

LLA.3.24 & LLA.4.24 EXHIBIT 1: SHIBP Mill and PGE Parcel Concept - Oct. 2024



- Proposed "Mill" Parcel - adjusted from said Lot 3 - Approx 35.73 ac.
 - Proposed "PGE" Parcel - adjusted from said Lot 4 - Approx 3.44 ac.
 - Parcel 1 of P.P. No. 2020-03 - Approx 161.93 ac. before Lot Line Adjustments
 - Other St. Helens Industrial Business Park property.
 - 1 Northern SHIBP access: via S. 12th, 13th, or 14th Streets
 - 2 Northern SHIBP access: via Kaster Road to existing one-lane gravel road between wetlands
 - 3 Northern SHIBP access: via "Mill" Parcel past vehicle weigh station infrastructure
- jag/Oct. 2024

LLA.3.24 & LLA.4.24 EXHIBIT 2: SHIBP Mill and PGE Parcel Easements - Oct. 2024



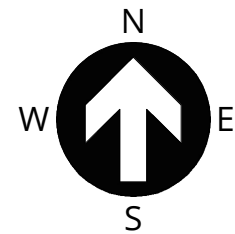
- Proposed "Mill" Parcel - adjusted from said Lot 3 - Approx 35.73 ac.
 - Proposed "PGE" Parcel - adjusted from said Lot 4 - Approx 3.44 ac.
 - Proposed 40' wide private access and public utility easement within "Mill" parcel
 - This easement can connect to a street from the north 1 or connect to Kaster Road 2
 - Truck weigh station area associated with the mill. An easement or agreement should be in place that allows access to the 40' wide easement to the east and the northern limited access portion of the St. Helens Industrial Business Park. This could be temporary until access is improved to the northern limited access area of the SHIBP.
- Aerial photo April 2022 by City of St. Helens
jag/Oct. 2024



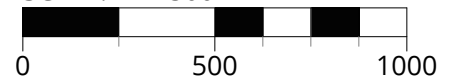
SITE NOTES

SITE MAP HAS BEEN PREPARED USING DATA FROM EXISTING TAX MAPS AND RLIS GIS DATA. THIS MAP HAS BEEN PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. ALL BOUNDARY AND DIMENSIONAL INFORMATION SHOULD BE VERIFIED BY A PROFESSIONAL LAND SURVEYOR.

THE NET ACREAGE FOR EACH PARCEL HAS BEEN CALCULATED BY REMOVING PUBLIC RIGHT-OF-WAY, JURISDICTIONAL WETLANDS AND THEIR ASSOCIATED PROTECTION ZONES, AND WATERWAYS AND THEIR ASSOCIATED RIPARIAN PROTECTION ZONES.



SCALE: 1" = 500'



