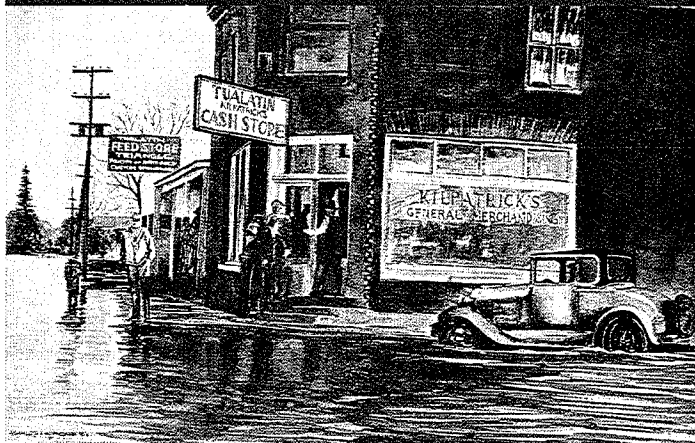




CENTENNIAL CELEBRATION

Native Americans have resided in the Tualatin River Basin for thousands of years. On September 27, 1850, the United States Congress passed the Donation Land Claim Act whereby Americans could earn land title through cultivation, and between 1850 and 1853, some 30 families became the areas first settlers. The City of Tualatin was incorporated in 1913 with approximately 150 residents. Tualatin has grown to become a community of 26,120 engaged citizens. Tualatin has a diverse and robust economy, beautiful parks and natural areas, and a high quality of life.

Throughout 2013, Tualatin will celebrate its 100 year birthday. We encourage you to visit Tualatin and participate in this monumental celebration.



QUALITY OF LIFE

DOWNTOWN TUALATIN

Downtown Tualatin is not only the center for local commerce and businesses, it also functions as the central meeting place and the community living room. Thus, it is known locally as the Tualatin Commons. The central aspect of the Tualatin Commons is a lake and public plaza. Surrounding the public gathering space is a mix of high-quality residential dwellings, retail, and professional service employment opportunities.

SHOPPING

Tualatin is home to one of the premier destination shopping centers in Oregon. Bridgeport Village is an upscale lifestyle shopping center that includes over 90 retail stores and restaurants.

SCHOOLS

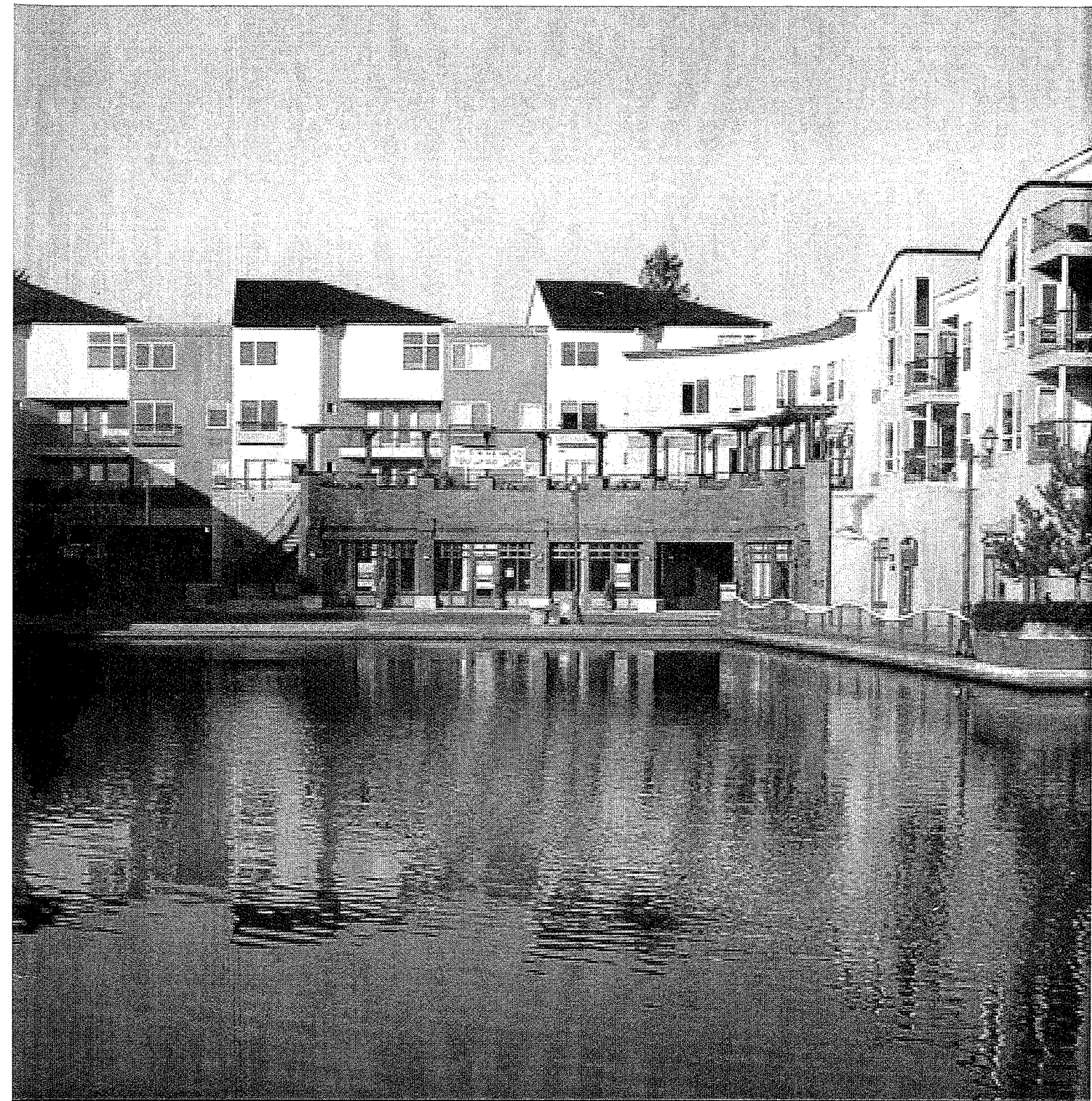
The public school system in Tualatin is part of the Tigard-Tualatin School District. District wide, student achievement in math, science, and reading consistently outpaces the rest of the State of Oregon. In 2011, the Center for American Progress concluded that the Tigard-Tualatin School District had one of the highest returns on educational investment statewide.

