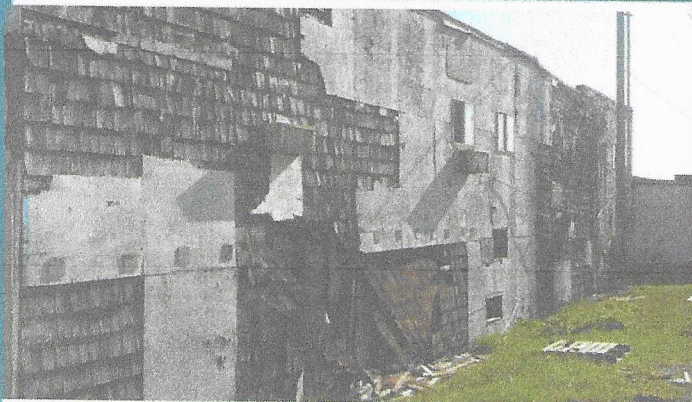


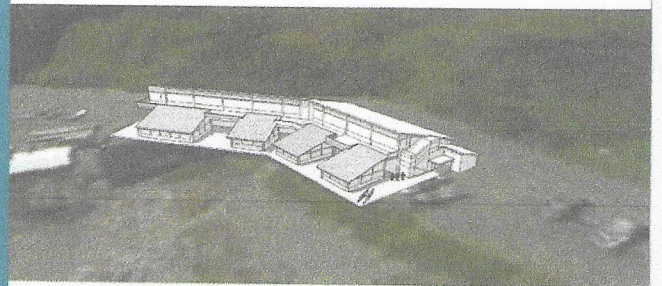
Port of Port Orford Cannery Redevelopment Project

Revitalizing Port Orford's Historic Port



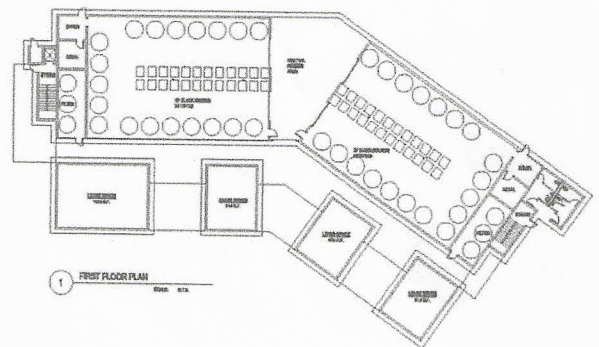
EXISTING STRUCTURE

The existing cannery building was built at the turn of the century and rebuilt in the 1940's. In its current state, the building has fallen into a state of such disrepair that it is no longer insurable. The Port also contains a failing sewage lift pump station that unable to support its current load volume, let alone the new facility. The facility is currently leased to NorCal Seafoods, which utilizes approximately 8,000 square feet of space. The building is equipped to accommodate a constant flow of fresh seawater.



ARIAL OF BUILDING

CROW/CLAY &
ASSOCIATES INC.



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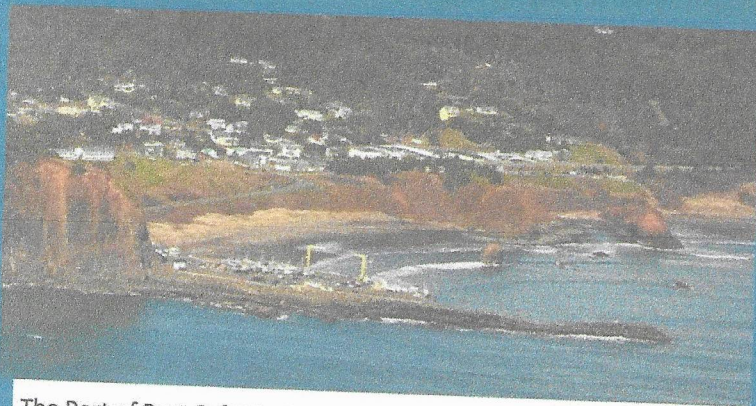
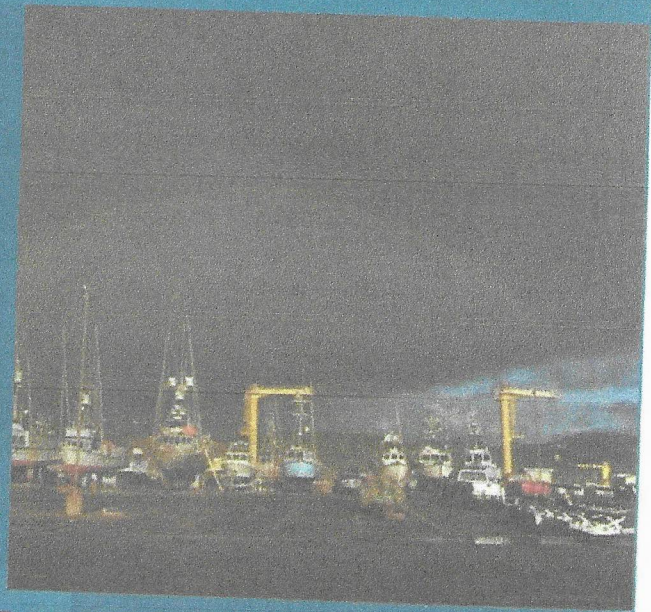
NEW CANNERY BUILDING

The new proposed Cannery Building will be approximately 20,000 square feet, with at least 10,000 square feet equipped to accommodate fresh seawater flow. NorCal will occupy 10,000 square feet of the facility. The remaining square footage will house the Port Offices and retail/processing space.

