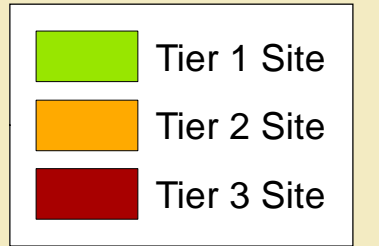


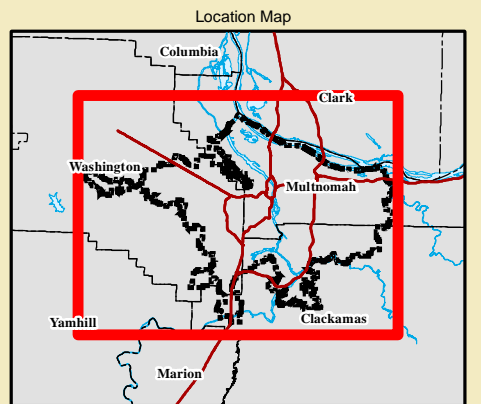
# Regional Industrial Site Inventory

## Potential Industrial Sites



Source Data  
Metro RLIS Lite Base Data, August 2011

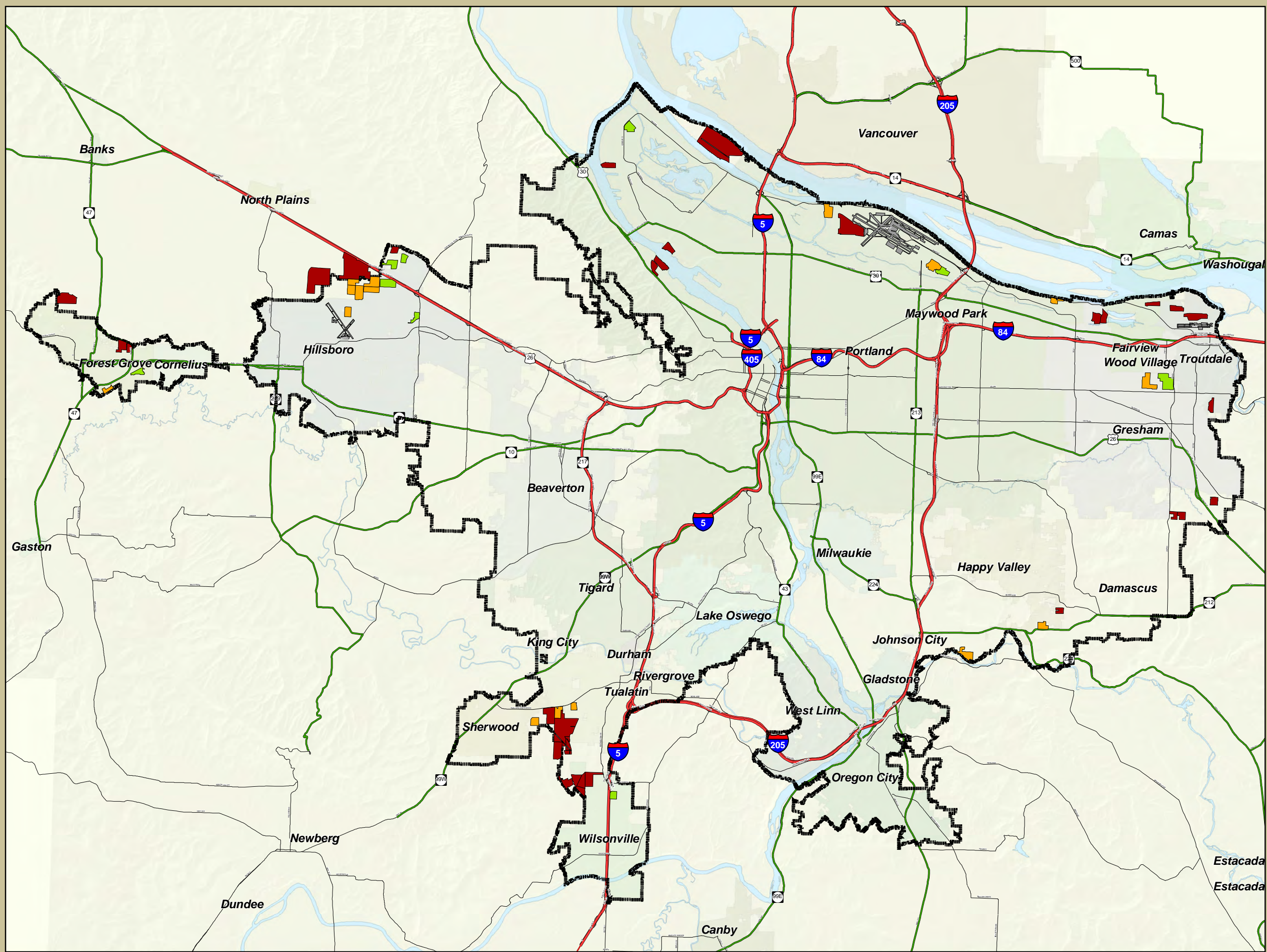
Geographic Projection Information  
NAD 83 HARN, Oregon North  
Lambert Conformal Conic



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Date: 11/9/11 | Map Created by: GF  
 File: SiteReview\_Nov9\_RegionalExtent.mxd | Project No: 2110160.00

