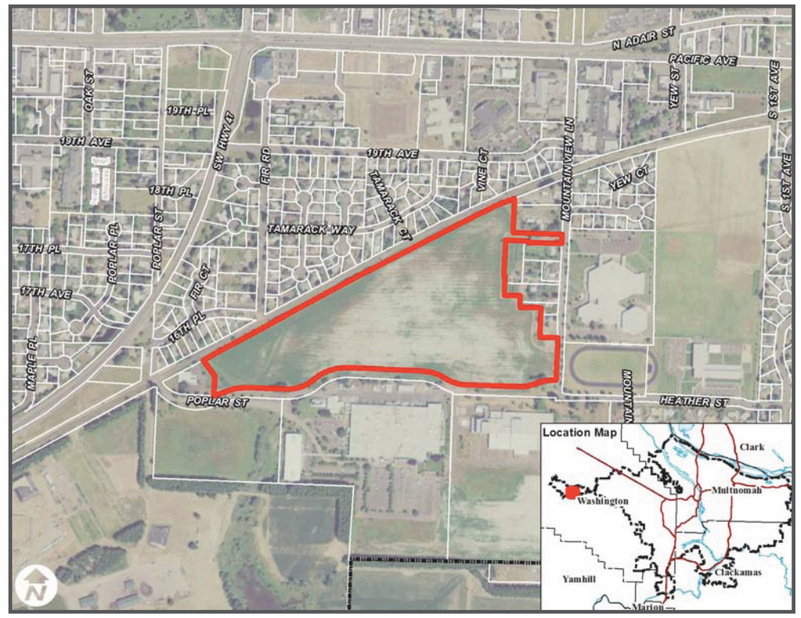
Environmental

- Not identified on Metro's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

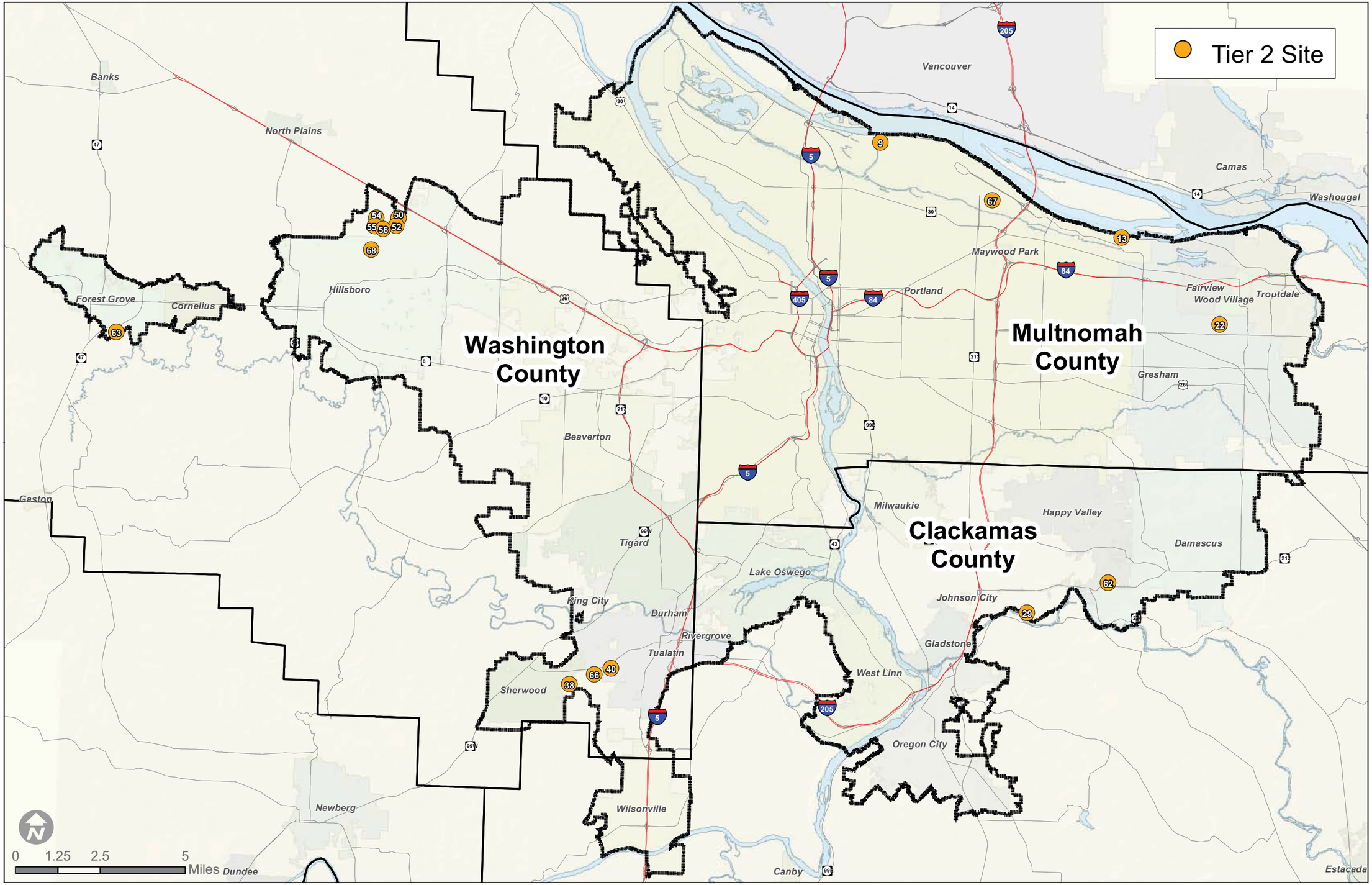
Tiering Summary

	Tier 1
HILLSBORO	Washington County
Site Ownership	Merix Corporation
Site ID	57
Net Acreage	33.42



Tiering Criteria	
33.42 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
A	**Sewer**
A	**Water**
A	**Storm**
A	**Transportation System Mobility**
Yes	**Currently for Sale or Lease Or Willingness to Transact**
< 6 Months	**Time to Market Readiness**

PHASE 1: TIER 2 REGIONAL MAP



PHASE 1: TIER 2 SITE SHEETS

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 12" line along east side of the site
- Existing Sewer Rating : A
- Required: 550' line extension, connecting to 12" line

Cost: **$96,250**

Water

- Existing: 16" line along east side
- Existing Water Rating : A
- Requires: 1000' line extension connecting to 16" line

Cost: **$100,000**

Storm Sewer

- Existing: available line along east side; possible outfall to Columbia Slough at SW corner
- Existing Storm Rating : A
- Requires: 500' line with outfall to Columbia Slough

Cost: **$112,500**

Total Infrastructure Development Cost

$308,750

Site Analysis

Gross Acreage	66.74
Net Acreage	62.70*
Wetland Acreage	.60*
Floodplain Acreage	3.8*
Streams Acreage	1.56*
Site Slope	0*
Total Constraints	4.4
Percent Constrained Land	6.6%
State Certified Site	No

Land Use

- 1 property owner
- 1 parcel
- Lease only
- Requires transportation improvements, which require more than 6 months

Natural Resources

- Located in managed floodplain
- Net developable acres assumes wetland mitigation

Environmental

- Not identified on Metro's and City of Portland Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 2
PORTLAND	Multnomah County
Site Ownership	Port of Portland
Site ID	9
Net Acreage	62.70

Tiering Criteria	
62.70 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
A	**Sewer**
A	**Water**
A	**Storm**
C	**Transportation System Mobility**
Yes	**Currently for Sale or Lease Or Willingness to Transact**
7-30 months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 15" line located 800' southwest of the site
- Existing Sewer Rating : C
- Required: 1200' line extension, connecting to 15" line

Cost: **$246,000**

Water

- Existing: 12" line located at SW corner
- Existing Water Rating : A
- Requires: 850' line extension connecting to 12" line

Cost: **$85,000**

Storm Sewer

- Existing: 36" line located 800' southwest of the site, possible outfall to Columbia Slough
- Existing Storm Rating : A
- Requires: 400' line with outfall to adjacent Slough

Cost: **$100,000**

Total Infrastructure Development Cost

$431,000

Site Analysis

Gross Acreage	28.11
Net Acreage	26.52*
Wetland Acreage	0*
Floodplain Acreage	0*
Streams Acreage	0*
Site Slope	1.59*
Total Constraints	1.59*
Percent Constrained Land	5.7%
State Certified Site	No

Land Use

- 1 property owner
- 3 parcels
- Lease only

Natural Resources

- Hydric soils and wetlands are expected on site
- Wetland delineation is required to confirm wetland conditions
- Permitting and mitigating wetlands will require more than 6 months

Environmental

- Not identified on Metro's or City of Portland Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 2
PORTLAND	Multnomah County
Site Ownership	ICDC LLC
Site ID	13
Net Acreage	26.52

Tiering Criteria	
26.52 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
C	**Sewer**
A	**Water**
A	**Storm**
A	**Transportation System Mobility**
Yes	**Currently for Sale or Lease Or Willingness to Transact**
7-30 months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 15" line along north side
- Existing Sewer Rating : A
- Required: 1200' line extension, connecting to 15" line

Cost: **$210,000**

Water

- Existing: 16" line along west side
- Existing Water Rating : A
- Requires: 1800' line extension connecting to 16" line

Cost: **$180,000**

Storm Sewer

- Existing: 12" line along north side; 15" line along west side
- Existing Storm Rating : A
- Requires: 700' line connecting to 15" line

Cost: **$87,500**

Total Infrastructure Development Cost

$477,500

Site Analysis

Gross Acreage	87.69
Net Acreage	67.84*
Wetland Acreage	3.7*
Floodplain Acreage	0*
Streams Acreage	0.67
Site Slope	15.45*
Total Constraints	24.40*
Percent Constrained Land	22.64%
State Certified Site	No

Land Use

- 1 property owner
- 3 parcels
- Existing farming leases on property require buy out
- Owner is willing to transact within 7-30 month timeframe

Natural Resources

- No further site investigation by DSL is warranted; delineation # 11-0203.

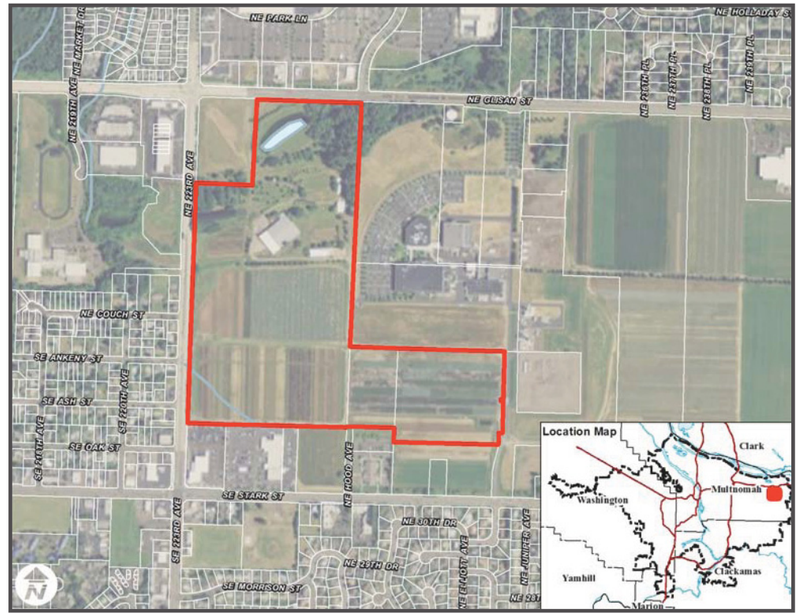
Environmental

- Not identified on Metro's or City of Gresham's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 2
GRESHAM	Multnomah County
Site Ownership	Port of Portland (LSI West)
Site ID	22
Net Acreage	67.84



Tiering Criteria	
67.84 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
A	**Sewer**
A	**Water**
A	**Storm**
A	**Transportation System Mobility**
No Yes	**Currently for Sale or Lease Or Willingness to Transact**
7-30 months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 10" line along north side, existing pump station on site
- Existing Sewer Rating : B
- Required: 200' line extension connecting to existing lift station

Cost: **$35,000**

Water

- Existing: Available line along north side; low water pressure zone
- Existing Water Rating : B
- Requires: 2300' looped line connecting to existing line

Cost: **$264,500**

Storm Sewer

- Existing: 42" line along north (uphill) side; 21" line along east side; possible outfall to Clackamas River through existing detention ponds
- Existing Storm Rating : B
- Requires: 200' line and outfall to Clackamas River, using existing detention ponds

Cost: **$85,000**

Total Infrastructure Development Cost

$384,500

Site Analysis

Gross Acreage	61.93
Net Acreage	40.00*
Wetland Acreage	0
Floodplain Acreage	6.71
Streams Acreage	3.82
Site Slope	26.47
Total Constraints	21.93*
Percent Constrained Land	35.4%*
State Certified Site	No

Land Use

- 1 property owner
- 11 parcels
- Currently for sale or lease

Natural Resources

- Significant slope and streams are located on site
- Site owner estimates approximately 40 net developable acres
- Net developable acres assumes wetland mitigation; current wetland acreage is unknown at this time
- Permitting and mitigating wetlands require more than 6 months

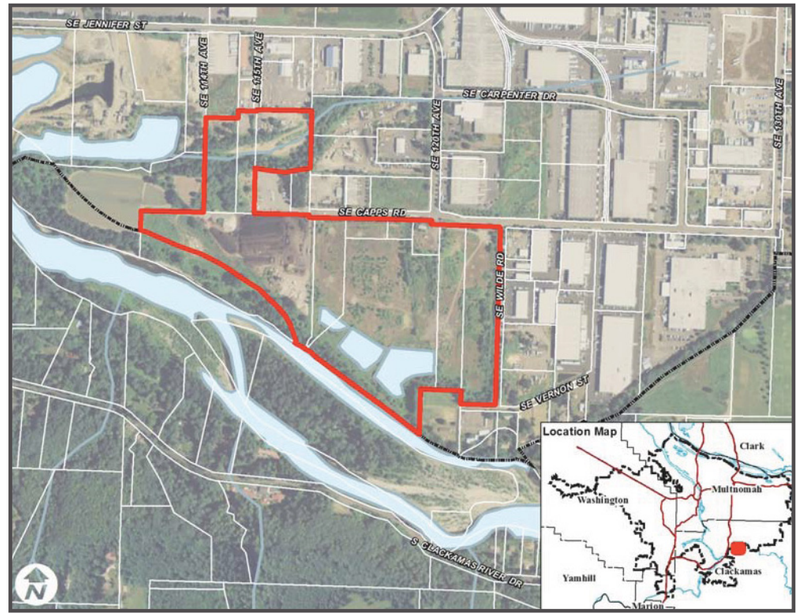
Environmental

- On site brownfield is able to be mitigated within 6 months
- Completed Phase 2 Assessment

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 2
CLACKAMAS	Clackamas County
Site Ownership	Clackamas County Development
Site ID	29
Net Acreage	40.00



Tiering Criteria	
40.00 Acres	**Net Acreage**
No	**Use Restriction**
Yes	**Identified Brownfield**
No	**Annexation Required**
B	**Sewer**
B	**Water**
B	**Storm**
B	**Transportation System Mobility**
Yes	**Currently for Sale or Lease Or Willingness to Transact**
7-30 months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: No nearby lines available; 15" trunk line extension proposed
- Existing Sewer Rating : C
- Required: 2300' trunk line, with 700' lateral line extension

Cost: **$628,500**

Water

- Existing: 12" line at NW corner
- Existing Water Rating : A
- Requires: 1500' line extension connecting to 12" line

Cost: **$150,000**

Storm Sewer

- Existing: 12" line at NW corner; proposed future 24" line at southwest corner per 2010 concept plan; regional detention system needed
- Existing Storm Rating : B
- Requires: 2300' line extension

Cost: **$407,500**

Total Infrastructure Development Cost

$1,186,000

Site Analysis

Gross Acreage	39.60
Net Acreage	30.89
Wetland Acreage	0
Floodplain Acreage	0
Streams Acreage	0
Site Slope	8.72
Total Constraints	8.72
Percent Constrained Land	22%
State Certified Site	No

Land Use

- 1 property owner
- 1 parcel
- Currently for sale
- Requires annexation, resulting as a Tier 2 site

Natural Resources

- Significant slopes identified on site
- No further wetland investigation by DSL is warranted

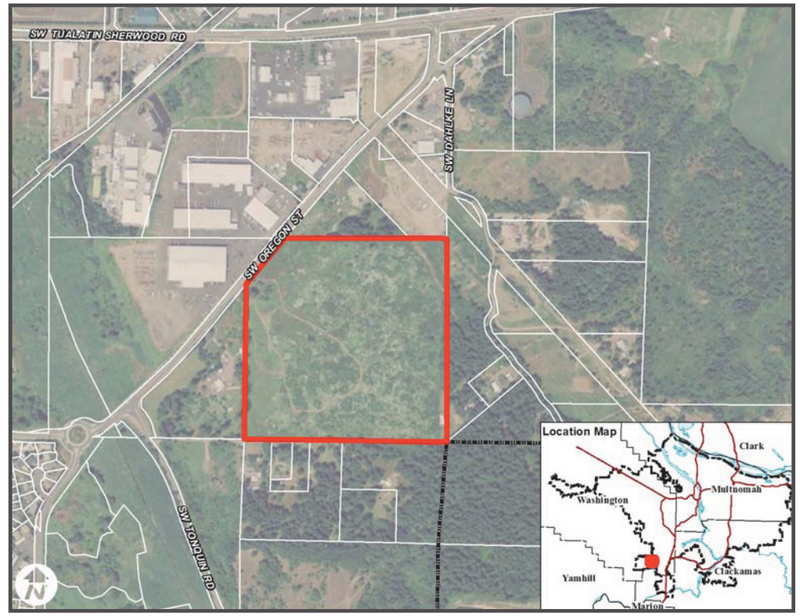
Environmental

- Not identified on Metro's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 2
SHERWOOD	Washington County
Site Ownership	Biles Family LLC
Site ID	38
Net Acreage	30.89



Tiering Criteria	
30.89 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
Yes	**Annexation Required**
C	**Sewer**
A	**Water**
B	**Storm**
B	**Transportation System Mobility**
Yes	**Currently for Sale or Lease Or Willingness to Transact**
7-30 months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 18" line at NW corner, 15" line at NE corner, 12" line at SW corner
- Existing Sewer Rating : A
- Required: 500' line extension, connecting to 12" line

Cost: **$87,500**

Water

- Existing: 12" lines along north and west sides
- Existing Water Rating : A
- Requires: 400' line extension connecting to 12" line

Cost: **$40,000**

Storm Sewer

- Existing: 18" line along west side; 12" line along north side; possible outfall with detention to Hedges Creek
- Existing Storm Rating : A
- Requires: 200' line with private on-site detention, connecting to 18" line

Cost: **$50,000**

Total Infrastructure Development Cost

$177,500

Site Analysis

Gross Acreage	26.80
Net Acreage	26.80*
Wetland Acreage	0*
Floodplain Acreage	0*
Streams Acreage	0*
Site Slope	0*
Total Constraints	0*
Percent Constrained Land	0%
State Certified Site	No

Land Use

- 1 property owner
- 1 parcel
- Currently for sale or lease
- Site requires street intersection improvements, which require more than 6 months

Natural Resources

- There are no natural resources identified on this site
- No further wetland investigation by DSL is warrented

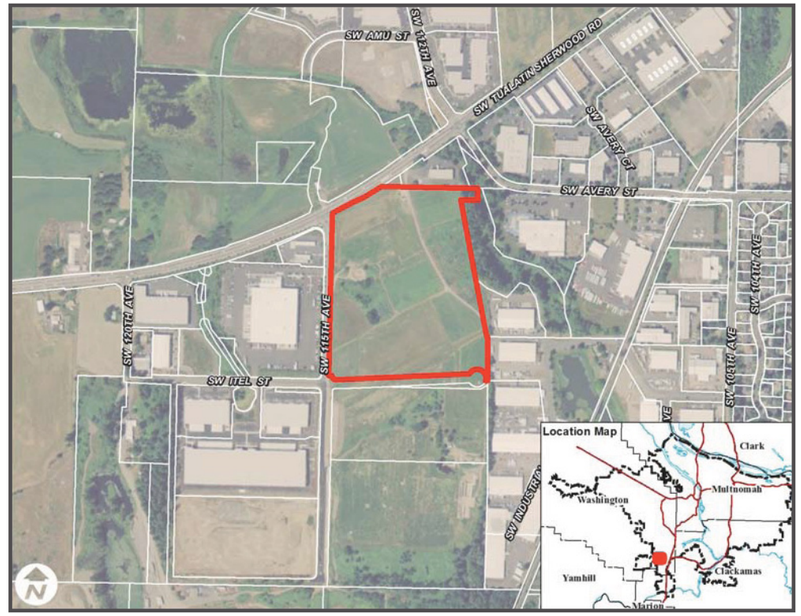
Environmental

- Not identified on Metro's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 2
TUALATIN	Washington County
Site Ownership	Pacific Realty Associates LP
Site ID	40
Net Acreage	26.80



Tiering Criteria	
26.80 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
A	**Sewer**
A	**Water**
A	**Storm**
B	**Transportation System Mobility**
Yes	**Currently for Sale or Lease Or Willingness to Transact**
7-30 months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 24" line stubbed approximately 800' from near SE corner
- Existing Sewer Rating : B
- Required: 800' trunk line extension connecting to 24" line, with 900' lateral line extension

Cost: **$377,500**

Water

- Existing: 18" line approx 1500' south
- Existing Water Rating : B
- Requires: 2800' loop system and line extension, connecting to 18" line

Cost: **$355,000**

Storm Sewer

- Existing: 72" line along east side, possible outfall to adjacent creek
- Existing Storm Rating : A
- Requires: 200' line connecting to 72" line

Cost: **$50,000**

Total Infrastructure Development Cost

$782,500

Site Analysis

Gross Acreage	72.40
Net Acreage	66.14*
Wetland Acreage	.07*
Floodplain Acreage	5.78*
Streams Acreage	1.88*
Site Slope	0*
Total Constraints	6.26*
Percent Constrained Land	8.6%
State Certified Site	Yes

Land Use

- 3 property owners
- 5 parcels
- Currently for sale
- Requires extension of Huffman Road and intersection improvements for site access, which require more than 6 months

Natural Resources

- Known Significant Natural Resource Overlay (SNRO) on site
- Wetland acreaged provided by DSL; no further wetland investigation is warrented

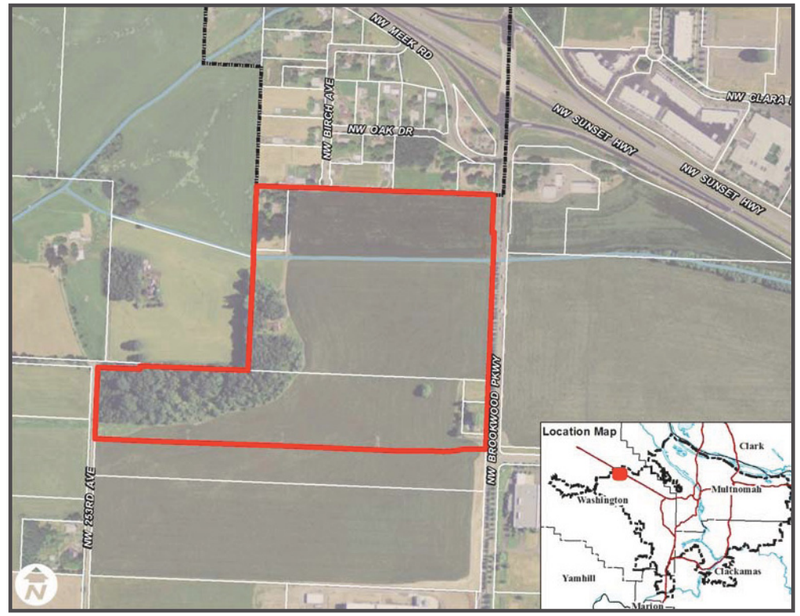
Environmental

- Not identified on Metro's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 2
HILLSBORO	Washington County
Site Ownership	Berger/Moore/Boyles Trust
Site ID	50
Net Acreage	66.14



Tiering Criteria	
66.14 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
B	**Sewer**
B	**Water**
A	**Storm**
B	**Transportation System Mobility**
Yes	**Currently for Sale or Lease Or Willingness to Transact**
7-30 months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 15" line stubbed at SE corner, requires arterial roadway crossing
- Existing Sewer Rating : A
- Required: 1000' line extension, connecting to 15" line

Cost: **$175,000**

Water

- Existing: 12"-24" lines stubbed at south side
- Existing Water Rating : A
- Requires: 1800' line extension connecting to 24" line

Cost: **$405,000**

Storm Sewer

- Existing: 12"-18" line along south side
- Existing Storm Rating : A
- Requires: 200' line connecting to 18" line

Cost: **$50,000**

Total Infrastructure Development Cost

$630,000

Site Analysis

Gross Acreage	52.00
Net Acreage	48.10*
Wetland Acreage	0*
Floodplain Acreage	0*
Streams Acreage	0*
Site Slope	0*
Total Constraints	0*
Percent Constrained Land	0%
State Certified Site	Yes

Land Use

- 2 property owners
- 2 parcels; currently for sale
- Gross site acreage includes area designated for Huffman Rd extension and net acreage does not
- Requires extension of Huffman Road and intersection improvements for site access, which require more than 6 months

Natural Resources

- There are no natural resources identified on this site

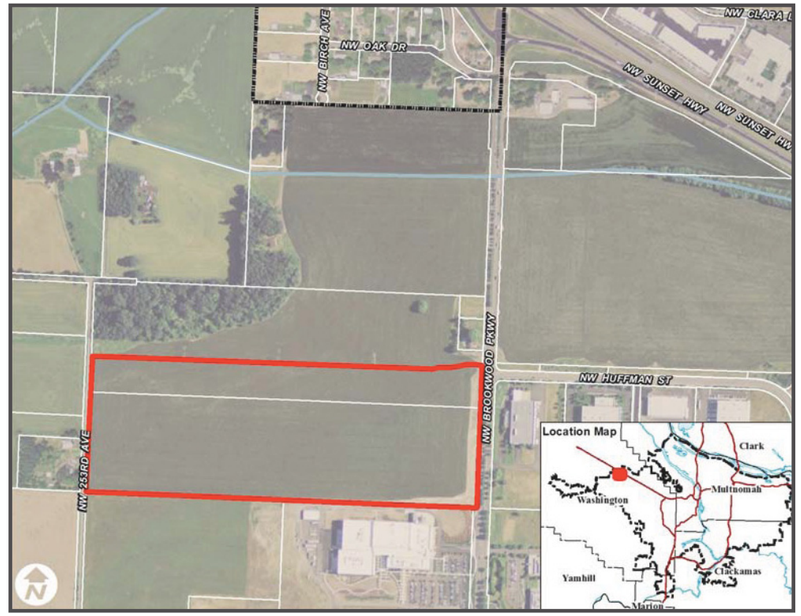
Environmental

- Not identified on Metro's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 2
HILLSBORO	Washington County
Site Ownership	Berger Properties and H. Moore
Site ID	52
Net Acreage	48.10



Tiering Criteria	
48.10 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
A	**Sewer**
A	**Water**
A	**Storm**
B	**Transportation System Mobility**
Yes	**Currently for Sale or Lease Or Willingness to Transact**
7-30 months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 10" line located 2500' south of the site, requires a lift station to extend service
- Existing Sewer Rating : C
- Required: 2500' trunk line extension with lift station, with 350' lateral line extension

Cost: **$2,211,250**

Water

- Existing: 18" line located 2500' south of the site; 66" distribution line in Evergreen Rd is not available for connection
- Existing Water Rating : B
- Requires: 4350' loop system and line extension, connecting to 18" line

Cost: **$585,000**

Storm Sewer

- Existing: No nearby storm lines; possible outfall to adjacent Waible Creek
- Existing Storm Rating : B
- Requires: 700' line with outfall to creek, requires detention

Cost: **$212,500**

Total Infrastructure Development Cost

$3,408,750

Site Analysis

Gross Acreage	38.49
Net Acreage	28.59*
Wetland Acreage	1.01*
Floodplain Acreage	7.25*
Streams Acreage	0*
Site Slope	0*
Total Constraints	9.9*
Percent Constrained Land	25.70%
State Certified Site	No

Land Use

- 1 property owner
- 1 parcel
- Not currently for sale or lease and willingness to transact is unknown
- Requires annexation

Natural Resources

- Wetlands and floodplain are located on site

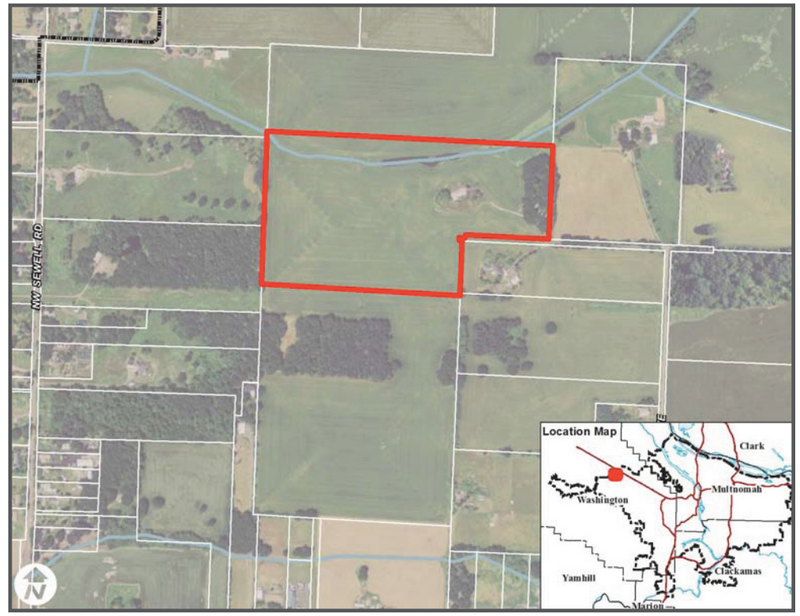
Environmental

- Not identified on Metro's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 2
HILLSBORO	Washington County
Site Ownership	5305 NW 253rd Avenue LLC
Site ID	54
Net Acreage	28.59



Tiering Criteria	
28.59 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
Yes	**Annexation Required**
C	**Sewer**
B	**Water**
B	**Storm**
C	**Transportation System Mobility**
No Unknown	**Currently for Sale or Lease Or Willingness to Transact**
7-30 months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 10" line located 1200' south of the site, requires a lift station to extend service to the north portion of the site
- Existing Sewer Rating : C
- Required: 1200' trunk line extension with lift station, with 700' lateral line extension

Cost: **$1,986,500**

Water

- Existing: 18" line located 1200' south of the site; 66" distribution line in Evergreen Rd is not available for connection
- Existing Water Rating : A
- Requires: 3900' loop system and line extension, connecting to 18" line

Cost: **$477,000**

Storm Sewer

- Existing: No nearby storm lines; possible outfall to adjacent Waible Creek located 1000' north
- Existing Storm Rating : C
- Requires: 1500' line to creek outfall, requires detention

Cost: **$222,500**

Total Infrastructure Development Cost

$2,686,000

Site Analysis

Gross Acreage	45.49
Net Acreage	45.49*
Wetland Acreage	0*
Floodplain Acreage	0*
Streams Acreage	0*
Site Slope	0*
Total Constraints	0*
Percent Constrained Land	0%
State Certified Site	No

Land Use

- 1 property owner
- 1 parcel
- Not currently for sale or lease but owner is willing to transact
- Requires annexation
- Aggregation potential with site 56 to create 116 acre site

Natural Resources

- Known Significant Natural Resources Overlay (SNRO) located on site, but acreage is unknown
- Net acreage assumes SNRO mitigation

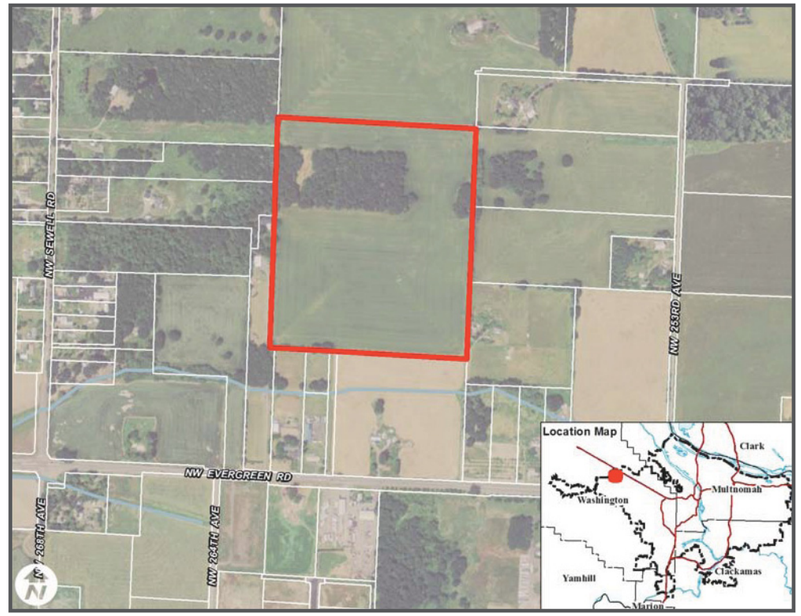
Environmental

- Not identified on Metro's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 2
HILLSBORO	Washington County
Site Ownership	Spokane Humane Society
Site ID	55
Net Acreage	45.49



Tiering Criteria	
45.49 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
Yes	**Annexation Required**
C	**Sewer**
A	**Water**
C	**Storm**
C	**Transportation System Mobility**
No Yes	**Currently for Sale or Lease** **Or** **Willingness to Transact**
7-30 months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 10" line at south side, requires arterial roadway crossing
- Existing Sewer Rating : C
- Required: 3000' trunk line extension with lift station, with 1800' lateral line extension

Cost: **$2,575,000**

Water

- Existing: 18" line located a the south side of the site; 66" distribution line in Evergreen Rd is not available for connection
- Existing Water Rating : A
- Requires: 5000' loop system and line extension

Cost: **$560,000**

Storm Sewer

- Existing: 12" line at SE corner
- Existing Storm Rating : B
- Requires: 1000' line with detention, connecting to 12" line

Cost: **$150,000**

Total Infrastructure Development Cost

$3,285,000

Site Analysis

Gross Acreage	71.11
Net Acreage	71.11*
Wetland Acreage	5.16*
Floodplain Acreage	0*
Streams Acreage	0*
Site Slope	0*
Total Constraints	5.16*
Percent Constrained Land	10.2%*
State Certified Site	No

Land Use

- 7 property owners; 9 parcels
- 4 owners/6 parcels are currently for sale; remaining owners are willing to transact
- Requires annexation
- Aggregation potential with site 55 to create 116 acre site

Natural Resources

- Wetlands, floodplain, and Significant Natural Resources Overlay (SNRO) located on site
- Net acreage assumes complete SNRO mitigation

