

Clackamas County Regional Industrial Lands Inventory

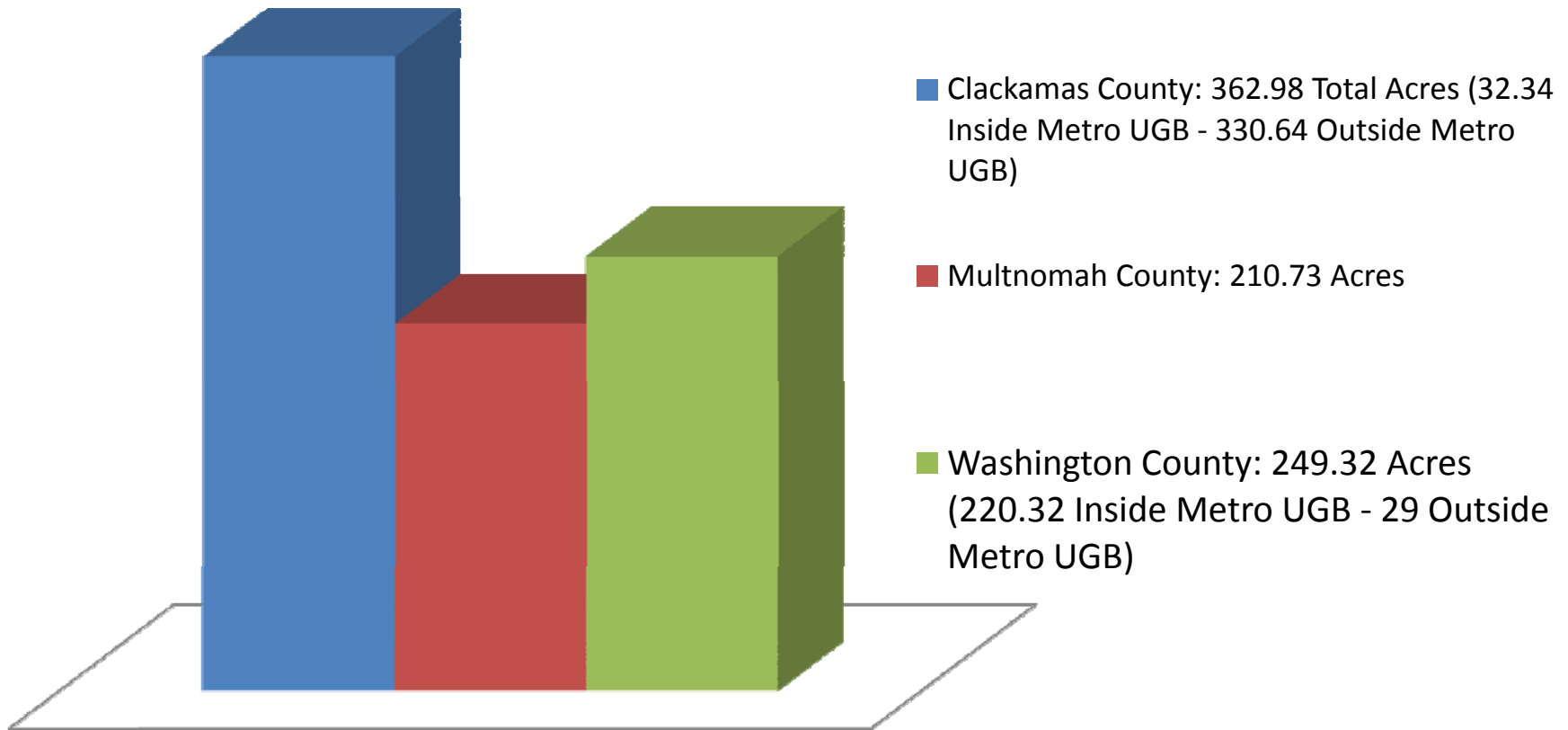


Clackamas County's Regional Industrial Lands Inventory includes **ALL** industrial land both inside and outside of Metro's UGB.

Source:

Clackamas County Business & Economic Development and Metro/Port of Portland Regional Industry Lands Inventory (November 2011)