PARKS

There are over 200 acres of well-maintained community parks, trails, and natural areas within the City of Tualatin. Park amenities include sports complexes, shelters, boat docks along the Tualatin River, and vast areas of open space.

RECREATION

The City of Tualatin and other community groups organize regular recreational opportunities that range from canoe rentals and trips to world class festivals. In 2009, the Giant Pumpkin Regatta on the Lake at the Commons was named the best festival in Oregon. Tualatin is also the home of the nation's oldest Crawfish Festival west of the Mississippi River. In addition to these marquee festivals, numerous other events are held each year including weekly summer concerts and a local farmers market.



CITY PROFILE

CITY OF TUALATIN, OREGON
 "Dedicated to quality service for our citizens."

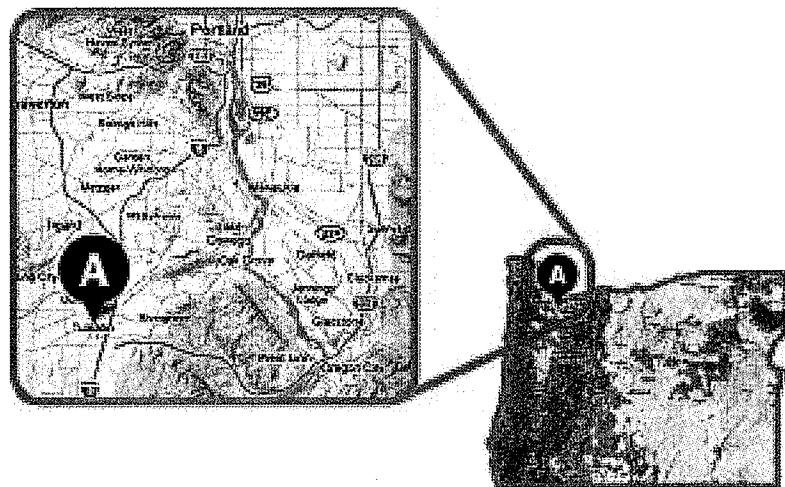
Tel: 503.692.2000 | Web: www.tualatinoregon.gov | 18880 SW Martinazzi Avenue, Tualatin, OR 97062

WELCOME TO TUALATIN!

The City of Tualatin takes pride in being known as a warm and welcoming community for new businesses, retail shoppers, and residents alike. The community values a high QUALITY OF LIFE and promotes LOCAL PRIDE and a sense of OWNERSHIP, INVOLVEMENT, and BELONGING.

LOCATION

Tualatin is a southern suburb of Portland, Oregon. It is located along Interstate-5 between Interstate-205, Highway 99W, and Highway 217. In addition, the Westside Express Service (WES) commuter rail provides Tualatin residents and visitors access to the greater Portland Metropolitan region. Collectively, these major transportation facilities provide accessible, affordable, and easy movement of goods and people to, from, and within the region.



DEMOGRAPHICS

Throughout the last 10 years, the City of Tualatin has been one of the fastest growing cities in Oregon. Unlike many other sprawling regions, Tualatin continues to maintain a high standard of living, yet remains an affordable place to locate a family.

All statistics were gathered from the 2010 Census, Oregon Prospector, & Business License Data.