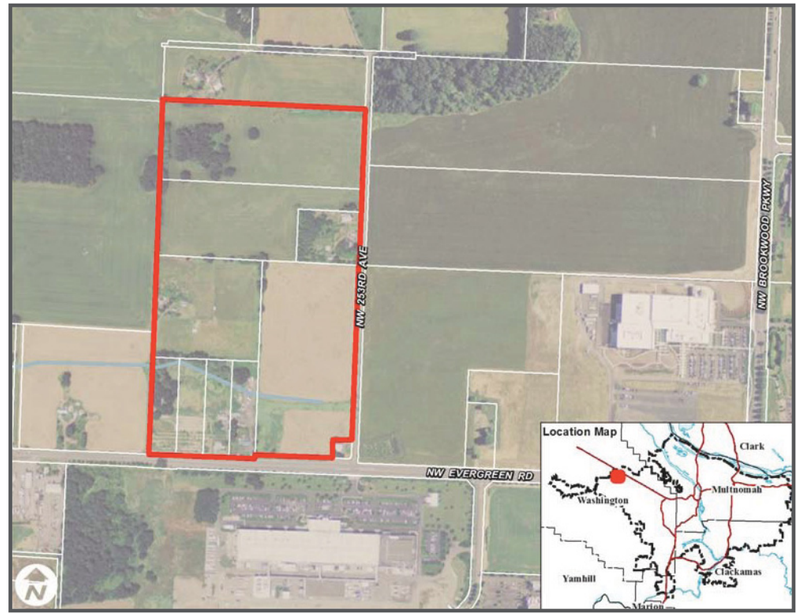
Environmental

- Not identified on Metro's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 2
HILLSBORO	Washington County
Site Ownership	East Evergreen Site
Site ID	56
Net Acreage	71.11



Tiering Criteria	
71.11 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
Yes	**Annexation Required**
C	**Sewer**
A	**Water**
B	**Storm**
A	**Transportation System Mobility**
Yes Yes	**Currently for Sale or Lease Or Willingness to Transact**
7-30 months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 24" collector line located 1500' west
- Existing Sewer Rating : C
- Required: 1500' trunk line extension connecting to 24" line, with 1050' lateral line extension

Cost: **$513,750**

Water

- Existing: Available line located along west side
- Existing Water Rating : B
- Requires: 2500' line extension

Cost: **$287,500**

Storm Sewer

- Existing: 12" line located at north side (uphill); outfall to adjacent creek at southwest corner
- Existing Storm Rating : B
- Requires: 600' line connecting to 12" line

Cost: **$100,000**

Total Infrastructure Development Cost

$901,250

Site Analysis

Gross Acreage	40.83
Net Acreage	34.18
Wetland Acreage	0
Floodplain Acreage	0
Streams Acreage	0
Site Slope	6.65
Total Constraints	6.65
Percent Constrained Land	16.3%
State Certified Site	No

Land Use

- 2 property owners
- 5 parcels
- 1 owner/2 parcels are currently for sale; remaining owner are willing to transact

Natural Resources

- Significant slopes located on site

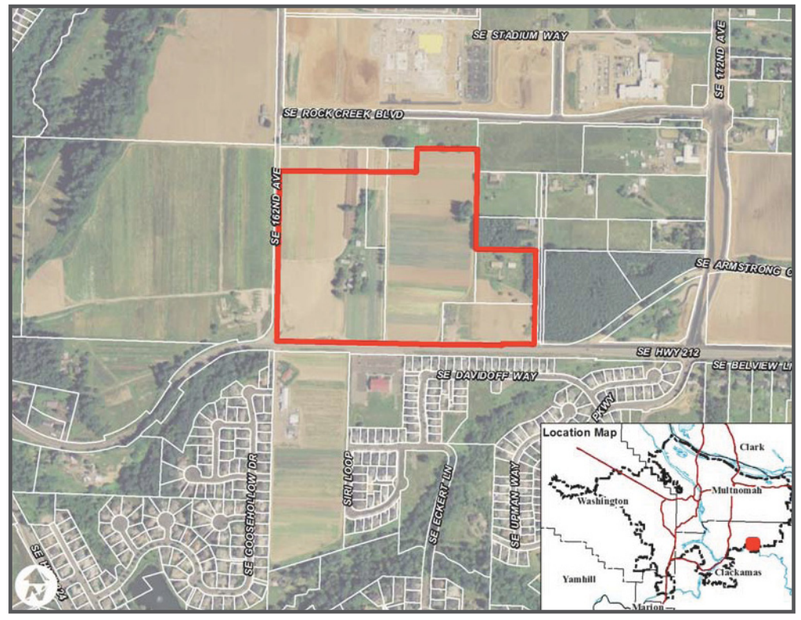
Environmental

- Not identified on Metro's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 2
HAPPY VALLEY	Clackamas County
Site Ownership	Rock Creek Site
Site ID	62
Net Acreage	34.18



Tiering Criteria	
34.18 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
C	**Sewer**
B	**Water**
B	**Storm**
B	**Transportation System Mobility**
Yes Yes	**Currently for Sale or Lease Or Willingness to Transact**
7-30 months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 10"-15" collector lines located along north edge
- Existing Sewer Rating : A
- Required: 600' line extension, connecting to 15" line

Cost: **$105,000**

Water

- Existing: Available line at the site, with 12" looped line
- Existing Water Rating : A
- Requires: 500' line extension connecting to 12" looped line

Cost: **$50,000**

Storm Sewer

- Existing: Trunk line located at west corner; possible outfall to adjacent creek at east side
- Existing Storm Rating : A
- Requires: 400' line with outfall to adjacent creek, requires private on-site detention

Cost: **$100,000**

Total Infrastructure Development Cost

$255,000

Site Analysis

Gross Acreage	25.10
Net Acreage	25.10*
Wetland Acreage	.30
Floodplain Acreage	.75
Streams Acreage	0*
Site Slope	0*
Total Constraints	.98
Percent Constrained Land	3.9%
State Certified Site	No

Land Use

- 1 property owner
- 1 parcel
- Currently for sale or lease

Natural Resources

- Net acreages assumes wetland and floodplain mitigation
- Natural resource mitigation requires more than 6 months

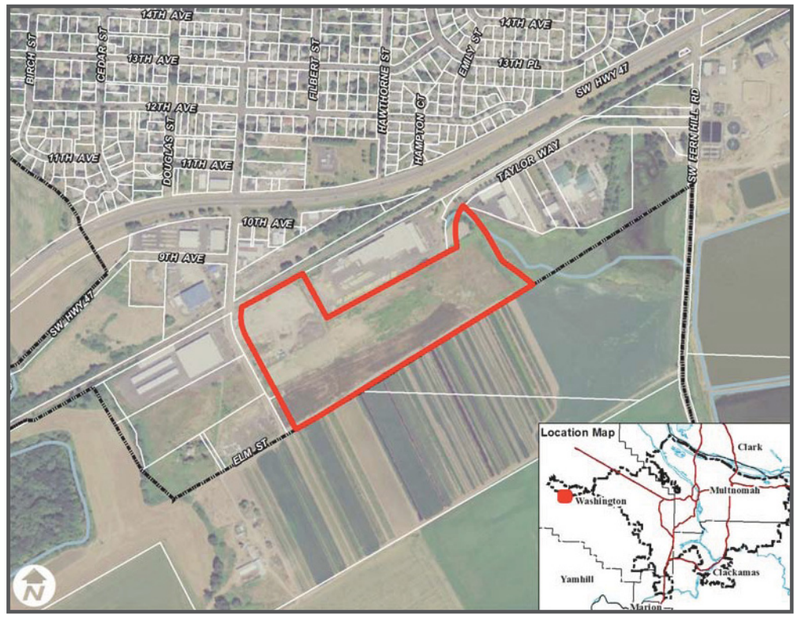
Environmental

- Not identified on Metro's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 2
FOREST GROVE	Washington County
Site Ownership	Woodburn Industrial Capital
Site ID	63
Net Acreage	25.10



Tiering Criteria	
25.10 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
A	**Sewer**
A	**Water**
A	**Storm**
A	**Transportation System Mobility**
Yes	**Currently for Sale or Lease Or Willingness to Transact**
7-30 months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 10" line located near NW corner requires arterial roadway crossing, 12" main located near east side
- Existing Sewer Rating : A
- Required: 1000' line extension, connecting to 12" line

Cost: **$175,000**

Water

- Existing: 18" line along north side
- Existing Water Rating : A
- Requires: 1350' line extension connecting to 18" line

Cost: **$135,000**

Storm Sewer

- Existing: regional stormwater facility located 300' from northeast corner; regional detention system needed
- Existing Storm Rating : B
- Requires: 1300' line extension to existing regional detention system

Cost: **$165,500**

Total Infrastructure Development Cost

$475,500

Site Analysis

Gross Acreage	46.25
Net Acreage	44.67
Wetland Acreage	0
Floodplain Acreage	0
Streams Acreage	0
Site Slope	1.58
Total Constraints	1.58
Percent Constrained Land	3.4%
State Certified Site	No

Land Use

- 1 property owner; willing to transact
- 2 parcels
- Requires annexation
- Designated as Manufacturing Business Park in the commercial services overlay in Tualatin Southwest Concept Plan

Natural Resources

- There are no natural resources identified on site

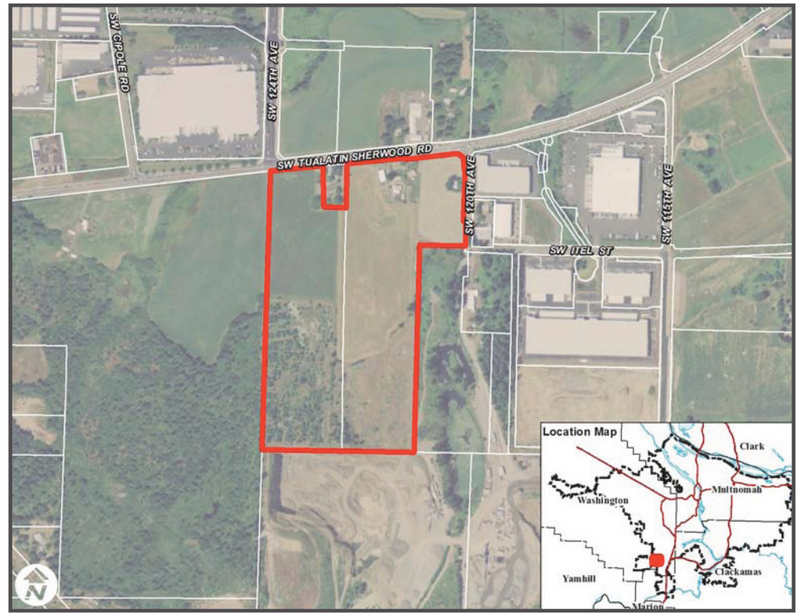
Environmental

- Not identified on Metro's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 2
TUALATIN	Washington County
Site Ownership	Kenneth Itel
Site ID	66
Net Acreage	44.67



Tiering Criteria	
44.67 Acres	**Net Acreage**
No	**Use Restriction**
No	**Identified Brownfield**
Yes	**Annexation Required**
A	**Sewer**
A	**Water**
B	**Storm**
C	**Transportation System Mobility**
No Yes	**Currently for Sale or Lease** **Or** **Willingness to Transact**
7-30 months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 10" trunk line at south side, 10"-15" lines at SW corner

  Existing Sewer Rating : A
- Required: 900' line extension, connecting to 10" line

Cost: **$157,500**

Water

- Existing: 12" line along SW side

  Existing Water Rating : A
- Requires: 1000' line extension connecting to 12" line

Cost: **$100,000**

Storm Sewer

- Existing: 48" collector line along SW side

  Existing Storm Rating : A
- Requires: 1000' public line connecting to 48" line

Cost: **$125,000**

Total Infrastructure Development Cost

$382,500

Site Analysis

Gross Acreage	69.45
Net Acreage	58.96*
Wetland Acreage	3.8*
Floodplain Acreage	5.95*
Streams Acreage	0*
Site Slope	0.74*
Total Constraints	10.49*
Percent Constrained Land	15.1%*
State Certified Site	No

Land Use

- 1 property owner
- 5 parcels
- Currently listed as lease only
- Use restriction; aviation use only

Natural Resources

- Wetlands and floodplain are located on site

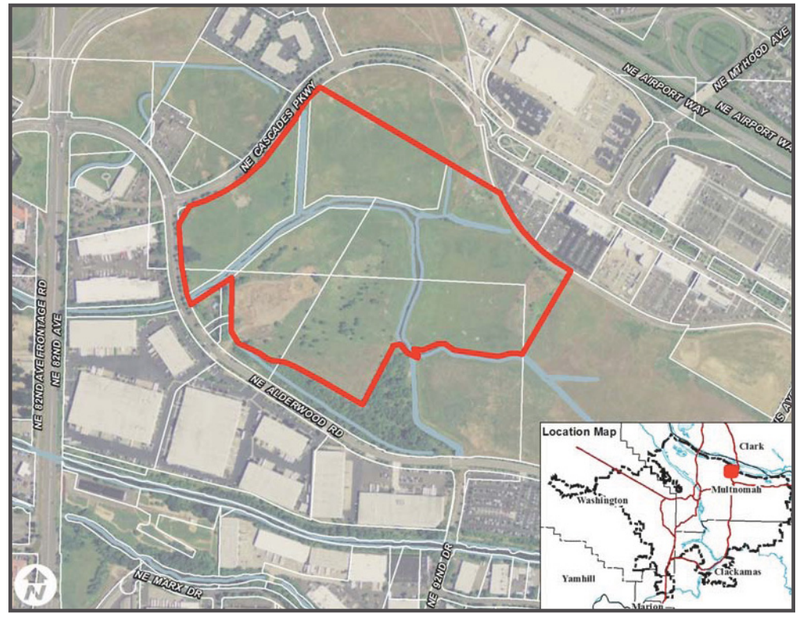
Environmental

- Not identified on Metro's or the City of Portland's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

Tiering Summary

	Tier 2
PORTLAND	Multnomah County
Site Ownership	Port of Portland (PIC West)
Site ID	67
Net Acreage	58.96



Tiering Criteria	
58.96Acres	**Net Acreage**
Yes	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
A	**Sewer**
A	**Water**
A	**Storm**
A	**Transportation System Mobility**
Yes Yes	**Currently for Sale or Lease** **Or** **Willingness to Transact**
7 - 30 Months	**Time to Market Readiness**

Site Conditions

Site Infrastructure

Sanitary Sewer

- Existing: 10" line located 750' from northwest corner
- Existing Sewer Rating : A
- Required: 750' trunk line extension connecting to 10" line, with 500' lateral line extension

Cost: **$285,500**

Water

- Existing: 18" line located 1200' north of the site; 66" distribution line in Evergreen Rd is not available for connection
- Existing Water Rating : A
- Requires: 1700' line extension connecting to 18" line

Cost: **$188,000**

Storm Sewer

- Existing: possible outfall to creek located 1500' near Evergreen Rd; regional detention system needed
- Existing Storm Rating : C
- Requires: 2500' line extension to outfall

Cost: **$377,500**

Total Infrastructure Development Cost

$851,000

Site Analysis

Gross Acreage	39.22
Net Acreage	34.15*
Wetland Acreage	5.07*
Floodplain Acreage	0*
Streams Acreage	0*
Site Slope	0*
Total Constraints	5.07*
Percent Constrained Land	12.9%
State Certified Site	No

Land Use

- 1 property owner
- 1 parcel
- Currently listed as lease only
- Use restriction; aviation use only

Natural Resources

- Wetlands located on site

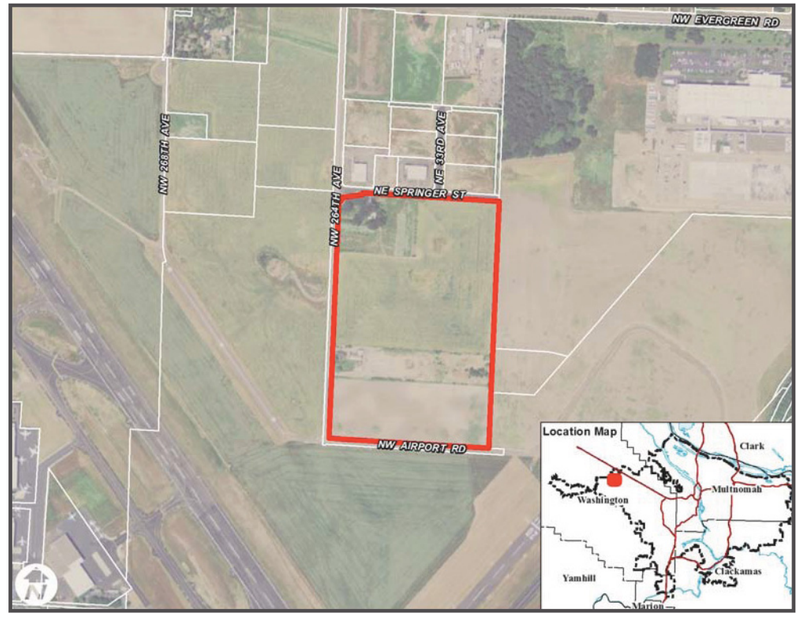
Environmental

- Not identified on Metro's Brownfield inventory

Notes: *Denotes site constraints based on data provided by the local jurisdiction and/or local knowledge

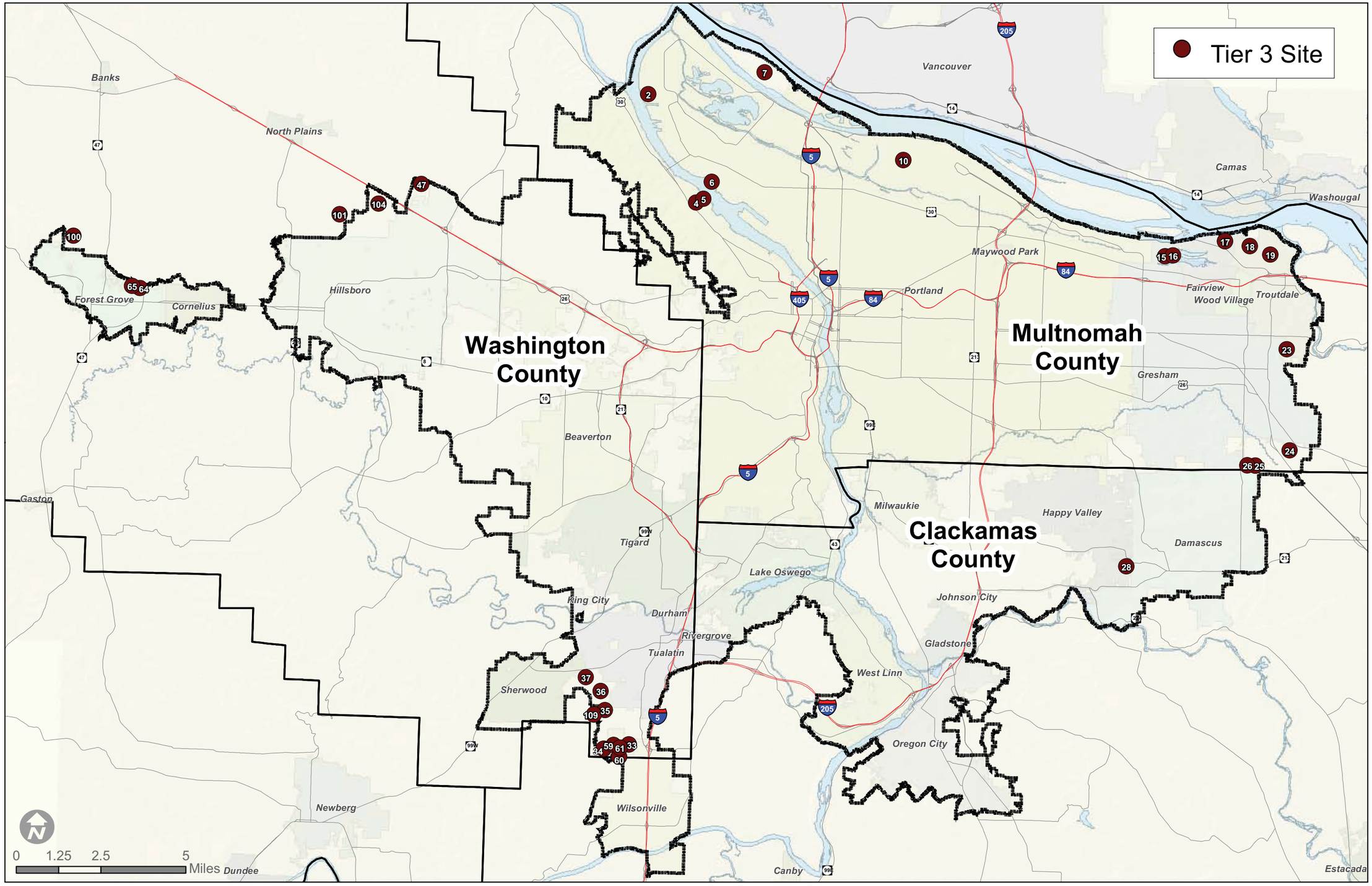
Tiering Summary

	Tier 2
HILLSBORO	Washington County
Site Ownership	Port of Portland (Hillsboro Airport)
Site ID	68
Net Acreage	34.15



Tiering Criteria	
34.15 Acres	**Net Acreage**
Yes	**Use Restriction**
No	**Identified Brownfield**
No	**Annexation Required**
A	**Sewer**
A	**Water**
C	**Storm**
A	**Transportation System Mobility**
Yes Yes	**Currently for Sale or Lease Or Willingness to Transact**
7-30 months	**Time to Market Readiness**

PHASE 1: TIER 3 REGIONAL MAP



PHASE 1: TIER 3 SITE MATRIX

SITE CHARACTERISTICS																												INFRASTRUCTURE			TRANSPORTATION				AVAILABILITY/OWNERSHIP							
Site ID	Preliminary Tier	State Certified	Traded-Sector Industry	Owner/Site	Location	County	Gross Acres	Wetlands (RLIS)	*Wetland Acreage (Jurisdictions)**	Flood 96 Acres (RLIS)	FEMA Flood AC (RLIS)	*Floodplain AC (Jurisdictions)**	Streams AC (RLIS)	*Stream AC (Jurisdictions)**	7-25% Slope Acres (RLIS)	*10-25% Slope Acres (Jurisdiction/RLIS)**	All Constraints (RLIS)	*Alll Constraints (Jurisdictions)**	% Constraints (RLIS)	*% Constraints (Jurisdictions)**	Net Developable Acresage (RLIS)	*Net Developable Acreage (Market Knowledge)**	Use Restriction	Brownfield	Annexation Required	Number of Taxlots	Number of Owners	Sewer Score	Water Score	Storm Score	Surrounding System Quality	Access to Interstate Highway	Access to Freight Route (Roadway)	Access to Freight System (All Modes)	Currently for Sale/Lease	Willing to Transact	Private Ownership	Investor	Public	User	Site I D	Notes
2	3		C, D, H, stc. marine	TIME OIL CO	PORTLAND	Multnomah	43.50	0.00		35.32	2.21		0.24		4.47		37.62		86.48%		5.88	25.00		C		2		A	A	B	B	A	A	A	S					YES	2	Net developable is less than 25AC but assumes cut/fill balance can be achieved
4	3		C, D, H	ESCO CORP	PORTLAND	Multnomah	37.62	0.00		0.00	0.00		0.00		13.78	4.29	5.10	4.29	13.57%	11.40%	23.13	33.33		C		6	3	A	A	A	A	A	A	A		NO				YES	4	3 property owners; 6 parcels
5	3		C, D, H	ATOFINA CHEMICALS INC	PORTLAND	Multnomah	59.76	0.00		5.49	8.87	13	0.49		13.78		11.05	13	18.49%	21.76%	48.71	46.76		C		6		A	A	A	A	A	B	B		NO	YES				5	
6	3		D	MC CORMICK & BAXTER CREOSOTING	PORTLAND	Multnomah	42.39	0.00		4.57	2.24	8	1.10		6.97		8.27	9	19.50%	21.23%	34.12	33.39		C		1		C	C	B	B	A	A	C		NO	YES				6	Poor truck access because of severe slope
7	3		C, Marine	WEST HAYDEN ISLAND (PORT)	PORTLAND	Multnomah	472.00															404.00	YES		YES	2		B	B	B	C	C	A	B		YES			YES		7	Marine use only; Gross and net development acres are taken from Metro's Large Lot Inventory. Data is not available to explain the net development acreage from this source. This site is entirely constrained by floodplain.
10	3		Aviation	SW QUAD (PORT)	PORTLAND	Multnomah	212.56	0.50	0.00	0.07	106.63	53	0.99		28.35	5.11	118.82	59.10	55.90%	27.80%	93.74	206.47	YES			5		B	A	A	B	C	A	B		YES			YES		10	Lease only; Aviation use only; Net developable acres assumes floodplain mitigation. 10% slope and streams acreage is subtracted from net dev acreage; Located in managed floodplain
15	3		D, H	BT PROPERTY LLC (UPS)	GRESHAM	Multnomah	51.45	0.00	0.00	0.00	5.14	9.77	0.00		5.36	0	9.10	9.77	17.69%	18.99%	42.35	49.45				4		A	A	A	A	B	A	A		NO				YES	15	In managed floodplain; net developable acres assumes complete mitigation strategy (> 6 month timeline); drainage ditches (2 acres) to remain; On site investigation warranted by DSL; No delineation on site and 100% hydric soil
16	3		D, F, H	CEREGHINO MICHAEL	GRESHAM	Multnomah	41.63	1.28	0.00	26.37	36.80	0	0.92		3.49	0	41.05	0	98.60%	0.00%	0.58	25.00				5		A	A	A	B	A	A	A		NO	YES				16	In managed floodplain; net developable AC assumes complete mitigation strategy; On site wetland investigation is warranted - per DSL
17	3		D, H	TRIP - PHASE 3 (PORT)	FAIRVIEW	Multnomah	34.14	0.13	4.14	0.00	0.00		0.00		4.47	0	4.60	4.14	13.47%	12.13%	29.55	30.00				1		C	B	A	B	A	B	B	S				YES		17	
18	3		A, D, H	TRIP - PHASE 2 (PORT)	TROUTDALE	Multnomah	42.25	14.94	12.07	0.00	0.00		0.00		4.38	0	19.02	12.07	45.00%	28.57%	23.24	30.18				2		A	A	A	A	B	B	C	S				YES		18	
19	3		A, D, H, I	TRIP - PHASE 2 (PORT)	TROUTDALE	Multnomah	81.10	26.34	19.64	0.00	0.00		0.00		20.46	0	39.92	19.64	49.22%	24.22%	41.18	80.34				1		A	B	A	A	B	B	C	S				YES		19	Net developable acres assumes complete mitigation strategy
23	3		F	MT HOOD COMMUNITY COLLEGE	TROUTDALE	Multnomah	38.40	0.00		0.00	0.00		0.00		12.72	1	12.72	1	33.13%	2.60%	25.68	37.40		X		3		A	A	B	A	C	B	B		NO			YES		23	Mt Hood Community College will retain ownership; Future use is undetermined - Per conversation with VP of Administration; Potentially an environmental cleanup site (per Metro database) and level of clean up unknown
24	3		D, F	JOHNSON E JEAN	GRESHAM	Multnomah	37.17	0.00		0.00	0.00		0.00		3.34		3.34		9.00%		33.82				YES	1		B	C	B	A	C	B	B		YES	YES				24	No interchange near site
25	3		D	JONAK LESTER JR	GRESHAM	Multnomah	34.22	0.00		0.00	0.00		0.00		12.70	7.15	12.70	7.15	37.12%	20.89%	21.52	27.07			YES	1		C	C	B	B	C	B	B		N/A	YES				25	No interchange near site
26	3		D	DANNAR CHARLES	GRESHAM	Multnomah	27.93	0.80	0.00	0.00	0.00		0.00		5.90	0	6.26	0.00	22.43%	0.00%	21.66	27.93			YES	1		C	C	B	A	C	B	C		N/A	YES				26	No interchange near site
28	3		D	SIRI JAMES F & MOLLIE	HAPPY VALLEY	Clackamas	26.40	0.00		0.00	0.00		0.00		1.13		1.13		4.29%		25.26					2		A	A	A	B	C	A	A		NO	YES				28	Owner is not willing to transact
33	3		C, D, F, H, I	COFFEE CREEK INDUSTRIAL AREA - site 1	WILSONVILLE	Washington	85.23	0.30	1.00	0.00	0.00		0.00		1.64		1.94	4.89	2.28%	5.74%	83.29	80.34			YES	21	17	A	A	A	B	A	A	A		NO	YES				33	17 property owners; ability to aggregate has not been discussed; anchor site for Coffee Creek industrial development - per City of Wilsonville
34	3		C, D, H	VAN'S INVESTMENT LTD	WILSONVILLE	Washington	52.79	4.50	N/A	16.48	16.48		0.00		16.17	6.05	29.35	24.85	55.59%	47.07%	18.56	25.50				1		C	C	B	C	B	A	A		N/A	YES				34	Area does not have slope and wetlands data available from City of Wilsonville; Net developable acreage is challenged because of slope.
35	3		C, D	TONQUIN INDUSTRIAL AREA	TUALATIN	Washington	49.70	0.83	0.50	0.00	0.00		0.15		9.18		9.73	9.40	19.58%	18.91%	39.97	40.30			YES	8	7	B	C	B	B	B	A	A		YES				YES	35	Property owners have expressed willingness to aggregate - per City of Tualatin
36	3		B, C, D	TIGARD SAND & GRAVEL SITE	TUALATIN	Washington	296.88	9.33		0.00	0.00		1.02		163.71		168.78		56.85%		128.10				YES	15	3	C	C	B	C	B	A	A		NO				YES	36	Tigard Sand & Gravel ownes 12 parcels; active gravel operation
37	3		D	ORR FAMILY FARM LLC	SHERWOOD	Washington	96.26	4.20		0.00	0.00		0.00		49.60		53.42		55.50%		42.84				YES	1		C	A	B	C	B	B	A		NO	YES				37	Annexation required; Owner not willing to transact
47	3		D, F	CRANFORD JULIAN F & SHARON D	HILLSBORO	Washington	28.51	0.44	0.44	0.55	2.32	0.52	0.00	0.50	5.63	0.47	7.93	1.22	27.82%	4.28%	20.57	27.29				1		C	B	B	A	A	A	A		NO	YES				47	Combination of hydric and partially hydric soils present; On site wetland investigation warranted - per DSL
59	3		C, D, H	COFFEE CREEK INDUSTRIAL AREA - site 2	WILSONVILLE	Washington	46.37	0.00	0.00	0.00	0.00	0.00	0.00		0.10		0.10	0	0.22%		46.27				YES	12	8	B	B	A	B	B	C	B		NO	YES				59	8 property owners; ability to aggregate has not been discussed
60	3		C, D, H	COFFEE CREEK INDUSTRIAL AREA - site 3	WILSONVILLE	Washington	29.65	0.00	0.00	0.00	0.00	0.00	0.00		2.60		2.60	0	8.77%		27.05			X	YES	10	7	B	A	A	B	B	C	C		NO	YES				60	7 property owners; No expressed willingness to aggregate; Site includes parcels that are split by County lines; Potential underground storage tank on site but exact location is unclear (Metro database); UST could be also located in parcel 61 to the north
61	3		C, D, H	COFFEE CREEK INDUSTRIAL AREA - site 4	WILSONVILLE	Washington	48.56	0.00	0.00	0.00	0.00	0.00	0.00				0.00	0	0.00%		48.56				YES	12	8	B	A	A	B	B	B	C		NO	YES				61	8 property owners; No expressed willingness to aggregate
64	3		D	WOODFOLD-MARCO MFG INC (East Oak St)	FOREST GROVE	Washington	25.46	0.00		0.00	0.00		0.00		0.00		0.00		0.00%		25.46					2	2	B	B	B	A	C	A	C		NO	YES				64	2 parcels; 2 property owners
65	3		D	WOODFOLD-MARCO MFG INC (West Oak St)	FOREST GROVE	Washington	53.93	0.02		0.00	0.00		0.00		0.00		0.02		0.04%		53.91					5		B	B	C	A	C	A	C		NO	YES				65	
100	3		A, B, D, F	HOLZMEYER RICHARD HENRY ET AL	FOREST GROVE	Washington	111.37	0.00		0.00	0.00		0.00		11.63		11.25		10.10%		100.12				YES	1		C	--	B	A	C	C	B		N/A	YES				100	Outside UGB; Water service information was not available at the time of this analysis
101	3		A, B, F	VANROSE FARMS and VANDERZANDEN	HILLSBORO	Washington	270.5	18.45		9.08	27.34	22.85	12.14		29.99	23.41	35.77	45.67	13.22%	16.88%	234.73	224.83			YES	2	2	C	B	B	B	C	B	B		YES	YES				101	Outside UGB; Parcels were aggregated into1 site per City of Hillsboro; On site wetland investigation is warranted per DSL
104	3		A, B, F	HILLSBORO URBAN RESERVES (Aggregate)	HILLSBORO	Washington	320	0.00	0.00	0.00	14.96	9.24	0.00		4.54	1.36	19.50	10.60	6.09%	3.31%	300.50	309.40			YES	9	8	C	B	B	C	C	B	B		YES	YES				104	Outside UGB; Property owners have expressed willingness to aggregate and transact - per City of Hillsboro; On site wetland investigation is warranted - per DSL
109	3		A, D, H	MORSE BROS INC	TUALATIN	Washington	85.31	3.98		0.00	0.00		0.00		21.26		23.59		27.65%		61.73			C	YES	7		C	C	B	C	C	C	B		NO				YES	109	Outside UGB

* These columns indicate that environmental constraint information was provided by jurisdictions, Port of Portland, or Group Mackenzie knowledge and are not from Metro RLIS data. These columns supplement the previous RLIS columns. Net developable acreage (market knowledge) supplements the net developable acreage (RLIS) column.

** Indicates a seller is willing to transact but not within in tier 1 timeframe of 180 days.

TRADED-SECTOR INDUSTRY:

A: Regionally to nationally scaled clean-tech manufacturer

B: Globally scaled clean technology campus

C: Heavy industrial/manufacturing

D: General manufacturing

E: Food processing

F: High-tech manufacturing or campus industrial

G: Regional (multi-state) distribution center

H: Warehouse/distribution

I. Portland regional distribution center

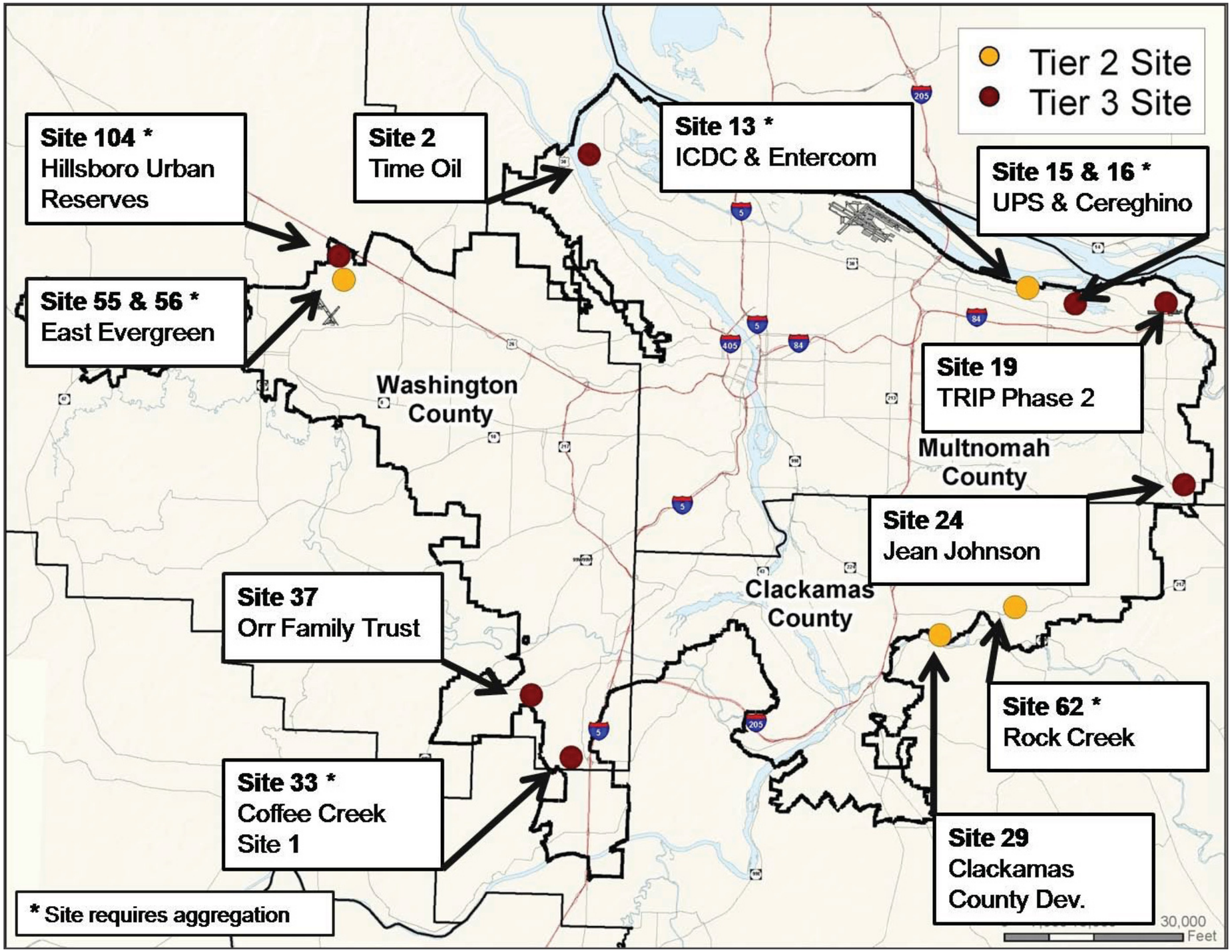
J: Call center/business services

K. Data centers

L: Rural/frontier industrial

SECTION 3:
Phase 2 Site Results

PHASE 2 SITES



HOW TO READ THE PHASE 2 SITE SHEETS – PAGE 1

Site Characteristics:

Site size = Gross acres

Net Developable Acres = Gross acres minus constrained acres; in some cases, full natural resource mitigation is assumed and in some cases it is not if constraints are too severe. More detail is available on page 3 and is site specific.

