

INDUSTRIAL SITE DATA

LOCATION SITE #10 • International Paper

| | |
|-------------------|-----------------------------------------------------------------------------------|
| Location: | International Paper |
| Address: | Highway 101 |
| City, State, Zip: | Gardiner |
| Site Name: | IP former sawmill (removed) and paper mill (in process of demolition – see below) |

SITE DATA

| | |
|----------------------------|--------------------------------------------------------------------------------------------------------------|
| Size (Acres): | Gross Acreage: 267 acres |
| Dimensions: | Length: _____ Width: _____ |
| Description of Boundaries: | Street name, nearest cross streets and other landmarks/descriptions: Highway 101, just north of Reedsport |

LAND USE

| | |
|------------------------|----------------------------------------------|
| Zoning Classification: | M-3 |
| Permitted Uses: | Heavy industrial, water dependent industries |
| Present Use: | Vacant |
| Past Use(s): | Sawmill and paper mill |

SITE CHARACTERISTICS

| | |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Physical Attributes | Flat |
| Topography & Visibility: | |
| Rail Spur: | <input type="checkbox"/> On-site, fully operational <input checked="" type="checkbox"/> Rail available, spur brought to site or upgraded to serve site <input type="checkbox"/> Not available. |
| Improvements: | 12,000 SF Office Building, Large Maintenance Building, Storage Warehouse |

ENVIRONMENTAL FACTORS

| | |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Soil Analysis: | <input type="checkbox"/> Not Available <input type="checkbox"/> Completed, on file |
| Ph I Environ. Analysis: | <input type="checkbox"/> Not Available <input type="checkbox"/> Completed, on file |
| Flood Plain: | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> FEMA map, on file |
| Wetlands: | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Corp. of Engineers Wetland Analysis, on file |

UTILITIES/INFRASTRUCTURE

| | |
|------------------------------|------------------------------------------------------------------------------------------------------------------------|
| Water Provider: | Water, City of Reedsport |
| | Sewer/Wastewater, Gardiner Sanitation District, from the City of Reedsport |
| | Main Size: _____ Line Size to Site: _____ |
| | Distance from Site: _____ Line Size on Site: _____ |
| Sewer Provider: | Main Size: 4" pipe connected to Gardiner Sanitary District |
| | Distance from Site: _____ Line Size on Site: _____ |
| | Lift Station Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | 36" Processed Sewage Outfall Pipe, extending 3,000 feet into the Pacific Ocean |
| Electrical Service Provider: | Central Lincoln Peoples Utility District and/or Douglas Electric Cooperative |
| | Rates: Negotiable |
| | Power Characteristics: 13.8kV vrom BPA, or at 90% load factor 276,000,000kWhs on annual basis. BPA substation on site. |

INDUSTRIAL SITE DATA

LOCATION SITE #10 3/4 International Paper (cont'd)

UTILITIES/INFRASTRUCTURE (cont'd)

| | |
|---------------------|------------------------------------------------------------------------------------------------|
| Gas Provider: | Characteristics: |
| Telecommunications: | Service Providers: Verizon Infrastructure Available: sewer, water, power, rail, paved areas |

SITE CONTACT

| | |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Owner (Name): | International Paper |
| Broker (Company, Contact, Address): | 6400 Poplar Avenue, Memphis, TN 38197 – Robert Flock Phone: 201-307-4712 Ext: Fax: Or Norb Wondra, (On site) 541-271-2185 |

TERMS

| | |
|-----------------------------|-----------------------|
| Sale Price: Not established | Cost per Acre: |
| Cost per Square Foot: | Ground Lease: |
| Cost per Acre: | Cost per Square Foot: |
| Comments: | |

SITE ADVANTAGES

Large, flat industrial site, bounded by U.S. Highway 101 and Umpqua River.
International Paper is dismantling and removing paper mill buildings and equipment.
An estimated 100 acres on the southern end of the site is now ready for new development.
Water rights with permitted usage of 17 million gallons per day available with site
Landfill and waste water treatment facilities available on site
Pipeline outfall to ocean available with site

SITE DISADVANTAGES/DEVELOPMENT REQUIREMENTS

Lower end of property, approximately 10 acres, in 100 year flood plain.

INFORMATION AVAILABLE FOR REVIEW

| | | |
|-----------------------------------------------------------------|----------------------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Location Map | <input type="checkbox"/> Aerial Photo | <input type="checkbox"/> Zoning Map |
| <input type="checkbox"/> Plot Map - Dimensions | <input type="checkbox"/> Topography Map | |
| <input type="checkbox"/> Infrastructure - Location of Utilities | <input type="checkbox"/> Transportation Access Map | |
| <input type="checkbox"/> Environmental Analysis | <input type="checkbox"/> FEMA Map | |

Site Data Completed By: International Paper

Date: June 2005

Data provided is based on recent data made available and believed to be reliable. No warranty can be made to current accuracy.