TIER 1 REGIONAL INDUSTRIAL LANDS INVENTORY

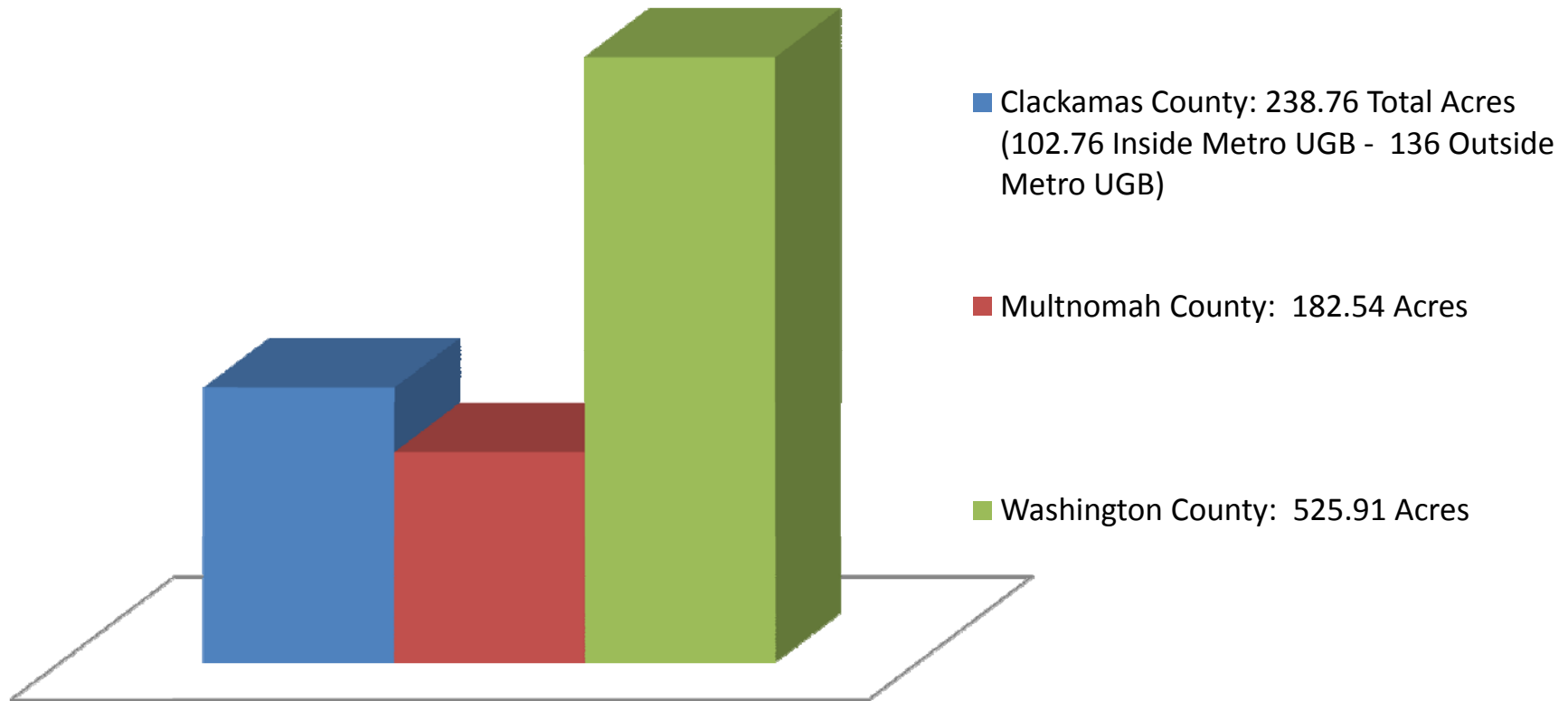


Tier 1 sites are shovel ready, or can be shovel ready within 180 days (6 months) and require minimal to no additional costs or time to deliver a site. It is anticipated that no or minimal infrastructure or remediation is necessary, along with due diligence and entitlements, could be provided/obtained within this time period; and that the site is currently on the market and the ownership is willing to transact.

TIER 1 REGIONAL INDUSTRIAL LANDS INVENTORY

Preliminary Tier	Owner/Site	Location	County	Gross Acres
1	ELLIGSEN RALPH H & SHIRLEY L	WILSONVILLE	Clackamas	32.34
1	MICHAEL PARKS	ESTACADA	Clackamas	50.00
1	MICHAEL PARKS	ESTACADA	Clackamas	25.00
1	MICHAEL PARKS	ESTACADA	Clackamas	55.40
1	AVISION (certified site)	MOLALLA	Clackamas	26.58
1	AVISON (Hwy 211 site)	MOLALLA	Clackamas	25.00
1	WEYGANDT (Township and Mulino)	CANBY	Clackamas	48.00
1	LEWELLING/ZIMMER (Aggregate)	CANBY	Clackamas	43.61
1	BORG/PARSONS (Between Walnut & Mulino)	CANBY	Clackamas	57.05
			Total Acres	362.98