Other Incentives: Identifies the SIP (Strategic Investment Program) that is available to firms who invest over $25 million or over $100 million on any site (depending on location); it does not refer to certain communities who have established SIP Zones; it also identifies whether a site is in an Urban Renewal Area.

Enterprise Zone: Identifies if the site is located in an Enterprise Zone, which provides a 3-5 year property tax abatement on new investment.

Development Characteristics:

Site Development Period: Total time required to make this site development ready and draws from the Site Development Process Timeline on Page 3.

Total All in Costs: Total development costs including off-site infrastructure and on-site mitigation costs (hard costs) ; soft costs (professional service fees and SDC's) calculated at 20% of hard costs; site acquisition costs assumed to be $4.50/SF; time cost calculated at a 7% annualized rate from the period dollars are spent in the development schedule to site development readiness; and risk costs estimated linearly as 2.5% for every 6 months of development time, from a 24 month basis of 15%.

Development Ready Value: Current value of site, if it was development ready, plus an appreciation rate for the period of time required to make specific site development ready.

Overview

Each Phase 2 site has four sheets of information.

Page 1 is a roll-up of pages 2-4 and draws from the development concept and site costs (Page 2); the key development issues (Page 3); and the economic and fiscal impacts (Page 4).

The site name appears in the footer on each page.

Development Concept Summary

DESCRIPTION OF SITE USE

Site Characteristics	
Site Size (Acres)	
Net Developable Acreage	
In UGB	
Other Incentives	
Enterprise Zone	
Development Characteristics	
Site Development Period (In Months)	
Total All In Cost	
Development Ready Value	
Development Gap	
Market Viability Gap	
Time To Market Feasibility	

Development Issues

Environmental and Natural Resource Issues (On-site)	Infrastructure Issues (Off-site)	Land Use Issues
Brownfield Cleanup	*Water*	*Aggregation*
Wetland Fill	*Sewer*	*Annexation*
Floodplain Fill	*Storm*	*Outside UGB*
Slope Mitigation	*Transportation*	*Marine Dock*

TIER 2 or 3

COUNTY **CITY**

Site Ownership

Site ID

Development Economic Impacts

	Total Annual Construction Impacts			Total Annual Operations At Full Capacity		
	Jobs	Economic Activity	Payroll	Jobs	Economic Activity	Payroll
Direct						
Indirect/ Induced						
Total						

Development Annual Fiscal Impacts at Full Capacity

	Payroll Tax Revenue	Property Tax Revenue
Direct		
Indirect/Induced		
Total		

Development Gap: ***(see Figure 1, Page 4.)***

Market Viability Gap: Difference between Development Ready Value and Total All in Costs

Time to Market Feasibility: Translating the Market Viability Gap into time, the number of years, all else equal, for future development ready values to appreciate to levels supporting a market based transaction.

Development Issues: This table displays all on-site and off-site issues that were analyzed for all sites as well as applicable land use issues. A check mark next to the issue signifies that the issue applies to the site. The third page for each site provides more details on these issues.

SITE AERIAL MAP

Development Economic Impacts *(See page 4 for more information)*

This table draws from Page 4, Figure 2 and summarizes jobs, economic activity and payroll from the construction/development period and at the point in time when the facility would be at full operational capacity. Jobs are divided by Direct, meaning onsite construction and operations, and Indirect/Induced, meaning offsite jobs created as a result of the Direct employment. Economic Activity reflects business revenues of the presumed user(s) on the site (Direct) and the sum of business revenues of firms that support the presumed user(s) (Indirect/Induced). Payroll is total wages paid.

Development Annual Fiscal Impacts *(See page 4 for more information)*

This table draws from Page 4, Figure 3 and summarizes the state payroll tax revenue and the local government property tax revenue at the point in time when the facility would be at full operational capacity.

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Phase 2: August 2012
53

HOW TO READ THE PHASE 2 SITE SHEETS – PAGE 2

Development Concept Plan

DEVELOPMENT CONCEPT PLAN PREPARED BY GROUP MACKENZIE BASED ON ASSIGNED USE

Projected Electrical Demand and Grade:
PGE reported the electrical demand and power improvements for each site based on a scale of 1 (easy) to 3 (hard) to demonstrate the relative cost and complexity of extending or upgrading the existing power infrastructure to serve the proposed new developments. PGE's detailed report is provided in Volume 3, Appendix J of this report.

Total Building Cost:
Building construction costs for Development Concept Plan based on per-square-foot shell only construction cost by facility type provided by Group Mackenzie with support from Perlo Construction: general manufacturing at $70/SF; warehouse at $25/SF; clean tech/high tech manufacturing/fab at $75/SF; office at $130/SF; Central Utility Building at $150/SF; speculative business park bldgs. at $55/SF.

Hard Costs:
Total building shell costs for the Development Concept Plan

Soft Costs:
An additional 20% of hard costs for professional services and SDCs

Total Costs:
Hard Costs + Soft Costs

Total square footages of buildings in Development Concept Plan

Total construction cost divided by the total building size

Total Building Size	Projected Electrical Demand	Project Electrical Grade	Total Building Cost	Facility Construction Cost	Facility Construction Cost Total

Site use seen on development concept plan

Site Use	Description of Development Concept Site Use
	More detailed description of development concept site use

Development Concept Costs

Off-Site Costs and Construction Terms	
Water: Start Period (months back): Term:	
Sewer: Start Period (months back): Term:	
Stormwater: Start Period (months Back): Term:	
Transportation: Start Period (months back): Term:	
Off-Site Total Costs	
On-Site Costs and Mitigation Terms	
Wetland Mitigation: Start Period (months back): Term:	
Slope Mitigation: Start Period (months back): Term:	
Building Pad Surcharge: Start Period (months Back): Term:	
Floodplain Cut/Fill Mitigation: Start Period (months back): Term:	
Environmental Cleanup: Start Period (months back): Term:	
On-Site Total Costs	
Total Costs	

Costs: Dollars to provide infrastructure to the site for the assigned use reflected in the Development Concept Plan.

Start Period: How many months prior, to 'development ready', construction begins.

Term: Duration of construction (important to determine risk and time of money).

Off-Site Total Costs: Water + sewer + stormwater + transportation costs

Costs: Dollars to provide on-site mitigation for the assigned use reflected in the Development Concept Plan.

Start Period: How many months, prior to "development ready" status, mitigation begins.

Term: Duration of mitigation (important to determine risk and time of money).

On-Site Total Costs: Wetland + slope + surcharge + floodplain + environmental cleanup costs

Off-Site Total Costs + On-Site Total Costs

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Phase 2: August 2012

SITE: 54

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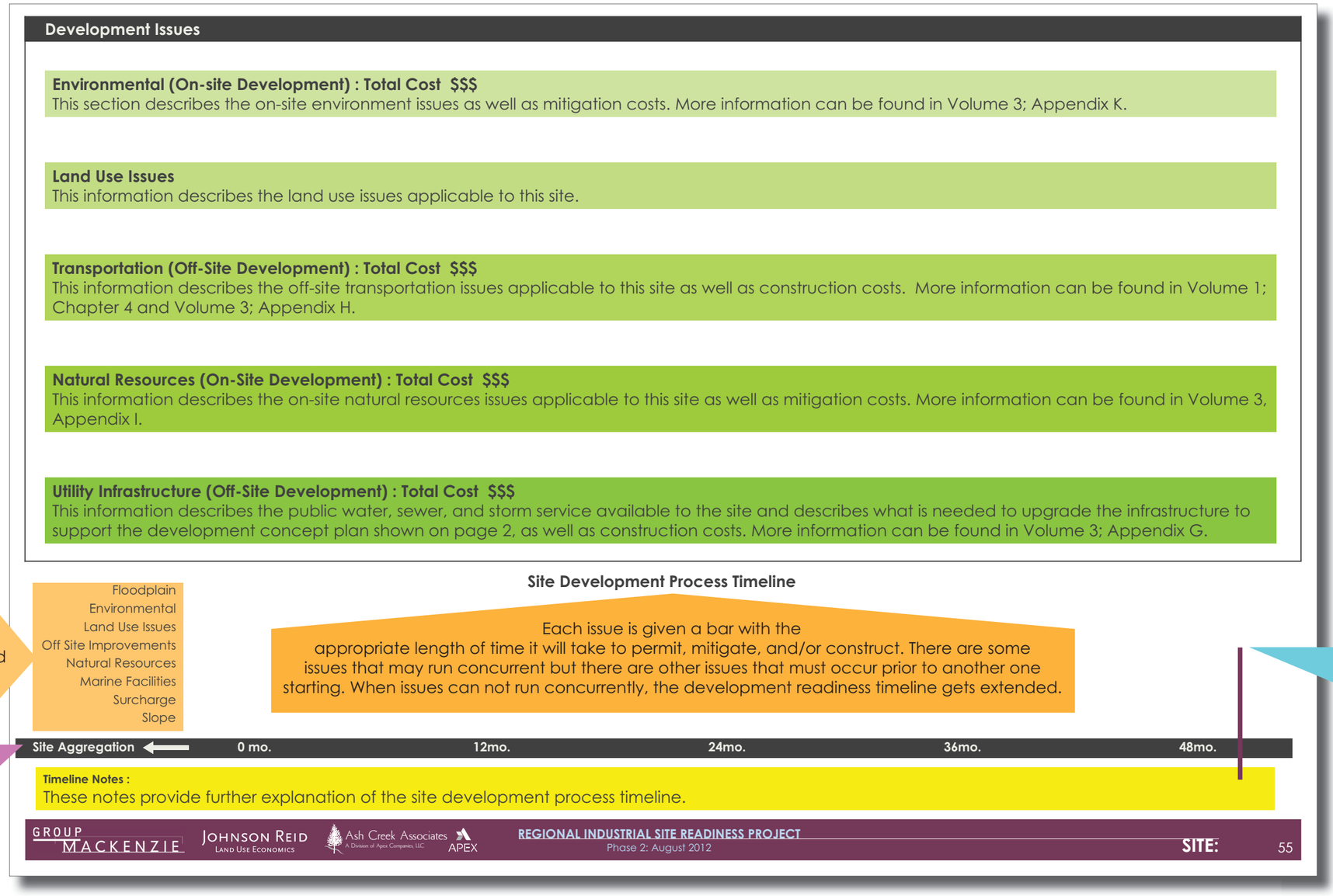
Phase 2: August 2012

HOW TO READ THE PHASE 2 SITE SHEETS – PAGE 3



A list of issues that may be applicable to the site. Each issue will have a bar associated with the time it takes to permit, mitigate, or construct.

This timeline assumes that (where applicable) the site is already aggregated or there is an agreement in place between multiple property owners to aggregate together. Where site aggregation is necessary, there is an arrow before site development begins to indicate aggregation must occur prior.

This line indicates DEVELOPMENT READINESS

HOW TO READ THE PHASE 2 SITE SHEETS – PAGE 4

Figure 1 Market Viability Gap Analysis

These graphics compare the Existing Conditions, the Gap Analysis and the Potential Conditions, if the gap is eliminated. Existing Conditions compare the Development Ready Value of the site with the Site Costs necessary to make the site development ready. When costs exceed the development ready value, a gap exists. The Gap Analysis identifies the Market Viability Gap for the specific site. The Potential Conditions reflects that if those factors that are contributing costs to the gap are addressed, the site comes into cost equilibrium.

For more specific details on the site results and details on the methodology utilized to create the graphics seen on this page, refer to Volume 1; Chapter 4 and Volume 3; Appendix L.

Figure 2 : Development Economic Impacts

This figure shows the development economic impacts as summarized on page 1. The graphic separates the development period (construction) and the user period (operation). It also separates direct jobs and indirect/ induced jobs.

Figure 3 : Development Fiscal Impacts

This figure shows the development fiscal impacts as summarized on page 1. It is important to emphasize that property tax revenue assumes only the value of building and does not include the value of equipment. In some cases, specifically high tech/clean tech and manufacturing, not including equipment highly underestimates the total taxable value and therefore underestimates the property tax revenue as well.

Figure 4 : Financing Return

This figure provides a hypothetical way to translate the costs of addressing the Market Viability Gap by the revenue generated by the assumed site user(s). The approached uses an assumed 20 year bonding of the gap and then identifies the period of time required to retire this debt by either the property tax revenue or the payroll tax revenue.

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Phase 2: August 2012
56

Development Concept Summary

Site Use: Regional distribution center

Site Characteristics	
Site Size (Acres)	51.2
Net Developable Acreage	43.8
In UGB	Yes
Other Incentives	SIP
Enterprise Zone	No (Approved for inclusion July 2012)
Development Characteristics	
Site Development Period (In Months)	28 Months
Total All In Cost	$10,110,540
Development Ready Value	$12,893,168
Development Gap	
Market Viability Gap/Surplus	$2,782,627
Time To Market Feasibility	-5.9 Years

Development Issues ☑

See Page 3 for more detail

Environmental and Natural Resource Issues (On-site)	Infrastructure Issues (Off-site)	Land Use Issues
Brownfield Cleanup	*Water*	Aggregation ☑
Wetland Fill ☑	*Sewer*	*Annexation*
Floodplain Fill	*Storm*	*Outside UGB*
Slope Mitigation	*Transportation*	*Marine Dock*

Tier 2

Multnomah County	Portland
Site Ownership (2)	ICDC LLC and Entercom
Site ID	13

Development Economic Impacts

See Page 4 for more detail

	Total Annual Construction Impacts			Total Annual Operations At Full Capacity		
	Jobs	**Economic Activity**	**Payroll**	**Jobs**	**Economic Activity**	**Payroll**
Direct	252	$26,280,000	$13,440,000	382	$27,500,000	$17,100,000
Indirect/ Induced	160	$20,640,000	$ 6,600,000	119	$16,100,000	$ 4,900,000
Total	**412**	**$46,920,000**	**$20,040,000**	**501**	**$43,600,000**	**$22,000,000**

Development Annual Fiscal Impacts at Full Capacity

See Page 4 for more detail

	Payroll Tax Revenue	Property Tax Revenue
Direct	$1,100,000	$900,000
Indirect/Induced	$ 300,000	Not Available
Total	**$1,400,000**	**$900,000**

Development Concept Plan

Total Building Size	Projected Electrical Demand	Project Electrical Grade	Total Building Cost	Facility Construction Cost	Facility Construction Cost	Total
864,800 Sq. Ft	1.5 Mega Watts	1	$21,620,000	Avg. sf = $25	Hard Costs = $21,620,000 Soft Costs = $ 4,324,000	$25,944,000

Site Use	Description of Development Concept Site Use
Regional distribution center	Single user distribution center; similar uses such as Subaru or FedEx

Development Concept Costs

Off-Site Costs and Construction Terms	
Water: Start Period (months back): Term:	$23,000 6 6
Sewer: Start Period (months back): Term:	$18,000 6 6
Stormwater: Start Period (months Back): Term:	$18,000 6 6
Transportation: Start Period (months back): Term:	$0
Off-Site Total Costs	$59,000
On-Site Costs and Mitigation Terms	
Wetland Mitigation: Start Period (months back): Term:	$105,000 21 6
Slope Mitigation: Start Period (months back): Term:	$0
Building Pad Surcharge: Start Period (months Back): Term:	$563,200 27 27
Floodplain Cut/Fill Mitigation: Start Period (months back): Term:	$0
Environmental Cleanup: Start Period (months back): Term:	$15,000 27 3
On-Site Total Costs	$683,200
Total Costs	**$742,200**

Development Issues

Environmental (On-site Development) : Total Cost $15,000

- The property was used for agricultural purposes between at least 1935 and present. Residual pesticides may be present in soil. Investigation of the magnitude and extent of pesticide impacts will be necessary prior to site development. Total timeline for mitigation is estimated at 3 months, and mitigation cost of $15,000. Permits are not required.

Land Use: (Aggregation)

- This site is currently within the UGB and within the Portland city limits. No legislative actions are required.
- Based on the conceptual site plan, the portion of NE Cameron Blvd east of NE 166th Ave will be vacated. This process is estimated to be completed in 12 to 18 months, concurrent with the site surcharging.
- The site is made up of 5 separate parcels in 2 ownerships. Parcel aggregation is necessary in order to deliver the site as shown. The Entercom portion of this site did not become available until Phase 2 of this project began. The parcel south of NE Cameron Boulevard has been included in this site as a result of the assumed street vacation process.
- A lot line adjustment is required on the Entercom site due to the radials located on site/underground along the eastern property line. Total acreage is approximately 1.0 acres.
- The net developable acreage of 43 acres does not include the portion of the site designated for on-site wetland mitigation, the site area with radials, or the approximate 4.3 acres of E-zone located on the site.

Transportation (Off-Site Development) : Total Cost $0

- This site has direct access to NE Cameron Boulevard along the entire southern property boundary. NE Cameron Boulevard provides access to NE Airport Way via NE 166th Avenue and to NE 158th Avenue which extends between NE Marine Drive and NE Sandy Boulevard (OR30).
- The City of Portland Transportation System Plan (TSP) does not identify the need for any transportation infrastructure improvements in the immediate project area.
- Based on the conceptual site plan, anticipated transportation infrastructure improvements necessary to serve immediate subject property development are limited to frontage roadway (NE Cameron Boulevard) improvements and direct property access improvements.

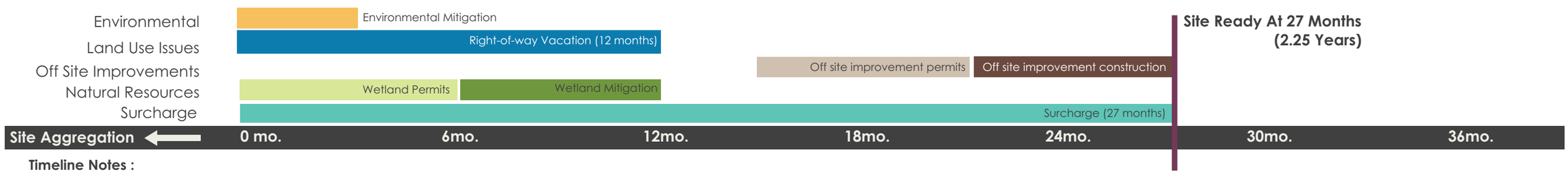
Utility Infrastructure (Off-Site Development) : Total Cost $59,000

- Public Water: Water service is already located near the site through an existing 12" line. Extend water service directly to the site. This will take less than 6 months and cost $23,000.
- Public Sewer: Sewer service is already located near the site through an existing 15" line. Gravity service needs to be extended directly to the site. This will take less than 6 months and cost $18,000.
- Public Storm: Storm service is already available at the site in a public line. Storm service needs to be extended directly to the site. This will take less than 6 months and cost $18,000.

Natural Resources (On-Site Development) : Total Cost $668,200

- There are approximately 8.9 acres of wetlands located on site. Approximately 1.4 acres are impacted with the proposed site plan, which requires mitigation at a ratio of 1.5:1. Corps/DSL permits will be necessary for the fill and mitigation of this wetland on-site or off-site as this site is not currently served by any wetland mitigation bank. Total timeline for all approvals is estimated at 150 days, and mitigation cost of $105,000.
- At preliminary DSL review, it was found that 1.4 acres of wetlands were impacted by the development concept plan. Upon further review, DSL believes there to be up to 8 acres of wetlands impacted by the development concept plan. If the case, more on-site wetland mitigation will be required, therefore decreasing the net developable acreage as well as the building footprint. A wetland delineation is required to confirm location and size of on-site wetlands.
- The building pad areas of the site will require surcharging to eliminate expected settlement issues. The western portion of the site has already been surcharged by the property owner and the remainder of the site is expected to be surcharged by "rolling" the on-site soils in stages to the east. This will take approximately 24 months and cost $563,200.

Site Development Process Timeline



Timeline Notes :

Aggregation: Both property owners are willing to transact, therefore, the aggregation period is assumed to be less than 6 months.
Natural Resources: On-site wetland mitigation is required; no mitigation bank available. Wetland permit timeframe includes local land use approval. On-site mitigation will take between 3-6 months. Wetland mitigation can occur concurrently with the surcharging.
Right-of-way vacation: Vacation is necessary to facilitate the site plan as shown.
Surcharge: The surcharge timeline assumes 3 months to import surcharge soil to supplement the existing surcharge berm on the ICDC portion of the site, then 24 months to roll the surcharge berm across the site in (4) 6-month stages. The site could be surcharged all at once; however, the cost increases significantly due to needing additional soil. In this case the timeline decreases to 6-9 months, moving the site readiness from 24 months to 12. This assumes that enough surcharge material is readily available.

Figure 1 Market Viability Gap Analysis

- Under the assumption in this analysis, the expected value of the site as development ready exceeds its costs. In other words, the market should look at the site as a viable development opportunity.
- The limitation of the site may be non- quantifiable. For example, aggregation or implied marketability of the site[1].

1. *This exercise assumes conditions where aggregation costs are minimal and there is a reasonable expectation that a motivated user will emerge.*

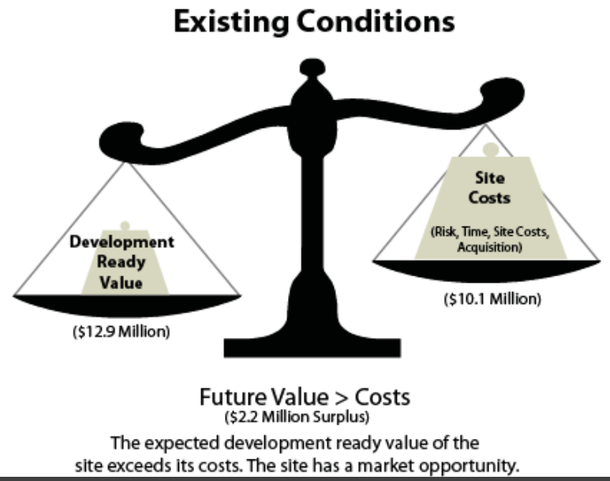


Figure 2 : Development Economic Impacts

- When fully developed, a warehouse and distribution user on this site would employ roughly 382 workers on the site. Indirect and Induced impacts would support and additional 118 jobs elsewhere in the economy.
- New direct job creation on the site would eventually generate an additional $27.5 million in annual payroll. Indirect and induced payroll impacts would create an additional $16 million in annual payroll.
- Build-out of the ICDC/Entercom site would support a total of 500 jobs, slightly below the regional average wage[2].

2. *Regional Average is $50,332 (Clackamas, Multnomah, and Washington County) (in 2011 dollars) SOURCE: Oregon Employment Department 2011 QCEW.*

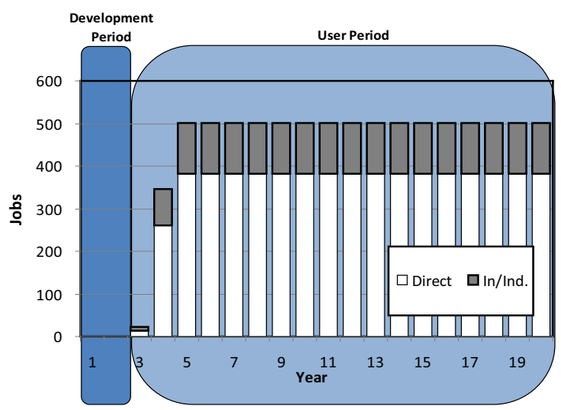
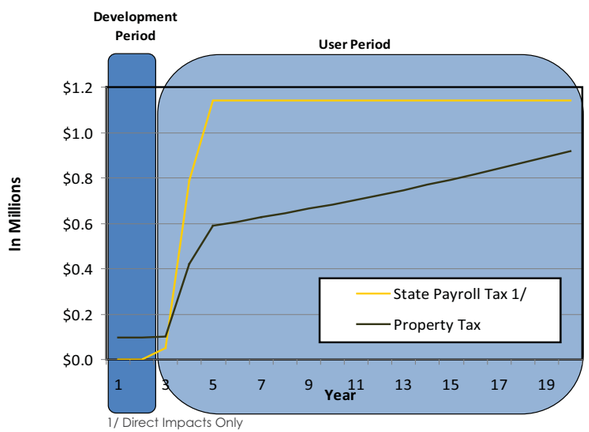


Figure 3 : Development Fiscal Impacts

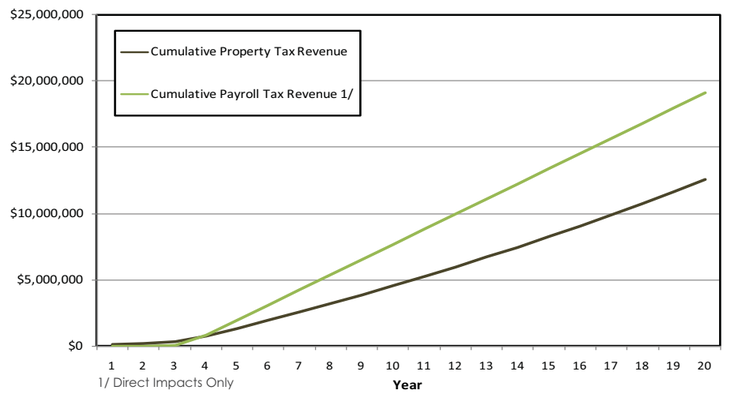
- At the time of this study, this site is not in an enterprise zone, so property tax impacts begin immediately after construction. Property tax revenues, excluding capital equipment, would reach $900,000 annually at build-out.
- State payroll tax revenues from on site (direct) employment would reach $1.1 million annually at full-capacity. Indirect and induced impacts would further generate $300,000 annually to the state.



1/ Direct Impacts Only

Figure 4 : Financing Return

- Figure 4 considers the return on investment of the dollar amount necessary to eliminate the Market Viability Gap, financed at 5% over a 20-year period.
- Because the site is currently market viable, no investment (in dollars) is necessary to encourage market participation. Therefore, all fiscal impacts are net-new surpluses on the site.



1/ Direct Impacts Only

Development Concept Summary

Site Use: General manufacturing

Site Characteristics	
Site Size (Acres)	61.93
Net Developable Acreage	40
In UGB	Yes
Other Incentives	SIP/URA
Enterprise Zone	Yes
Development Characteristics	
Site Development Period (In Months)	21 Months
Total All In Cost	$10,085,171
Development Ready Value	$9,640,047
Development Gap	
Market Viability Gap/Surplus	- $445,124
Time To Market Feasibility	3.3 Years

Development Issues ☑

See Page 3 for more detail

Environmental and Natural Resource Issues (On-site)	Infrastructure Issues (Off-site)	Land Use Issues
Brownfield Cleanup	*Water*	*Aggregation*
Wetland Fill ☑	*Sewer*	*Annexation*
Floodplain Fill	*Storm*	*Outside UGB*
Slope Mitigation ☑	Transportation ☑	*Marine Dock*

Tier 2

Clackamas County
Site Ownership (1)
Site ID

Clackamas
Clackamas County Development
29

Development Economic Impacts

See Page 4 for more detail

	Total Annual Construction Impacts			Total Annual Operations At Full Capacity		
	Jobs	**Economic Activity**	**Payroll**	**Jobs**	**Economic Activity**	**Payroll**
Direct	38	$4,080,000	$2,040,000	588	$194,400,000	$26,600,000
Indirect/ Induced	24	$3,120,000	$ 960,000	817	$126,600,000	$42,700,000
Total	**62**	**$7,200,000**	**$3,000,000**	**1,405**	**$321,000,000**	**$69,300,000**

Development Annual Fiscal Impacts at Full Capacity

See Page 4 for more detail

	Payroll Tax Revenue	Property Tax Revenue
Direct	$1,800,000	$1,000,000
Indirect/Induced	$2,900,000	Not Available
Total	**$4,700,000**	**$1,000,000**

Development Concept Plan

Total Building Size	Projected Electrical Demand	Project Electrical Grade	Total Building Cost	Facility Construction Cost	Facility Construction Cost	Total
472,500 Sq. Ft	3 Mega Watts	2	$33,075,000	Avg. sf = $70	Hard Costs = $33,075,000 Soft Costs = $ 6,615,000	$39,690,000

Site Use	Description of Development Concept Site Use
General manufacturing	Multi-building single user manufacturing campus; similar uses such as Oregon Iron Works or Boeing Gresham

Development Concept Costs

Off-Site Costs and Construction Terms	
Water: Start Period (months back): Term:	$20,000 9 3
Sewer: Start Period (months back): Term:	$0
Stormwater: Start Period (months Back): Term:	$0
Transportation: Start Period (months back): Term:	$665,000 9 9
Off-Site Total Costs	$685,000
On-Site Costs and Mitigation Terms	
Wetland Mitigation: Start Period (months back): Term:	$308,000 12 3
Slope Mitigation: Start Period (months back): Term:	$585,000 12 12
Building Pad Surcharge: Start Period (months Back): Term:	$0
Floodplain Cut/Fill Mitigation: Start Period (months back): Term:	$0
Environmental Cleanup: Start Period (months back): Term:	$25,000 21 3
On-Site Total Costs	$918,000
Total Costs	**$1,603,000**

Development Issues

Environmental (On-site Development) : Total Cost $25,000

- The property was used for residential, agricultural, aggregate mining, equipment maintenance, composting, and other purposes between at least 1938 and present.
- Oil-range hydrocarbons and other hazardous substances are present in small areas of the soil. The impacted soil, which appears to occupy less than 1 percent of the total site area, should be remediated prior to or during site development, at the cost of $25,000.

Land Use

- The site is currently located within the UGB and City of Clackamas City limits.
- No assembly is necessary as the lots are all owned by the Clackamas County Development Agency.
- The net developable acreage of 40 acres does not include the portion of the site designated as existing ponds and water quality ponds.

Natural Resources (On-Site Development) : Total Cost $893,000

- Slope Mitigation: The site is located in a former quarry, and the north and east edges of the site require slope mitigation to stabilize the former quarry walls to establish building pad areas for the concept site layout. Approximately 135,000 cy of earthwork is needed to accomplish this mitigation, which will cost $585,000 and take approximately 9 months.
- Approximately 1.76 acres of wetlands are impacted with the site development concept. The timeline below assumes an Army Corps of Engineers wetland permitting timeline of 270 days. The exact extent of federal jurisdiction will need to be determined at the time of permit application. The timeline assumes a permit from DSL is not required.
- This site is currently served by Foster Creek Mitigation Bank. For wetland mitigation, the property owner will pay $308,000 to this bank for impacted wetlands on site.

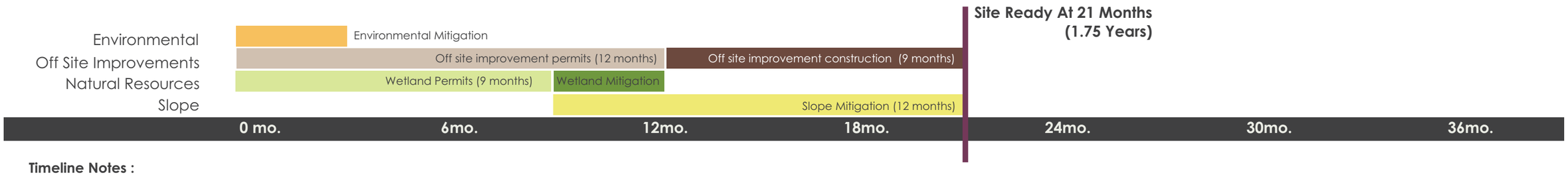
Transportation (Off-Site Development) : Total Cost $665,000

- This site has direct access to SE Capps Road to the north and SE Wilde Road to the east; however, access to Wilde Road is limited by topography. Direct property access can be oriented to SE Capps Road which connects to OR212 via SE 120th Avenue, SE Jennifer Street and SE 122nd Avenue.
- Based on the conceptual site plan, anticipated transportation infrastructure improvements necessary to serve immediate subject property development are limited to direct property access improvements and the following:
  1. Construct ½ SE Capps Road improvements from eastern property edge to SE122nd Avenue: $665,000

Utility Infrastructure (Off-Site Development) : Total Cost $20,000

- Public water: The site is currently served by a public line in SE Capps Rd. A lateral extension is needed to directly serve the site. This will take less than 6 months and cost $20,000. It is anticipated that an on-site looped water system will be required, but this cost is assumed to be part of on-site development.
- Public Sewer: The site is currently served by public sewer in SE Capps Rd, and a public pump station is located on site. It is assumed that on-site gravity sewers will drain directly to the pump station, or that sewerage will be pumped privately to the adjacent gravity or force mains. No sewer improvements are needed at this site.
- Public Storm: The site currently has two regional detention ponds that outfall to the Clackamas River that can be utilized for the proposed development. No public storm improvements are needed for this site.

Site Development Process Timeline



Timeline Notes :
Natural Resources: Wetland permit timeline is 9 months plus 3 months for on site wetland fill. Wetland permit timeframe includes local land use approval.
Slope Mitigation: Slope mitigation is concurrent with wetland fill. This timeframe includes land use review.

Figure 1 Market Viability Gap Analysis

- The costs of acquiring and making this site development ready exceed the expected development ready value by only $400,000. In other words, the site has a market viability gap of only $400,000.
- This would indicate that the site is very close to being viable from the perspective of the market, and activities which improve the marketability and reduce risk are going to have the greatest impact on moving the site forward[1].