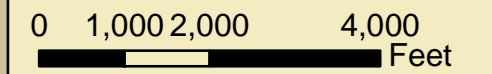


**Regional Industrial Inventory Project  
September 15, 2011**

**Map 6  
Tualatin, Sherwood &  
Wilsonville**

 Potential Industrial Site

 Urban Growth Boundary

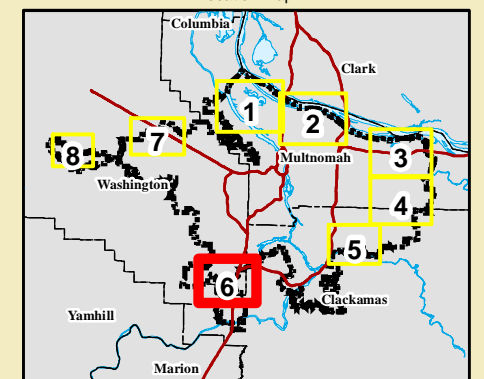


**Source Data**  
Metro RLIS Lite Base Data, August 2011

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



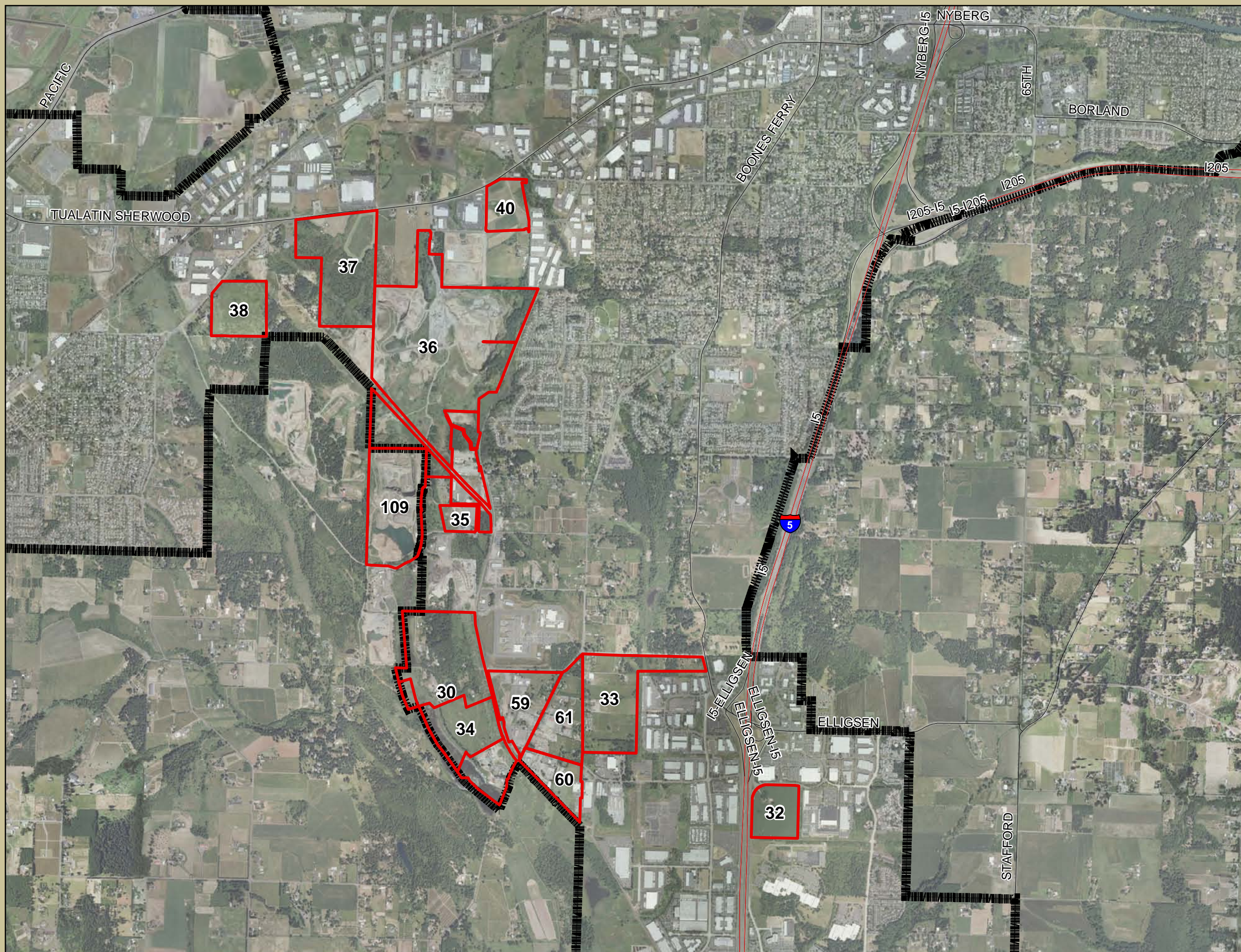
Location Map



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File: SiteReview\_9.15.2011.mxd | Project No: 2110160





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)	10-35% 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			
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	Preparing for spring 2012 annexation		
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	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			
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	C	B		N/A	YES							100	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	Aggregated per C of Hillsboro request; 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	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	C	B		NO				YES	109			

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