

NEWS RELEASE
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Governor announces "project ready" industrial sites, new marketing efforts to spur economic development

(Portland, OR) -- Standing on a newly "certified" industrial site, Governor Ted Kulongoski today unveiled 11 "project ready" sites and the joint marketing effort to promote them to site selectors around the world. Pacific Power President and CEO Judi Johansen joined Gov. Kulongoski at the announcement.

"Growing Oregon's economy is the top priority of my administration," said the Governor. "One of the biggest steps we can take to create jobs for Oregonians is to ensure we have 'project ready' industrial land available for businesses that are interested in expanding or moving to Oregon. The site we are on today is one of 11 certified 'project ready' sites around the state, representing over 900 acres of prime land that is ready for future industrial employers."

The 11 sites announced by the governor have been certified by a third-party, private sector verifier. Each site is no more than six months away from development, exceeding national standards for "project ready" status.

The site certification and marketing efforts build on the first two executive orders issued by the governor in February 2003. The first executive order created an Office of Regulatory Streamlining to ease burdensome regulations and shorten the time it takes to get a permit. The second executive order directed the state to increase the availability of large, quality "project ready" industrial sites to encourage business growth and expansion.

The site certification process implements both executive orders; in addition to establishing project-ready industrial sites, the state's seven economic revitalization agencies reduced hurdles for the private sector by working collaboratively with landowners, local governments and regional partners.

"In order to get these sites truly 'project ready' we worked together to compile the most extensive information in the country—we can provide interested businesspeople with more data about our sites than they will find in any other state," the Governor said. "This painstaking effort provides the certainty that land developers require while also protecting the public interest in terms of environmental stewardship, land use and public input."

The new marketing effort surrounding these sites is OregonProspector.com, a joint effort of the state, the Oregon Economic Development Association, Pacific Power and other private sector partners. The site will provide key decision makers responsible for expansion and company relocation with the critical information they need to make final decisions about where to locate.

"Pacific Power is very proud to partner with Gov. Kulongoski to launch OregonProspector.com," Pacific Power President and CEO Judi Johansen said. "Pacific Power has been a reliable member of the Oregon community for nearly 100 years. This legacy continues today with OregonProspector.com, which is an ideal economic tool for Oregon as we move into the 21st Century."

Economic Development officials expect to announce the certification of additional sites this fall.

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Oregon's First Certified Industrial Sites

Listed in the table below—and described on subsequent pages—are the 11 “charter-member” industrial sites of Oregon’s certification program—designed to revolutionize how we help businesses here to create jobs and improve the supply of “developable” land.

In determining if construction can proceed in less than six months, voluminous, exacting data and documents were assembled with the help of several state agencies, as well as private-sector and other local partners. Such information would typify rigorous “due diligence” by a business firm looking to expand or build a facility.

The State hired a “third-party verifier” with extensive experience in site-selection for corporations and other states, to independently review the information and inspect each site, and to ensure objective validity. Some of the sites below still have minor documentary issues outstanding, but they are indeed ready, in some case immediately, for development according to one or more of eight generic profiles for industrial use.

These sites (as well as a number of other ones throughout Oregon that are in the process of certification) were identified by state officials as probable and worthwhile candidates for certification at the outset of this endeavor. But now, any property owner or other local representative may seek certification for any eligible site by going to www.econ.state.or.us/IC.htm and ordering binder notebooks to start the application process.

<i>No*</i>	COMMUNITY	COMMON NAME	ACREAGE	OWNERSHIP
001	Portland	Rivergate (N Lombard), Ramsey	113	Port
002	Portland	Rivergate 2 (N Ledbetter)	45.56	Port
003	The Dalles	Industrial Center (at Port): Chenoweth Creek Industrial Subdivision (Steelhead Way)	30.52	Port
004	Hermiston	Feedville Rd/... Industrial Park	340	<i>Private</i>
005	Pendleton	Brogotti Property	70.34	<i>Private</i>
006	Pendleton	Pendleton Airport Industrial Park	87	<i>City/Airport</i>
007	La Pine	LaPine Industrial Park	77.8	County
008	Springfield	Springfield High Tech Manufacturing Facility	34.86	Private
009	Eugene	Greenhill Technology Park Phase II	30.34	Private
010	Central Point	Airport Orchard & Hamrick Road	47	Private
011	Hillsboro	Westmark	30	Private

906.42

* Shaded number signifies an industrial site selected by the HB 2011 Industrial Lands Advisory Committee (ILAC) as having “Statewide Significance for Job Creation” (December 15, 2003). The Wadley–Donovan Group has been hired as the “third-party verifier” for the first round of site certifications—up to about 45 sites in all. For this first round, the project lead for WDG will make three separate trips to Oregon to visit sites. The first trip on March 8–12, 2004, included the above sites.

Rivergate (N Lombard) Ramsey Site (Portland)

This Port of Portland site consists of 113 acres of prime land in the Rivergate Industrial District, which is Portland's largest industrially zoned area and entirely inside the N/NE Portland Enterprise Zone. Designed for warehousing, distribution, manufacturing or processing facilities linked to the port's marine terminal facilities, it is located near the port's state-of-the-art Terminal-6 container, auto & inter-modal yard complex, the Portland International Airport (PDX), two transcontinental railroads (Burlington Northern Santa Fe and Union Pacific), and two major highways (Interstate 5 and 84), and it is at the focal point for the thriving Columbia/Snake River barge system. The location is also only minutes from downtown Portland. This flat, fully served site's proximity to Portland's high-quality, efficient transportation corridors (with typically low backhaul rates, east & south) makes it a premier West-coast opportunity.