1. *This exercise assumes conditions where aggregation costs are minimal and there is a reasonable expectation that a motivated user will emerge.*

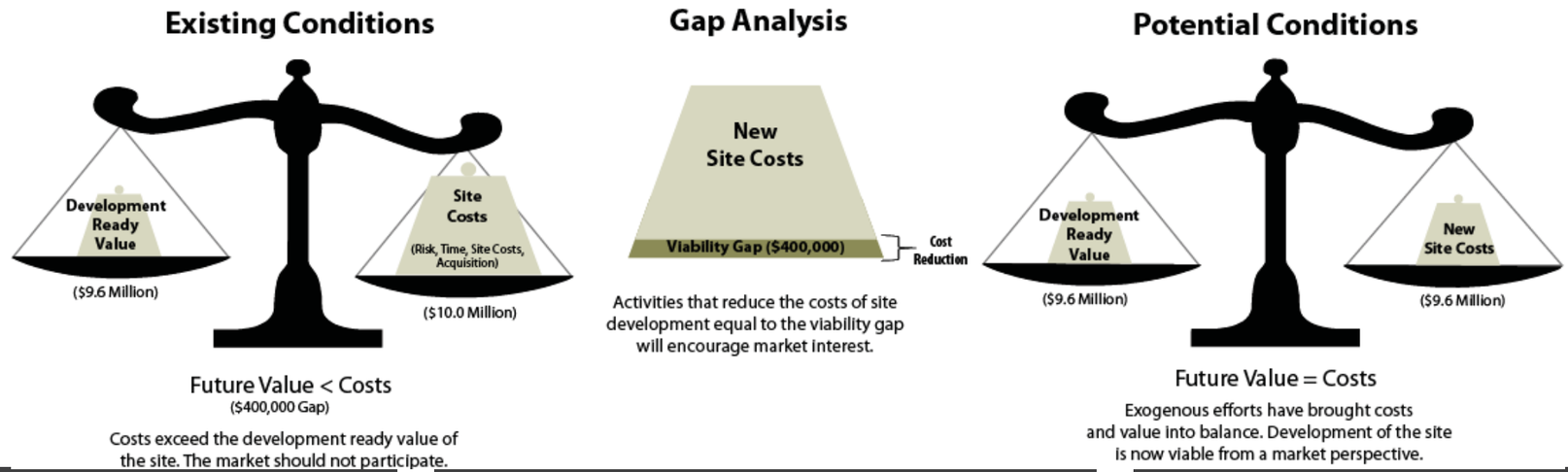


Figure 2 : Development Economic Impacts

- When fully developed, a general manufacturing user on this site would employ roughly 588 workers on-site. Indirect and Induced impacts would support and additional 817 jobs elsewhere in the economy.
- New direct job creation on-site would eventually generate an additional $26.6 million in annual payroll. Indirect and induced payroll impacts would create an additional $42.7 million in annual payroll.
- Build-out of this site would support a total of 1,400 at a wage consistent with the regional average wage[2].

2. *Regional Average is $50,332 (Clackamas, Multnomah, and Washington County) (in 2011 dollars) SOURCE: Oregon Employment Department 2011 QCEW.*

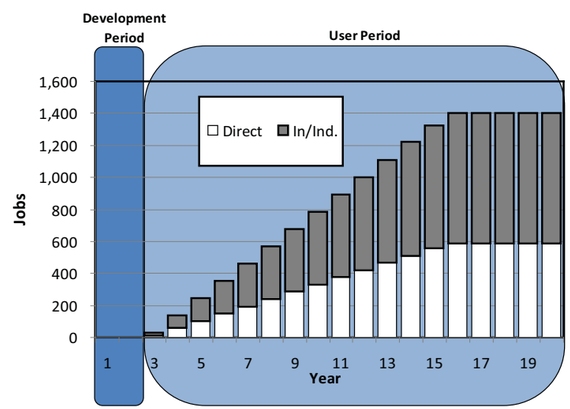
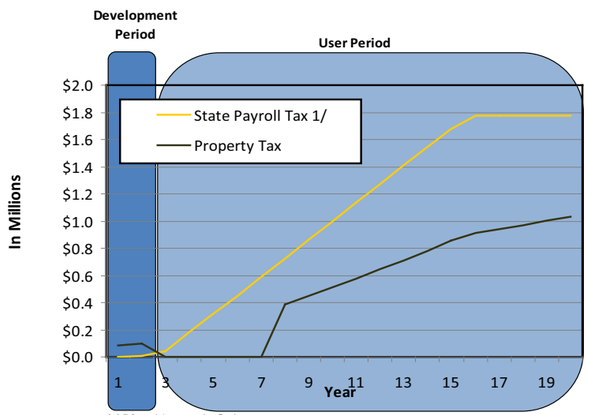


Figure 3 : Development Fiscal Impacts

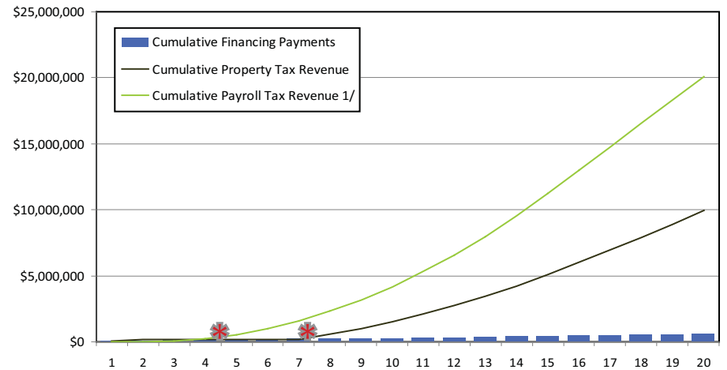
- This site is in an enterprise zone, therefore property tax impacts would not take effect until the sixth year of operation. Property tax revenues, excluding capital equipment, would reach 1 million annually at full build-out.
- State payroll tax revenues from on-site (direct) employment would reach $1.8 million annually at full-capacity. Indirect and induced impacts would further generate $2.9 million annually to the state.



1/ Direct Impacts Only

Figure 4 : Financing Return

- Figure 4 considers the return on investment of the dollar amount necessary to eliminate the Market Viability Gap, financed at 5% over a 20-year period.
- Because the investment in dollars necessary to encourage the site to develop is very small, fiscal surpluses would be near immediate, and quite large. Over a 20-year period the site would generate $10 million in property tax revenue (not including tax revenue on capital equipment) and $20 million in state payroll tax revenue.



1/ Direct Impacts Only

Development Concept Summary

Site Use: Globally scaled clean technology campus

Site Characteristics	
Site Size (Acres)	116.6
Net Developable Acreage	116.6
In UGB	Yes
Other Incentives	SIP
Enterprise Zone	Yes
Development Characteristics	
Site Development Period (In Months)	33 Months
Total All In Cost	$42,294,996
Development Ready Value	$28,955,449
Development Gap	
Market Viability Gap/Surplus	- $13,339,547
Time To Market Feasibility	15.6 Years

Development Issues ✓

See Page 3 for more detail

Environmental and Natural Resource Issues (On-site)	**Infrastructure Issues** (Off-site)	**Land Use Issues**
Brownfield Cleanup	Water ✓	Aggregation ✓
Wetland Fill ✓	Sewer ✓	Annexation ✓
Floodplain Fill	Storm ✓	*Outside UGB*
Slope Mitigation	Transportation ✓	*Marine Dock*

Tier 2

Washington County	Hillsboro
Site Ownership (8)	East Evergreen
Site ID	55 & 56

Development Economic Impacts

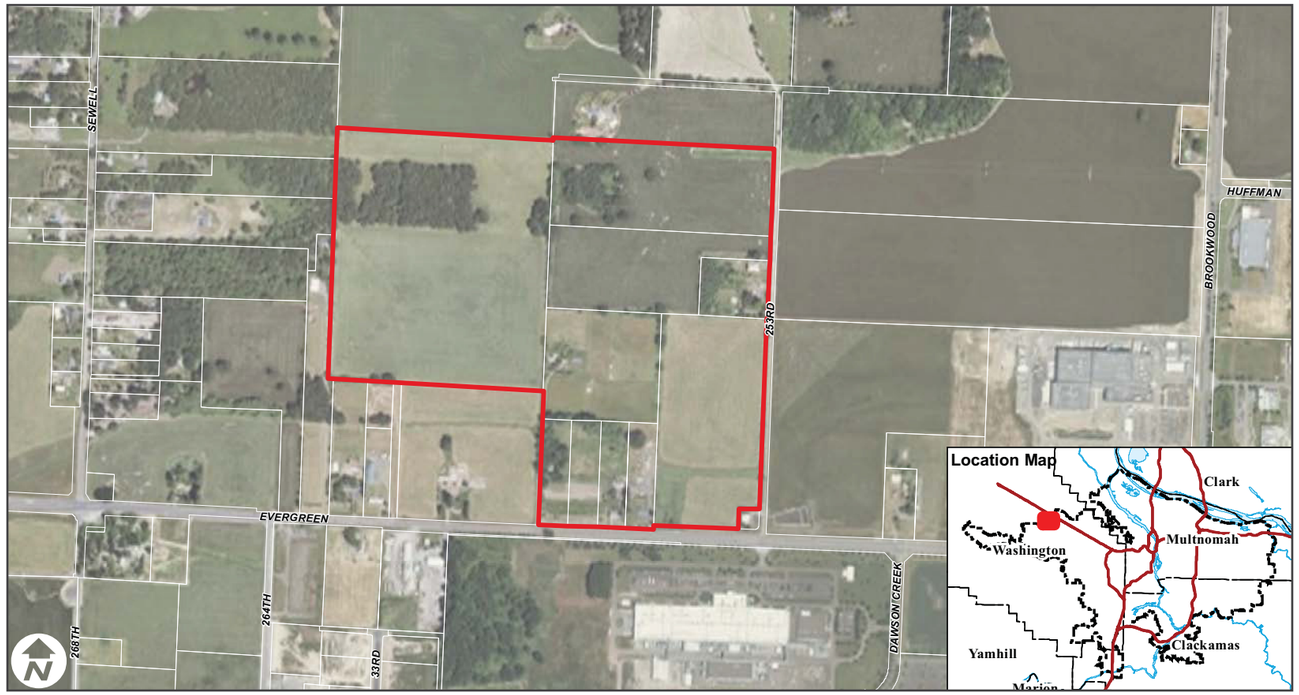
See Page 4 for more detail

	Total Annual Construction Impacts			**Total Annual Operations At Full Capacity**		
	Jobs	**Economic Activity**	**Payroll**	**Jobs**	**Economic Activity**	**Payroll**
Direct	162	$18,120,000	$9,000,000	1,714	$1,211,300,000	$232,100,000
Indirect/ Induced	104	$13,440,000	$4,320,000	10,564	$1,592,700,000	$516,000,000
Total	**266**	**$31,560,000**	**$13,320,000**	**12,278**	**$2,804,000,000**	**$748,100,000**

Development Annual Fiscal Impacts at Full Capacity

See Page 4 for more detail

	Payroll Tax Revenue	**Property Tax Revenue**
Direct	$15,600,000	$4,300,000
Indirect/Induced	$34,400,000	Not Available
Total	**$50,000,000**	**$4,300,000**



Development Concept Plan

Total Building Size	Projected Electrical Demand	Project Electrical Grade	Total Building Cost	Facility Construction Cost	Facility Construction Cost	Total
1,692,000 Sq. Ft	20 Mega Watts	3	$144,760,000	Avg. sf = $86	Hard Costs = $144,760,000 Soft Costs = $ 28,952,000	$173,712,000

Site Use	Description of Development Concept Site Use
Globally scaled clean technology campus	Multi-building single user technology manufacturing campus; combines office with clean room manufacturing uses; similar uses such as Solar World.

Development Concept Costs

Off-Site Costs and Construction Terms	
Water: Start Period (months back): Term:	$1,032,000 18 15
Sewer: Start Period (months back): Term:	$2,986,800 18 15
Stormwater: Start Period (months Back): Term:	$919,500 18 15
Transportation: Start Period (months back): Term:	$7,070,000 18 18
Off-Site Total Costs	$12,008,300
On-Site Costs and Mitigation Terms	
Wetland Mitigation: Start Period (months back): Term:	$875,000 24 12
Slope Mitigation: Start Period (months back): Term:	$130,000 24 9
Building Pad Surcharge: Start Period (months Back): Term:	$0
Floodplain Cut/Fill Mitigation: Start Period (months back): Term:	$0
Environmental Cleanup: Start Period (months back): Term:	$82,500 33 6
On-Site Total Costs	$1,087,500
Total Costs	**$13,095,800**

Development Issues

Environmental (On-site Development) : Total Cost $82,500

- The property was used for agriculture purposes between at least 1936 and present. Residual pesticides may be present in soil. Residential/farm ASTs and/or USTs, used for storing gasoline, diesel, or heating oil, may be present at the site. Investigation of the magnitude and extent of pesticide and petroleum impacts, if any, may be necessary prior to site development.
- Aerial photographs indicate that the site has been in agricultural use since at least 1936. Dwellings and farm buildings are present on the site. Structures are surrounded by farmed areas with cover crops. Obvious potential sources of contamination, such as ASTs and USTs were not visible during the site reconnaissance.
- Assuming the site is developed for industrial purposes, the majority of the site is likely to be covered with asphalt-concrete or concrete surfaces, preventing human and ecological exposure to contaminants in soil. The costs for an assessment of pesticides in soil and AST/UST impacts will cost approximately $25,000 to $30,000. The cost for decommissioning and remediation of petroleum ASTs/USTs (assuming three small residential/farm tanks are present) may range between $15,000 and $75,000.

Land Use Issues (Aggregation, Annexation)

- The site is made up of 10 separate parcels and 8 separate ownerships. Parcel aggregation is necessary in order to deliver the site as shown.
- The site has had some history of ownership group discussions regarding specific opportunities. Specifically, most of the owners in this site were approached by the City in relation to Project Tahoe. While that particular project was not successful, it did begin the process of educating owners about the issues involved in the sale of their property and subsequent property development.
- This site is currently within the UGB, however has not been annexed into the City of Hillsboro. Per conversations with City Planning staff, the annexation process could take 6-12 weeks. Prior to annexation occurring, the City needs to adopt the Significant Natural Resources Inventory for this site. The City is currently undergoing an amendment process for both Comprehensive Plan and Zoning designations that will apply to this site following annexation.
- The net developable acreage of 116.6 acres assumes complete natural resource mitigation.

Transportation (Off-Site Development) : Total Cost $7,070,000

- Taken separately, Site 55 (Spokane Humane Society property) does not have direct access to a public roadway and Site 56 (East Evergreen Site) has direct access to NW Evergreen Road and to NW Mier-Jurgen Road (an unimproved roadway).
- The development concept plan contemplates the extension of 253rd and 264th Avenues to the north and Huffman Street between 253rd and 264th Avenues. Discussions with City staff have further clarified the transportation infrastructure improvements necessary to serve immediate subject property development including:
    1. Construct 2/3 street improvements on 253rd along property frontage; $2.15M
    2. Construct 2/3 street improvements on 264th along property frontage; $1.31M. (It is assumed 264th between the south property edge and Evergreen Rd will be constructed by others).
    3. Construct 2/3 street improvements on Huffman along property frontage; $2.16M
    4. Construct traffic signal at the Evergreen/264th intersection; $500,000
    5. Construct traffic signal at the Evergreen/Site access intersection; $500,000.

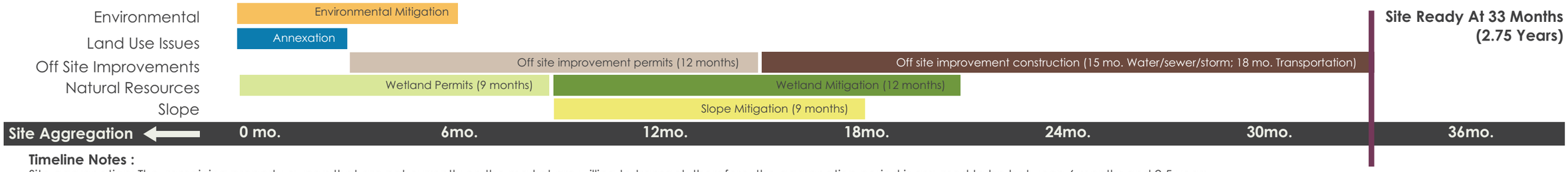
Utility Infrastructure (Off-Site Development) : Total Cost $4,398,300

- Public Water: Extend 24" water lines along 253rd Ave (2,200 feet) and 264th Ave (2,100 feet). Anticipate 12 months for design and permitting, and 15 months for construction, with a cost of approximately $1,032,000.
- Public Sewer: Extend 2,200 feet of 18" gravity line along 264th Ave. Construct a new pump station (2.8 mgd) with 2,100 feet of 12" force main along 253rd Ave. Anticipate 12 months for design and permitting, and 15 months construction, with a cost of approximately $2,986,800.
- Public Storm: Construct 2,800 feet of 12"-15" lines in 253rd Ave and 3,450 feet of 12"-15" lines in 264th Ave. Anticipate 6 months for design and permitting, and 12 months for construction, with a cost of approximately $919,500.

Natural Resources (On-Site Development) : Total Cost $1,005,000

- Corps and DSL removal fill permits, CWS Service Provider letter, and City of Hillsboro SNR permits are necessary. Total anticipated timeline for all permits is 4-9 months with an overall mitigation cost estimated at $875,000.
- There is an agricultural grass field located north of the Glencoe tributary in the west-central portion of the site. This area was included in the City's Local Wetlands Inventory and was concurred by DSL that no wetlands are present. This area is mapped as hydric soils, which means the site could potentially contain wetlands. Because the site is a farmed field, and has mapped hydric soils, it would need to be evaluated in the spring to observe indicators of wetland hydrology.
- Slope Mitigation: Approximately 10,800 cy of earthwork will be needed to flatten steeply sloped areas, which will take 9 months and cost approximately $130,000.

Site Development Process Timeline



Timeline Notes :

Site aggregation: The remaining property owners that are not currently on the market are willing to transact, therefore, the aggregation period is assumed to be between 6 months and 2.5 years.
Off Site Improvements: Permitting occurs after annexation is complete.
Wetland Mitigation: 9 months for permitting plus 12 months for on-site wetland fill. Permitting can occur concurrently with annexation process. Wetland permit timeframe includes local land use approval. Because there are a significant amount of wetlands on site, it is recommended that slope mitigation and on-site wetland fill occur concurrently, once the appropriate wetland permits are obtained.
Slope Mitigation: This timeframe includes land use review.

Figure 1 Market Viability Gap Analysis

- Costs of acquiring and making the East Evergreen site development ready exceeds the expected development ready value of the site. The site has a Market Viability Gap of $13.4 million. A rational market participant is not likely to invest in site improvements under these conditions.
- A significant contributor to the gap is transportation and other public utilities. Activities that reduce or eliminate the Market Viability Gap increase the likelihood of market interest in the site. When value equals costs investment in site improvements is seen as viable from a market perspective[1].

1. *This exercise assumes conditions where aggregation costs are minimal and there is a reasonable expectation that a motivated user will emerge.*

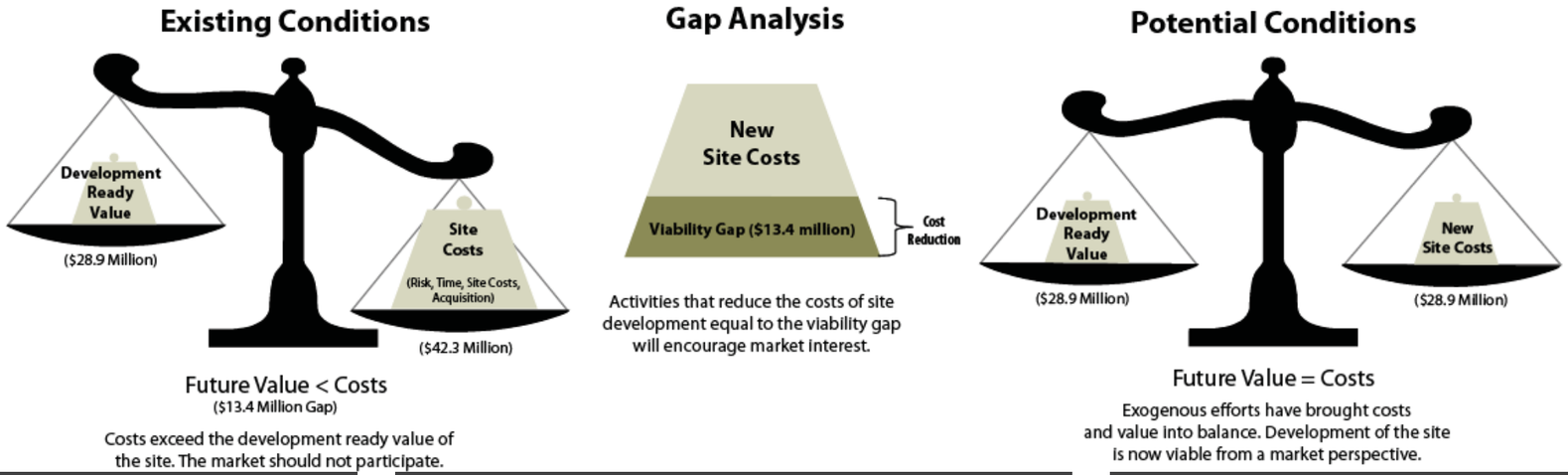


Figure 2 : Development Economic Impacts

- When fully developed, a globally scaled clean-tech user on the East Evergreen Site would employ 1,714 workers on-site. Indirect and Induced impacts would support and additional 10,564 jobs elsewhere in the economy.
- New direct job creation on-site would eventually generate an additional $232 million in annual payroll. Indirect and induced payroll impacts would create an additional $516 million in annual payroll.
- Build-out of the East Evergreen site would support a total of 12,278 jobs at an average wage of $60,932, 21% above the regional average wage[2].

2. *Regional Average is $50,332 (Clackamas, Multnomah, and Washington County) (in 2011 dollars)SOURCE: Oregon Employment Department 2011 QCEW.*

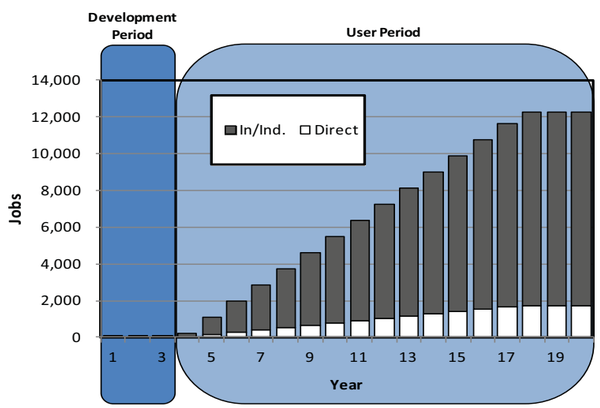
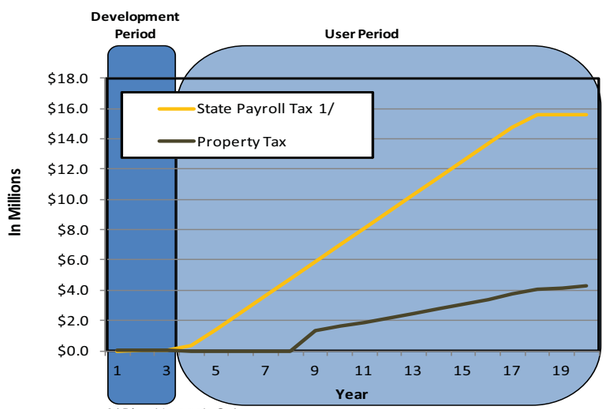


Figure 3 : Development Fiscal Impacts

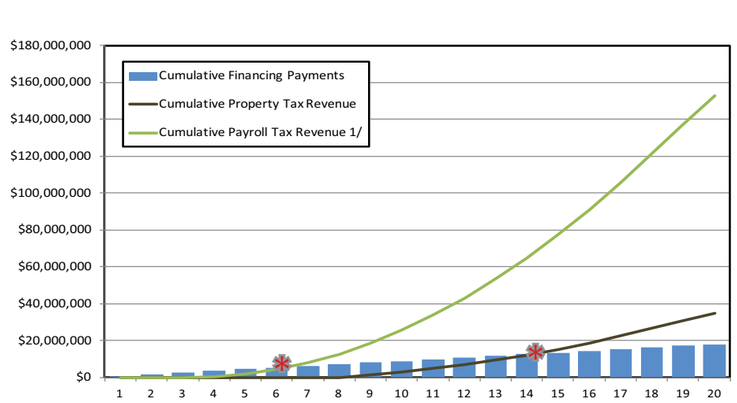
- East Evergreen's Enterprise Zone would limit property tax revenues for the first five-years of facility operation. Subsequent property tax revenues, excluding capital equipment, would reach $4.3 million at full build-out.
- State payroll tax revenues from on-site (direct) employment would reach $15.6 million annually at full-capacity. Indirect and induced impacts would further generate $34.4 million annually.



1/ Direct Impacts Only

Figure 4 : Financing Return

- Figure 4 considers the return on investment of the dollar amount necessary to eliminate the Market Viability Gap, financed at 5% over a 20-year period.
- Cumulative property tax revenues would equal financed viability gap in the 15th year. This translates into positive stakeholder pay-off of $16.1 million over the remainder of the finance period and $4.3 million in annual net-new revenue thereafter. If property taxes paid on capital equipment was included in this analysis, this time period would be shorter.
- Similarly, payroll tax revenues would break even with financed viability gap in only the 7th year. This translates into positive stakeholder pay-off of $133 million over the remainder of the finance period and $15.6 million in annual net-new revenue thereafter.



1/ Direct Impacts Only

Development Concept Summary

Site Use: High technology manufacturing

Site Characteristics	
Site Size (Acres)	40.83
Net Developable Acreage	35.78
In UGB	Yes
Other Incentives	SIP
Enterprise Zone	Yes
Development Characteristics	
Site Development Period (In Months)	30 Months
Total All In Cost	$18,866,528
Development Ready Value	$5,857,121
Development Gap	
Market Viability Gap/Surplus	- $13,009,407
Time To Market Feasibility	42.1 Years

Development Issues ☑

See Page 3 for more detail

Environmental and Natural Resource Issues (On-site)	Infrastructure Issues (Off-site)	Land Use Issues
Brownfield Cleanup	*Water*	Aggregation ☑
Wetland Fill	Sewer ☑	*Annexation*
Floodplain Fill	*Storm*	*Outside UGB*
Slope Mitigation ☑	Transportation ☑	*Marine Dock*

Tier 2

Clackamas County
Site Ownership (2)
Site ID

Happy Valley
Rock Creek
62

Development Economic Impacts

See Page 4 for more detail

	Total Annual Construction Impacts			Total Annual Operations At Full Capacity		
	Jobs	**Economic Activity**	**Payroll**	**Jobs**	**Economic Activity**	**Payroll**
Direct	96	$10,920,000	$5,400,000	502	$355,100,000	$ 68,000,000
Indirect/ Induced	61	$ 7,920,000	$2,520,000	3,097	$466,900,000	$151,300,000
Total	**157**	**$18,840,000**	**$7,920,000**	**3,599**	**$822,000,000**	**$219,300,000**

Development Annual Fiscal Impacts at Full Capacity

See Page 4 for more detail

	Payroll Tax Revenue	Property Tax Revenue
Direct	$ 4,600,000	$1,500,000
Indirect/Induced	$10,100,000	Not Available
Total	**$14,700,000**	**$1,500,000**

Development Concept Plan

Total Building Size	Projected Electrical Demand	Project Electrical Grade	Total Building Cost	Facility Construction Cost	Facility Construction Cost	Total
580,200 Sq. Ft	4 Mega Watts	1	$51,765,000	Avg. sf = $89	Hard Costs = $51,765,000 Soft Costs = $10,353,000	$62,118,000

Site Use	Description of Development Concept Site Use
High technology manufacturing	Multi-building single user high tech campus; includes office and clean room manufacturing buildings; similar uses such as Novellus Systems

Development Concept Costs

Off-Site Costs and Construction Terms	
Water: Start Period (months back): Term:	$350,000 18 9
Sewer: Start Period (months back): Term:	$2,172,000 18 18
Stormwater: Start Period (months Back): Term:	$360,000 18 6
Transportation: Start Period (months back): Term:	$1,480,000 18 18
Off-Site Total Costs	$4,362,000
On-Site Costs and Mitigation Terms	
Wetland Mitigation: Start Period (months back): Term:	$88,000 24 3
Slope Mitigation: Start Period (months back): Term:	$3,686,000 24 15
Building Pad Surcharge: Start Period (months Back): Term:	$0 0 0
Floodplain Cut/Fill Mitigation: Start Period (months back): Term:	$0 0 0
Environmental Cleanup: Start Period (months back): Term:	$82,500 30 6
On-Site Total Costs	$3,856,500
Total Costs	**$8,218,500**

Development Issues

Environmental (On-site Development) : Total Cost $82,500

- The property was used for agriculture purposes between at least 1936 and present. Residual pesticides may be present in soil. A heating oil UST was possibly decommissioned in 2002.
- Residential/farm ASTs and/or USTs, used for storing gasoline, diesel, or heating oil, may be present at the site. Investigation of the magnitude and extent of pesticide and petroleum impacts, if any, may be necessary prior to site development. If ASTs/USTs are present, they should be decommissioned and remediated (if releases have occurred) prior to development at the cost of approximately $82,500.

Land Use Issues: (Aggregation)

- The site contains two separate comprehensive plan, R and AG, and zoning designations, EC and IC. Further, the northern portion of the site contains a commercial zoning designation, however this portion of the property has not been included in the site boundary. Some form of lot line adjustment or partition may be necessary to segregate the commercial designation. Additionally, depending on the user, there may need to be a comprehensive plan amendment and zone change to consolidate the EC and IC zone boundary, which could take approximately 6 months.
- The site is made up of 5 separate parcels and 2 separate ownerships. Parcel aggregation is necessary in order to deliver the site as shown.
- 2 parcels under common ownership are currently on the market and the other 3 parcels are willing to transact in order to create a larger site.
- The net developable acreage of 35.78 acres assumes complete wetland and slope mitigation but excludes acreage for water quality detention.

Transportation (Off-Site Development) : Total Cost $1,480,000

- This site directly fronts OR212 (Clackamas Highway); however, direct access will be limited to other roadways. This includes an east-west collector to the north, 162nd Avenue to the west, and a north-south collector to the east. If this sites develops without adjacent property development occurring, all access will be to 162nd Avenue.
- The subject property is anticipated to have good access to adjacent north/south collector roadways; however, overall OR212 corridor mobility is poor and will remain so until major TSP-identified improvements are constructed.
- The Sunrise Corridor planning effort identifies a number of transportation infrastructure improvements significantly impacting the subject property (refer to Development Concept Plan for preferred alternative). Because these improvements are long-range and unfunded, property development is assumed to be generally consistent with roadway alignments presented in the TSP. Because the proposed development contemplates aggregated properties, local street connectivity shown in the TSP is not necessary. Resulting anticipated improvements include:
  1. Dedicate property necessary to accommodate widening of OR212 to 5 lanes: cost to be determined
  2. Construct ½ street improvements on 162nd along property frontage; $700,000
  3. Construct ½ street improvements (north-south collector) on eastern property edge; $280,000
  4. Construct OR212/162nd Avenue intersection improvements (including traffic signal); $500,000

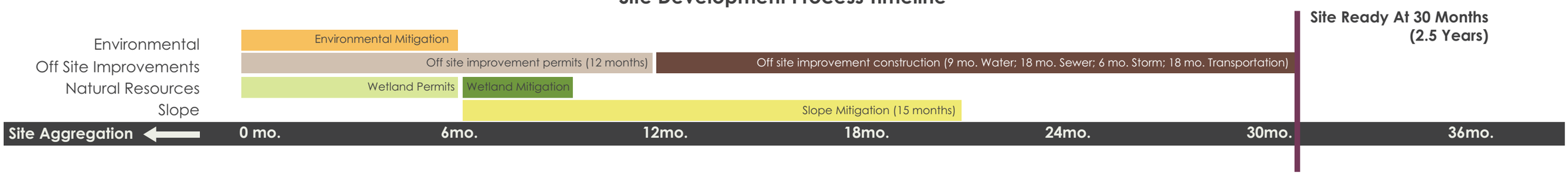
Utility Infrastructure (Off-Site Development) : Total Cost $2,882,000

- Public Water: Requires extending approximately 1,500 feet of 18" line along 162nd Ave, plus approximately 500 feet of 24" line along HWY 212. Anticipate 9 months for design and permitting, and 9 months for construction, with a cost of approximately $350,000.
- Public Sewer (Local Service): Requires extending approximately 4,000 feet of 30" Clackamas Interceptor pipe along HWY 212, plus approximately 2,500 feet of 15"-18" lines along 162nd Ave and Highway 212 to serve the site. Anticipate 12 months for design and permitting, and 18 months for construction, with a cost of approximately $2,172,000.
- Public Sewer (Downstream System): Per the current master plan, the Clackamas Interceptor line needs to be upgraded to mitigate downstream capacity deficiencies at full build-out. This project is expected to cost $33.7M and is identified for construction in the 5-10 year timeline. The primary trigger for this project is development in the Rock Creek basin resulting in 5,700 EDUs added to the system (this site contributes approximately 30 EDUs). If this site is developed prior to the build-out of the Rock Creek area, the interceptor pipe may not need to be upgraded to serve this site.
- Public Storm: Requires extending 15" local lines approximately 2,400 feet along HWY 212 and 162nd Ave. Anticipate 6 months for design and permitting, and 6 months for construction, with a cost of approximately $360,000.

Natural Resources (Off-Site Development) : Total Cost $3,774,000

- Based upon information shown on the City's Steep Slopes and Natural Resources Overlay Map, the site contains several regulated features including: Protected Water Feature and associated Vegetated Corridor, Conservation Slope Area and Buffer, and Moderate Value Habitat Conservation Area (HCA) overlays (via Metro). These features will need to be verified with a site specific study to determine whether or not the City's Natural Resources Overlays apply.
- According to the City's Economic and Community Development Manager, several of these overlays may not be located on the site due to the lack of accurate mapping data. Furthermore, the City is supportive of approvals related to the impact and mitigation of these features through the Environmental Review process.
- According to the City's Local Wetland Inventory, approximately 0.5 acre of wetland impact are necessary. A delineation is necessary to confirm wetland size and location. Pending the outcome of the delineation, approvals by WES, DSL and USACE may be necessary and are estimated to take 120 days. This site is currently served by the Foster Creek Mitigation Bank. The property owner is able to pay into this mitigation bank at a ratio of $170,000/acre in order to mitigate the wetlands.
- Slope Mitigation: Requires approximately 273,800 cy of slope mitigation earthwork with about 20,000 sf of retaining walls to flatten steep slopes in the building areas. This will take 9 months and cost approximately $3,686,000.

Site Development Process Timeline



Timeline Notes :

Aggregation: The remaining property owner that is not currently on the market are willing to transact, therefore, the aggregation period is assumed to be less than 6 months.
Natural Resources: Wetland permit timeline is 4 months plus 3 months for on-site wetland fill. Wetland permit timeframe includes local land use approval. Because there are a significant slopes on site that require mitigation, it is recommended that slope mitigation and on-site wetland fill occur concurrently, once the appropriate wetland permits are obtained.
Slope Mitigation: This timeframe includes land use review and should begin when wetland permits are obtained.

Figure 1 Market Viability Gap Analysis

- Costs of acquiring and making the Rock Creek site development ready exceeds the expected development ready value of the site. The site has a Market Viability Gap of $13.0 million. A rational market participant is not likely to invest in site improvements under these conditions.
- A significant contributor to the gap is a relatively low development ready value of the site, as well as severe slope mitigation. Activities that reduce or eliminate the Market Viability Gap increase the likelihood of market interest in the site. When value equals costs investment in site improvements is seen as viable from a market perspective[1].

