

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		YES	8	7	B	C	B	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		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		49.60			53.42		55.50%		42.84			YES		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	0.00	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	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			0.00	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