

DESIGN DRIVEN I CLIENT FOCUSED

PRELIMINARY JURISDICTIONAL PERMIT FEE COMPARISON

Portland Metro MULTI-TENANT RETAIL

		BEAVERTON	CLACKAMAS CO	GRESHAM	HILLSBORO	PORTLAND	SHERWOOD	WILSONVILLE	
ASSL	JMPTIONS								note
Α	Building Floor Area (SF):	15,000	15,000	15,000	15,000	15,000	15,000	15,000	Α
В	Total Site Area (SF):	75,000	75,000	75,000	75,000	75,000	75,000	75,000	В
В	Impervious Site Area (SF):	63,750	63,750	63,750	63,750	63,750	63,750	63,750	В
С	Building Valuation (ICC):	\$1,060,320	\$1,060,320	\$1,060,320	\$1,060,320	\$1,060,320	\$1,060,320	\$1,060,320	С
D	Equivalent Dwelling Units (EDU's):	1.3	3.9	1.3	1.3	1.3	1.3	1.3	D
Е	Employees:	21	32	32	32	N/A	32	N/A	Е
F	Trips- ADT 42.7/1,000 SF (ITE 820):	641	641	641	641	641	641	641	F
F	Trips- PM Peak 3.71/1,000 SF (ITE 820):	56	56	56	56	56	56	56	F
G	Water Meter Size:	1"	1"	1"	1"	1"	1"	1"	G
LANI	O USE REVIEW								
	DEVELOPMENT / DESIGN REVIEW								
Н	Pre-Application Conference:	\$260	\$285	\$1,509	\$0	\$1,768	\$400	\$432	Н
Н	Land Use Review Fee:	\$1,953	\$4,072	\$31,236	\$4,725	\$9,245	\$6,822	\$5,674	
		·	. ,	· ,		. ,	. , ,		
SYST	EM DEVELOPMENT CHARGES								
	Transportation SDC:	N/A	\$133,425	\$157,097	N/A	\$89,850	\$58,605	\$710,115	- 1
- 1	Other (Washington County TDT):	\$167,100	N/A	N/A	\$167,100	N/A	\$167,100	N/A	- 1
J	Stormwater SDC:	\$26,152	\$5,228	\$21,012	N/A	\$16,585	\$2,933	\$35,700	J
J	Water Quality:	\$5,747	N/A	N/A	\$5,433	N/A	\$5,433	N/A	J
J	Water Quantity:	\$7,027	N/A	N/A	\$6,641	N/A	\$6,641	N/A	J
K	Sanitary Sewer SDC:	\$6,694	\$27,434	\$17,694	\$6,694	\$7,700	\$6,694	\$18,988	K
L	Water SDC:	\$13,852	\$7,879	\$14,530	\$18,955	\$5,842	\$13,979	\$13,572	L
L	Other:	\$186	\$5,000	N/A	N/A	\$4,885	\$3,201	N/A	L
М	Parks SDC:	\$3,579	\$1,915	\$1,372	\$26,966	\$5,640	\$2,544	\$3,945	М
BUIL	DING PERMIT FEES								
	BUILDING PERMIT								
N	Building Permit Fee:	\$4,222	\$4,248	\$4,380	\$3,694	\$4,437	\$4,046	\$4,836	N
N	Building Plan Review:	\$2,744	\$2,761	\$2,847	\$2,401	\$2,884	\$3,439	\$3,143	N
N	Fire/Life Safety Plan Review:	\$1,689	\$1,487	\$1,752	\$1,477	\$1,775	\$1,619	\$1,934	N
N	Fire Plan Review:	N/A	N/A	N/A	N/A	\$710	N/A	N/A	N
N	State Surcharge:	\$507	\$510	\$526	\$443	\$532	\$486	\$580	N
0	Metro Construction Excise Tax:	\$1,272	\$1,272	\$1,272	\$1,272	\$1,272	\$1,272	\$1,272	0
Р	School Construction Excise Tax:	\$8,700	\$8,550	\$7,500	\$7,500	\$8,550	\$7,800	\$8,250	Р
	ENGINEERING PLAN REVIEW								
Q	Engineering Plan Review:	\$75	\$1,060	N/A	N/A	N/A	N/A	N/A	Q
R	EC/Grading Review or Permit Fee:	\$26,150	\$578	\$932	N/A	\$491	N/A	\$215	R
S	LUCS Approval:	N/A	N/A	\$90	N/A	N/A	N/A	\$0	S
S	NPDES 1200-C Permit:	N/A	N/A	\$1,725	N/A	N/A	N/A	\$1,725	S
Т	Additional Permit Fees:	\$125	N/A	\$1,775	N/A	\$10,691	N/A	\$559	Т
TOT	AL COST:	\$278,034	\$205,704	\$267,251	\$253,301	\$172,858	\$293,013	\$810,941	
	COST PER SF:	\$18.54	\$13.71	\$17.82	\$16.89	\$11.52	\$19.53	\$54.06	
		BEAVERTON	CLACKAMAS CO	GRESHAM	HILLSBORO	PORTLAND	SHERWOOD	WILSONVILLE	