1. *This exercise assumes conditions where aggregation costs are minimal and there is a reasonable expectation that a motivated user will emerge.*

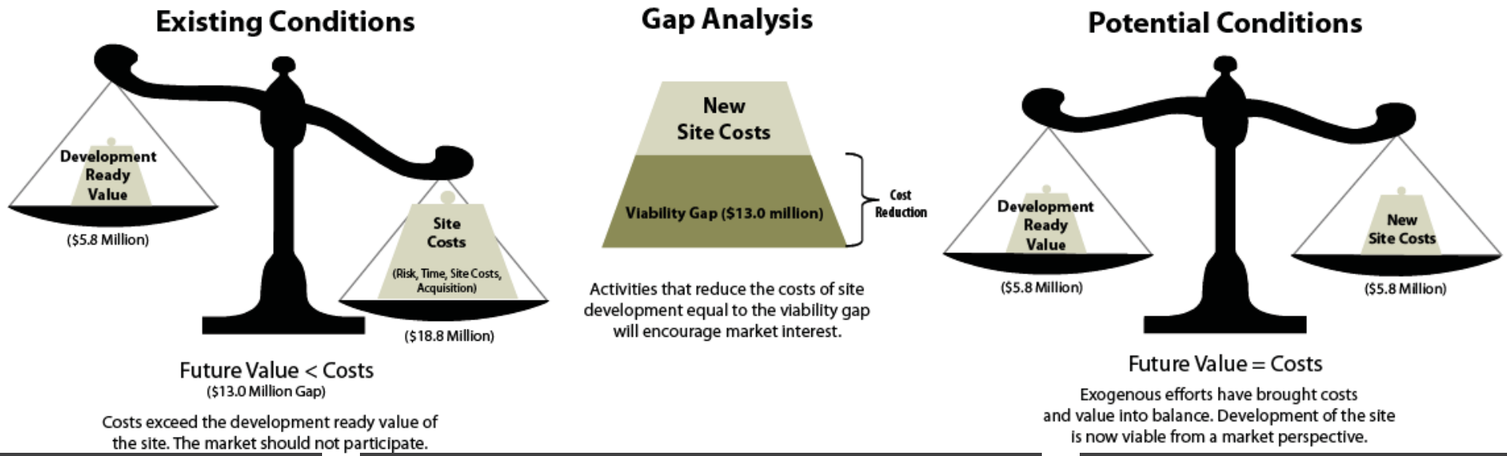


Figure 2 : Development Impact Schedule

- When fully developed, a high-tech user on the Rock Creek Site would employ 502 workers on-site. Indirect and Induced impacts would support an additional 3,097 jobs elsewhere in the economy.
- New direct job creation on-site would eventually generate an additional $68 million in annual payroll. Indirect and induced payroll impacts would create an additional $151 million in annual payroll.
- Build-out of this site would support a total of 3,600 jobs at an average wage of $60,932, 21% above the regional average wage[2].

2. *Regional Average is $50,332 (Clackamas, Multnomah, and Washington County) (in 2011 dollars) SOURCE: Oregon Employment Department 2011 QCEW.*

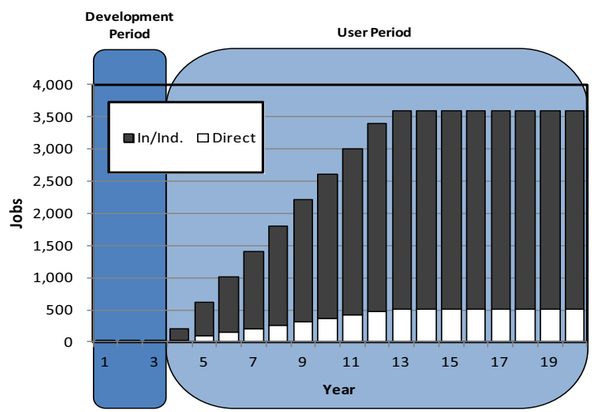


Figure 3 : Development Fiscal Impacts

- Rock Creek's Enterprise Zone would limit property tax revenues for the first five-years of facility operation. Subsequent property tax revenues, excluding capital equipment would reach $1.5 million at full build-out.
- State payroll tax revenues from on-site (direct) employment would reach $4.6 million annually at full-capacity. Indirect and induced impacts would further generate $10.1 million annually.

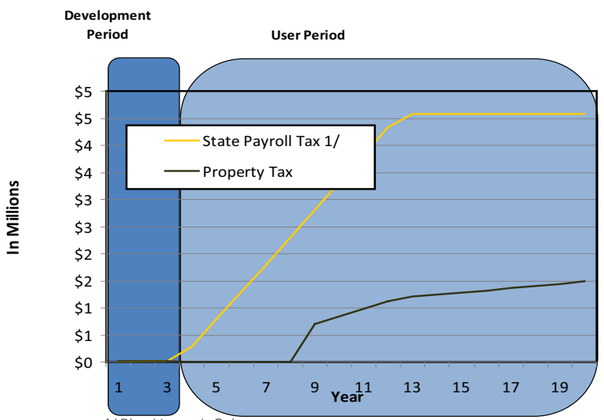
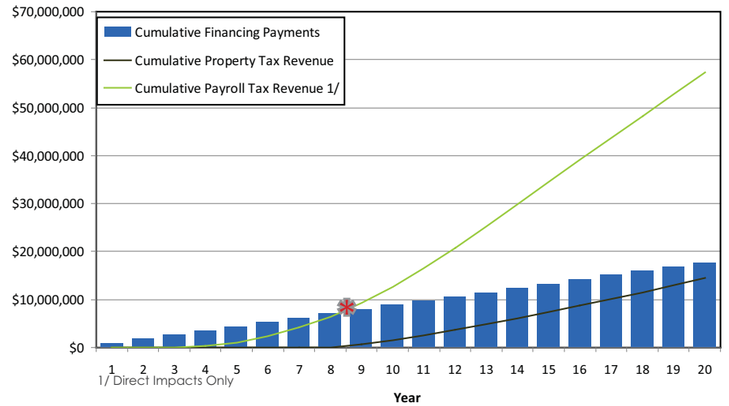


Figure 4 : Financing Return

- Figure 4 considers the return on investment of the dollar amount necessary to eliminate the Market Viability Gap, financed at 5% over a 20-year period.
- Because of Rock Creek's large feasibility gap and limited revenues during the enterprise zone period, property tax revenues would not quite cover investment within a 20-year window. This analysis does not include property tax revenue or capital equipment; this period of time may be shorter.
- The site's high-tech use supports a large number of high wage jobs, and subsequent payroll tax revenues, which occur immediately. Cumulative payroll tax revenues would exceed investment in the 9th year, translating into positive stakeholder return of $39.6 million over the remainder of the finance period and $4.6 million in annual net-new revenue thereafter.



Development Concept Summary

Site Use: Marine related heavy industrial/manufacturing

Site Characteristics	
Site Size (Acres)	51.7
Net Developable Acreage	39.4
In UGB	Yes
Other Incentives	SIP
Enterprise Zone	Yes
Development Characteristics	
Site Development Period (In Months)	72 Months
Total All In Cost	$43,807,004
Development Ready Value	$13,352,817
Development Gap	
Market Viability Gap/Surplus	- $30,454,187
Time To Market Feasibility	46.3 Years

Development Issues ☑

See Page 3 for more detail

Environmental and Natural Resource Issues (On-site)	Infrastructure Issues (Off-site)	Land Use Issues
Brownfield Cleanup ☑	*Water*	*Aggregation*
Wetland	Sewer	*Annexation*
Floodplain Fill ☑	*Storm*	*Outside UGB*
Slope Mitigation	Transportation	Marine Dock ☑

Tier 3

Multnomah County — Portland
Site Ownership (1) — Time Oil Company
Site ID — 2

Development Economic Impacts

See Page 4 for more detail

	Total Annual Construction Impacts			Total Annual Operations At Full Capacity		
	Jobs	**Economic Activity**	**Payroll**	**Jobs**	**Economic Activity**	**Payroll**
Direct	47	$5,160,000	$2,640,000	579	$191,500,000	$26,200,000
Indirect/ Induced	30	$3,840,000	$1,320,000	804	$124,700,000	$42,100,000
Total	**77**	**$9,000,000**	**$3,960,000**	**1,384**	**$316,200,000**	**$68,300,000**

Development Annual Fiscal Impacts at Full Capacity

See Page 4 for more detail

	Payroll Tax Revenue	Property Tax Revenue
Direct	$1,700,000	$800,000
Indirect/Induced	$2,800,000	Not available
Total	**$4,500,000**	**$800,000**

Time Oil Development Concept Plan

Total Building Size	Projected Electrical Demand	Project Electrical Grade	Total Building Cost	Facility Construction Cost	Facility Construction Cost	Total
580,000 Sq. Ft	1.5 Mega Watts	1	$45,150,000	Avg. sf = $78	Hard Costs = $45,150,000 Soft Costs = $ 9,030,000	$54,180,000

Site Use	Description of Development Concept Site Use
Marine-related heavy industrial/manufacturing	Waterfront manufacturing utilizing marine and rail; metals related crane served manufacturing buildings and yard space; on-site crane to move material between dock and yard space; similar uses such as Far West Steel

Development Concept Costs

Off-Site Costs and Construction Terms

Water: Start Period (months back): Term:	$36,000 3 3
Sewer: Start Period (months back): Term:	$30,000 3 3
Stormwater: Start Period (months Back): Term:	$300,000 15 15
Transportation: Start Period (months back): Term:	$1,080,000 3 3
Marine Dock: Start Period (months back): Term:	$14,180,000 36 36
Off-Site Total Costs	$15,626,000

On-Site Costs and Mitigation Terms

Wetland Mitigation: Start Period (months back): Term:	$0 0 0
Slope Mitigation: Start Period (months back): Term:	$0 0 0
Building Pad Surcharge: Start Period (months Back): Term:	$1,029,000 36 21
Floodplain Cut/Fill Mitigation: Start Period (months back): Term:	$1,745,600 9 9
Environmental Cleanup: Start Period (months back): Term:	$754,000 72 6
On-Site Total Costs	$3,529,200
Total Costs	**$19,155,200**

Development Issues

Environmental (On-site Development) : Total Cost $754,000

- The site has a long industrial history, with environmental impacts related to petroleum storage and transfer, PCP formulation activities, and tenant areas.
- Soil and groundwater contamination resulted from petroleum storage and handling, waste oil storage, and wood treatment chemical (PCP) blending operations. Soil and/or groundwater contamination are assumed to impact the entire site.
- Based on limited file review, the active groundwater treatment system at the site appears to effectively mitigate the potential for PCP migration to the Willamette River. To maintain source control, and prevent migration to the adjacent Portland Harbor Superfund Site, the groundwater treatment system must be maintained and active in the foreseeable future. The cost for operation and maintenance of the system is estimated at $3.7 million. This cost is not included in the remediation cost estimate because costs are not required to make site development ready and are assumed to be part of ongoing maintenance and would be subject to negotiation.
- Impacted soil will be excavated from cut areas and placed in portions of the site scheduled for filling. It will be necessary to install cap over the impacted soil and provide a soil management plan, annual inspection and O&M at a cost of $119,000.
- It may be necessary to increase depth of the soil cut removal areas to accommodate placement of cover layer of clean imported soil. The increased cut depth can be accommodated in the cut fill balance. The clean imported soil may be required to provide suitable habitat material for wetland features. Additionally oversight and during these cut/fill activities will be required. Total cost for these activities are estimated to be $385,000.
- There are 85 groundwater monitoring wells located at the site. It is likely possible that abandonment/modification of flush-mount and above grade monuments and wells will be necessary to accommodate development plans at a cost of $250,000.
- The site is adjacent to the Portland Harbor Superfund Site and is considered a potential contributor to contamination in the Portland Harbor. As a result, owners and operators of the site (future, current and/or former) may be assessed some share of the costs for conducting the remedial investigation and implementing a remedy in the Portland Harbor. The remedy has not been selected and allocation of costs are ongoing, therefore it is not possible to estimate what amount, if any, will be apportioned to owners/ operators of this site.

Land Use Issues

- The site is currently located within the UGB and City of Portland city limits.
- No assembly is necessary as all parcels are owned by the Time Oil Company.
- The net developable acreage of 39.4 acres assumes floodplain cut/fill balance is achieved.

Transportation (Off-Site Development) : $1,080,000 for Roads and $14,180,000 for Marine Dock: Total Cost = $15,260,000

- Site access to the north is via N Lombard Street and N Rivergate Blvd and from the south is via N Burgard Street and N Time Oil Road. Access to the site from the north includes three at-grade railroad spur crossings, suggesting a risk of occasional blockage.
- N Time Oil Road is privately-owned and has substandard width with no shoulders. The road also includes a series of speed bumps that limit truck mobility. The intersection of N Time Oil Road and Burgard Street is stop controlled with sight distance concerns related to curves and elevation change. The existing access to the Time Oil site via Time Oil Road has a sharp skew, making it too tight a turn for trucks to access from the north. Improved truck access could be could be accommodated via Time Oil Road by reconstructing the intersection so that it would have a less severe angle.
- The City of Portland Transportation System Plan (TSP) does not identify the need for any transportation infrastructure improvements in the immediate project area.
- Based on the conceptual site plan, anticipated transportation infrastructure improvements necessary to serve immediate subject property development are limited and include realigning site access improvements. The $1M of Time Oil Road improvements would be assessed to the development and constructed by others as a separate project.
- In order to meet the river-dependent industrial requirement, the construction of a marine dock is assumed to take place prior to or during site development and construction. Development of the dock will require a total of 6 years, 3 years for permitting associated with demolition, construction and upland work; plus 1 year for demolition of current dilapidated dock; plus two years for construction. Project includes ocean-going barge dock and dolphins for mooring and positioning; roadway trestle connections; bank treatment, stabilization and greenway mitigation; fish habitat credits; and permitting. Cost estimate is $14.18 million.

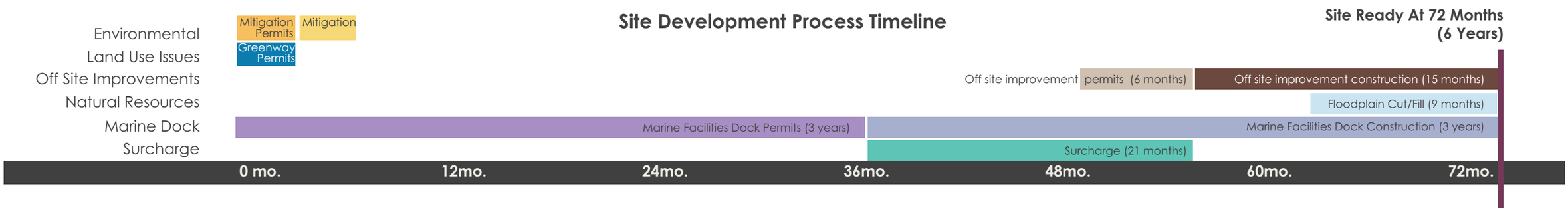
Natural Resources (On-Site Development) : Total Cost $2,775,200

- River Industrial (i) greenway overlay currently requires a 25 ft greenway setback from the top of bank except for development that is river related, river dependent. The assumed use for this site in the development concept plan is river dependant and therefore facilities (crane ways and docks) related to operations may encroach into the greenway.
- The property is partially within the FEMA 100-year flood plain, and almost completely encompassed within the 1996 Flood Inundation area. The site lies within a Metro Flood Management Area adjacent to Flood Zone AE, which requires that flood zone construction provide at least 1 foot freeboard above the 1996 flood elevation.
- Floodplain Cut/Fill Balance: Approximately 74,500 cy of fill is needed to raise site grades to the 1996 flood elevation, plus an additional 21,300 cy of fill to establish 1 ft minimum freeboard. Cut volume equal to the fill within the floodplain (74,500 cy) is required to balance the fill. Cut areas have been concentrated to the former tank farm areas, which will require environmental remediation of contaminated soils that are excavated from the site. Costs associated with floodplain mitigation are approximately $1,745,600.
- The site is expected to require surcharging to reduce settlement in the building pad areas. This is expected to be a "rolling" staged surcharge that will take 21 months and cost $1,029,600 to complete.

Utility Infrastructure (Off-Site Development) : Total Cost $366,000

- Public Water: Water service is currently available at the site. Lateral service needs to be extended, which will take less than 6 months and cost $36,000.
- Public Sewer: Sewer service is currently available at the site. Lateral service needs to be extended, which will take less than 6 months and cost $30,000.
- Public Storm: Extend approximately 1,200 feet of 18" line from the nearest line, located in N Burgard Way near N Sever Road. The private on site storm system may require pumping to the public system, depending on water quality facility depths. Anticipate 6 months for design and permitting, and 9 months for construction, with a cost of approximately $300,000.

Site Development Process Timeline



Timeline Notes :
Environmental: Permit and timeframe do not include the 15-20 year groundwater treatment and monitoring. This is a yearly ongoing task during site development and site operation.
Marine Facilities: This timeframe assumes 3 years for the permitting of the marine dock; and 1 year for demolition; and 2 years for the construction.
Floodplain cut/fill is occurring on a portion of the site that will not be impacted by development, and therefore, can take place towards the end of the site development period.
Surcharge: The site surcharge can take place during the marine facility dock construction.

Figure 1 Market Viability Gap Analysis

- The costs of acquiring and making the Time Oil site development ready greatly exceeds the expected development ready value of the site. The Time Oil site has a Market Feasibility Gap of $30.5 million. A rational market participant is unlikely to invest in site improvements under these conditions.
- Time Oil has physical constraints and risk associated with a long site development period and the need to develop a marine dock. The site is far from market viable based on the development assumptions. The other factor affecting this site, indirectly because it is not part of the analysis, is the additional risks associated with the unresolved in-water Superfund issues. When value equals costs investment in site improvements is seen as viable from a market perspective[1].

1. *This exercise assumes conditions where aggregation costs are minimal and there is a reasonable expectation that a motivated user will emerge.*

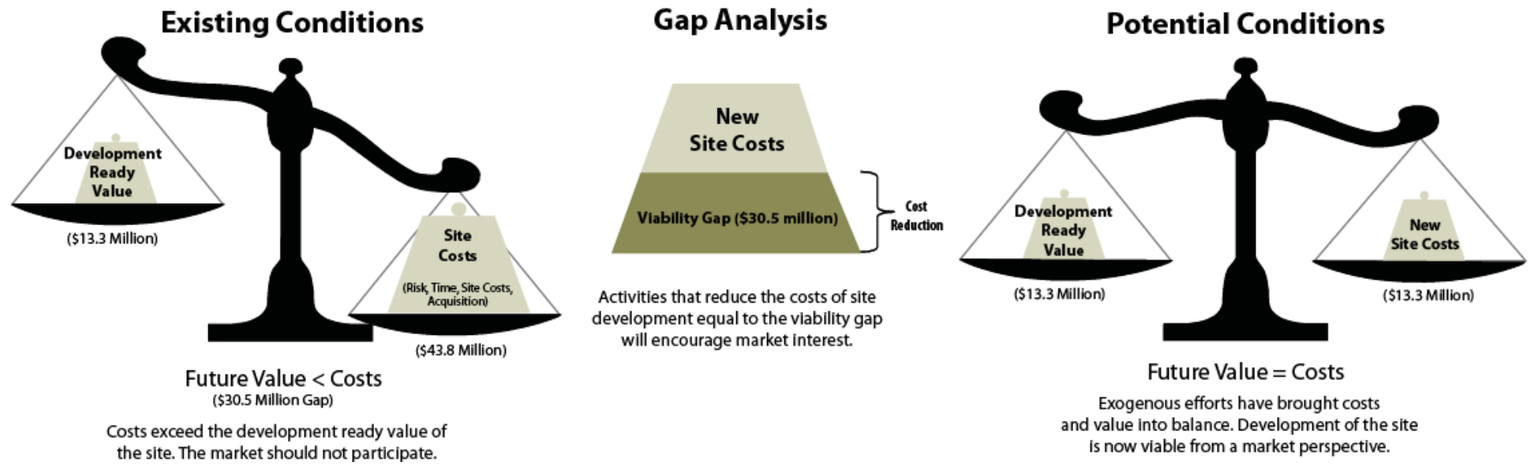


Figure 2 : Development Economic Impacts

- When fully developed, a river dependent manufacturing user on the Time Oil Site would employ 579 workers on-site. Indirect and Induced impacts would support and additional 804 jobs elsewhere in the economy.
- New direct job creation on-site would eventually generate an additional $26.2 million in annual payroll. Indirect and induced payroll impacts would create an additional $42.1 million in annual payroll.
- Build-out of the Time Oil site would support a total of 1,384 jobs at an average wage of $49,333, consistent with the regional average wage[2].

2. *Regional Average is $50,332 (Clackamas, Multnomah, and Washington County) (in 2011 dollars) SOURCE: Oregon Employment Department 2011*

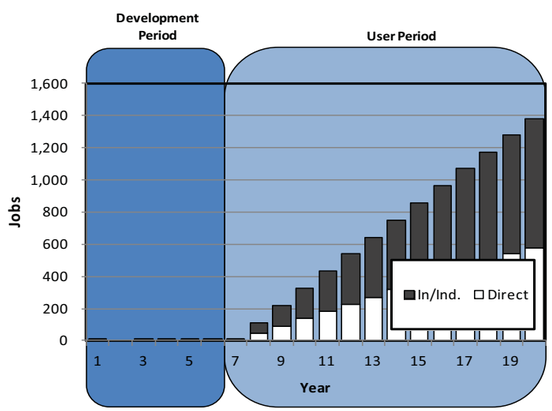
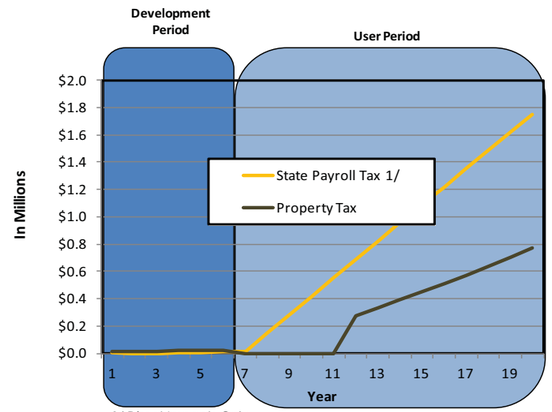


Figure 3 : Development Fiscal Impacts

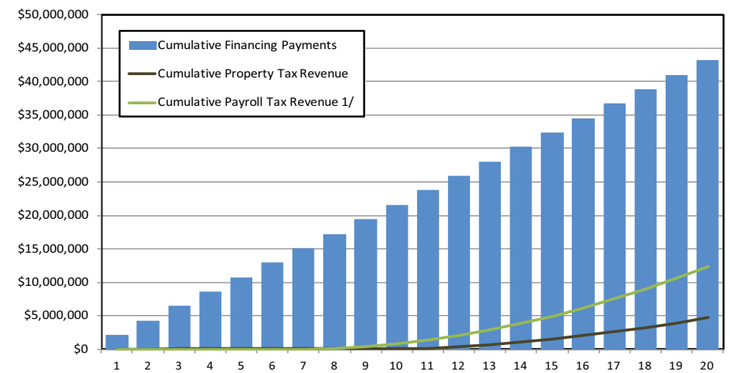
- Time Oil's enterprise zone would limit property tax revenues for the first five-years of facility operation. Subsequent property tax revenues, excluding capital equipment, would reach $800,000 annually at full build-out.
- State payroll tax revenues from on-site (direct) employment would reach $1.7 million annually at full-capacity. Indirect and induced impacts would further generate $2.8 million annually to the state.



1/ Direct Impacts Only

Figure 4 : Financing Return

- Figure 4 considers the return on investment of the dollar amount necessary to eliminate the Market Viability Gap, financed at 5% over a 20-year period.
- Because of Time Oil's long site development period and enterprise zone, significant property tax revenue would not be created until 2026. This limit's fiscal recover to 14% over the 20-year period.
- Similarly, Payroll tax revenues would achieve roughly $12.4 million or 37% recovery over the 20-year period.
- The costs of developing the site outweigh the intermediate-term fiscal benefits. The significant cost and time factor affecting the analysis is associated with the permitting and construction of a new dock.



1/ Direct Impacts Only

Development Concept Summary

Site Use: General manufacturing

Site Characteristics	
Site Size (Acres)	93.08
Net Developable Acreage	64.78
In UGB	Yes
Other Incentives	SIP / Partial URA
Enterprise Zone	Partial
Development Characteristics	
Site Development Period (In Months)	42 Months
Total All In Cost	$19,466,227
Development Ready Value	$21,609,655
Development Gap	
Market Viability Gap/Surplus	$2,143,428
Time To Market Feasibility	0 Years

Development Issues ☑

See Page 3 for more detail

Environmental and Natural Resource Issues (On-site)	Infrastructure Issues (Off-site)	Land Use Issues
Brownfield Cleanup	*Water*	Aggregation ☑
Wetland Fill ☑	*Sewer*	*Annexation*
Floodplain Fill	*Storm*	*Outside UGB*
Slope Mitigation	*Transportation*	*Marine Dock*

Tier 3

Multnomah County	Gresham
Site Ownership (2)	UPS/Cereghino
Site ID	15-16

Development Economic Impacts

See Page 4 for more detail

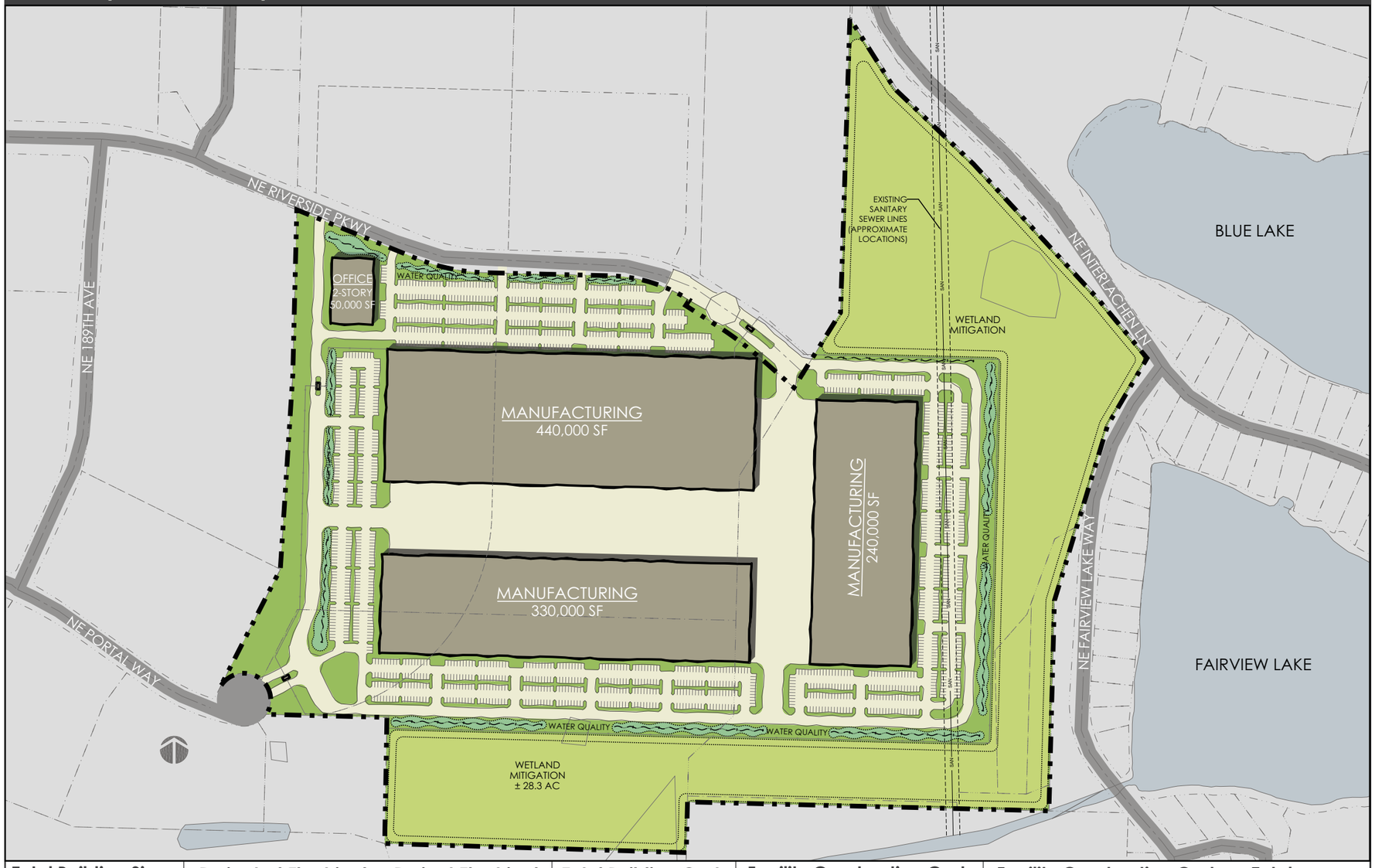
	Total Annual Construction Impacts			Total Annual Operations At Full Capacity		
	Jobs	**Economic Activity**	**Payroll**	**Jobs**	**Economic Activity**	**Payroll**
Direct	67	$7,200,000	$3,600,000	1,094	$361,800,000	$49,600,000
Indirect/ Induced	43	$5,520,000	$1,800,000	1,520	$235,700,000	$79,500,000
Total	**110**	**$12,720,000**	**$5,400,000**	**2,615**	**$597,500,000**	**$129,100,000**

Development Annual Fiscal Impacts at Full Capacity

See Page 4 for more detail

	Payroll Tax Revenue	Property Tax Revenue
Direct	$3,300,000	$1,900,000
Indirect/Induced	$5,300,000	Not Available
Total	**$8,600,000**	**$1,900,000**

Development Concept Plan



Total Building Size	Projected Electrical Demand	Project Electrical Grade	Total Building Cost	Facility Construction Cost	Facility Construction Cost	Total
1,060,000 Sq. Ft	5-10 Mega Watts	3	$82,250,000	Avg. sf = $78	Hard Costs = $82,250,000 Soft Costs = $16,450,000	$98,700,000

Site Use	Description of Development Concept Site Use
General manufacturing	Multi-building campus including office and manufacturing; similar uses such as Boeing Gresham

Development Concept Costs

Off-Site Costs and Construction Terms	
Water: Start Period (months back): Term:	$17,000 3 3
Sewer: Start Period (months back): Term:	$40,000 3 3
Stormwater: Start Period (months Back): Term:	$0
Transportation: Start Period (months back): Term:	$0
Off-Site Total Costs	$57,000
On-Site Costs and Mitigation Terms	
Wetland Mitigation: Start Period (months back): Term:	$1,387,500 36 12
Slope Mitigation: Start Period (months back): Term:	$0
Building Pad Surcharge: Start Period (months Back): Term:	$1,594,000 36 36
Floodplain Cut/Fill Mitigation: Start Period (months back): Term:	$0
Environmental Cleanup: Start Period (months back): Term:	$15,000 42 6
On-Site Total Costs	$2,996,500
Total Costs	**$3,053,500**

Development Issues

Environmental (On-site Development) : Total Cost $15,000

- The property was used for agricultural purposes between at least 1936 and present. Residual pesticides may be present in the soil. Investigation of the magnitude and extent of pesticide impacts will be necessary prior to site development. Total timeline for mitigation is estimated at 6 months, and mitigation cost of $15,000.

Land Use Issues: (Aggregation)

- This site is currently within the UGB and also within the Gresham city limits.
- No legislative actions are required.
- The site is made up of 9 separate parcels in 2 ownerships. Parcel aggregation is necessary in order to deliver the site as shown. As one of the property owners is willing to transact and the second is not, the aggregation period is assumed to be between 6 months and 2.5 years.
- The net developable acreage of 64.78 acres excludes the 28.3 acres required for on-site wetland mitigation.

Transportation (Off-Site Development) : Total Cost $0

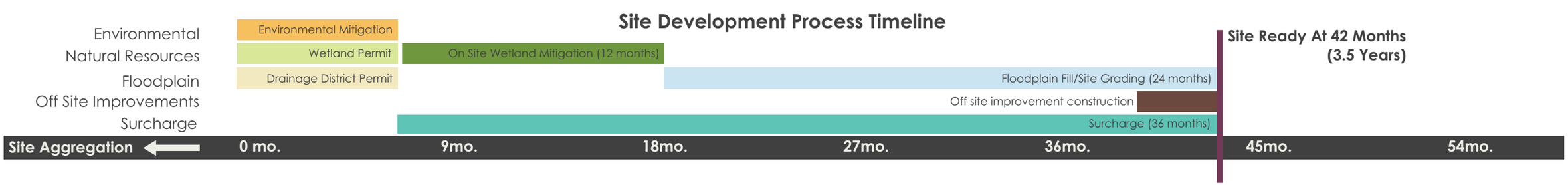
- The City of Gresham Transportation System Plan (TSP) identifies a roadway connection between Portal and Riverside (i.e., Portal extending to intersect with Riverside). It is anticipated this public roadway connection will need to be provided if sites 15 and 16 are developed independently or with smaller individual industrial uses. However, if the properties are developed by a single large user, connectivity will only need to be provided via internal development circulation.

Utility Infrastructure (Off-Site Development) : Total Cost $57,000

- Public Water: The site is currently served by 10" and 15" lines. Service will need to be extended directly to the site. This will take less than 6 months and cost $17,000
- Public Sewer: The site is currently served by 10" and 15" lines. Service will need to be extended directly to the site. This will take less than 6 months and cost $40,000.
- Public Storm: The site is currently served by public lines in the street, and detention is not needed since the site is located in a managed flood plain. No storm improvements are needed.

Natural Resources (On-Site Development) : Total Cost $2,981,500

- There approximately 20 acres of wetlands located on site. Approximately 18.5 acres are impacted with the proposed development concept plan, which require mitigation at a ratio of 1.5:1. Corps/DSL permits will be necessary for the fill and mitigation of these impacts on site or off site as this site is not currently served by a wetland mitigation bank. Total timeline for all approvals is estimated at 6 months and a mitigation cost of $1,387,500 ($50,000 per acre).
- DSL recommends a formal wetland delineation to be conducted to determine the current wetland location and acreage.
- The site is expected to require surcharging of the building pad areas to reduce settlement potential. This is expected to occur as a "rolling" surcharge in stages across the four building pads, which will take 36 months and cost approximately $1,594,000.
- The site is located within the Multnomah County Drainage District managed floodplain, so it is assumed that fill in the floodplain will be mitigated through off-site coordination with MCDD. It is assumed that no on-site cut/fill balance is required. Site grading in the floodplain will be required in order to raise building pads above flood elevation.
- The City of Gresham designates most of this site within its Habitat Conservation Area (HCA) overlay. Pending formal wetland delineation, the boundary of this overlay can be amended. Impacts to HCA areas will require a land use application from the City and may also require additional mitigation. Formal confirmation is necessary with the City, however it is anticipated this land use review to take approximately 4 months and run concurrent with the necessary Corps/DSL permits.



Timeline Notes :

Aggregation: One of the property owners is willing to transact the second one is not, therefore, the aggregation period is assumed to be between 6 months and 2.5 years.
Natural Resources: Wetland permit timeframe includes local land use approval. Wetland mitigation can occur between July 1 and November 1 due to wet winters.
Floodplain: Drainage District Permit is required from Multnomah County Drainage District for site grading in the floodplain, which can only occur between July 1 and November 1 due to wet winters.
Surcharge: Must occur after wetland permits and floodplain permits are in place. Assumes (6) 6-month stages to roll surcharge soil across the site. Surcharge fill placement can only occur between July 1 and November 1 due to wet winters.
Building pad surcharge, wetland mitigation, and floodplain fill/site grading may overlap as they will occur in different areas on site.

Figure 1 Market Viability Gap Analysis

- Under the assumption in this analysis, the expected value of the site as development ready exceeds its costs. In other words, the market should look at the site as a viable development opportunity.
- The limitation of the site may be non-quantifiable. For example, aggregation or implied marketability of the site[1].

