

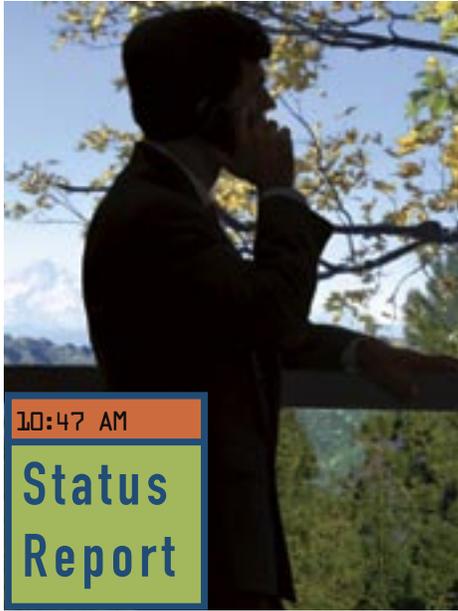
GOOD FOR BUSINESS. GOOD FOR LIFE.



8:05 AM

Rush
Hour

Port
of
Klickitat



10:47 AM

Status Report

Every weekend, thousands drive out to enjoy its dramatic scenery. They hike its trails, fish its streams, feast on its bounty, warm to its sun. Some catch the famous wind and speed along in a rush of color. Then, on Sunday night, they pack up and return home, awaiting the next chance to escape.

But for a growing number of others, these wonders are a part of everyday life. They've discovered a secret: The Columbia River Gorge, so close to city and so close to nature, is an ideal place to live and work.

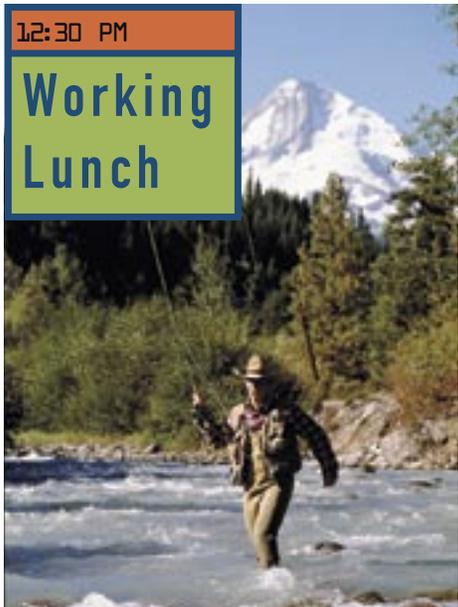
The Port of Klickitat, strategically positioned an easy hour east of Portland, is helping reinvent this region as a center for dynamic new business activity. The Port offers the benefits of plentiful land ready for development, at sale and lease prices far below those in the I-5 corridor just a stone's throw away.

Snapshot: Dallesport.

660 Acres Zoned and Ready for Heavy and Light Industry

Just across the Columbia River from The Dalles, Oregon, the Dallesport

Industrial Park is located in the most populated section of the Gorge, providing a deep labor pool. On-site transportation services include a rail spur, barge loading facility and full-service regional airport (one mile off I-84) that can accommodate light and medium business jets. Infrastructure, including electricity, water and natural gas, is in place. Here in the eastern range of the Gorge, the annual precipitation and humidity are especially low, making Dallesport an ideal



12:30 PM

Working Lunch

site for handling weather-sensitive materials or products.

Snapshot: Bingen Point.

104 Acres Dedicated to Work, Play, Life

Located near Bingen and White Salmon, Washington, just across the Columbia from Hood River, Bingen Point is perhaps the most desirable waterfront property under development in the Gorge. Its defining vision is of a progressive, multi-use community where recreational facilities, wildlife habitat and a variety of residential options are imaginatively integrated with a vibrant business environment.



Bingen Point Business Park offers 52 acres available for light industrial and commercial applications. The site, with all utilities in place, is ready to develop.

The centerpiece is a protected inlet/marina that provides convenient access to the Columbia River and a wealth of recreation opportunities.

The right climate for business.

Fast-track permitting: In Klickitat County, the time it takes to secure all construction permits is measured in days, not months or years. This proactive attitude can give your project a jump-start toward completion.

WA

whole new meaning

Easy access to world markets: The Port of Klickitat is a principal gateway to one of the Northwest's most important east-west transportation corridors. Barge lines offer bulk shipping along the length of the Columbia River, served by facilities at Dallesport. Rail service connects to markets throughout the West and Midwest.

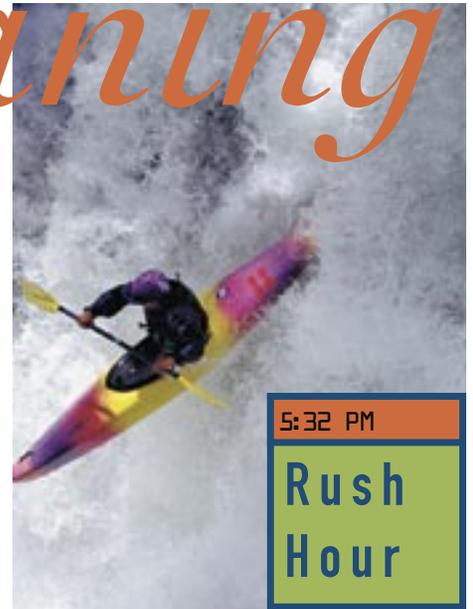
Portland International Airport, located on the city's eastern outskirts, is 50 freeway miles west. Most of the route goes through a National Scenic Area; virtually none of it faces city traffic, putting the Gorge closer to

training and other employee expenses.