These estimates are based on the above assumptions, current jurisdictional fees, and Mackenzie's experience preparing project-specific estimates for our clients. Footnotes and details on assumptions used to generate these fees are available on request. For further information and/or methodology, contact Tom Wright at twright@mcknze.com or (503) 224-9560. Actual fees may vary at the time of permit application or issuance and these estimates are not meant to replace due diligence.



DESIGN DRIVEN I CLIENT FOCUSED

PRELIMINARY JURISDICTIONAL PERMIT FEE COMPARISON

Portland Metro
4-STORY OFFICE

AB Building Floor Area (SF): 80,000<										
A Building Floor Area (SF): 80,000 80,000 80,000 80,000 80,000 80,000 80,000 100,000 80,000 80,000 80,000 80,000 80,000 100,000 100 174,240 1			BEAVERTON	CLACKAMAS CO	GRESHAM	HILLSBORO	PORTLAND	SHERWOOD	WILSONVILLE	
B	ASSL	JMPTIONS								note
B	Α	Building Floor Area (SF):	80,000	80,000	80,000	80,000	80,000	80,000	80,000	Α
C building Valuation (ICC): \$10,860,320 \$10,3	В	Total Site Area (SF):	174,240	174,240	174,240	174,240	174,240	174,240	174,240	В
D. Equivalent Dwelling Units (EDU's): 3.7 21 3.7 3.7 3.7 3.7 3.7 3.7 3.7 3.7 3.7 2 E. Employees: 229 216 216 216 216 N/A 216	В	Impervious Site Area (SF):	139,392	139,392	139,392	139,392	139,392	139,392	139,392	В
E Employees: 229 2.16 2.16 2.16 2.16 N/A 2.15 N/A 1.6 F Trips-ADT: 11.03/1_000 SF (TE 710): 882 882 882 882 882 882 882 882 882 88	С	Building Valuation (ICC):	\$10,360,320	\$10,360,320	\$10,360,320	\$10,360,320	\$10,360,320	\$10,360,320	\$10,360,320	С
F Trips ADT: 11.03/1,000 SF (TE 710):	D	Equivalent Dwelling Units (EDU's):	3.7	21	3.7	3.7	3.7	3.7	3.7	D
F Trips-PM Peak: 1.49/1,000 SF (TE 730): 119 119 119 119 119 119 119 119 119 11	Е	Employees:	229	216	216	216	N/A	216	N/A	Е
G Water Meter Size: 1.5"	F	Trips- ADT: 11.03/1,000 SF (ITE 710):	882	882	882	882	882	882	882	F
AND USE REVIEW DEVELOPMENT / DESIGN REVIEW H Pre-Application Conference: \$260 \$285 \$1,509 \$0 \$1,768 \$400 \$432 I H Land Use Review Fee: \$1,953 \$36,835 \$43,326 \$5,775 \$9,245 \$7,814 \$7,954 I Pre-Application Conference: \$1,953 \$36,835 \$43,326 \$5,775 \$9,245 \$7,814 \$7,954 I Pre-STEM DEVELOPMENT CHARGES 1 Transportation SDC: N/A \$347,280 \$336,496 N/A \$291,200 \$180,000 \$743,040 1 Other (Washington County TDT): \$681,200 N/A N/A \$681,200 N/A N/A N/A \$681,200 N/A	F	Trips- PM Peak: 1.49/1,000 SF (ITE 710):	119	119	119	119	119	119	119	F