1. *This exercise assumes conditions where aggregation costs are minimal and there is a reasonable expectation that a motivated user will emerge.*

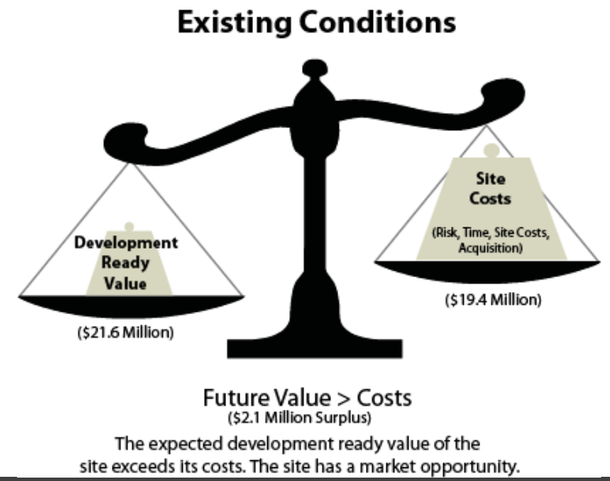


Figure 2 : Development Economic Impacts

- When fully developed, a general manufacturing user on this site would employ roughly 1,094 workers on-site. Indirect and Induced impacts would support and additional 1,520 jobs elsewhere in the economy.
- New direct job creation on-site would eventually generate an additional $49.6 million in annual payroll. Indirect and induced payroll impacts would create an additional $79.5 million in annual payroll.
- Build-out of this site would support a total of 2,600 jobs at wages consistent with the regional average wage[2].

2. *Regional Average is $50,332 (Clackamas, Multnomah, and Washington County) (in 2011 dollars) SOURCE: Oregon Employment Department 2011 QCEW.*

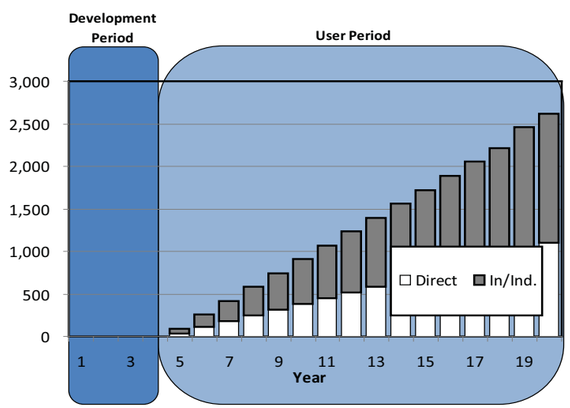
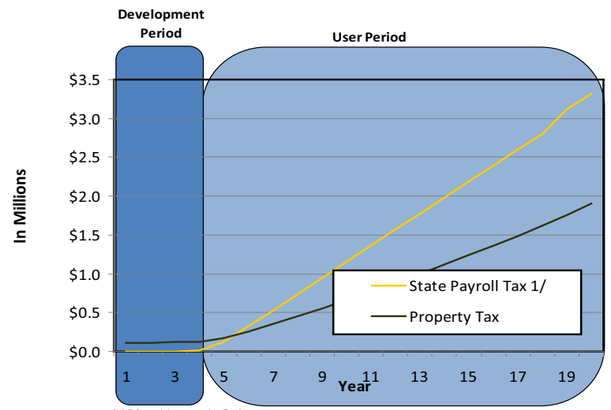


Figure 3 : Development Fiscal Impacts

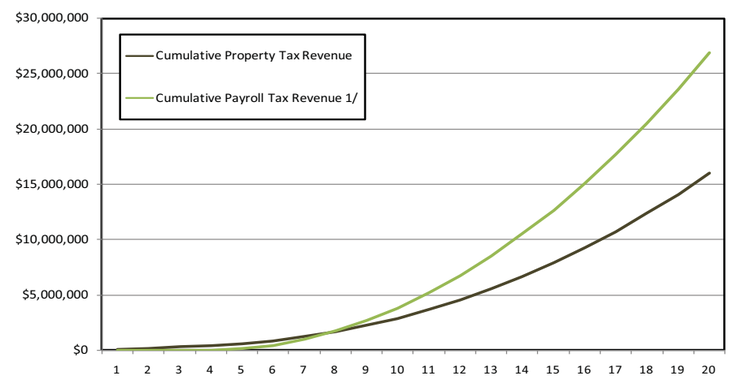
- The majority of this site is not in an enterprise zone, so property tax impacts begin immediately after construction. Property tax revenues, excluding capital equipment, would reach $1.9 million annually at build-out.
- State payroll tax revenues from on-site (direct) employment would reach $3.3 million annually at full-capacity. Indirect and induced impacts would further generate $5.3 million annually to the state.



1/ Direct Impacts Only

Figure 4 : Financing Return

- Figure 4 considers the return on investment of the dollar amount necessary to eliminate the Market Viability Gap, financed at 5% over a 20-year period.
- Because the site is currently market viable, no investment (in dollars) is necessary to encourage market participation. Therefore, all fiscal impacts are net-new surpluses on the site.



1/ Direct Impacts Only

Development Concept Summary

Site Use: Regional distribution center

Site Characteristics	
Site Size (Acres)	53.9
Net Developable Acreage	53.9
In UGB	Yes
Other Incentives	SIP
Enterprise Zone	Yes
Development Characteristics	
Site Development Period (In Months)	75 Months
Total All In Cost	$51,408,725
Development Ready Value	$14,157,131
Development Gap	
Market Viability Gap/Surplus	- $37,251,594
Time To Market Feasibility	50.0 Years

Development Issues ☑

See Page 3 for more detail

Environmental and Natural Resource Issues (On-site)	Infrastructure Issues (Off-site)	Land Use Issues
Brownfield Cleanup ☑	*Water*	*Aggregation*
Wetland Fill ☑	*Sewer*	*Annexation*
Floodplain Fill	*Storm*	*Outside UGB*
Slope Mitigation ☑	Transportation ☑	*Marine Dock*

Tier 3

Multnomah County — Troutdale
Site Ownership (1) — Port of Portland (TRIP)
Site ID — 19

Development Economic Impacts

See Page 4 for more detail

	Total Annual Construction Impacts			Total Annual Operations At Full Capacity		
	Jobs	**Economic Activity**	**Payroll**	**Jobs**	**Economic Activity**	**Payroll**
Direct	323	$34,440,000	$17,520,000	534	$38,500,000	$24,000,000
Indirect/ Induced	206	$26,520,000	$ 8,520,000	166	$22,500,000	$ 6,900,000
Total	**529**	**$60,960,000**	**$26,040,000**	**700**	**$61,000,000**	**$30,900,000**

Development Annual Fiscal Impacts at Full Capacity

See Page 4 for more detail

	Payroll Tax Revenue	Property Tax Revenue
Direct	$1,600,000	$600,000
Indirect/Induced	$ 500,000	Not Available
Total	**$2,100,000**	**$600,000**

TRIP Development Concept Plan

Total Building Size	Projected Electrical Demand	Project Electrical Grade	Total Building Cost	Facility Construction Cost	Facility Construction Cost	Total
1,020,000 Sq. Ft	3 Mega Watts	1	$25,500,000	Avg. sf = $25	Hard Costs = $25,500,000 Soft Costs = $ 5,100,000	$30,600,000

Site Use	Description of Development Concept Site Use
Regional distribution center	Single user distribution center; similar uses such as Subaru or FedEx

Development Concept Costs

Off-Site Costs and Construction Terms	
Water: Start Period (months back): Term:	$14,000 63 6
Sewer: Start Period (months back): Term:	$187,500 63 15
Stormwater: Start Period (months Back): Term:	$255,000 63 15
Transportation: Start Period (months back): Term:	$4,825,000 63 24
Off-Site Total Costs	$5,281,500
On-Site Costs and Mitigation Terms	
Wetland Mitigation: Start Period (months back): Term:	$5,494,750 45 18
Slope Mitigation: Start Period (months back): Term:	$4,750,000 45 33
Building Pad Surcharge: Start Period (months Back): Term:	$1,686,000 39 39
Floodplain Cut/Fill Mitigation: Start Period (months back): Term:	$0
Environmental Cleanup: Start Period (months back): Term:	$3,025,000 51 6
On-Site Total Costs	$14,955,750
Total Costs	**$20,237,250**

Development Issues

Environmental (On-site Development) : Total Cost $3,025,000

- The property is included on the National Priority List (NPL; Superfund) due to releases from a Reynolds/Alcoa aluminum processing facility that historically operated at the site. Extensive remediation has been performed, resulting in the removal of the majority of hazardous substances from the site. Residual impacts remain in soil and groundwater at the site.
- Impacted soil, which is present on approximately 16 acres of the site, must be removed, transported and disposed of from the site at the cost of $3,025,000.
- Future development must be performed in accordance with the Consent Order for the site.

Land Use Issues

- The site is currently located within the UGB and City of Troutdale city limits.
- No land assembly is necessary as all lots are owned by the Port of Portland.
- The net developable acreage of 53.9 acres assumes complete mitigation.

Transportation (Off-Site Development) : Total Cost $4,825,000

- Based on the conceptual site plan, anticipated transportation infrastructure improvements necessary to serve immediate subject property development are limited to direct property access improvements and the following:
  1. Construct extension of Swigert Way to Graham Road: $825,000
  2. Construct ½ street improvements (overlay, bike lane, sidewalk, and other frontage improvements) on Graham Road along property frontage: $3.5 million
  3. Construct traffic signal at the Sundial Road/Graham Road intersection: $500,000
  4. The Port of Portland is pursuing grant funding to reconstruct Graham Road to include structural roadway improvements. A portion of these improvement costs may be assessed to the property by the Port but are not required by the City of Troutdale to support property development.
- Development may also be required to participate in the widening of Sundial Road and construction of the traffic signal at the Marine Drive/Sundial Road intersection. These improvements are identified in the TSP and monetary credit is available if the improvement is actually constructed as part of the subject property development. It is not anticipated these improvements will be required by the City of Troutdale to support property development.

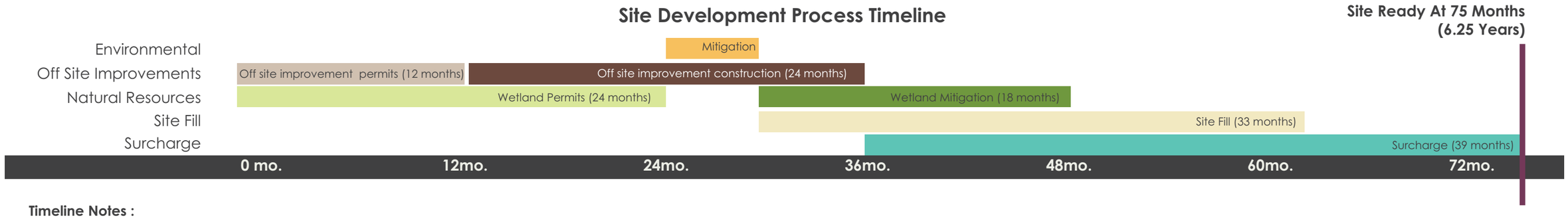
Utility Infrastructure (Off-Site Development) : Total Cost $456,500

- Public Water: Existing water line is located within Swigert Way. Extend service lateral to directly serve the site. This will take 6 months for design and construction, and cost approximately $14,000.
- Public Sewer: Extend approximately 1,500 feet of 8" line within Graham Road. Assume 6 months for design and permits, and 9 months for construction, with a cost of approximately $187,500.
- Public Storm: Extend approximately 1,700 feet of 15" lines in Graham Rd and Swigert Way. Anticipate 8 months for design and permits, and 12 months for construction, with a cost of approximately $255,000. Development assumes on-site storm disposal to wetlands is feasible.

Natural Resources (On-Site Development) : Total Cost $11,930,750

- Wetland site fill: Approximately 395,800 cy of fill soil is needed to raise site grades above wetland inundation elevation. This includes fill needed to mitigate contaminated soils that need to be replaced as part of the environmental cleanup effort. This will take approximately 24 months and cost $4,750,000. This cost is listed under slope mitigation costs on the previous page.
- The building pad area is expected to require soil surcharging to reduce settlement potential. This is assumed to occur as a "rolling" surcharge in stages, which will take approximately 39 months and cost $1,686,000 to complete.
- There are approximately 17.38 acres (per delineation WD09-0114) of wetlands impacted with the development concept plan. Wetland mitigation is occurring off site. Permits necessary are estimated to take approximately two years. Off-site mitigation will cost $5.49 million.

Site Development Process Timeline



Timeline Notes :

Natural Resources: Wetland permit timeframe includes local land use approval. Wetland permitting timeline was provided by the Port of Portland. Mitigation must occur after environmental clean up is compete. Mitigation includes off-site mitigation.
Environmental: Wetland permits must be in place prior to environmental clean up due to the location of the impacted soil is in the wetland area. After the soil is cleaned up, site fill can begin.
Site fill: This includes filling the wetland area and can begin after environmental clean up is complete.
Surcharge: This occurs 6 months after the site fill has begun, as this is occurring on the area that is being filled.

Figure 1 Market Viability Gap Analysis

- The costs of acquiring and making the TRIP site development ready greatly exceeds the expected development ready value of the site. The TRIP site has a Market Feasibility Gap of $45.7 million. A rational market participant is unlikely to invest in site improvements under these conditions.
- TRIP has severe physical constraints and risk associated with a long site development period and brownfield cleanup. The site is far from market viable and will likely require significant public investment to reduce or eliminate the Market Viability Gap. When value equals costs investment in site improvements is seen as viable from a market perspective[1].

1. *This exercise assumes conditions where aggregation costs are minimal and there is a reasonable expectation that a motivated user will emerge.*

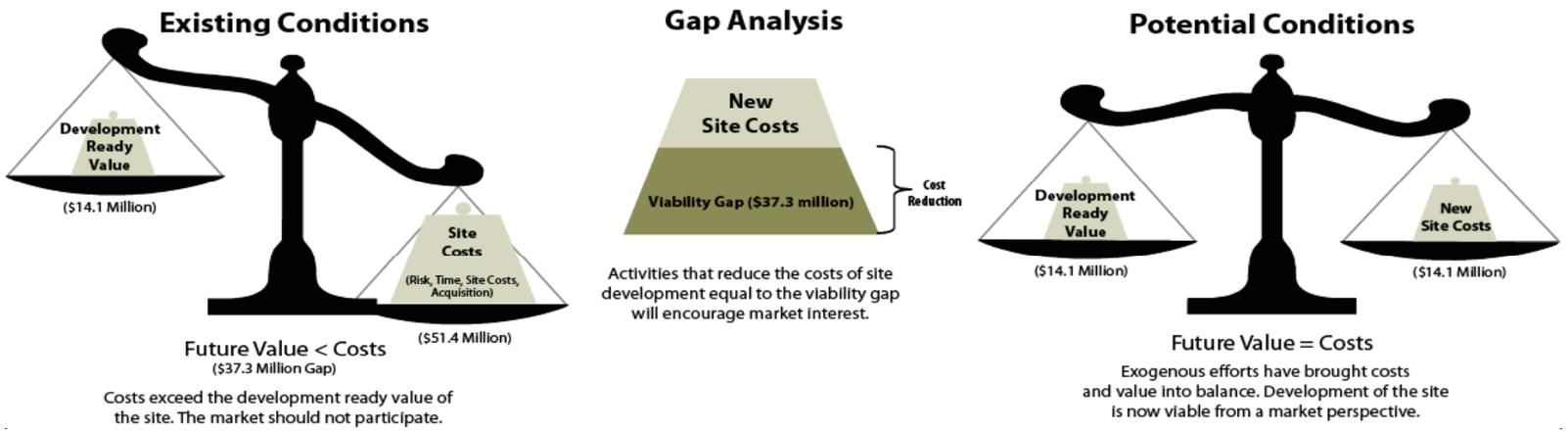


Figure 2 : Development Economic Impacts

- When fully developed, a warehouse and distribution user on this site would employ 534 workers on-site. Indirect and Induced impacts would support and additional 166 jobs elsewhere in the economy.
- New direct job creation on-site would eventually generate an additional $24 million in annual payroll. Indirect and induced payroll impacts would create an additional $6.9 million in annual payroll.
- Build-out of the TRIP site would support a total of 700 jobs at an average wage of $44,137, slightly below the regional average wage[2].

2. *Regional Average is $50,332 (Clackamas, Multnomah, and Washington County) (in 2011 dollars) SOURCE: Oregon Employment Department 2011 QCEW.*

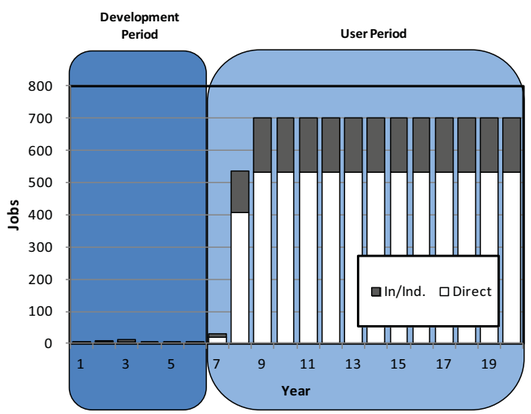
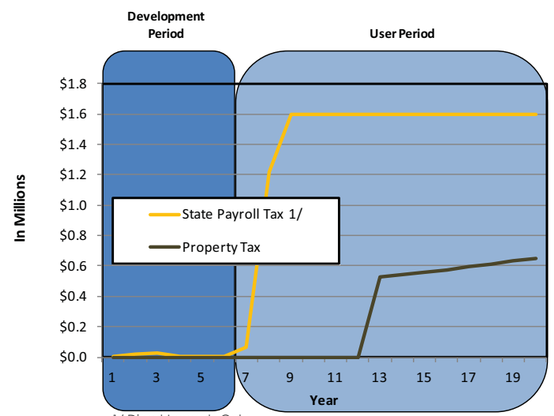


Figure 3 : Development Fiscal Impacts

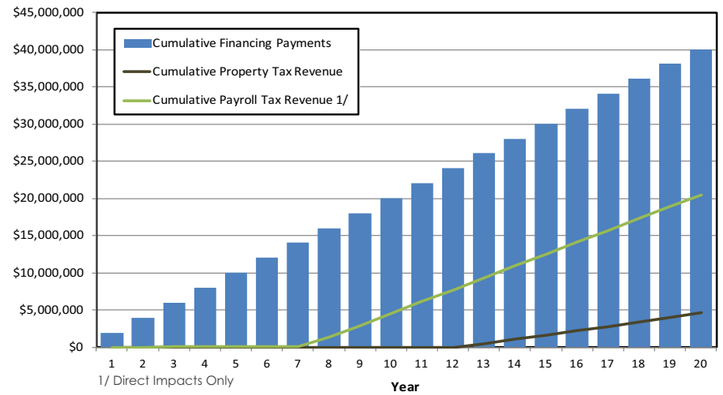
- TRIP's enterprise zone would limit property tax revenues for the first five-years of facility operation. Subsequent property tax revenues, excluding capital equipment, would reach $600,000 annually at full build-out.
- State payroll tax revenues from on-site (direct) employment would reach $1.6 million annually at full-capacity. Indirect and induced impacts would further generate $500,000 annually to the state.



1/ Direct Impacts Only

Figure 4 : Financing Return

- Figure 4 considers the return on investment of the dollar amount necessary to eliminate the Market Viability Gap, financed at 5% over a 20-year period.
- Because of TRIP's long site development period and enterprise zone, significant property tax revenue would not be created until 2025. This limits fiscal recovery to 12% over the 20-year period.
- Similarly, payroll tax revenues would achieve roughly $20 million or 52% recovery over the 20-year period.



1/ Direct Impacts Only

Development Concept Summary

Site Use: High technology manufacturing

Site Characteristics	
Site Size (Acres)	37.17
Net Developable Acreage	33.82
In UGB	Yes
Other Incentives	SIP
Enterprise Zone	No
Development Characteristics	
Site Development Period (In Months)	42 Months
Total All In Cost	$20,058,514
Development Ready Value	$4,908,251
Development Gap	
Market Viability Gap/Surplus	- $15,150,263
Time To Market Feasibility	51.2 Years

Development Issues ✓

See Page 3 for more detail

Environmental and Natural Resource Issues (On-site)	Infrastructure Issues (Off-site)	Land Use Issues
Brownfield Cleanup	Water ✓	*Aggregation*
Wetland Fill ✓	Sewer ✓	Annexation ✓
Floodplain Fill	Storm ✓	*Outside UGB*
Slope Mitigation	*Transportation*	*Marine Dock*

Tier 3

Multnomah County — Gresham
Site Ownership (1) — Jean Johnson
Site ID — 24

Development Economic Impacts

See Page 4 for more detail

	Total Annual Construction Impacts			Total Annual Operations At Full Capacity		
	Jobs	**Economic Activity**	**Payroll**	**Jobs**	**Economic Activity**	**Payroll**
Direct	86	$9,600,000	$4,920,000	497	$351,300,000	$ 67,300,000
Indirect/ Induced	55	$7,080,000	$2,280,000	3,064	$462,000,000	$149,700,000
Total	**141**	**$16,680,000**	**$7,200,000**	**3,561**	**$813,300,000**	**$217,000,000**

Development Annual Fiscal Impacts at Full Capacity

See Page 4 for more detail

	Payroll Tax Revenue	Property Tax Revenue
Direct	$ 4,500,000	$1,100,000
Indirect/Induced	$10,000,000	Not Available
Total	**$14,500,000**	**$1,100,000**

Development Concept Plan

Total Building Size	Projected Electrical Demand	Project Electrical Grade	Total Building Cost	Facility Construction Cost	Facility Construction Cost	Total
620,000 Sq. Ft	4 Mega Watts	2	$49,880,000	Avg. sf = $80	Hard Costs = $49,880,000 Soft Costs = $ 9,976,000	$59,856,000

Site Use	Description of Development Concept Site Use
High technology manufacturing	Multi-building single user high tech campus; includes office and clean room manufacturing buildings; similar uses such as Novellus Systems

Development Concept Costs

Off-Site Costs and Construction Terms

Water: Start Period (months back): Term:	$1,002,000 30 30
Sewer: Start Period (months back): Term:	$4,268,000 30 30
Stormwater: Start Period (months Back): Term:	$2,914,000 30 30
Transportation: Start Period (months back): Term:	$250,000 9 9
Off-Site Total Costs	$8,434,000

On-Site Costs and Mitigation Terms

Wetland Mitigation: Start Period (months back): Term:	$788,000 9 9
Slope Mitigation: Start Period (months back): Term:	$342,000 33 9
Building Pad Surcharge: Start Period (months Back): Term:	$0
Floodplain Cut/Fill Mitigation: Start Period (months back): Term:	$0
Environmental Cleanup: Start Period (months back): Term:	$15,000 42 6
On-Site Total Costs	$1,145,000
Total Costs	**$9,579,000**

Development Issues

Environmental (On-site Development) : Total Cost $15,000

- The property was used for agricultural purposes between at least 1936 and present. Residual pesticides may be present in soil. Investigation of the magnitude and extent of pesticide impacts will be necessary prior to site development. Total timeline for mitigation is estimated at 6 months, and mitigation cost of $15,000.

Land Use Issues: (Annexation)

- This site is currently within the UGB, however has not been annexed into the City of Gresham. Per conversations with City Planning staff, the standard annexation process could take 28 weeks, with an expedited annexation process of 11 weeks. Appropriate zoning designation is applied during this time. In order to be annexed into the City of Gresham, the property must be adjacent to the current City boundary. This site is not currently adjacent to the City boundary and would therefore 1) wait until adjacent neighbors annexed and annex at that time or 2) proceed with a cherry stem annexation.
- This site is in single ownership and does not require land assembly.
- The net developable acreage of 33.8 excludes the on-site regional detention pond.

Transportation (Off-Site Development) : Total Cost $250,000

- A short-term southbound right-turn lane at US26/ SE 267th Ave/Anderson Rd improvements may be necessary to provide acceptable property access to the public roadway system and to mitigate off-site transportation impacts.
- The Springwater Community Interchange Area Management Plan (IAMP) identifies two, grade separated US26 overcrossings; one connecting SE Orient Drive to SE Rugg Road and including a US26 interchange. These are long term future projects and are not necessary to develop this site.

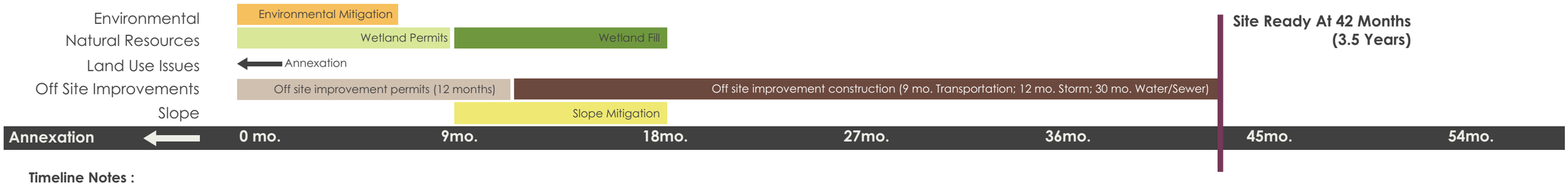
Utility Infrastructure (Off-Site Development) : Total Cost $8,184,000

- Public Water: Site is served from existing lines to the northeast, requiring approximately 7,940' of new lines to serve the site. Anticipate 12 months for design and permitting, and 24 months for construction, with a cost of approximately $2,260,000. This site is centrally located in the Springwater Area, so public investment in the water system will open additional land for development along the water corridor.
- Public Sewer: The Springwater Area is not currently served by public sewer. Significant public investment is required to construct the Telford Road interceptor main, plus approximately 3,000' additional main extension needed to reach the site. Assume 12 months for design and permitting, and 24 months for construction, with a cost of approximately $4,268,000. This investment will be needed for any "first in" site in the area, but sewer construction will open up additional land along the sewer corridor for development.
- Public Storm: Drainage swales are required along north and west frontage roads. An approximately 5 acre regional detention pond is required at the southwest corner of the site (on-site with public easement) for water quality treatment and detention of runoff draining to North Fork Johnson Creek. Assume 12 months for design and permitting, and 12 months for construction, with a cost of approximately $2,914,000.

Natural Resources (On-Site Development) : Total Cost $1,130,000

- There are approximately 6 acres of wetlands on site; 4.5 of which are impacted with the conceptual site plan. DSL recommends a formal wetland delineation to be conducted to determine the current wetland location and acreage. Necessary Corps/DSL permits will be necessary for the fill and mitigation of this wetland. This site is currently served by the Foster Creek Mitigation Bank. The property owner is able to pay into this mitigation bank in order to mitigate the wetlands. Total timeline for all approvals is estimated at 9 months and mitigation cost of $788,000.
- Slope mitigation: Requires approximately 28,500 cy of earthwork to flatten steep slopes on site and establish building pads, which will take approximately 9 months and cost approximately $342,000.

Site Development Process Timeline



Timeline Notes :

Annexation: This is the first step to site development. In order to be annexed into the City of Gresham, the property must be adjacent to the current City boundary. If the property is not adjacent, the property is not able to be annexed, unless other properties adjacent to the City boundary annex as well. The timeframe for annexation can not be estimated at this time. This timeframe assumes annexation is complete.
Natural Resources: Wetland permit timeline is 9 months plus 9 months for on-site wetland fill. Wetland permit timeframe includes local land use approval.
Slope Mitigation: Slope mitigation can occur during wetland fill once the appropriate permits are in place and slope mitigation can impact wetland fill area. This timeframe includes land use review.

Figure 1 Market Viability Gap Analysis

- Costs of acquiring and making the Jean Johnson site development ready exceeds the expected development ready value of the site. The site has a Market Viability Gap of $15.1 million. A rational market participant is not likely to invest in site improvements under these conditions.
- A significant contributor to the gap is a relatively low development ready value of the site, as well as severe utility improvements. Activities that reduce or eliminate the Market Viability Gap increase the likelihood of market interest in the site. When value equals costs investment in site improvements is seen as viable from a market perspective[1].

1. *This exercise assumes conditions where aggregation costs are minimal and there is a reasonable expectation that a motivated user will emerge.*

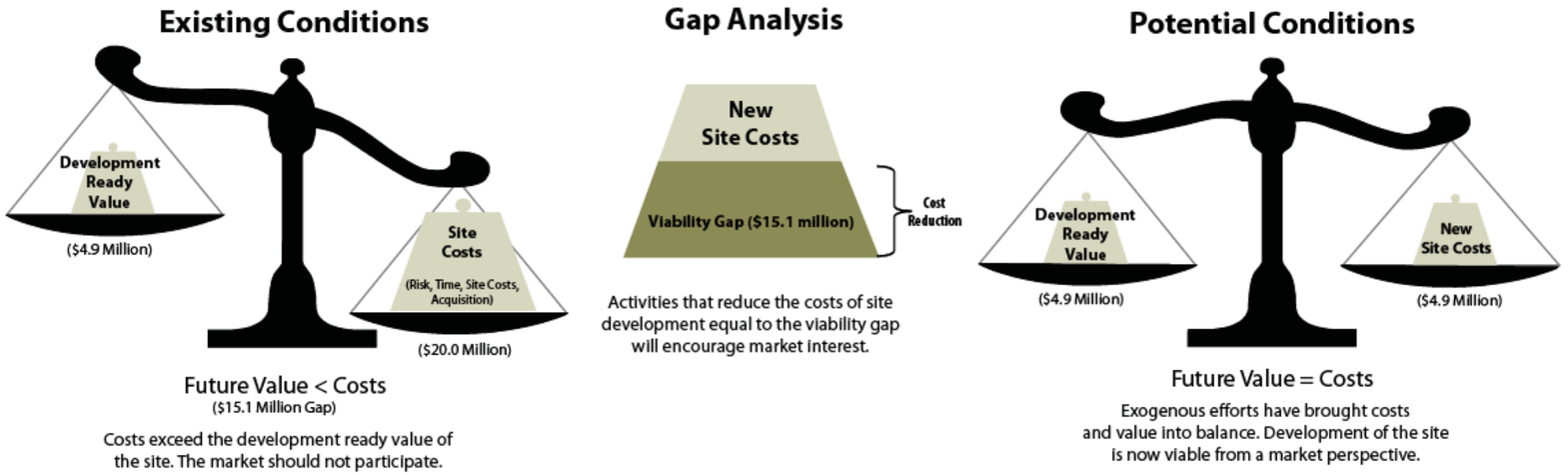


Figure 2 : Development Economic Impacts

- When fully developed, a high-tech user on this site would employ roughly 497 workers on-site. Indirect and Induced impacts would support and additional 3,000 jobs elsewhere in the economy.
- New direct job creation on-site would eventually generate an additional $67 million in annual payroll. Indirect and induced payroll impacts would create an additional $149 million in annual payroll.
- Build-out of this site would support over 3,500 jobs at 21% above the regional average wage[2].

2. *Regional Average is $50,332 (Clackamas, Multnomah, and Washington County) (in 2011 dollars) SOURCE: Oregon Employment Department 2011 QCEW.*

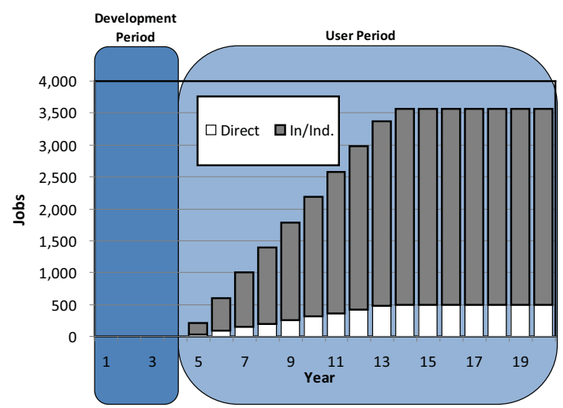


Figure 3 : Development Fiscal Impacts

- Property tax revenues on the Jean Johnson site would reach a minimum of $1.1 million annually at full build-out, beginning at the expiration of the enterprise zone abatement period. This amount is low because capital equipment is not included.
- State payroll tax revenues from on-site (direct) employment would reach $4.5 million annually at full-capacity. Indirect and induced impacts would further generate $10.0 million annually.

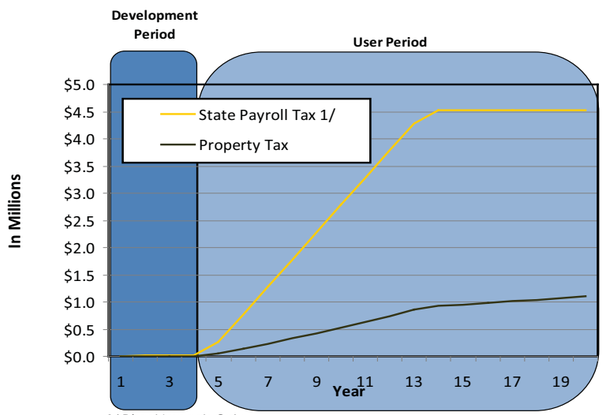
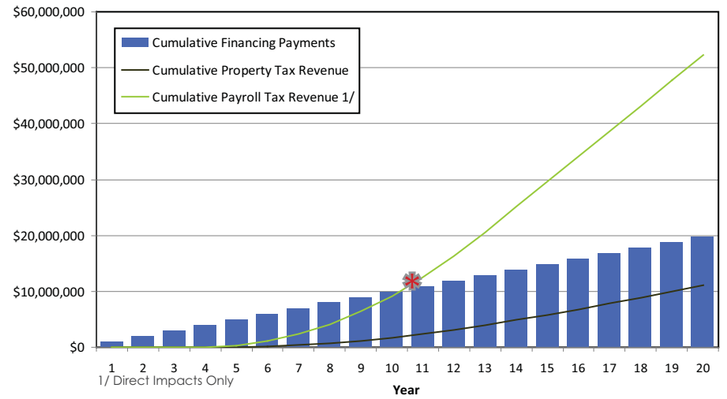


Figure 4 : Financing Return

- Figure 4 considers the return on investment of the dollar amount necessary to eliminate the Market Viability Gap, financed at 5% over a 20-year period.
- Because of the site's large feasibility gap and limited revenues during the enterprise zone period, property tax revenues would cover only 55% of investment within a 20-year window. This period would be shorter if capital equipment were included in the analysis.
- The site's high-tech use supports a large number of high wage jobs, and subsequent payroll tax revenues, which occur immediately. Cumulative payroll tax revenues would exceed investment in the 11th year, translating into positive stakeholder return of $32 million over the remainder of the finance period and $4.5 million in annual net-new revenue thereafter.



