

Site ID	Preliminary Tier	State Certified	Traded-Sector Industry	Owner/Site	Location	County	SITE CHARACTERISTICS																			INFRASTRUCTURE			TRANSPORTATION				AVAILABILITY/OWNERSHIP					Notes												
							Gross Acres	Wetlands (RLIS)	Wetland Acreage (Jurisdictions)*	Flood 96 Acres (RLIS)	FEMA Flood AC (RLIS)	Floodplain AC (Jurisdictions)*	Streams AC (RLIS)	Stream AC (Jurisdictions)*	7-35% Slope Acres (RLIS)	10-25% Slope Acres (Jurisdictions)(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 ID								
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	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		0.00			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		0.00			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 warranted - 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		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 property 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 no 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								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 reconurred 11/09; Wetland acreage provided by DSL; No further wetland investigation warranted - 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		0.00			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 acreage 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							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	0.00	0	0.00	0	0.00%	0.00%	45.49	45.49							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							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				1.58	1.58		3.42%		44.67								2		A	A	B	C	B	B	C		YES		YES						66	Designated 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	5.07	0.00%	12.93%	39.22	34.15	YES								1		A	A	C	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	Poor truck access because of severe slope		
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	CERECHINO 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													

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)	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 ID	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 owns 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 into 1 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