	G	Water Meter Size:	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	G
	LANI	D USE REVIEW								
H Pre-Application Conference: \$260 \$285 \$1,509 \$0 \$1,768 \$400 \$432 1 H Land Use Review Fee: \$1,953 \$36,835 \$43,326 \$55,775 \$5,245 \$7,814 \$7,954 \$1,000										
H Land Use Review Fee: \$1,953 \$36,835 \$43,326 \$5,775 \$9,245 \$7,814 \$7,954 \$	Н		\$260	\$285	\$1.509	\$0	\$1.768	\$400	\$432	Н
Transportation SDC: N/A \$347,280 \$336,496 N/A \$291,200 \$180,000 \$743,040 Other (Washington County TDT): \$681,200 N/A N/A N/A \$681,200 N/A \$681				· · · · · · · · · · · · · · · · · · ·						
Transportation SDC: N/A \$347,280 \$336,496 N/A \$291,200 \$180,000 \$743,040 Other (Washington County TDT): \$681,200 N/A N/A N/A \$681,200 N/A \$681										
Other (Washington County TDT):							4			
Stormwater SDC:		· · · · · · · · · · · · · · · · · · ·								
Water Quality: \$12,566										
Water Quantity: \$15,365	_									J
K Sanitary Sewer SDC: \$18,806 \$146,316 \$44,990 \$18,806 \$21,635 \$18,806 \$14,662 I L Water SDC: \$31,532 \$15,757 \$36,948 \$39,030 \$11,684 \$27,958 \$19,759 I L Other: N/A \$5,000 N/A N/A \$10,870 \$3,201 N/A I M Parks SDC: \$38,171 \$12,973 \$9,297 \$182,304 \$38,160 \$17,232 \$41,920 N M Parks SDC: \$38,171 \$12,973 \$9,297 \$182,304 \$38,160 \$17,232 \$41,920 N M Parks SDC: \$38,171 \$12,973 \$9,297 \$182,304 \$38,160 \$17,232 \$41,920 N M Parks SDC: \$38,171 \$12,973 \$9,297 \$182,304 \$38,160 \$17,232 \$41,920 N M Parks SDC: \$38,171 \$12,973 \$9,297 \$182,304 \$38,160 \$17,232 \$41,920 N M Parks SDC: \$38,171 \$12,973 \$9,297 \$182,304 \$38,160 \$17,232 \$41,920 N M Parks SDC: \$25,426 \$39,123 \$41,580 \$33,361 \$40,056 \$36,596 \$44,268 N M Building Permit Fee: \$25,426 \$39,123 \$41,580 \$33,361 \$40,056 \$36,596 \$44,268 N M Building Plan Review: \$16,527 \$25,430 \$27,027 \$21,684 \$26,036 \$31,107 \$28,774 N N Fire/Life Safety Plan Review: \$10,170 \$13,693 \$16,632 \$13,344 \$16,022 \$14,639 \$17,707 N N Fire Plan Review: N/A N/A N/A N/A N/A S6,409 N/A N/A N/A N/A N/A S6,409 N/A N/A N/A N/A S6,409 N/A N/A N/A N/A N/A S6,409 N/A N/A N/A N/A N/A S6,409 S6,400 \$52,000 \$12,000 \$										
L Water SDC: \$31,532 \$15,757 \$36,948 \$39,030 \$11,684 \$27,958 \$19,759 \$1 L Other: N/A \$5,000 N/A N/A \$10,870 \$3,201 N/A N/A Parks SDC: \$38,171 \$12,973 \$9,297 \$182,304 \$38,160 \$17,232 \$41,920 N/A										