Development Concept Summary

Site Use: Office/business park/general manufacturing

Site Characteristics	
Site Size (Acres)	85.23
Net Developable Acreage	66.76
In UGB	Yes
Other Incentives	SIP
Enterprise Zone	No
Development Characteristics	
Site Development Period (In Months)	24 Months
Total All In Cost	$22,539,929
Development Ready Value	$18,961,631
Development Gap	
Market Viability Gap/Surplus	- $3,578,298
Time To Market Feasibility	7.9 Years

Development Issues ☑

See Page 3 for more detail

Environmental and Natural Resource Issues (On-site)	Infrastructure Issues (Off-site)		Land Use Issues	
Brownfield Cleanup	Water	☑	Aggregation	☑
Wetland Fill	Sewer	☑	Annexation	☑
Floodplain Fill	Storm	☑	*Outside UGB*	
Slope Mitigation	Transportation	☑	*Marine Dock*	

Tier 3

Washington County	Wilsonville
Site Ownership (17)	Coffee Creek
Site ID	33

Development Economic Impacts

See Page 4 for more detail

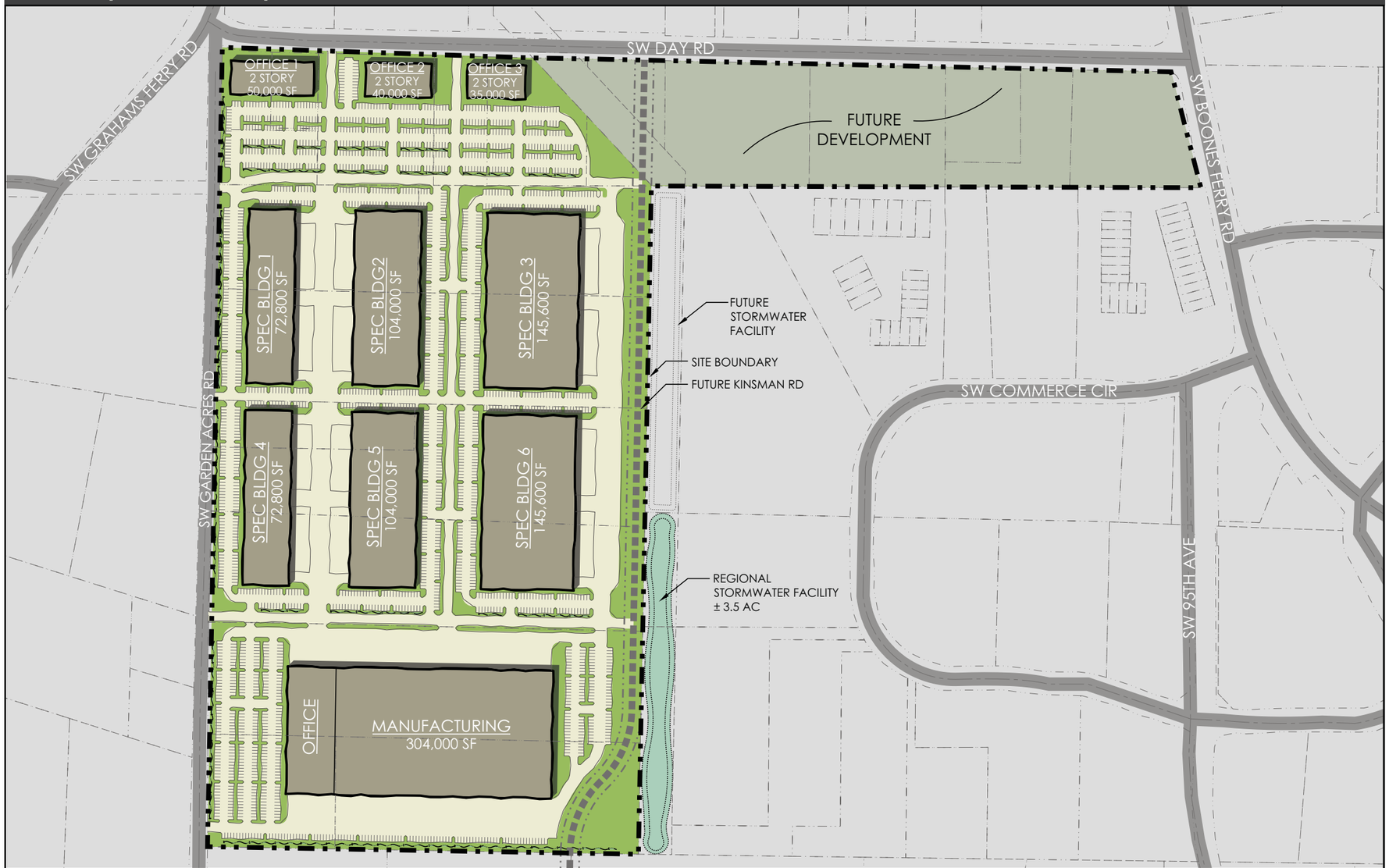
	Total Annual Construction Impacts			Total Annual Operations At Full Capacity		
	Jobs	**Economic Activity**	**Payroll**	**Jobs**	**Economic Activity**	**Payroll**
Direct	115	$11,160,000	$6,360,000	1,004	$332,100,000	$45,500,000
Indirect/ Induced	73	$ 8,280,000	$3,120,000	1,395	$216,300,000	$73,000,000
Total	**188**	**$19,440,000**	**$9,480,000**	**2,400**	**$548,400,000**	**$118,500,000**

Development Annual Fiscal Impacts at Full Capacity

See Page 4 for more detail

	Payroll Tax Revenue	Property Tax Revenue
Direct	$3,000,000	$1,900,000
Indirect/Induced	$4,900,000	Not Available
Total	**$7,900,000**	**$1,900,000**

Development Concept Plan



Total Building Size	Projected Electrical Demand	Project Electrical Grade	Total Building Cost	Facility Construction Cost	Facility Construction Cost	Total
1,073,800 Sq. Ft	6 Mega Watts	2	$72,994,000	Avg. sf = $68	Hard Costs = $72,994,000 Soft Costs = $14,598,800	$87,592,800

Site Use	Description of Development Concept Site Use
Office/business park/ general manufacturing	Combination business park and single user site; northern portion of site for 2-story office buildings; middle portion of site for multi or single tenant manufacturing/distribution uses; southern portion of site for single manufacturing user.

Development Concept Costs

Off-Site Costs and Construction Terms	
Water: Start Period (months back): Term:	$1,040,000 15 15
Sewer: Start Period (months back): Term:	$520,000 15 15
Stormwater: Start Period (months Back): Term:	$826,500 15 15
Transportation: Start Period (months back): Term:	$3,920,000 12 12
Off-Site Total Costs	$6,306,500
On-Site Costs and Mitigation Terms	
Wetland Mitigation: Start Period (months back): Term:	$46,000 18 3
Slope Mitigation: Start Period (months back): Term:	$0
Building Pad Surcharge: Start Period (months Back): Term:	$0
Floodplain Cut/Fill Mitigation: Start Period (months back): Term:	$0
Environmental Cleanup: Start Period (months back): Term:	$100,000 24 6
On-Site Total Costs	$146,000
Total Costs	$6,452,500

Development Issues

Environmental (On-site Development) : Total Cost $100,000

- Virtually the entire property was used for agriculture purposes between at least 1936 and present. Residual pesticides may be present in the soil. Residential/farm ASTs and/or underground storage tanks (USTs) used for storing gasoline, diesel, or heating oil, may be present at the site.
- Investigation of the magnitude and extent of pesticide and petroleum impacts, if any, may be necessary prior to site development. If ASTs/USTs are present, they should be decommissioned and remediated (if releases have occurred) prior to development, at the cost of approximately $100,000 and a 6 month remediation timeframe.

Land Use Issues: (Aggregation and Annexation)

- This site is currently within the UGB, however has not been annexed into the City of Wilsonville. Per conversations with City Planning staff, the annexation process could take 6-12 weeks. Prior to annexation occurring, the City needs to adopt the Significant Natural Resources Inventory for this site. The City is currently undergoing an amendment process for both Comprehensive Plan and zoning designations that will apply to this site following annexation. Per conservations with City Planning Staff, all land use and annexation approvals should take 120 days.
- The site is made up of 21 separate parcels and 17 ownerships. Parcel aggregation is necessary in order to deliver the site as shown.
- The site has had some history of attempted aggregation that was unsuccessful due to the gap between market and perceived value of the property.
- The net developable acreage of 66.76 acres does not include the portion of the site designated as 'future development' and it does not include the right-of-way for future Kinsman Road.

Transportation (Off-Site Development) : Total Cost $3,920,000

- The Wilsonville Transportation System Plan (TSP) identifies a several recently constructed transportation infrastructure improvements including the widening of Day Road to 3 lanes from Grahams Ferry to Boones Ferry and constructing traffic signals at both ends. The Coffee Creek Industrial Master Plan also identifies two new roadways to be constructed in the project area including: Kinsman Road, a north-south roadway on the east side of the property extending south from Day Road, and; Java Road, an east-west roadway extending between Garden Acres and Kinsman.
- Because the proposed development contemplates aggregated properties, roadway connectivity shown in the TSP and the Coffee Creek Industrial Master Plan is assumed to include the need to construct Kinsman as a public roadway and the connectivity provided by Java will be accomplished via internal development circulation.
- Based on the conceptual site plan, anticipated transportation infrastructure improvements necessary to serve immediate subject property development are limited to direct property access improvements and the following:
  1. Construct 1/2 street improvements on Garden Acres Road along property frontage; $1.68M
  2. Construct 2/3 street improvements on Kinsman Road along property frontage; $2.24M

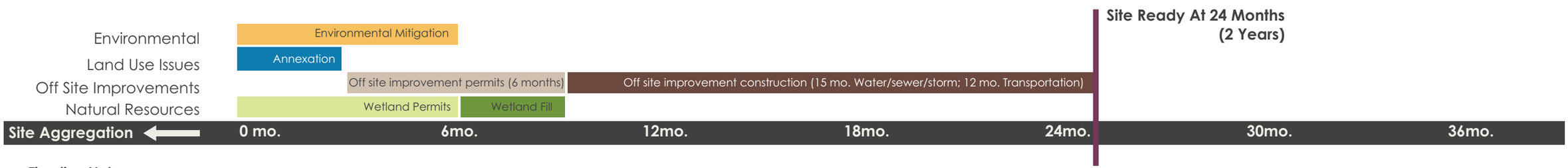
Utility Infrastructure (Off-Site Development) : Total Cost $2,386,500

- Public Water: Extend approximately 2,600 ft of 12" line in a public utility easement through the site. Anticipate approximately 6 months for design and permitting, and 15 months for construction, with a cost of approximately $1,040,000.
- Public Sewer (Local Service): Extend approximately 2,600 ft of 15" gravity line in a public utility easement through the site. Anticipate approximately 6 months for design and permitting, and 15 months for construction, with a cost of approximately $520,000.
- Public Sewer (Downstream System): A downstream deficiency is identified in the United Disposal interceptor for full build-out of the Industrial Area. Development of this site alone may not trigger the need for upgrading the interceptor line.
- Public Storm: Extend approximately 5,200 feet of 15"-18" lines, with approximately 3.5 ac of regional detention / water quality pond. Anticipate 6 months design and permitting, and 15 months construction, with a cost of approximately $826,500.
- The proposed utility alignments require public easement dedications on site.

Natural Resources (On-Site Development) : Total Cost $46,000

- There is a small area (1.0 acre) of wetlands located on the site. Necessary Corps/DSL permits will be required for the fill and mitigation of this wetland. In addition, it is assumed that the City will apply its Significant Natural Resource Overlay to these features, which will require a review of a Significant Resource Impact Report. Total timeline for all approvals is estimated at 150 days, and mitigation cost of $46,000, which will be paid to the Mud Slough Mitigation Bank.

Site Development Process Timeline



Timeline Notes :
Aggregation: The majority of the 17 property owners are not willing to transact, therefore, the aggregation period is assumed to at least 2.5 years.
Off Site Improvements: Permits are submitted after annexation is complete.
Natural Resources: Wetland permit timeline is assumed to be 5 months plus 3 months for on-site wetland fill. Wetland permit timeframe includes local land use approval.

Figure 1 Market Viability Gap Analysis

- Costs of acquiring and making the Coffee Creek site development ready exceeds the expected development ready value of the site. The site has a Market Viability Gap of $3.5 million. A rational market participant is not likely to invest in site improvements under these conditions.
- The primary contributor to the site's viability gap is transportation. Activities that reduce or eliminate the Market Viability Gap increase the likelihood of market interest in the site. When value equals costs investment in site improvements is seen as viable from a market perspective[1].

1. *This exercise assumes conditions where aggregation costs are minimal and there is a reasonable expectation that a motivated user will emerge.*

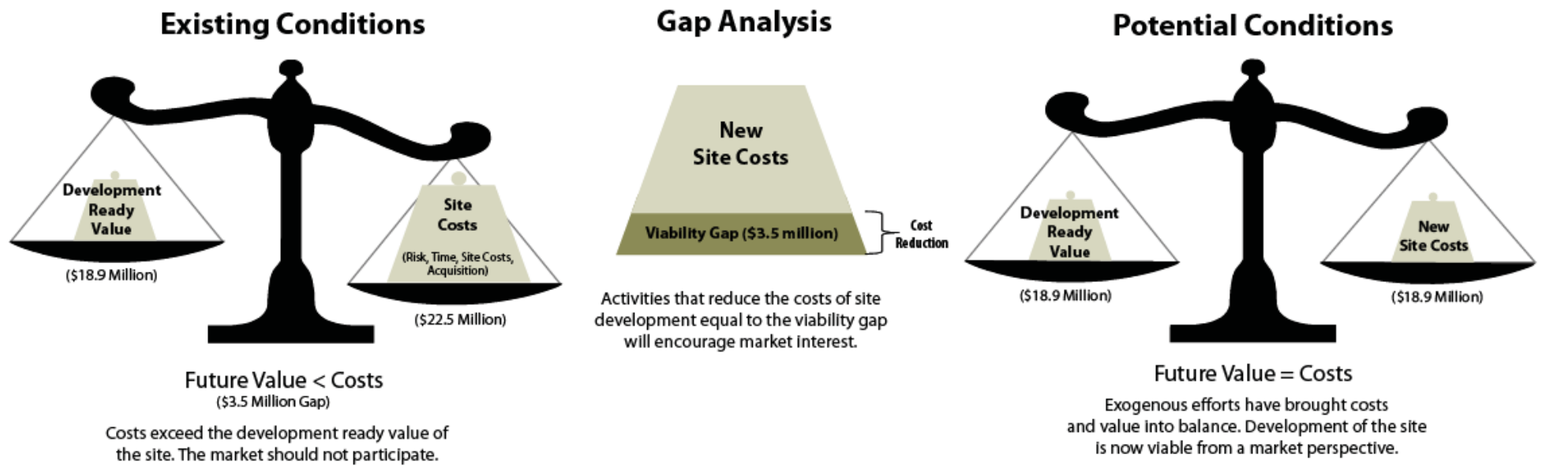


Figure 2 : Development Economic Impacts

- When fully developed, a business park on this site would employ roughly 1,004 workers on-site. Indirect and Induced impacts would support and additional 1,395 jobs elsewhere in the economy.
- New direct job creation on-site would eventually generate an additional $45.5 million in annual payroll. Indirect and induced payroll impacts would create an additional $73 million in annual payroll.
- Build-out of the Coffee Creek site would support a total of 2,400 jobs at wages consistent with the regional average wage[2].

2. *Regional Average is $50,332 (Clackamas, Multnomah, and Washington County) (in 2011 dollars) SOURCE: Oregon Employment Department 2011 QCEW.*

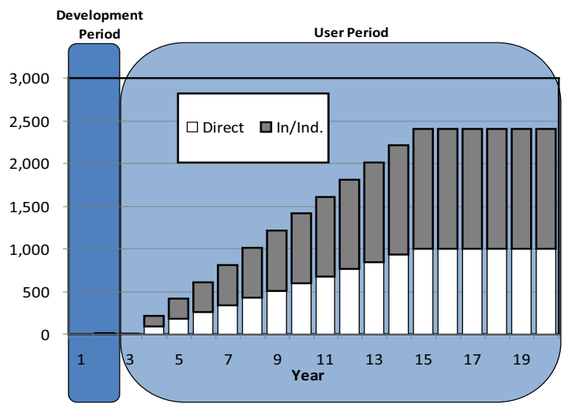


Figure 3 : Development Fiscal Impacts

- The Coffee Creek site is not currently in an enterprise zone. Therefore, property tax impacts would begin immediately on construction. Property tax revenues, excluding capital equipment, would reach over $1.9 million annually at full build-out.
- State payroll tax revenues from on-site (direct) employment would reach $3 million annually at full-capacity. Indirect and induced impacts would further generate $4.9 million annually to the state.

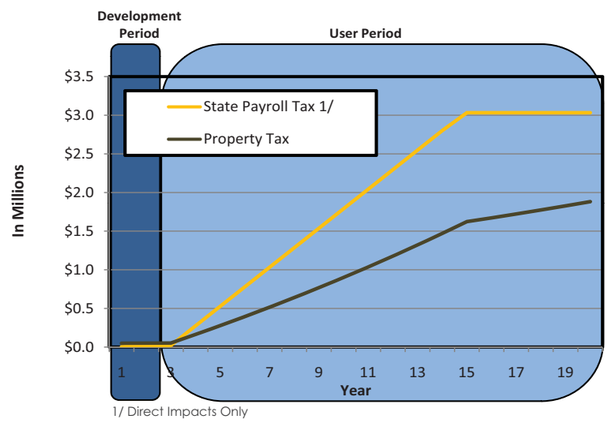
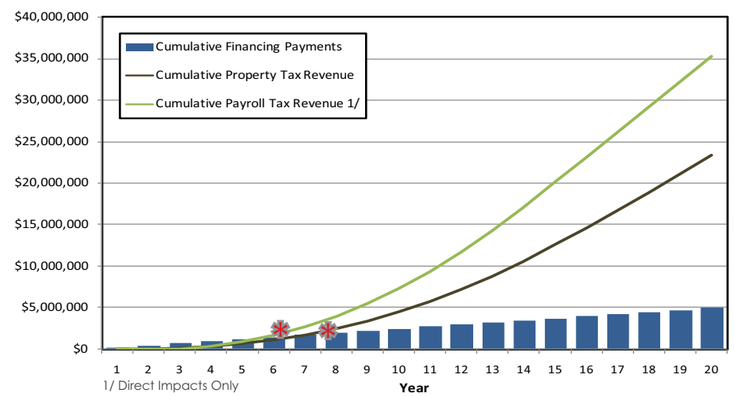


Figure 4 : Financing Return

- Figure 4 considers the return on investment of the dollar amount necessary to eliminate the Market Viability Gap, financed at 5% over a 20-year period.
- This site is not in an enterprise zone, so property tax impacts begin immediately after construction. Estimated property tax revenues are forecast to surpass necessary gap investment in the 8th year, translating into $14.3 million in surplus revenue over the 20-year period. If property taxes paid on capital equipment was included in this analysis the time period would be shorter.
- Similarly, impacts fiscal impacts from direct payroll on site are expected to surpass financed investment in the 6th year, with a 20-year surplus of over $30 million.



Development Concept Summary

Site Use: General manufacturing

Site Characteristics	
Site Size (Acres)	46.36
Net Developable Acreage	42.84
In UGB	Yes
Other Incentives	SIP
Enterprise Zone	No
Development Characteristics	
Site Development Period (In Months)	36 Months
Total All In Cost	$15,202,665
Development Ready Value	$11,228,914
Development Gap	
Market Viability Gap/Surplus	- $3,973,751
Time To Market Feasibility	13.3

Development Issues ☑

See Page 3 for more detail

Environmental and Natural Resource Issues (On-site)	Infrastructure Issues (Off-site)	Land Use Issues
Brownfield Cleanup	*Water*	*Aggregation*
Wetland Fill ☑	Sewer ☑	Annexation ☑
Floodplain Fill	Storm ☑	*Outside UGB*
Slope Mitigation ☑	Transportation ☑	*Marine Dock*

Tier 3

Washington County	Sherwood
Site Ownership (1)	Orr Family
Site ID	37(A)

Development Economic Impacts

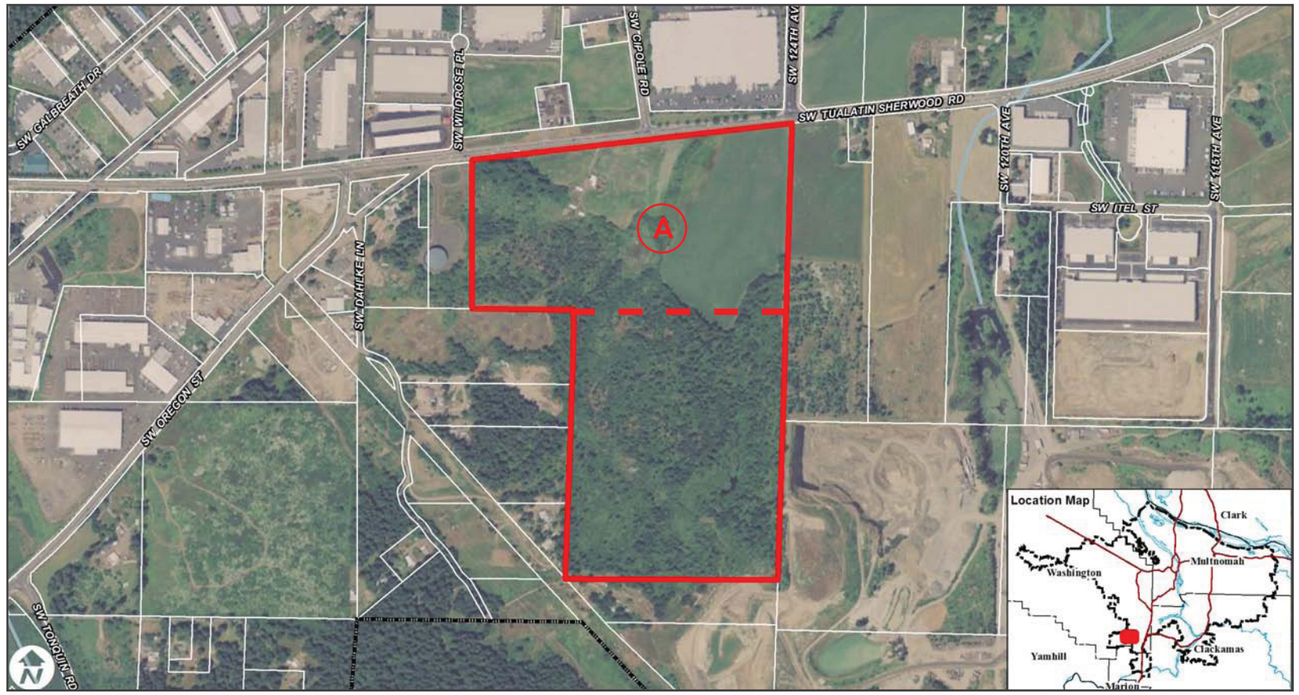
See Page 4 for more detail

	Total Annual Construction Impacts			Total Annual Operations At Full Capacity		
	Jobs	**Economic Activity**	**Payroll**	**Jobs**	**Economic Activity**	**Payroll**
Direct	61	$6,720,000	$3,360,000	630	$208,200,000	$28,500,000
Indirect/ Induced	39	$5,040,000	$1,560,000	875	$135,600,000	$45,700,000
Total	**100**	**$11,760,000**	**$4,920,000**	**1,504**	**$343,800,000**	**$74,200,000**

Development Annual Fiscal Impacts at Full Capacity

See Page 4 for more detail

	Payroll Tax Revenue	Property Tax Revenue
Direct	$1,900,000	$1,400,000
Indirect/Induced	$3,100,000	Not Available
Total	**$5,000,000**	**$1,400,000**



Development Concept Plan

Total Building Size	Projected Electrical Demand	Project Electrical Grade	Total Building Cost	Facility Construction Cost	Facility Construction Cost	Total
789,500 Sq. Ft	3 Mega Watts	2	$61,265,000	Avg. sf = $78	Hard Costs = $61,265,000 Soft Costs = $12,253,000	$73,518,000

Site Use	Description of Development Concept Site Use
General manufacturing	Single user, multi-building manufacturing; similar use to Precision Castparts

Development Concept Costs

Off-Site Costs and Construction Terms	
Water: Start Period (months back): Term:	$207,000 24 24
Sewer: Start Period (months back): Term:	$805,000 24 24
Stormwater: Start Period (months Back): Term:	$855,000 24 24
Transportation: Start Period (months back): Term:	$1,480,000 12 12
Off-Site Total Costs	$3,347,000
On-Site Costs and Mitigation Terms	
Wetland Mitigation: Start Period (months back): Term:	$525,000 30 6
Slope Mitigation: Start Period (months back): Term:	$611,000 30 15
Building Pad Surcharge: Start Period (months Back): Term:	$0
Floodplain Cut/Fill Mitigation: Start Period (months back): Term:	$0
Environmental Cleanup: Start Period (months back): Term:	$18,750 36 6
On-Site Total Costs	$1,154,750
Total Costs	**$4,501,750**

Development Issues

Environmental (On-site Development) : Total Cost $18,750

- The property was used for agriculture purposes and forest land between at least 1936 and present. Residual pesticides may be present in soil. Residential/farm ASTs and/or USTs, used for storing gasoline, diesel, or heating oil, may be present at the site. Investigation of the magnitude and extent of pesticide and petroleum impacts, if any, may be necessary prior to site development. If ASTs/USTs are present, they should be decommissioned and remediated (if releases have occurred) prior to development. This will take less than 6 months and cost $18,750.

Land use Issues: (Annexation)

- This site is currently within the UGB, however has not been annexed into the City of Sherwood. Per conversations with City Planning staff, the annexation process requires voter approval and takes a minimum of 6 months prior to election dates in either May or November. Annexation is owner initiated.
- The site is in single ownership, however the owner is currently not willing to transact.
- The net developable acreage of 42.84 acres excludes the portion of the site with significant undevelopable slopes.

Transportation (Off-Site Development) : Total Cost $1,480,000

- With property development, it is anticipated primary development access will be to the east (124th) and a possible secondary access to the north (Tualatin-Sherwood Road at Cipole). Even with good direct property access, overall Tualatin-Sherwood Road and US99W corridor mobility is poor.
- Based on the conceptual site plan, anticipated transportation infrastructure improvements necessary to serve immediate subject property development are limited to direct property access improvements and the following:
  1. Construction of SW 124th Avenue improvements along the east property frontage; $1.08M
  2. Construction of SW Tualatin-Sherwood Road/SW 124th Avenue intersection improvements; $200,000.
  3. Construction of SW Tualatin-Sherwood Road/SW Cipole Road intersection improvements; $200,000.

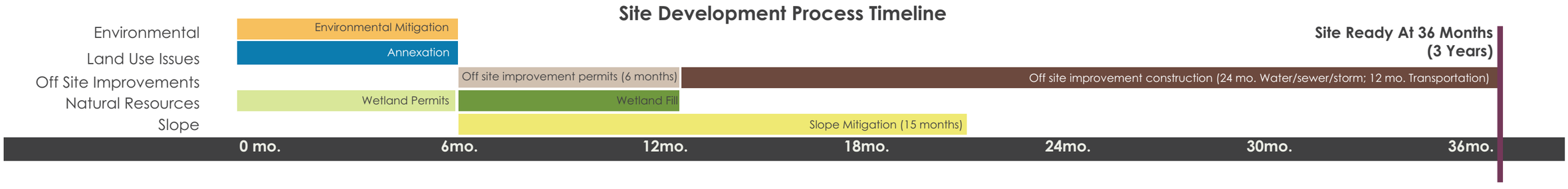
Utility Infrastructure (Off-Site Development) : Total Cost $1,867,000

- Public Water: Service line is already extended to the site; only need lateral connection to serve the site. Extend 1,150' of 12" line along SW 124th to the south boundary of the site. Anticipate 6 months for design and permitting, and 12 months for construction, with a cost of $207,000.
- Public Sewer: Extend Area 48 trunk line (12" gravity pipe) approximately 3,500 feet along Tualatin-Sherwood Road. Anticipate 12 months for design and permitting, and 24 months for construction, with a cost of approximately $805,000.
- Downstream Sewer Upgrades: Construction of downstream trunk line upgrades ($6,188,000) are identified in the Sewer Master Plan (2007) to serve the full build-out of Area 48. Depending on the timing of development at this site, the downstream upgrades may not be needed to serve the site.
- Public Storm: Existing lines currently serve the site, but approximately 1.7 acre of regional detention ponds are needed to discharge to this public system. Anticipate 6 months for design and permitting, and 9 months for construction, with a cost of approximately $855,000.

Natural Resources (On-Site Development) : Total Cost $1,136,000

- There are approximately 7.2 acres of wetlands on site; 3 of which are impacted with the conceptual site plan. Necessary Corps/DSL permits will be required for the fill and mitigation of these wetlands. This site is currently served by the Tualatin Valley Mitigation Bank and the Mud Slough Bank. The property owner is able to pay into this mitigation bank in order to mitigate the wetlands. Total timeline for all approvals is estimated at 6 months and mitigation cost of $525,000.
- DSL recommends a formal wetland delineation to be conducted.
- Slope Mitigation: Requires approximately 51,000 cy of earthwork to flatten slopes and establish building pads. This will take 9 months and cost approximately $611,000.

Site Development Process Timeline



Timeline Notes :

Annexation: Voter approval is required. A minimum of 3 months to get on the City Council agenda then goes on the May or November ballot. Annexation is owner initiated. This property owner is not willing to transact. This timeframe assumes that the owner is willing to transact and has initiated the annexation process.
Natural Resources: Wetland permit timeline is 5 months plus 6 months for on-site wetland fill. Wetland permit timeframe includes local land use approval.
Slope Mitigation: Slope mitigation can occur during wetland fill once wetland permits are obtained. This timeframe includes land use review.

Figure 1 Market Viability Gap Analysis

- Costs of acquiring and making the Orr(A) site development ready exceeds the expected development ready value of the site. The site has a Market Viability Gap of $4 million. A rational market participant is not likely to invest in site improvements under these conditions.
- The primary contributor to the site's viability gap is transportation. Activities that reduce or eliminate the Market Viability Gap increase the likelihood of market interest in the site. When value equals costs investment in site improvements is seen as viable from a market perspective[1].

1. *This exercise assumes conditions where aggregation costs are minimal and there is a reasonable expectation that a motivated user will emerge.*

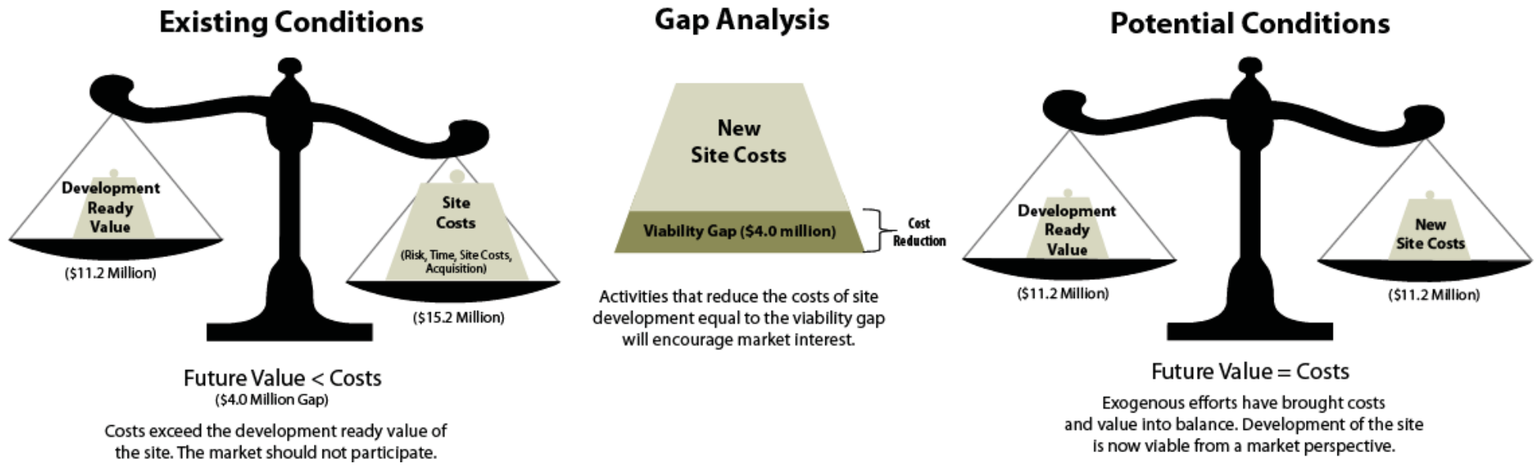


Figure 2 : Development Economic Impacts

- When fully developed, a general manufacturing user on this site would employ roughly 630 workers on-site. Indirect and Induced impacts would support and additional 875 jobs elsewhere in the economy.
- New direct job creation on-site would eventually generate an additional $28.5 million in annual payroll. Indirect and induced payroll impacts would create an additional $45.7 million in annual payroll.
- Build-out of the Orr(A) site would support a total of 1,500 jobs at wages consistent with the regional average wage[2].

2. *Regional Average is $50,332 (Clackamas, Multnomah, and Washington County) (in 2011 dollars) SOURCE: Oregon Employment Department 2011 QCEW.*

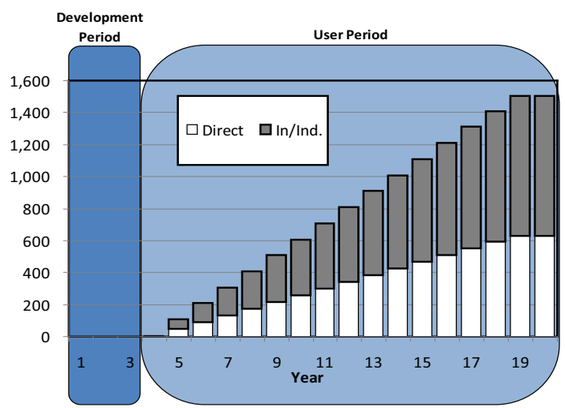
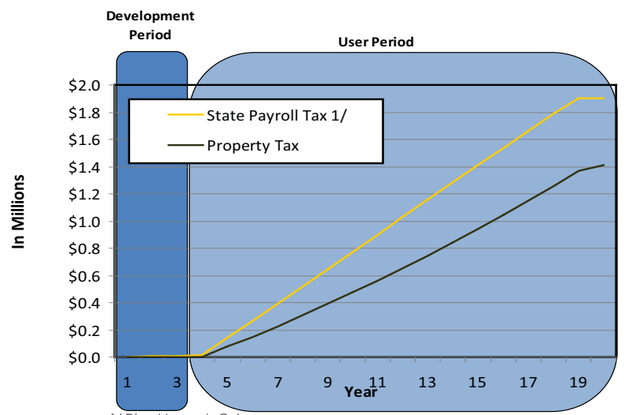


Figure 3 : Development Fiscal Impacts

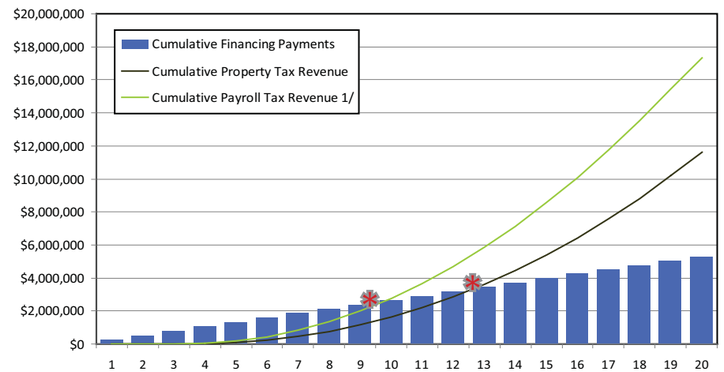
- This site is not currently in an enterprise zone. Therefore, property tax impacts would begin immediately on construction. Property tax revenues, excluding capital equipment, would reach over $1.4 million annually at full build-out.
- State payroll tax revenues from on-site (direct) employment would reach $1.9 million annually at full-capacity. Indirect and induced impacts would further generate $3.1 million annually to the state.



1/ Direct Impacts Only

Figure 4 : Financing Return

- Figure 4 considers the return on investment of the dollar amount necessary to eliminate the Market Viability Gap, financed at 5% over a 20-year period.
- This site is not in an enterprise zone, so property tax impacts begin immediately after construction. Estimated property tax revenues are forecast to surpass necessary gap investment in the 13th year, translating into $6.2 million in surplus revenue over the 20-year period. If property taxes paid on capital equipment was included in this analysis, the time period would be shorter.
- Similarly, impacts fiscal impacts from direct payroll on site are expected to surpass financed investment in the 10th year, with a 20-year surplus of over $12 million.