A PORT LIKE NO OTHER

DOLLY DOCK

The Port of Port Orford is an open-water dock with no natural protection, and boasts the only dry-dock on the West Coast. The fishing boats are lifted in and out of the water by operated cranes, set on custom-made dollies which are parked in rows on the docks. Our "Dolly Dock" grants access to the water for fishing boats using one of its hoists, which can lift boats weighing up to 25,000 pounds.



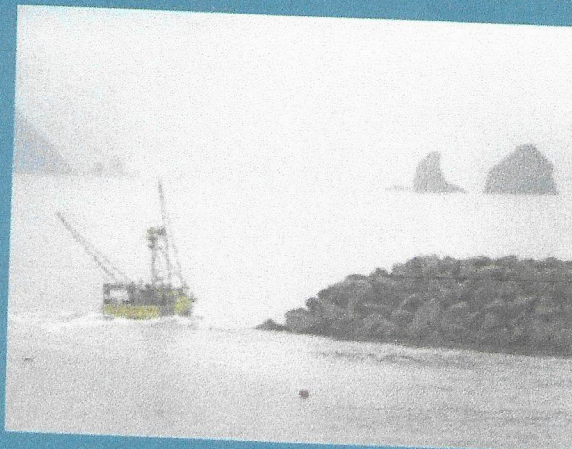
The Port of Port Orford, pictured above. The new facility will be located on or near the site of the existing structure. The building will house NorCal Seafoods, Port Offices, as well as other live seafood operations, retail space, and adventure tourism companies.

OPEN OCEAN

A unique aspect of the Port is that there is no ocean bar to cross, which results in more fishable days per year. Since the Port is situated on the open ocean, moorage in the water is only possible for short periods.

PORT ORFORD

Port Orford is located on U.S. route 101 between the Pacific Ocean and the Siskiyou National forest. Port Orford is the westernmost in the contiguous United States.



Fishing Boat off the coast of Port Orford

THE TIME IS NOW

Demographics

Dollar Value of Fish and Shellfish Landings at the Port

2009	2010	2011	2012	2013
\$4,687,023	\$3,385,759	\$6,333,675	\$3,249,106	5,230,252

At a Glance Stats for the Port of Port Orford:

Direct Employment: 134	Population: 1,263
Indirect and induced Employment: 16	Poverty Rate: 21.1%
Direct Labor Income: \$2,144,000	Labor Force: 403
Indirect and Induced Labor Income: \$916,000	Employed: 357
Direct Value Added (GDP): \$4,777,000	Unemployed: 46
Direct Output (Sales): \$7,945,000	% of labor force fishing: 35%
	% of labor force tourism: 27%

A Loss to be Avoided

The Port of Port Orford is primarily a commercial fishing port, deriving 95% of its revenue from the commercial fishing fleet and fish buyers located on the dock. The Port operates a high dock with a 25-ton and 15-ton crane to accommodate direct ocean launches for commercial and recreational boats. With 35% of the town's population working directly in the fishing industry, it is imperative that the Port takes measures to help it thrive and grow. Without the appropriate infrastructure, the Port will fail to expand the area's economy, as well as risk losing its current tenant in the existing cannery. The Cannery project will expand industries and jobs.

The Fishing Industry

Several notable fisheries had their start in Port Orford. The black cod or Sablefish fishery was resurrected in Port Orford in the early 1980's. Port Orford was also the first Port to land and process sea urchins in Oregon, beginning in the mid-1980's. And the high dollar value "live fishery," where fish are landed and shipped to market alive, began in Oregon at Port Orford in the mid-1990's. The Port of Port Orford is the leading location for live fish landings in Oregon.

Tourism

Many ocean sport fisherman favor Port Orford as there is no dangerous bar to cross, and world class fishing just a few minutes from the dock. Port Orford is rapidly becoming the dive-site of choice for many Oregon Divers. Kayaking is becoming more and more popular at the Port with the large and beautiful headland. The Cape Blanco Music Festival draws 20,000 people each year. The Port is continually trying to improve accessibility for the varied recreational activities enjoyed at the Port.

Honoring a Treasured History

The first dock in Port Orford was build in the 1880's, but the Port was established in 1919, initially as a shipping port for Port Orford cedar. Over time, the Port of Port Orford transitioned to a commercial fishing port because of its proximity to some of the richest fishing grounds in the state of Oregon.