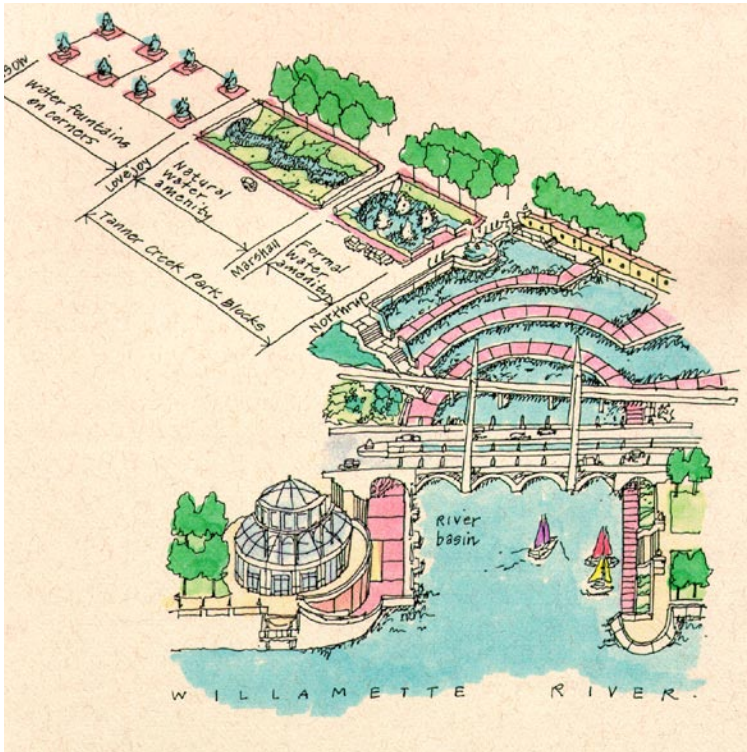




CARROLL INVESTMENTS LLC

REAL ESTATE DEVELOPMENT

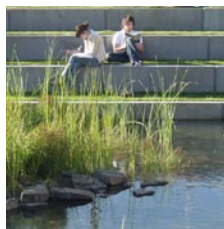


HOYT STREET YARDS

Page 1

Land Planner / Architect

Zimmer Gunsul Frasca Partnership



Acquisition & Master Planning

40-acres developable land, River District • Portland, Oregon • 1990 - 1994

40-acre obsolete rail yard in N. Downtown • Purchased from Burlington Northern Railroad in 1990 • Master planned for mixed-use development, working with The City of Portland and adjacent property owners to create a Plan District designed to meet growing inner city housing needs

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