1/ Direct Impacts Only

Development Concept Summary

Site Use: Business park

Site Characteristics	
Site Size (Acres)	49.9
Net Developable Acreage	34.2
In UGB	No
Other Incentives	SIP
Enterprise Zone	No
Development Characteristics	
Site Development Period (In Months)	25 Months
Total All In Cost	$19,025,154
Development Ready Value	$7,545,796
Development Gap	
Market Viability Gap/Surplus	- $11,479,358
Time To Market Feasibility	33.4 Years

Development Issues ✓

See Page 3 for more detail

Environmental and Natural Resource Issues (On-site)	Infrastructure Issues (Off-site)	Land Use Issues
Brownfield Cleanup	*Water*	*Aggregation*
Wetland Fill	Sewer ✓	Annexation ✓
Floodplain Fill	Storm ✓	*Outside UGB*
Slope Mitigation ✓	Transportation ✓	*Marine Dock*

Tier 3

Washington County	Sherwood
Site Ownership (1)	Orr Family
Site ID	37(B)

Development Economic Impacts

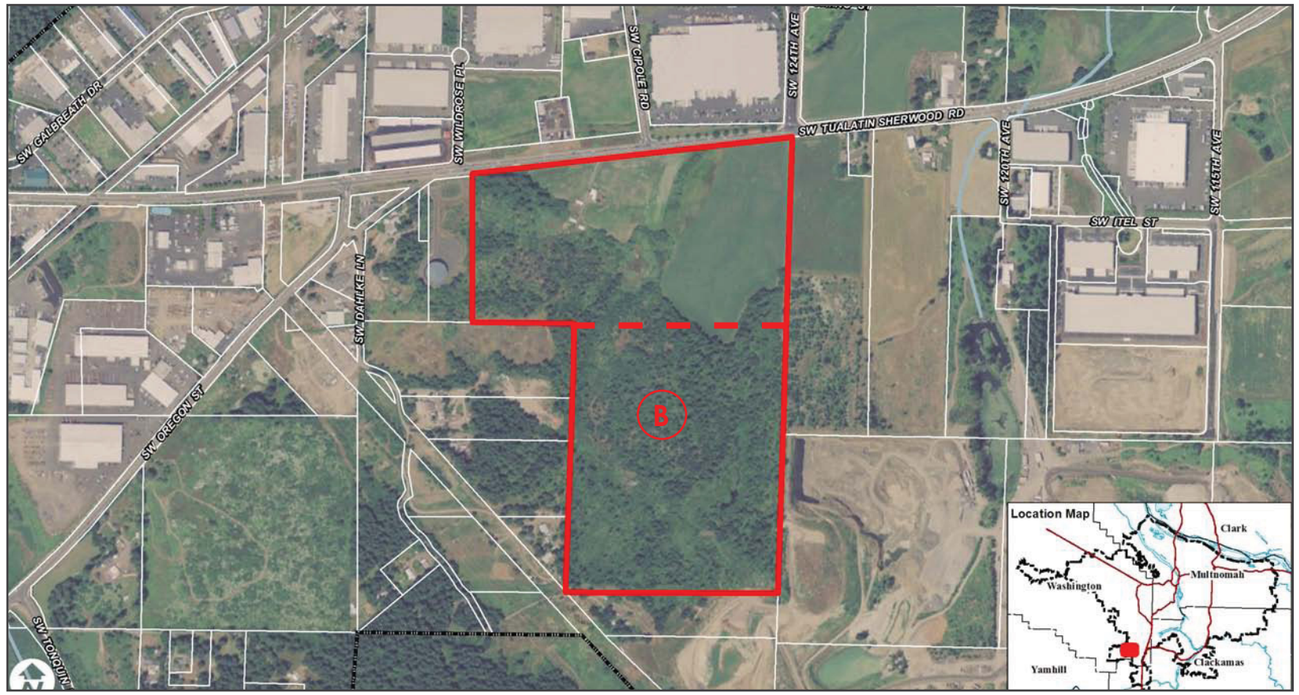
See Page 4 for more detail

	Total Annual Construction Impacts			Total Annual Operations At Full Capacity		
	Jobs	**Economic Activity**	**Payroll**	**Jobs**	**Economic Activity**	**Payroll**
Direct	76	$9,000,000	$4,440,000	435	$143,800,000	$19,700,000
Indirect/ Induced	49	$6,360,000	$2,160,000	604	$ 93,700,000	$31,600,000
Total	**125**	**$15,360,000**	**$6,600,000**	**1,039**	**$237,500,000**	**$51,300,000**

Development Annual Fiscal Impacts at Full Capacity

See Page 4 for more detail

	Payroll Tax Revenue	Property Tax Revenue
Direct	$1,300,000	$600,000
Indirect/Induced	$2,100,000	Not Available
Total	**$3,400,000**	**$600,000**



Development Concept Plan

Total Building Size	Projected Electrical Demand	Project Electrical Grade	Total Building Cost	Facility Construction Cost	Facility Construction Cost	Total
398,000 Sq. Ft	3 Mega Watts	2	$21,890,000	Avg. sf = $55	Hard Costs = $21,890,000 Soft Costs = $ 4,378,000	$26,268,000

Site Use	Description of Development Concept Site Use
Business park	Multi-tenant business park

Development Concept Costs

Off-Site Costs and Construction Terms

Water: Start Period (months back): Term:	$333,000 12 12
Sewer: Start Period (months back): Term:	$1,488,000 24 24
Stormwater: Start Period (months Back): Term:	$1,006,000 12 12
Transportation: Start Period (months back): Term:	$2,940,000 12 12
Off-Site Total Costs	$5,767,000

On-Site Costs and Mitigation Terms

Wetland Mitigation: Start Period (months back): Term:	$12,000 3 3
Slope Mitigation: Start Period (months back): Term:	$3,405,500 24 24
Building Pad Surcharge: Start Period (months Back): Term:	$0
Floodplain Cut/Fill Mitigation: Start Period (months back): Term:	$0
Environmental Cleanup: Start Period (months back): Term:	$18,750 24 6
On-Site Total Costs	$3,436,250
Total Costs	**$9,203,250**

Development Issues

Environmental (On-site Development) : Total Cost $18,750

- The property was used for agriculture purposes and forest land between at least 1936 and present. Residual pesticides may be present in soil. Residential/farm ASTs and/or USTs, used for storing gasoline, diesel, or heating oil, may be present at the site. Investigation of the magnitude and extent of pesticide and petroleum impacts, if any, may be necessary prior to site development. If ASTs/USTs are present, they should be decommissioned and remediated (if releases have occurred) prior to development. This will take less than 6 months and cost $18,750.

Land Use Issues: (Annexation)

- This site is currently within the UGB, however has not been annexed into the City of Sherwood. Per conversations with City Planning staff, the annexation process requires voter approval and takes a minimum of 6 months prior to election dates in either May or November. Annexation is owner initiated.
- This site is in single ownership, however, the owner is not currently willing to transact.
- The net developable acreage of 34.2 acres excludes the significant undevelopable slopes and the large wetland on site.

Transportation (Off-Site Development) : Total Cost $2,940,000

- With property development, it is anticipated primary development access will be to the east (124th) and a possible secondary access to the north (Tualatin-Sherwood Road at Cipole). Even with good direct property access, overall Tualatin-Sherwood Road and US99W corridor mobility is poor.
- Based on the conceptual site plan, anticipated transportation infrastructure improvements necessary to serve immediate subject property development are limited to direct property access improvements and the following:
  1. Construct 2/3 street improvements on SW 124th Avenue along east property frontage between the North Phase development edge and the east-west Internal Connector; $560,000.
  2. Construct full street improvements on the east-west Internal Connector (SW Blake Road Extension) between the SW 124th Avenue extension and the west property line; $2.38M.

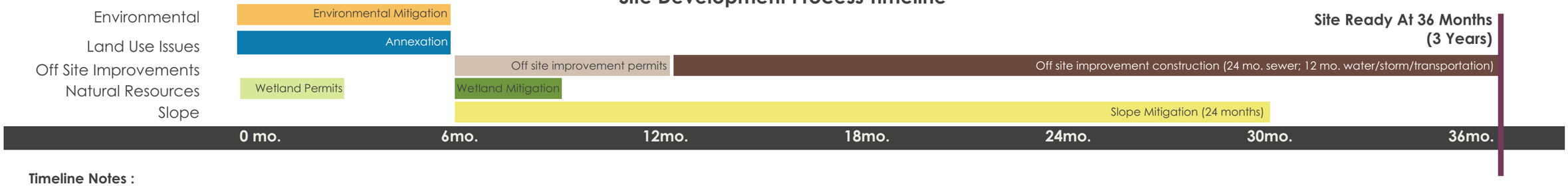
Utility Infrastructure (Off-Site Development) : Total Cost $2,827,000

- Public Water: Service line is already extended to the site; only need lateral connection to serve the site. Extend 1,850' of 12" line along SW 124th to Blake Road. Anticipate 6 months for design and permitting, and 12 months for construction, with a cost of $333,000.
- Public Sewer: Extend Area 48 trunk line (12" gravity pipe) approximately 5,600 feet along Tualatin-Sherwood Road, and 750 feet through the site. Anticipate 12 months for design and permitting, and 24 months for construction, with a cost of approximately $1,488,000.
- Downstream Sewer Upgrades: Construction of downstream trunk line upgrades ($6,188,000) are identified in the Sewer Master Plan (2007) to serve the full build-out of Area 48. Depending on the timing of development at this site, the downstream upgrades may not be needed to serve the site.
- Public Storm: Existing lines currently serve the site, but approximately 2 acres of regional detention ponds are needed to discharge to this public system. Anticipate 6 months for design and permitting, and 9 months for construction, with a cost of approximately $1,006,000.

Natural Resources (On-Site Development) : Total Cost $3,417,500

- There are approximately 4.2 acres of wetlands on site; 0.2 of which are impacted with the conceptual site plan. Necessary Corps/DSL permits will be required for the fill and mitigation of these wetlands. This site is currently served by the Tualatin Valley Mitigation Bank and the Mud Slough Bank. The property owner is able to pay into this mitigation bank in order to mitigate the wetlands. Total timeline for all approvals is estimated at 3 months and mitigation cost of $12,000.
- DSL recommends a formal wetland delineation to be conducted.
- Slope Mitigation: Requires approximately 269,500 cy of earthwork, plus approximately 6,000 sf of retaining wall to flatten slopes and establish building pads. This will take 18 months and cost approximately $3,405,500.

Site Development Process Timeline



Timeline Notes :

Annexation: Voter approval is required. A minimum of 3 months to get on the City Council agenda then goes on the May or November ballot. Annexation is owner initiated. This property owner is not willing to transact. This timeframe assumes that the owner is willing to transact and has initiated the annexation process.

Natural Resources: This proposed site plan impacts approximately 0.2 acres of wetlands, which qualifies for an expedited DSL wetland permit. This wetland permit review time is approximately 45 days. Wetland permit timeframe includes local land use approval. Mitigation begins after site is successfully annexed.

Slope Mitigation: Slope mitigation can occur during wetland fill once wetland permits are obtained. This timeframe includes land use review.

Figure 1 Market Viability Gap Analysis

- Costs of acquiring and making the Orr(B) site development ready exceeds the expected development ready value of the site. The site has a Market Viability Gap of $11.5 million. A rational market participant is not likely to invest in site improvements under these conditions.
- The site has two primary contributors limiting its viability, slope mitigation and transportation. Activities that reduce or eliminate the Market Viability Gap increase the likelihood of market interest in the site. When value equals costs investment in site improvements is seen as viable from a market perspective[1].

1. *This exercise assumes conditions where aggregation costs are minimal and there is a reasonable expectation that a motivated user will emerge.*

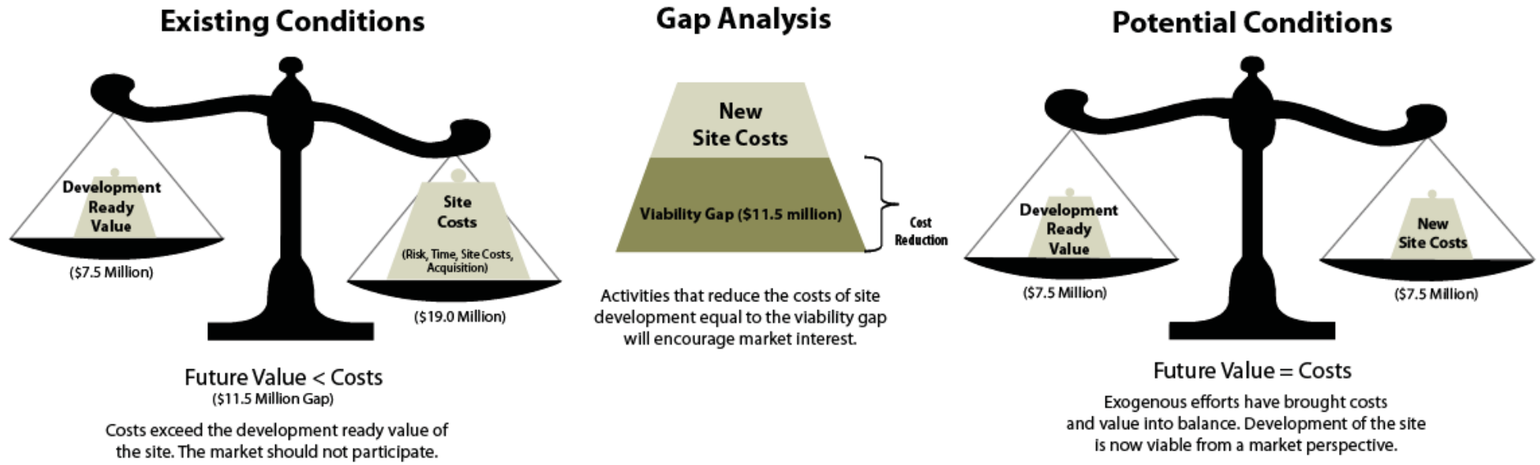


Figure 2 : Development Economic Impacts

- When fully developed, a business park on this site would employ roughly 435 workers on-site. Indirect and Induced impacts would support and additional 604 jobs elsewhere in the economy.
- New direct job creation on-site would eventually generate an additional $19.7 million in annual payroll. Indirect and induced payroll impacts would create an additional $31.6 million in annual payroll.
- Build-out of the Orr(B) site would support a total of 1,039 jobs at wages consistent with the regional average wage[2].

2. *Regional Average is $50,332 (Clackamas, Multnomah, and Washington County) (in 2011 dollars) SOURCE: Oregon Employment Department 2011 QCEW.*

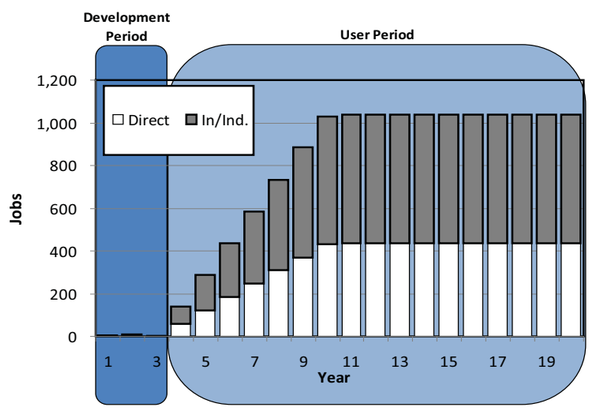


Figure 3 : Development Fiscal Impacts

- This site is not currently in an enterprise zone. Therefore, property tax impacts would begin immediately on construction. Property tax revenues, excluding capital equipment, would reach over $600,000 annually at full build-out.
- State payroll tax revenues from on-site (direct) employment would reach $1.3 million annually at full-capacity. Indirect and induced impacts would further generate $2.1 million annually to the state.

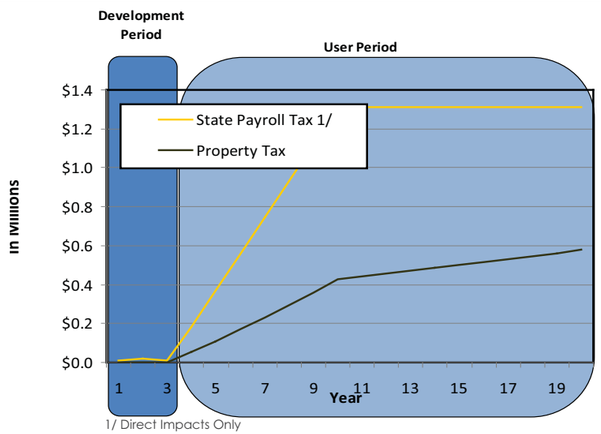
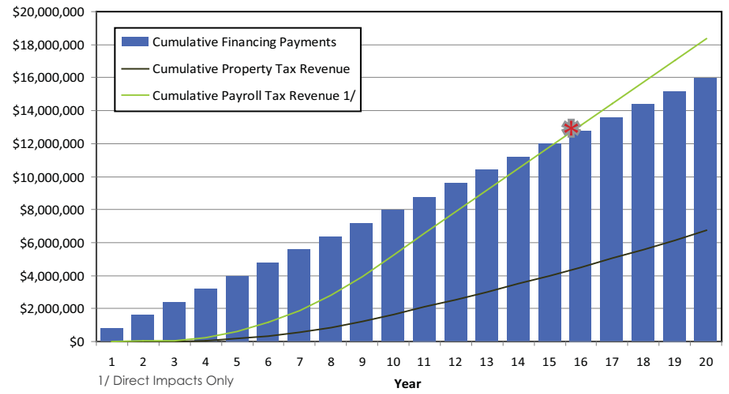


Figure 4 : Financing Return

- Figure 4 considers the return on investment of the dollar amount necessary to eliminate the Market Viability Gap, financed at 5% over a 20-year period.
- This site is not in an enterprise zone, so property tax impacts begin immediately after construction. However, because of the site's large feasibility gap and required investment, property tax revenues would only cover 42% of financed investment over a 20-year period. If property taxes paid on capital equipment was included in this analysis, the time period would be shorter.
- However, fiscal impacts from direct payroll on site are expected to surpass financed investment in the 16th year, with a 20-year surplus of $2.4 million.



Development Concept Summary

Site Use: Globally and regionally scaled clean technology

Site Characteristics	
Site Size (Acres)	320
Net Developable Acreage	309.4
In UGB	Yes
Other Incentives	No
Enterprise Zone	No
Development Characteristics	
Site Development Period (In Months)	48 Months
Total All In Cost	$108,214,769
Development Ready Value	$79,765,995
Development Gap	
Market Viability Gap/Surplus	- $28,448,774
Time To Market Feasibility	14.4 Years

Development Issues

See Page 3 for more detail

Environmental and Natural Resource Issues (On-site)	Infrastructure Issues (Off-site)		Land Use Issues	
Brownfield Cleanup	**Water**	✓	**Aggregation**	✓
Wetland Fill	**Sewer**	✓	**Annexation**	✓
Floodplain Fill	**Storm**	✓	*Outside UGB*	
Slope Mitigation	**Transportation**	✓	*Marine Dock*	

Tier 3

Washington County
Site Ownership (8)
Site ID

Hillsboro
Hillsboro Urban Reserves
104

Development Economic Impacts

See Page 4 for more detail

	Total Annual Construction Impacts			Total Annual Operations At Full Capacity		
	Jobs	**Economic Activity**	**Payroll**	**Jobs**	**Economic Activity**	**Payroll**
Direct	**282**	$31,320,000	$15,720,000	4,548	$3,214,200,000	$615,900,000
Indirect/ Induced	**181**	$23,280,000	$ 7,560,000	28,030	$4,226,300,000	$1,369,300,000
Total	**463**	**$54,600,000**	**$23,280,000**	**32,579**	**$7,440,500,000**	**$1,985,200,000**

Development Annual Fiscal Impacts at Full Capacity

See Page 4 for more detail

	Payroll Tax Revenue	Property Tax Revenue
Direct	$41,400,000	$9,200,000
Indirect/Induced	$91,300,000	Not Available
Total	**$132,700,000**	**$9,200,000**

Development Concept Plan Option 1

Total Building Size	Projected Electrical Demand	Project Electrical Grade	Total Building Cost	Facility Construction Cost	Facility Construction Cost	Total
3,083,000 Sq. Ft	35 Mega Watts	3	$279,075,000	Avg. sf = $91	Hard Costs = $279,075,000 Soft Costs = $ 55,815,000	$334,890,000

Site Use	Description of Development Concept Site Use
2 regionally to nationally scaled clean-tech manufacturer; 1 regionally scaled clean-tech	Site plan includes 3 users on 200 of 320 acres and leaves approximately 85 net developable acres for development; 1 user is a globally scaled campus on 100 acre site similar to Solar World; 2 users are regionally/nationally scaled clean tech/high tech manufacturers, one each on two 50 acre sites, similar use to Novellus Systems

Development Concept Costs

Off-Site Costs and Construction Terms	
Water: Start Period (months back): Term:	$4,077,000 24 24
Sewer: Start Period (months back): Term:	$4,940,000 24 24
Stormwater: Start Period (months Back): Term:	$8,687,500 24 24
Transportation: Start Period (months back): Term:	$12,310,000 24 24
Off-Site Total Costs	$30,014,500
On-Site Costs and Mitigation Terms	
Wetland Mitigation: Start Period (months back): Term:	To be determined
Slope Mitigation: Start Period (months back): Term:	$0
Building Pad Surcharge: Start Period (months Back): Term:	$0
Floodplain Cut/Fill Mitigation: Start Period (months back): Term:	$0
Environmental Cleanup: Start Period (months back): Term:	$82,500 48 6
On-Site Total Costs	$82,500
Total Costs	**$30,097,000**

Development Concept Plan Option 2

Total Building Size	Projected Electrical Demand	Project Electrical Grade	Total Building Cost	Facility Construction Cost	Facility Construction Cost	Total
3,083,000 Sq. Ft	35 Mega Watts	3	$279,075,000	Avg. sf = $91	Hard Costs = $279,075,000 Soft Costs = $ 55,815,000	$334,890,000

Site Use	Description of Development Concept Site Use
2 Regionally to nationally scaled clean-tech manufacturer; 1 Regionally scaled clean-tech	Site plan includes 3 users on 200 of 320 acres and leaves approximately 85 net developable acres for development; 1 user is globally scaled campus on 100 acre site similar to Solar World; 2 users are regionally/nationally scaled clean tech/ high tech manufacturers, one each on two 50 acre sites, similar use to Novellus Systems

Development Concept Costs

Off-Site Costs and Construction Terms	
Water: Start Period (months back): Term:	$4,077,000 24 24
Sewer: Start Period (months back): Term:	$4,940,000 24 24
Stormwater: Start Period (months Back): Term:	$8,687,500 24 24
Transportation: Start Period (months back): Term:	$12,310,000 24 24
Off-Site Total Costs	$30,014,500
On-Site Costs and Mitigation Terms	
Wetland Mitigation: Start Period (months back): Term:	To be determined
Slope Mitigation: Start Period (months back): Term:	$0
Building Pad Surcharge: Start Period (months Back): Term:	$0
Floodplain Cut/Fill Mitigation: Start Period (months back): Term:	$0
Environmental Cleanup: Start Period (months back): Term:	$82,500 48 6
On-Site Total Costs	$82,500
Total Costs	**$30,097,000**

Development Issues

Environmental (On-site Development) : Total Cost $82,500

- The property was used for agriculture purposes between at least 1936 and present. Residual pesticides may be present in soil. Residential/farm ASTs and/or USTs, used for storing gasoline, diesel, or heating oil, may be present at the site. Investigation of the magnitude and extent of pesticide and petroleum impacts, if any, may be necessary prior to site development. If ASTs/USTs are present, they should be decommissioned and remediated (if releases have occurred) prior to development. This will take less than 6 months and cost $82,500.

Land Use (Aggregation, Annexation)

- The site is made up of 10 separate parcels and 8 separate ownerships. Parcel aggregation is necessary in order to deliver the site as shown.
- The 8 property owners have entered into an agreement to consolidate their properties, jointly list and market their properties, and be represented by a single point of contact in order to supply parcels of 50 acres or more to meet the needs of buyers of large-lot industrial land. This agreement will be recorded and run with the land for a five year commitment.
- Metro added the property into the UGB in October 2011 but is located outside of the Hillsboro City Limits and will require annexation. The Metro UGB decision is considered a "final land use decision" unless set aside by LCDC or the Court.
- Prior to annexation, a concept planning process and adoption of a local wetland inventory will need to occur. The annexation process will then bring this site into the City and the recently adopted new Industrial Sanctuary (IS) zone and North Hillsboro Industrial Area Community Plan will apply. The total timeline for this process is anticipated to be 6 months.

Transportation (Off-Site Development) : Total Cost $12,310,000

- The site has direct access to NW Meek Road which will require improvement to urban standards.
- It should be noted any future roadway alignments are not specifically defined or programmed in the City of Hillsboro Transportation System Plan (TSP). Rather, the roadway alignments have been identified via recent long-term transportation infrastructure planning efforts occurring in the immediate area.
- Discussions with City staff have further clarified the transportation infrastructure improvements necessary to serve immediate subject property development including;
    1. Construct full-width street improvements on 253rd from Meek to south property line; $2.52M.
    2. Construct full-width street improvements on 264th from Meek to south property line; $2.94M. (Note: conceptual site plan shows the roadway alignment adjacent the west property line; however, full-width improvements are assumed).
    3. Improve/reconstruct Meek from east property edge to 264th Avenue: $6.3M
    4. Construct shoulder improvements on Meek from 264th to Jackson School Road: $250,000
    5. Construct 264th/ Sewell Road intersection improvements and connection: $300,000
- The assumption is that 253rd and 264th will be constructed separately from Evergreen Road to the south property lines.
- Long-term plans also contemplate realigning Meek to intersect with Brookwood north of OR26. This realignment will require a grade separated over crossing and is believed necessary to accommodate future year traffic volumes. This improvement is not assumed to be necessary to serve the site.

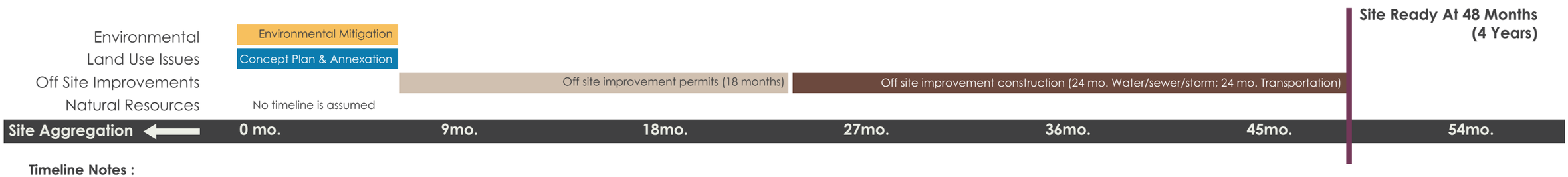
Utility Infrastructure (Off-Site Development) : Total Cost $17,704,500

- Public Water: Extend 18" distribution lines north along both 253rd and 264th Avenues, and an 18" line along Meek Road, creating a looped system connecting to the 18" line in Evergreen Road. Total pipe footage: approximately 15,100 ft. Anticipate 12 months design and permitting, and 24 months construction, with a cost of approximately $4,077,000.
- Public Sewer: Extend gravity lines along 253rd (15" pipe), Meek Road (18" pipe), and 264th (18" pipe). Requires construction of a new 3.0-MGD pump station at Huffman/264th, with approximately 5,200 feet of force main running east along Huffman to an existing Clean Water Services trunk line. Anticipate 12 months for design and permitting, and 24 months for construction, with a cost of approximately $4,940,000.
- Public Storm: Construct lines along 253rd (24" pipe), 264th (24"-30" pipe) and Meek Rd (24" pipe). Assumed approximately 48 ac-ft of storm detention required, distributed across 4 ponds. Anticipate 12 months for design and permitting, and 24 months for construction, with a cost of approximately $8,687,500.

Natural Resources (On-Site Development) : Total Cost and Timeline To Be Determined

- The site contains areas of mapped hydric soils that could contain wetland areas. However, no delineation or other mapped wetland resources are available to confirm existence and location. As such a delineation needs to be complete in order to determine potential wetland areas and necessary impacts, mitigation, and costs. Should wetland mitigation be necessary, Corps/DSL permits will be required and are estimated to be 270 days. This site is currently served by the Tualatin Valley Mitigation Bank, and impacted wetlands are able to be mitigated through a payment of $150,000/acre.
- No estimate of wetland mitigation costs was made for this site due to lack of reliable wetland information. The expectation is that some costs will be incurred for mitigation.
- Pending on the outcome of a Local Wetland Inventory, there may also be necessary approvals and permits required by CWS and the City of Hillsboro. These permits could run concurrent with necessary Corps/DSL permits.

Site Development Process Timeline



Timeline Notes :
Aggregation: As the property owners are willing to transact together, the aggregation period is assumed to be between 6 months and 2.5 years, at the calculation of 3 months per property owner.
Land Use: Concept planning process may be required prior to annexation. This process is estimated to occur in 6 months.
Off Site Improvements: Permits are submitted after site is annexed into the City.
Natural Resources: If wetland mitigation is necessary on site, allow 9 months for permitting plus 18 months (or less) for on-site wetland fill. Wetland permit timeframe includes local land use approval.

Figure 1 Market Viability Gap Analysis

- Costs of acquiring and making the Hillsboro Urban Reserves site development ready exceeds the expected development ready value of the site. The site has a Market Viability Gap of $28.4 million. A rational market participant is not likely to invest in site improvements under these conditions.
- A significant contributor to the gap is transportation and other public utilities. Activities that reduce or eliminate the Market Viability Gap increase the likelihood of market interest in the site. When value equals costs investment in site improvements is seen as viable from a market perspective[1].

1. *This exercise assumes conditions where aggregation costs are minimal and there is a reasonable expectation that a motivated user will emerge.*

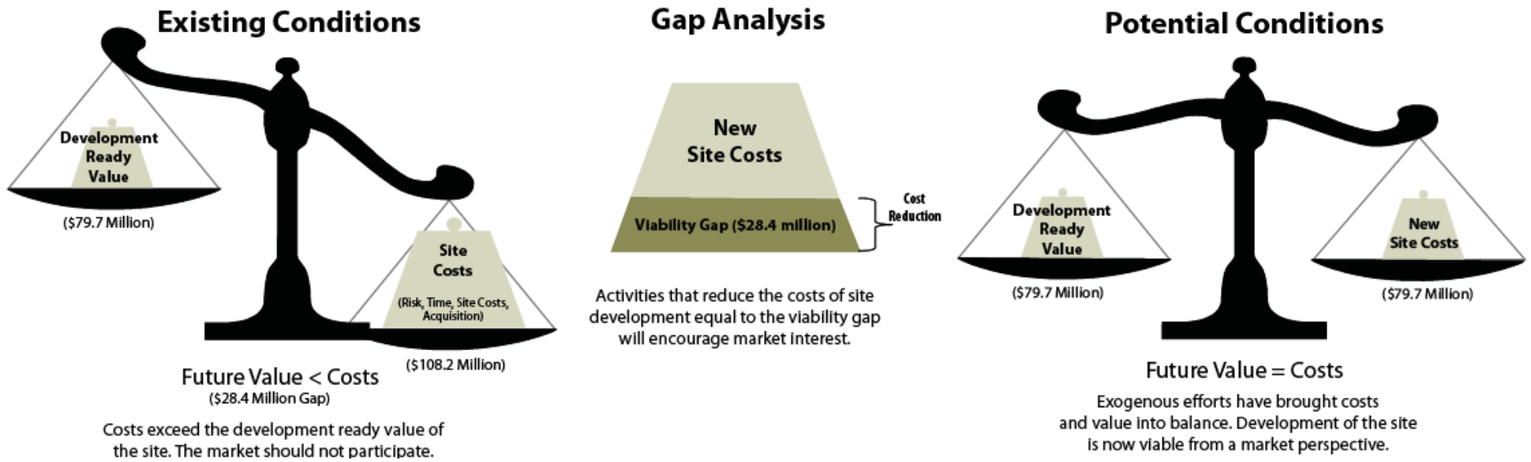


Figure 2 : Development Economic Impacts

- When fully developed, a clean-tech campus on this site would employ over 4,500 workers on-site. Indirect and Induced impacts would support and additional 28,000 jobs elsewhere in the economy.
- New direct job creation on-site would eventually generate an additional $616 million in annual payroll. Indirect and induced payroll impacts would create an additional $1.3 billion in annual payroll
- Build-out of the Urban Reserves site would support a total of 32,500 jobs at an average wage of roughly $61,000, 21% above the regional average wage[2].

2. *Regional Average is $50,332 (Clackamas, Multnomah, and Washington County) (in 2011 dollars) SOURCE: Oregon Employment Department 2011 QCEW.*

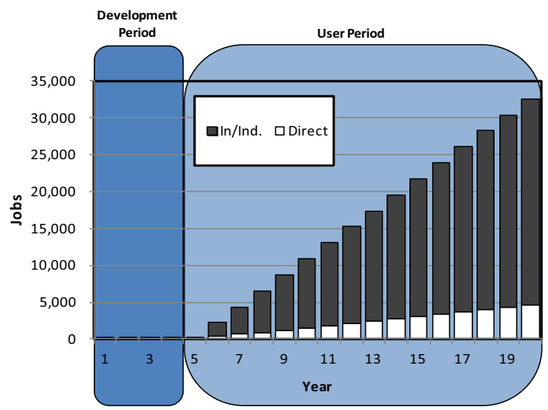
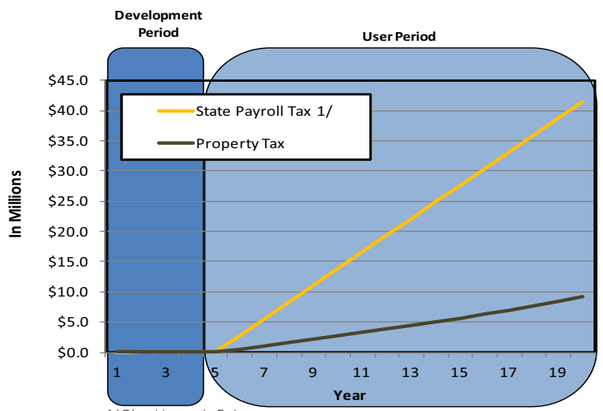


Figure 3 : Development Fiscal Impacts

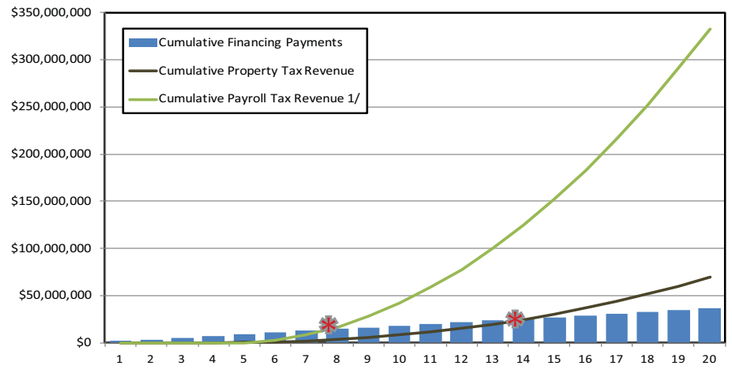
- This site is not currently in an enterprise zone. Therefore, property tax impacts would begin immediately on construction. Property tax revenues, excluding capital equipment, would reach over $9 million annually at full build-out.
- State payroll tax revenues from on-site (direct) employment would reach $41 million annually at full-capacity. Indirect and induced impacts would further generate $91 million annually to the state.



1/ Direct Impacts Only

Figure 4 : Financing Return

- Figure 4 considers the return on investment of the dollar amount necessary to eliminate the Market Viability Gap, financed at 5% over a 20-year period.
- Cumulative building only property tax revenues would equal financed viability gap in the 14th year. This translates into positive stakeholder pay-off of $32.7 million over the remainder of the finance period and $9 million in annual net-new revenue thereafter. If property taxes paid on capital equipment was included in this analysis the time period would be shorter.
- Similarly, payroll tax revenues would break even with financed viability gap in only the 8th year. This translates into positive stakeholder pay-off of $295 million over the remainder of the finance period and $41 million in annual net-new revenue thereafter.



1/ Direct Impacts Only