L Other: N/A \$5,000 N/A N/A \$10,870 \$3,201 N/A N/A Parks SDC: \$38,171 \$12,973 \$9,297 \$182,304 \$38,160 \$17,232 \$41,920 N/A N/A S10,870 \$3,201 N/A N/A S10,870 \$3,201 N/A										
M Parks SDC: \$38,171 \$12,973 \$9,297 \$182,304 \$38,160 \$17,232 \$41,920 M										L
BUILDING PERMIT FEES BUILDING PERMIT N Building Permit Fee: \$25,426 \$39,123 \$41,580 \$33,361 \$40,056 \$36,596 \$44,268 N N Building Plan Review: \$16,527 \$25,430 \$27,027 \$21,684 \$26,036 \$31,107 \$28,774 N N Fire/Life Safety Plan Review: \$10,170 \$13,693 \$16,632 \$13,344 \$16,022 \$14,639 \$17,707 N N Fire Plan Review: N/A N/A N/A N/A N/A \$6,409 N/A N/A N/A N/A \$4,900 \$4,003 \$4,807 \$4,392 \$5,312 N O Metro Construction Excise Tax: \$12,000 \$										
N Building Permit Fee: \$25,426 \$39,123 \$41,580 \$33,361 \$40,056 \$36,596 \$44,268 N Building Plan Review: \$16,527 \$25,430 \$27,027 \$21,684 \$26,036 \$31,107 \$28,774 N Fire/Life Safety Plan Review: \$10,170 \$13,693 \$16,632 \$13,344 \$16,022 \$14,639 \$17,707 N Fire Plan Review: N/A N/A N/A N/A N/A N/A \$6,409 N/A	М	Parks SDC:	\$38,171	\$12,973	\$9,297	\$182,304	\$38,160	\$17,232	\$41,920	M
N Building Permit Fee: \$25,426 \$39,123 \$41,580 \$33,361 \$40,056 \$36,596 \$44,268 N N Building Plan Review: \$16,527 \$25,430 \$27,027 \$21,684 \$26,036 \$31,107 \$28,774 N N Fire/Life Safety Plan Review: \$10,170 \$13,693 \$16,632 \$13,344 \$16,022 \$14,639 \$17,707 N N Fire Plan Review: N/A N/A N/A N/A N/A N/A \$16,632 \$13,344 \$16,022 \$14,639 \$17,707 N N Fire Plan Review: N/A \$12,000 \$12,000 \$12,000 \$12,000 \$12,000	BUIL	DING PERMIT FEES								
N Building Plan Review: \$16,527 \$25,430 \$27,027 \$21,684 \$26,036 \$31,107 \$28,774 N N Fire/Life Safety Plan Review: \$10,170 \$13,693 \$16,632 \$13,344 \$16,022 \$14,639 \$17,707 N N Fire Plan Review: N/A		BUILDING PERMIT								
N Fire/Life Safety Plan Review: \$10,170 \$13,693 \$16,632 \$13,344 \$16,022 \$14,639 \$17,707 N N Fire Plan Review: N/A	N	Building Permit Fee:	\$25,426	\$39,123	\$41,580	\$33,361	\$40,056	\$36,596	\$44,268	N
N Fire Plan Review: N/A N/A N/A N/A S6,409 N/A	N	Building Plan Review:	\$16,527	\$25,430	\$27,027	\$21,684	\$26,036	\$31,107	\$28,774	N
N State Surcharge: \$3,051 \$4,695 \$4,990 \$4,003 \$4,807 \$4,392 \$5,312 N O Metro Construction Excise Tax: \$12,000 <	N	Fire/Life Safety Plan Review:	\$10,170	\$13,693	\$16,632	\$13,344	\$16,022	\$14,639	\$17,707	N
