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OCT 29 2018



Oregon Department of State Lands
1645 NE Forbes Suite 112
Bend, OR 97701
Telephone – 541-388-6033
Fax – 503-378-4844

DSL BEND
\$ 750.00 c/c # 28829
AGENCY # 61596

APPLICATION TO PURCHASE LAND*

Please print clearly.

Applicant Name(s): Bergerson Construction, Inc. Phone: 503-325-7130
Address: 55 Portway Street Fax: 503-325-0174
P.O. Box 387 E-mail: gmorrill@bergerson-const.com
City: Astoria State: Oregon Zip Code: 97103

I (we) hereby make application to purchase the following described land:

	County	Section	Township	Range	Tax Lot	Acres
	Clatsop	11WM	8N	9W	5800	15.23
(Attach additional sheets if necessary)					Total Acres	15.23

I acknowledge that submission of this application:

- May initiate a competitive sale process
- Provides no right of priority (except as determined by the State Land Board)
- No sale will be made for less than fair market value.

The Department of State Lands (DSL) reserves the right to reject this application at any time before completion of the sale.

I have included an assessor's tax map of the property I wish to purchase along with the \$750 non-refundable application fee.

[Signature]
Applicant's Signature

October 25, 2018
Date

***Note: Please read the Instructions for Submitting an Application to Purchase Land before completing and submitting this application.**

Send completed application and fee to:
Oregon Department of State Lands
Real Property Unit
1645 NE Forbes, Suite 112
Bend, OR 97701

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Map



Clatsop County Webmaps

Disclaimer: This map was produced using Clatsop County GIS data. The GIS data is maintained by the County to support its governmental activities. This map should not be used for survey or engineering purposes. The County is not responsible for map errors, omissions, misuse or misinterpretation. Photos may not align with taxlots.



P.O. Box 387
Astoria, OR 97103
Office 503-325-7130
Fax 503-325-0174
24 Hour Service



TIN # 93-0600594
OR CCB# 63328
WA CC01 BERGECI 1210H
info@bergerson-const.com
www.bergerson-const.com

October 25, 2018

Oregon Department of State Lands
ATTN: Vicky Walker, Director
c/o Clara Taylor, Real Property Analyst
775 Summer St. NE, Suite 100
Salem, OR 97301-1279

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\$ DSL - BEND

RE: DSL Property in Astoria, OR

To Whom it May Concern:

Bergerson Construction wishes to acquire Department of State Lands property adjacent to North Tongue Point in Astoria, OR (Clatsop County Tax Lot 809110005800).

For the past 50 years, Bergerson Construction has served a variety of waterfront clients throughout Oregon and the Pacific Northwest. Our company strategy has never been to be the largest marine contractor in the region, but rather to approach each project with excellence and efficiency. This has led to Bergerson Construction becoming a trusted name for numerous Oregon ports, cities, private firms, and government entities including the USCG and USACE.

Bergerson Construction's operations have always been based at, and adjacent to, the Port of Astoria until May 2018 when the Port of Astoria's approach to log exports impacted our efficiency and guaranteed access to the barge ramp and water, vital components to our work. During recent years, this efficiency has been in jeopardy with the increase in log exports combined with other operations at the Port of Astoria limiting our space and water access and a change of location was necessary for Bergerson to continue operations in Clatsop County.

With the sale of North Tongue Point to Hyak Maritime in December 2017, Bergerson was presented with a better option for staging all operations in one central location with a certain, long term lease. Our new location with immediate proximity to protected waters is some of the best in the region and sets the stage for Bergerson's continued success in the region. Hyak's future plans for large vessel construction and repair at the North Tongue Point facility are likely to mesh well with Bergerson's operations. However, it is important that our operations and storage areas do not impede the flexibility of use on the concrete tarmac, an area that is critical to Hyak's operations.

Immediately adjacent to the waterfront property that Bergerson leases from Hyak is a parcel of land owned by the Department of State Lands. This land has lain fallow in recent years, only serving as a storage area for dredge spoils that were placed there years ago. These 11 acres (A portion of the 15.23 acres included in tax lot 809110005800) are separated from direct water access by the Hyak property we now lease but would be useful in supporting Bergerson's waterfront operations.

Bergerson Construction's future plans are to remain in Clatsop County and grow in its capabilities and efficiency in the region. These plans include development of a small harbor dredge program, increase waterfront construction capabilities and environmental response capabilities. This will result in expanded employment in Clatsop County and improved service to clients on the Oregon Coast and Columbia River. However, remaining fully in Clatsop County is contingent upon securing adequate upland property that will allow for this increase in services and employment. This will help to ensure that Bergerson will become more efficient and competitive in the region.

If the DSL and Business Oregon was to look favorably on Bergerson's application to acquire this property, this dormant ground would return to the tax rolls resulting in a currently unrealized revenue stream.

Thank you for your consideration in this matter. Please feel free to contact me personally with any questions or concerns.

Respectfully,

A black rectangular redaction box covering the signature of Greg Morrill.

Greg Morrill
President