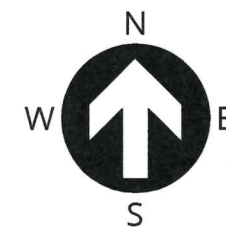


SITE NOTES

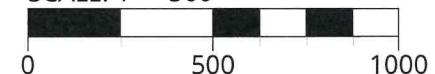
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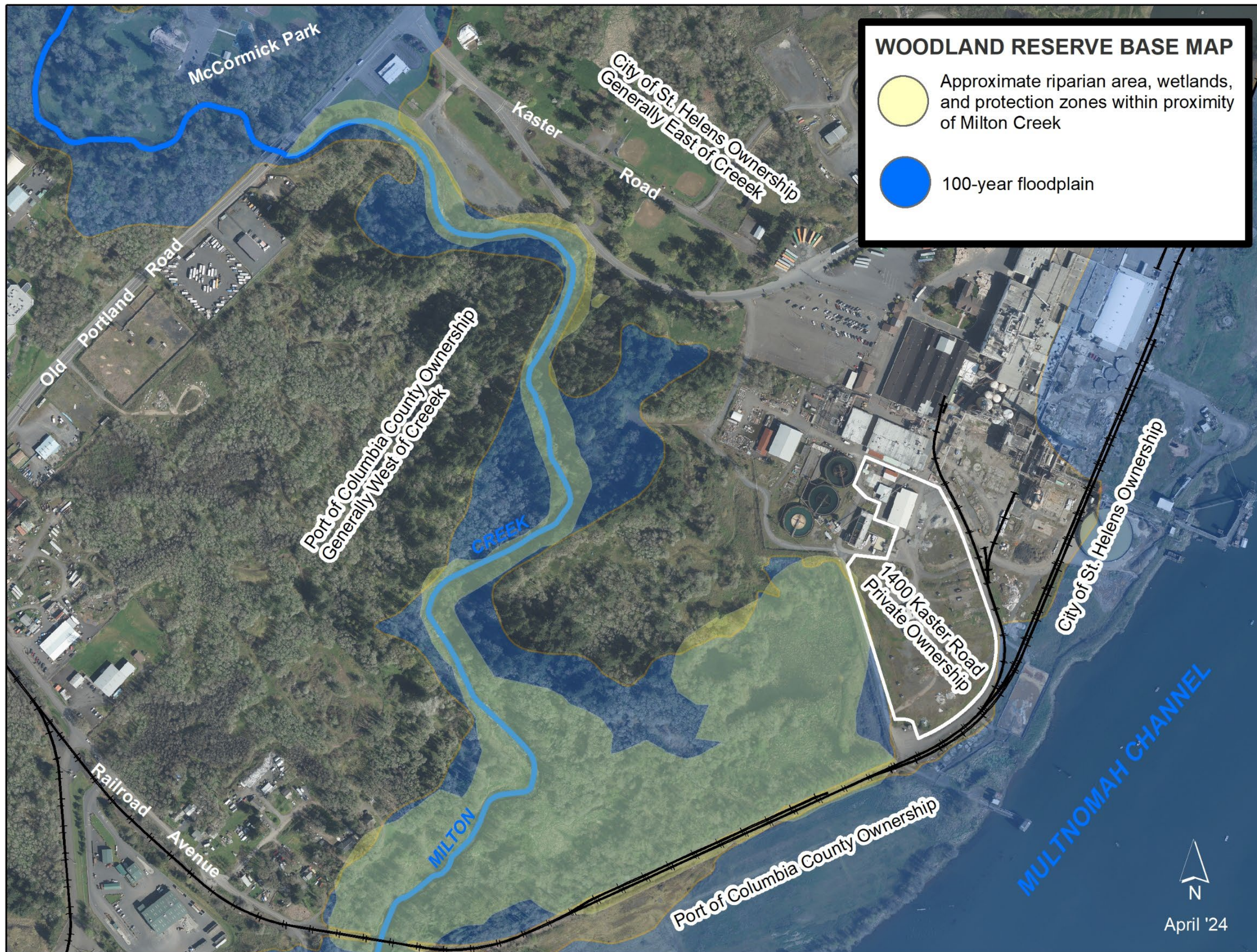
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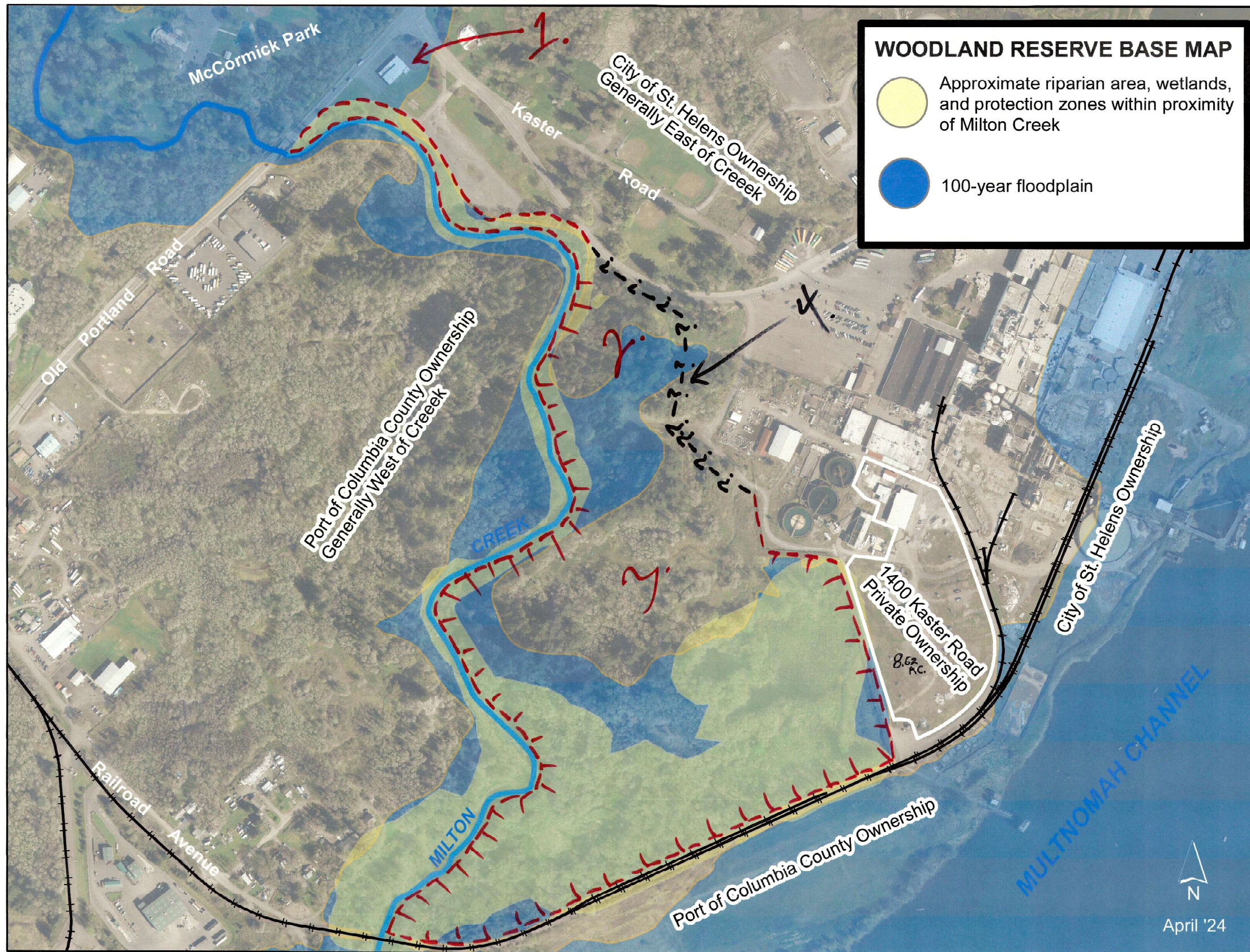
ASSUMED PGE
PARCEL 13
OF JUNE 2,
2025



SCALE: 1" = 500'







1. POTENTIAL AREA W/ DEVELOPMENT / USE OF BLDG TO SUPPORT WOODLAND RESERVE (BUT OUTSIDE OF RESERVE)

2. RGE PARCEL / DEV. OTHER PARCELS?

3. OTHER PARCELS?

4. FINE TUNE BOUNDARY

MAR. 21, 2025 NOTES