TIER 2 REGIONAL INDUSTRIAL LANDS INVENTORY

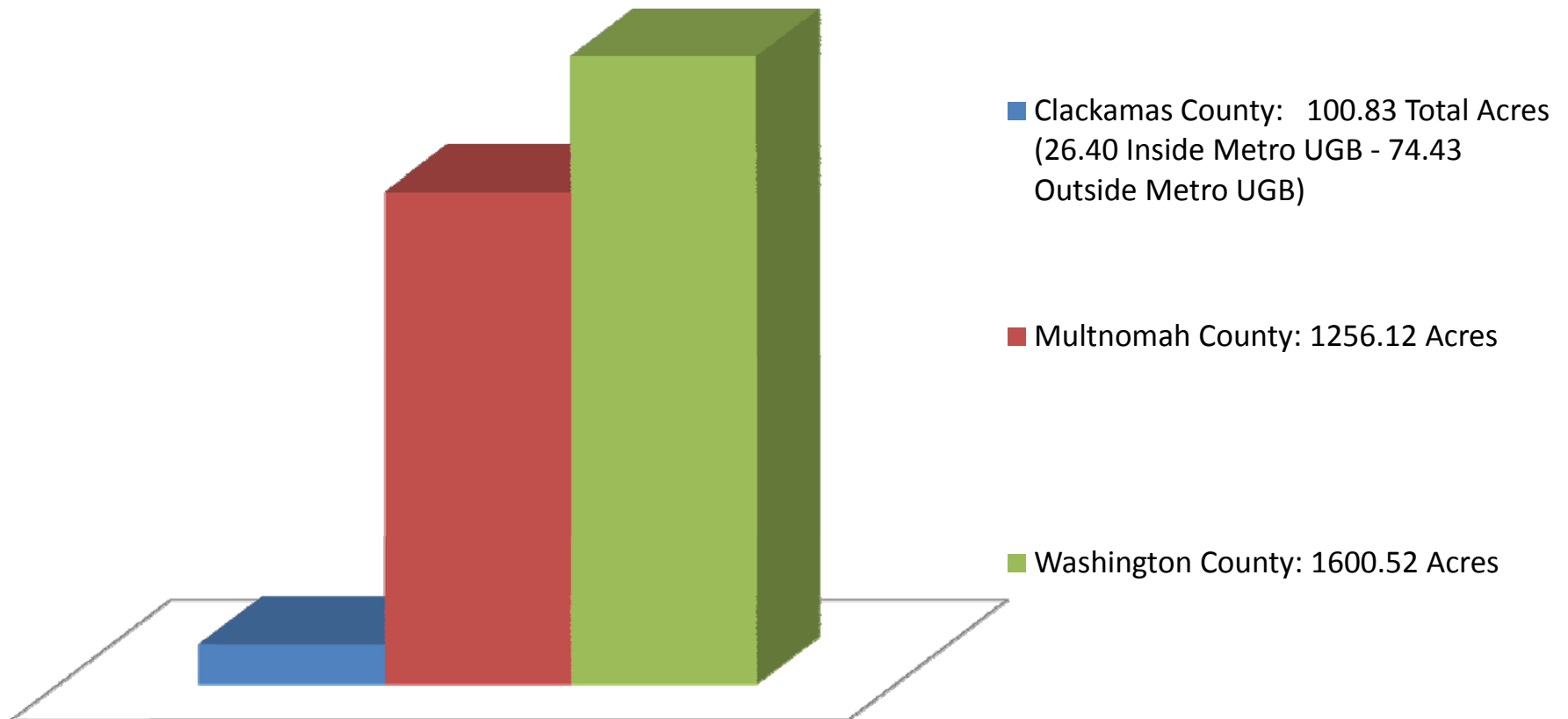


Tier 2 sites require additional time, between 7-30 months, and costs to deliver a shovel ready site. These sites may have deficiency issues with regards to infrastructure, may require brownfield remediation and may also require annexation and additional entitlements that are assumed to take beyond 6 months time. These sites are currently on the market, and the ownership is willing to transact.

TIER 2 REGIONAL INDUSTRIAL LANDS INVENTORY

Preliminary Tier	Owner/Site	Location	County	Gross Acres
2	CLACKAMAS COUNTY DEVELOPMENT	CLACKAMAS	Clackamas	61.93
2	ROCK CREEK SITE	HAPPY VALLEY	Clackamas	40.83
2	FLORAGON PROPERTIES	MOLALLA	Clackamas	110.00
2	FOUR CORNERS SITE	MOLALLA	Clackamas	26.00
			Total Acres	238.76

TIER 3 REGIONAL INDUSTRIAL LANDS INVENTORY



Tier 3 sites require the most time (over 30 months) and costs to deliver a shovel ready site. In addition to the criterion for Tier 2, these sites may not be currently on the market or ownership may have transaction barriers.

TIER 3 REGIONAL INDUSTRIAL LANDS INVENTORY

Preliminary Tier	Owner/Site	Location	County	Gross Acres
3	SIRI JAMES F & MOLLIE	HAPPY VALLEY	Clackamas	26.40
3	RSG FOREST PRODUCTS	ESTACADA	Clackamas	47.30
3	DIANA HALVORSON	ESTACADA	Clackamas	27.13
			Total Acres	100.83

For additional information contact:

Jamie Johnk, Economic Development Coordinator

Clackamas County

Business & Economic Development

Phone: 503-742-4413

Email: jamiejoh@clackamas.us