O Metro Construction Excise Tax: \$12,000 \$12,00	N	Fire Plan Review:	N/A	N/A	N/A	N/A	\$6,409	N/A	N/A	N
P School Construction Excise Tax: \$29,200 \$28,400 \$25,000 \$28,	N	State Surcharge:	\$3,051	\$4,695	\$4,990	\$4,003	\$4,807	\$4,392	\$5,312	N
ENGINEERING PLAN REVIEW \$75 \$1,060 N/A ST02 N/A ST00 S LUCS Approval: N/A	0	Metro Construction Excise Tax:	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	0
Q Engineering Plan Review: \$75 \$1,060 N/A \$500 F S LUCS Approval: N/A N/A N/A \$90 N/A	Р	School Construction Excise Tax:	\$29,200	\$28,400	\$25,000	\$25,000	\$28,400	\$25,925	\$25,000	Р
R EC/Grading Review or Permit Fee: \$40,780 \$760 \$1,201 N/A \$792 N/A \$500 F S LUCS Approval: N/A N/A N/A \$90 N/A \$715 T Additional Permit Fees: \$125 N/A \$1,775 N/A \$49,993 N/A \$715 T \$701		ENGINEERING PLAN REVIEW								
S LUCS Approval: N/A N/A N/A \$90 N/A \$715 T TOTAL COST: \$994,391 \$701,038 \$650,530 \$1,062,908 \$600,259 \$1,094,082 \$1,040,101 COST PER SF: \$12.43 \$8.76 \$8.13 \$13.29 \$7.50 \$13.68 \$13.00	Q	Engineering Plan Review:	\$75	\$1,060	N/A	N/A	N/A	N/A	N/A	Q
S NPDES 1200-C Permit: N/A N/A N/A \$1,725 N/A N/A N/A N/A N/A S T Additional Permit Fees: \$125 N/A \$1,775 N/A \$49,993 N/A \$715 TOTAL COST: \$994,391 \$701,038 \$650,530 \$1,062,908 \$600,259 \$1,094,082 \$1,040,101 COST PER SF: \$12.43 \$8.76 \$8.13 \$13.29 \$7.50 \$13.68 \$13.00	R	EC/Grading Review or Permit Fee:	\$40,780	\$760	\$1,201	N/A	\$792	N/A	\$500	R
T Additional Permit Fees: \$125 N/A \$1,775 N/A \$49,993 N/A \$715 TOTAL COST: \$994,391 \$701,038 \$650,530 \$1,062,908 \$600,259 \$1,094,082 \$1,040,101 COST PER SF: \$12.43 \$8.76 \$8.13 \$13.29 \$7.50 \$13.68 \$13.00	S	LUCS Approval:	N/A	N/A	\$90	N/A	N/A	N/A	N/A	S
TOTAL COST: \$994,391 \$701,038 \$650,530 \$1,062,908 \$600,259 \$1,094,082 \$1,040,101 COST PER SF: \$12.43 \$8.76 \$8.13 \$13.29 \$7.50 \$13.68 \$13.00	S	NPDES 1200-C Permit:	N/A	N/A	\$1,725	N/A	N/A	N/A	N/A	S
COST PER SF: \$12.43 \$8.76 \$8.13 \$13.29 \$7.50 \$13.68 \$13.00	Т	Additional Permit Fees:	\$125	N/A	\$1,775	N/A	\$49,993	N/A	\$715	T
	тот	AL COST:	\$994,391	\$701,038	\$650,530	\$1,062,908	\$600,259	\$1,094,082	\$1,040,101	
BEAVERTON CLACKAMAS CO GRESHAM HILLSBORO PORTLAND SHERWOOD WILSONVILLE		COST PER SF:	\$12.43	\$8.76	\$8.13	\$13.29	\$7.50	\$13.68	\$13.00	
			BEAVERTON	CLACKAMAS CO	GRESHA <u>M</u>	HILLSBORO	PORTLAND	SHERWOOD	WILSONVILLE	