AGE DISTRIBUTION

Age	Total	Percent
0-4	2,039	7%
5-9	2,093	7%
10-19	4,167	15%
20-29	3,605	13%
30-39	4,367	15%
40-49	4,745	17%
50-59	4,110	14%
60-64	1,236	4%
65+	2,266	8%

HOUSEHOLD INCOME DISTRIBUTION

Household Income	Percent of Households
<\$10K	3%
\$10-\$20K	6%
\$20-\$30K	9%
\$30-\$40K	10%
\$40-\$50K	9%
\$50-\$60K	9%
\$60-\$75K	10%
\$75-\$100K	14%
>\$100K	30%

POPULATION GROWTH

Jurisdiction	2000 Population	2010 Population	% Growth
City of Tualatin	22,791	26,160	15%
Washington County	445,342	529,710	19%
State of Oregon	3,421,399	3,831,074	12%

DISTANCE FROM TUALATIN

Destination	Miles
Cities	
Portland, OR	13
Salem, OR	35
Eugene, OR	100
Seattle, WA	185
Boise, ID	440
San Francisco, CA	625
Airports, Rail Stations, Shipyards	
Portland International Airport	24
Aurora State Airport	10
Hillsboro Airport	21
Portland Union Station	14
Portland Shipyards	17
Recreational Areas	
Oregon Coast	85
Mt. Hood Ski Areas	65
Public Universities	
Oregon Institute of Technology (Metro)	8
Portland State	12
Oregon State University	75
University of Oregon	100



TUALATIN BY THE NUMBERS

1,534

NUMBER OF BUSINESS LICENSES

21,373

TOTAL EMPLOYEES IN TUALATIN

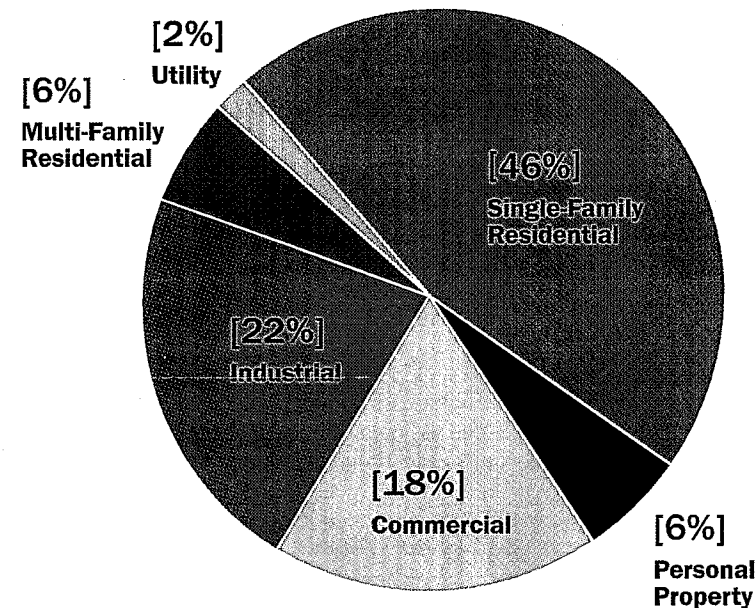
\$979.1 million

TOTAL PAYROLL IN TUALATIN

ECONOMY

The City of Tualatin recognizes that a fundamental element to the overall quality of life is the health of the community's economy. As a result of long-range planning and thoughtful policy-making, the City of Tualatin enjoys a diverse economic base. In fact, the land breakdown and tax base (assessed value) in Tualatin is evenly split between residential land and commercial/industrial land. Tualatin is home to a vibrant destination retail lifestyle center and state of the art manufacturing and wholesale trade companies. Furthermore, these businesses are supported by numerous service industries located within the City.

LAND VALUE BREAKDOWN 2011-12 Assessed Value



LAND TYPE BREAKDOWN

Land Type	Developed	Vacant
Residential	1,855 Acres	38 Acres
Industrial	1,419 Acres	604 Acres
Commercial	418 Acres	45 Acres
Total	3,722 Acres	687 Acres

WORKFORCE BY INDUSTRY

Total Employees by Industry	Percent of Workforce
Services	26%
Retail Trade	24%
Manufacturing	16%
Wholesale Trade	12%
Construction	9%
Finance, Insurance & Real Estate	6%
Transportation & Communications	3%
Public Administration	2%
Agricultural, Forestry, Fishing	1%

TOP 10 EMPLOYERS

Business Name

- Legacy Meridian Park Medical Center
- Lam Research (Formerly Novellus Systems, Inc.)
- United Parcel Service, Inc.
- Precision Wire Components
- Hunt Air
- Tigard-Tualatin School District (Tualatin Only)
- Portland General Electric
- DPI Specialty Foods Northwest
- Pacific Foods of Oregon, Inc.
- Milgard Windows