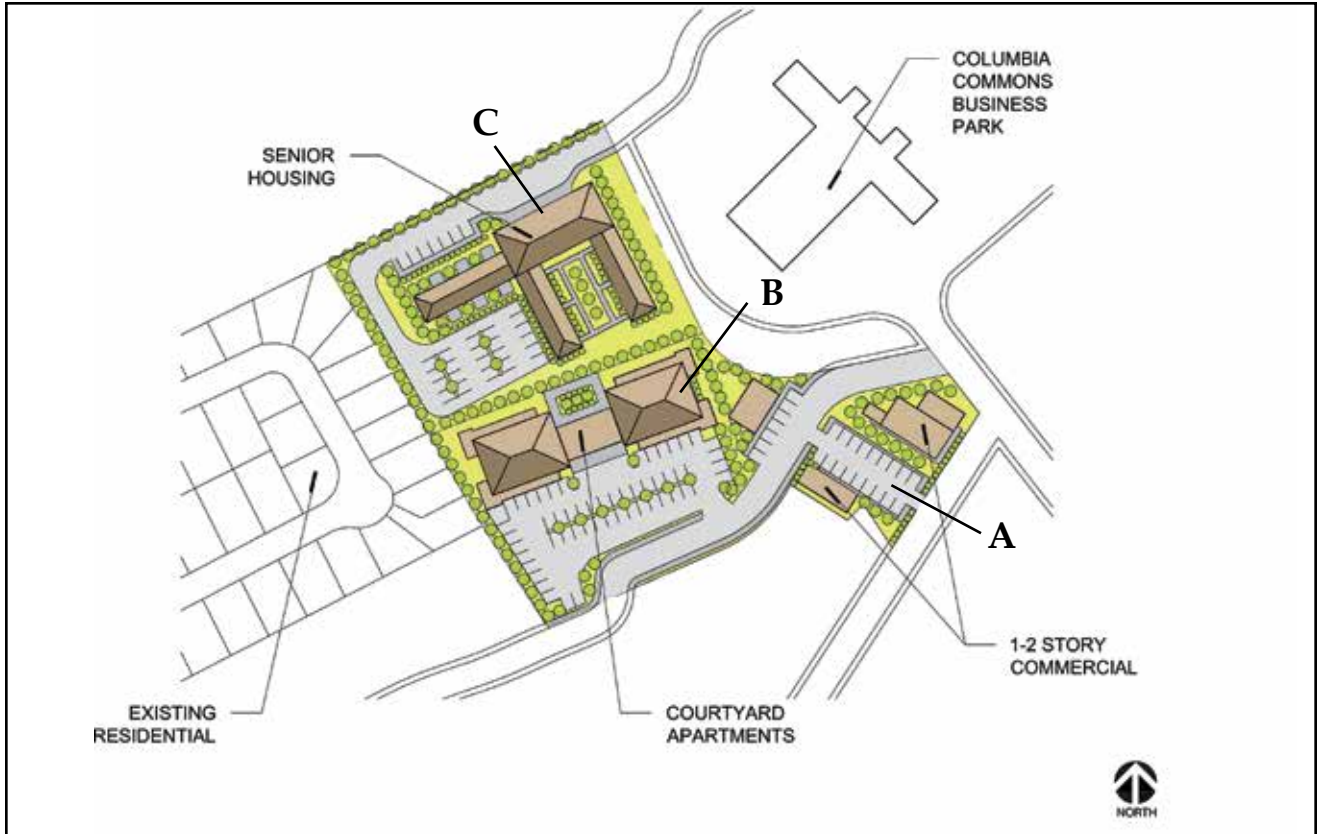


Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



The irregular shape property has its primary frontage at the corner of NE Kelly and Howard Streets. Howard Street provides one of the entry streets to Columbia Commons Business Park from Highway 30, and would be the primary access to Parcels A and B. The other access is from Commons Drive to the northwest corner of Parcel C.

The bulk of the site is relatively level, with a drop in elevation toward the western section, by Commons Drive, which contains an estimated 9,583± square feet of wetlands, based on a 2007 Wetland Delineation Report. The property was originally purchased for a townhome development. Other plans outlined were for a 79 lot residential subdivision, with some retail use by Howard Street.

The majority of the property is zoned mixed-use, which allows for a range of uses, including single family subdivision with a minimum lot size of 5,000± square feet. The zoning designations of General Commercial and Highway Commercial apply to less than 1± acre at Howard and Kelly Streets. Please see Supplemental Information Package for zoning detail and deed restriction related to medical uses.

Additional options for a mixed-use development of the property could include office and commercial uses along the entry to Columbia Commons Business Park, with the balance developed with senior housing, and apartments targeted to the affordable housing market. It could also be master-planned in its entirety, with retail and commercial uses that need a large site.

Both water and sewer services are available to the property.

LOCATION: Corner of Howard and Kelly Streets - St. Helens, Oregon, Tax Lots 600, 100, 200, 5400

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 20, 2013

* The sale of Parcels A, B and C is subject to combined total accepted bids on all parcels in the aggregate to equal, or exceed, the bulk reserve price of \$1,075,000.