Rivergate 2 Site (N Leadbetter – Portland)

The Port of Portland's Leadbetter site is 59 acres of prime land in the Rivergate Industrial District, which is Portland's largest industrially zoned area and entirely inside the N/NE Portland Enterprise Zone. Designed for warehousing, distribution, manufacturing or processing facilities linked to the port's marine terminal facilities, it is located near the port's state-of-the-art Terminal-6 container, auto & inter-modal yard complex, the Portland International Airport, two transcontinental railroads (Burlington Northern Santa Fe and Union Pacific), and two major highways (Interstate 5 and 84), and it is at the focal point for the thriving Columbia/Snake River barge system. The location is also only minutes from downtown Portland. This flat, fully served site's proximity to Portland's high-quality, efficient transportation corridors (with typically low backhaul rates, east & south) makes it a premier West-coast opportunity.

Port of The Dalles Industrial Center Site (Lot 28)

This level, fully served site sits on the banks of the Columbia River. The Port owns the site and recently completed more than \$500,000 in infrastructure enhancements to the site. The site has direct access to I-84 to ensure efficient freight movements, and the Portland International Airport (PDX) is just over an hour's drive away. The 30.52-acre Lot 28 site is also located within The Dalles/Wasco County Enterprise Zone.

Feedville Road/Hermiston Industrial Park Site

This 360-acre site affords stellar connectivity being within four or fewer miles of major highways—I-84 east & west and I-82/US 395 north & south—and located only one truck day from 7 western states and 2 Canadian provinces. It is within ½ mile of Union Pacific's main Hinkle railroad switching yard along an existing spur, and the Port of Umatilla's cargo shipping facility is only seven miles to the north. Regional airports at Pendleton and Pasco with freight and passenger service are equal distance from Hermiston. The site also has fiber optics direct to Portland and Seattle hubs. The land is flat, vacant and ready for industrial customers with utilities already adjacent to the site.

Brogioitti Industrial Site (Pendleton)

This 70-acre site is located on the west side of Pendleton less than a quarter mile from the I-84 exit for the Eastern Oregon Regional Airport. Visible from the interstate and nearly level, this location offers one-day truck haul and excellent access to Boise, ID, Portland, OR, and Seattle & Spokane, WA—all within 500-mile radius. Privately owned and fully divisible, the land is also inside the Pendleton Enterprise Zone with all utilities on-site. It is ideally suited for warehousing, shipping and light manufacturing and is found in the general vicinity of several RV manufactures and distributions centers.

Pendleton Airport Industrial Site

Located at the Eastern Oregon Regional Airport (service twice daily to both Portland and Seattle), this site is within the Pendleton Enterprise Zone and has all utilities and fiber optics. In addition to the National Weather Service and National Guard Aviation Facility, it is also near the Jones Emporium Corporate Headquarters & Distribution Center, and Hill Meat, both of which utilize heavy truck hauling. These 87 acres are one mile from I-84 and ideally suited for warehousing, distribution, light manufacturing, or aviation-related business.

La Pine Industrial Park Site

Deschutes County, the Mid-State Electric Cooperative and local leaders have set aside and cleared 78 acres of prime land between US Highway 97 and La Pine's traditional industrial area, near the Klamath County border. This flat, regularly shaped site is in a truly rural setting, but it is entirely surrounded by streets or rail, as well as urban-level utilities, including fiber optic. It is located 25 miles from the burgeoning city of Bend, at the mid-point of a major transportation conduit for trucks traveling between I-5 in California and Portland, Oregon.

Springfield High-technology Manufacturing Facility

The Springfield High Technology Manufacturing Facility is located in one of the premier business parks in the Springfield-Eugene industrial market. This privately owned site has 34.86 acres available for development, with immediate access to Interstate 5. All utilities are in place, including 'T3' telecommunications, and it included in the Springfield Enterprise Zone. The site also features a 327,000 square foot Class A manufacturing/office facility in exceptional condition.

Greenhill Technology Park Phase II Site (Eugene)

Situated at the southern end of the beautiful Willamette Valley, the Greenhill Technology Park is surrounded by lush valley farmland and green rolling hills. This 30-acre Phase II site is fully serviced, and offers great access to transportation, located just 15 minutes from I-5 and 7 minutes to the Eugene Airport. The municipally owned Eugene Water & Electric Board (EWEB) offers highly competitive electric rates relative to comparable high-tech locations. Privately-owned, the site is zoned 'I-1' (Special Light Industrial), making the complex perfect for a broad cross section of high technology and light manufacturing firms.

Airport Orchard Site (Central Point)

Conveniently located between two I-5 interchanges and the Jackson County commercial airport, this level, roughly rectangular 47-acre site is fully served and has the potential to be expanded up to about 70 acres in total, and to be added to the Medford Urban Enterprise Zone. It abuts the Bear Creek Greenway but is otherwise situated amongst a mix of industrial and commercial uses. Incorporated and privately owned, the location is just north of the City of Medford—a growing commercial center for an economic region that stretches far into Northern California.

Westmark Site (Hillsboro)

Minutes from downtown Portland, this 30-acre site is in north Hillsboro within a mile of the Shute Road interchange on US Highway 26, offering direct links to interstate freeways and the Portland International Airport. It is well suited for general manufacturing, as well as more specialized uses, as evidenced by nearby neighbors—Beaverton Foods' specialty food/condiment processing facility, Pinnacle Exhibits' fabrication facility for high-end trade show exhibits, and Lithex Printing's industrial plant. It is also close Hillsboro's world-class concentration of high-technology companies, making it an enviable location for a supplier of goods or services to that sector. The Food Services America company owns this fully served site.