Infrastructure for a 21st-century economy: Telecommunications, power and water and sewer services are high quality, progressive, affordable and reliable.

The Gorge is wired for sophisticated voice, data, video, satellite and fax transmission using fiber optic technology. The Northwest's vast hydropower system keeps electrical costs below national averages. Use of redundant transmission, substation and/or feeder circuits helps ensure consistent, uninterrupted service. Gorge communities have invested millions in new and upgraded potable water systems and wastewater treatment facilities.

A full range of business incentives: Washington state's tax system is stable, straightforward and notable for some features it does *not* have: No corporate tax, no unitary tax, no inventory tax, no personal tax and no tax on interest, dividends or capital gains. Businesses can also benefit from a variety of funding and granting programs, tax credits and exemptions, technical assistance and infrastructure development support.



PDX than many places in the Portland Metro area. I-84 provides congestion-free east-west freeway travel year-round.

A skilled talent pool, a strong work ethic: The workforce here is known for its high level of education, broad range of skill levels and low turnover. Nearly 75 percent have completed high school; almost 17 percent have a bachelor's degree or higher. Many skilled workers, drawn to the Gorge for its livability, are underemployed in seasonal or temporary jobs and are eager for fulfilling employment opportunities.

Businesses moving from metro areas can expect significant savings on direct labor costs, plus additional savings on

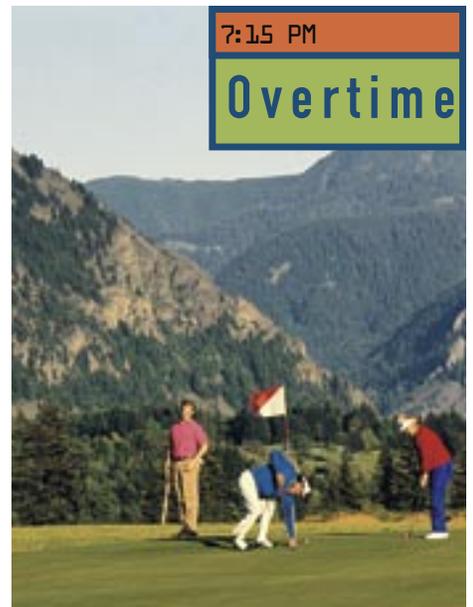
Contact the Port of Klickitat for more information on Bingen Point, Dallesport and the pleasures of living and working in the Gorge.



Port
of
Klickitat

Good for business.
Good for life.

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Living a Gorge kind of life.



Photography: JCarroll (Jfoto.com); Dallesport barge landing: Dianne Sherwood; Photo illustration of Bingen Point: Janice Kelley, Inc.

A partial inventory of how life is lived in the Gorge:

Natural scenery. A glance will tell you why the Gorge is designated a National Scenic Area. Here, you can experience a breathtaking landscape of mountain, river, stream, waterfall, canyon, forest, plateau, and high desert—and all in a radius of 10 or 15 miles. (We keep the ocean three hours to the west.)

Outdoor recreation. The Gorge is a hands-on experience. Here's a short list of ways to get active with the local scenery: Hiking, biking, boating, white water kayaking and rafting, camping, fishing, hunting, horseback riding, rock climbing, parasailing, golfing, bird and wildlife watching, skiing, snowboarding, snowmobiling and, of course, windsurfing.

Culture and entertainment. On a bluff above the Columbia stands an impressive mansion that might have come intact from Europe. Inside, one of the Northwest's finest (and most eccentric) art collections marks this as the Maryhill Museum. The Gorge is full of such cultural delights—galleries display the work of local artists, night-spots and pubs feature live music and annual festivals showcase entertainment. Nearly every community boasts a small museum, and two highly regarded interpretive centers provide a fascinating background on the natural and human history of the Gorge. The region is served by an extensive and excellent library system.

The essentials of life.

- **Shelter:** Plentiful housing is available, for rent or purchase, in rural areas and small-town neighborhoods. Prices are likely to be surprisingly affordable, especially for those coming from urban areas.
- **Food:** The Gorge offers a rich bounty, from orchards, vineyards, and farm-to-table markets. The restaurant scene is high in quality and variety, wineries and brew

pubs offer excellent adult beverages. And yes, you can find both a fancy latte and an honest cup of joe throughout the region.

- **Education:** Talented teachers from around the country have been attracted to the Gorge, helping produce a high-quality education system and a low student/teacher ratio. The nearby Columbia Gorge Community College offers excellent educational opportunities and customized job training programs.
- **Health care:** The Gorge is home to nationally recognized health care facilities. The Columbia Gorge Health Trust, a network of four hospitals, invests a percentage of its cost savings into a permanent annuity fund, dedicating the interest earnings for community health programs.
- **Security:** Communities here proudly maintain the small-town and rural values that have kept the crime rate low and made the Gorge a good place to raise a family.



Port of Klickitat

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