These estimates are based on the above assumptions, current jurisdictional fees, and Mackenzie's experience preparing project-specific estimates for our clients. Footnotes and details on assumptions used to generate these fees are available on request. For further information and/or methodology, contact Tom Wright at twright@mcknze.com or (503) 224-9560. Actual fees may vary at the time of permit application or issuance and these estimates are not meant to replace due diligence.



DESIGN DRIVEN I CLIENT FOCUSED

PRELIMINARY JURISDICTIONAL PERMIT FEE COMPARISON

Portland Metro WAREHOUSE

		CLACKAMAS CO	GRESHAM	HILLSBORO	PORTLAND	TUALATIN	WILSONVILLE	WOODBURN	
ASSL	JMPTIONS								ne
Α	Building Floor Area (SF):	200,000	200,000	200,000	200,000	200,000	200,000	200,000	
В	Total Site Area (SF):	522,720	522,720	522,720	522,720	522,720	522,720	522,720	
В	Impervious Site Area (SF):	444,312	444,312	444,312	444,312	444,312	444,312	444,312	
С	Building Valuation (ICC):	\$11,646,400	\$11,646,400	\$11,646,400	\$11,646,400	\$11,646,400	\$11,646,400	\$11,646,400	
D	Equivalent Dwelling Units (EDU's):	53	2.0	2.0	2.0	2.0	2.0	2.0	
Ε	Employees:	80	61	60	N/A	N/A	N/A	61	
F	Trips- ADT 3.56/1,000 SF (ITE 150):	712	712	712	712	712	712	712	
F	Trips- PM Peak 0.3/1,000 SF (ITE 150):	60	60	60	60	60	60	60	
G	Water Meter Size:	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	
ANI	D USE REVIEW								
	DEVELOPMENT / DESIGN REVIEW								-
Н	Pre-Application Conference:	\$285	\$1,509	\$0	\$1,768	\$205	\$691	\$508	
Н	Land Use Review Fee:	\$36,835	\$44,998	\$5,775	\$0	\$2,410	\$13,146	\$14,397	
Ï	Edita Ose Neview Fee.	, , , , , , , , , , , , , , , , , , ,	үчч,330	<i>\$3,773</i>		72,410	\$13,140	Ų14,007	۳
YST	EM DEVELOPMENT CHARGES								
1	Transportation SDC:	\$391,200	\$169,377	N/A	\$236,000	N/A	\$484,200	\$328,800	
1	Other:	N/A	N/A	\$812,600	N/A	\$812,600	N/A	\$104,200	
J	Stormwater SDC:	\$36,434	\$146,445	N/A	\$86,451	N/A	\$248,815	\$48,874	
J	Water Quality:	N/A	N/A	\$37,868	N/A	\$37,868	N/A	N/A	
J	Water Quantity:	N/A	N/A	\$46,283	N/A	\$46,283	N/A	N/A	
K	Sanitary Sewer SDC:	\$365,789	\$44,990	\$10,200	\$11,734	\$10,275	\$26,072	\$72,340	
L	Water SDC:	\$15,757	\$36,948	\$39,030	\$11,684	\$19,196	\$19,759	\$33,362	
L	Other:	\$5,000	N/A	N/A	\$10,870	N/A	N/A	N/A	
M	Parks SDC:	\$4,800	\$2,614	\$50,640	\$10,800	\$0	\$79,600	\$1,884	
BUIL	DING PERMIT FEES								_
	BUILDING PERMIT								-
N	Building Permit Fee:	\$43,946	\$46,725	\$37,463	\$44,982	\$35,226	\$49,720	\$64,390	
N	Building Plan Review:	\$28,565	\$30,371	\$24,351	\$29,238	\$22,897	\$32,318	\$64,390	
N	Fire/Life Safety Plan Review:	\$15,381	\$18,690	\$14,985	\$17,993	\$15,852	\$19,888	\$41,854	
N	Fire Plan Review:	N/A	N/A	N/A	\$7,197	N/A	N/A	N/A	
N	State Surcharge:	\$5,274	\$5,607	\$4,496	\$5,398	\$4,374	\$5,966	\$7,727	
0	Metro Construction Excise Tax:	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$0	
P	School Construction Excise Tax:	\$28,400	\$25,000	\$25,000	\$28,400	\$25,925	\$25,000	\$29,900	
	ENGINEERING PLAN REVIEW	7=0,100	+==,===	+==,===	+	7-2,5-2	+==,===	7-0,000	Т
Q	Engineering Plan Review:	\$1,060	N/A	N/A	N/A	\$321	N/A	\$17,470	_
R	EC/Grading Review or Permit Fee:	\$1,400	\$2,534	N/A	\$1,848	\$1,221	\$1,500	\$0	
S	LUCS Approval:	\$0	\$90	\$0	\$250	\$0	\$0	\$0	
S	NPDES 1200-C Permit:	\$1,725	\$1,725	\$1,725	\$1,725	\$1,725	\$1,725	\$1,725	
T	Additional Permit Fees:	N/A	\$1,775	N/A	\$55,428	N/A	\$804	N/A	
OT.	AL COST:	\$993.851	\$591.398	\$1.122.415	\$573,765	\$1,048,377	\$1,021,205	\$831.821	Ī
	COST PER SF:	\$4.97	\$2.96	\$5.61	\$2.87	\$5.24	\$5.11	\$4.16	
	<u> </u>	CLACKAMAS CO	GRESHAM	HILLSBORO	PORTLAND	TUALATIN	WILSONVILLE	WOODBURN	
		CLACKAIVIAS CO	GRESHAW	HILLSBURU	PORTLAND	TOALATIN	WILSONVILLE	WOODBURN	

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