

## COMMERCIAL BUILDING/SITE DATA

### LOCATION SITE #2.1 — Salmon Harbor Marina, Commercial 1

Location:	Salmon Harbor Marina
Address:	
City, State, Zip:	Winchester Bay, Oregon
Building/Site Name:	West Spit

### BUILDING/SITE ATTRIBUTES

Gross Lot Size:	10-acre tract of vacant land.
Gross Building Size:	
Net Building Size:	
Year Built:	
Zoning:	Water Oriented Commercial Recreation
Parking:	Number of Spaces:

### CONSTRUCTION

Building Type:	N/A
Construction Material:	
Roof Construction:	
Floor:	
Doors/Entrances:	

### UTILITIES

Electrical Service Provider:	Central Lincoln Peoples Utility District Sewer, water and electricity are available at the south end of the property. Voltage: _____ Amperage: _____ 3 Phase Power available throughout Harbor
Gas Provider:	Natural gas is not available. Propane is available.
Water:	City of Reedsport, 10" Main and 6" throughout the property
Sewer Service Provider:	Winchester Bay Sanitary District Line Size: _____ Peak Gallons per Day: _____
Telecommunications:	Service Provider(s): Verizon  Infrastructure Available:

### SITE CONTACT

Owner (Name):	Douglas County, Oregon
Broker (Company, Contact, Address):	Jeff Vander Kley, Harbor Manager, Salmon Harbor Marina P.O. Box 1007 Winchester Bay, OR 97467 Phone: 541-271-3407 Fax: 541-271-2060 E-mail: <a href="mailto:salmonh@co.douglas.or.us">salmonh@co.douglas.or.us</a> web page: <a href="http://www.marinarvresort.com">http://www.marinarvresort.com</a>

# COMMERCIAL BUILDING/SITE DATA

## LOCATION SITE #2.1 — Salmon Harbor Marina, Commercial 1 (cont'd)

### TERMS

Sales Price:	Total Sale:	Cost/Square Foot:
Leasing Cost	Negotiable	Cost per square foot:
Lease Term:	Long term leases available. All terms negotiable.	
Other:	Negotiable	

### UNIQUE FEATURES/ADVANTAGES

Salmon Harbor pursuing development of top-quality RV park facilities.  
Permitted uses under zoning include motel/convention center, restaurants, moorage and other recreational facilities.  
Conditional uses consist of gift/specialty shops and condominiums.  
The stream bank on the riverside of the property was recently reinforced with a \$700,000 Corps of Engineers revetment project.

### CONSTRAINTS/DISADVANTAGES

### INFORMATION AVAILABLE FOR REVIEW

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Location Map                           | <input checked="" type="checkbox"/> Aerial Photo   | <input checked="" type="checkbox"/> Zoning Map |
| <input type="checkbox"/> Plot Map - Dimensions                  | <input type="checkbox"/> Topography Map            |  |
| <input type="checkbox"/> Infrastructure - Location of Utilities | <input type="checkbox"/> Transportation Access Map |  |
| <input type="checkbox"/> Environmental Analysis                 | <input type="checkbox"/> FEMA Map                  |  |
- Geo-technical study on soils currently underway, Site map and Development prospectus

Building Data Completed By: Salmon Harbor Marina

Date: February 2004

Data provided is based on recent data made available and believed to be reliable. No warranty can be made to current accuracy.

## COMMERCIAL BUILDING/SITE DATA

### LOCATION SITE #2.2— Salmon Harbor Marina, Commercial 2

Location:	Coho Point
Address:	Salmon Harbor Marina
City, State, Zip:	Winchester Bay, Oregon
Building/Site Name:	Coho Point

### BUILDING/SITE ATTRIBUTES

Gross Lot Size:	2-acre commercial development project, 18,000 square feet of vacant commercial waterfront property.
Gross Building Size:	
Net Building Size:	
Year Built:	
Zoning:	Water-Oriented Tourist Commercial and Marine Commercial
Parking:	Number of Spaces:

### CONSTRUCTION

Building Type:	
Construction Material:	
Roof Construction:	
Floor:	
Doors/Entrances:	

### UTILITIES

Electrical Service Provider:	Central Lincoln Peoples Utility District Sewer, water and electricity are available at the south end of the property. Voltage: _____ Amperage: _____ 3 Phase Power available throughout Harbor
Gas Provider:	Natural gas is not available. Propane is available.
Sewer Service Provider:	Winchester Bay Sanitary District Line Size: _____ Peak Gallons per Day: _____
Telecommunications:	Service Provider(s): Verizon  Infrastructure Available:

### SITE CONTACT

Owner (Name):	Douglas County, Oregon
Broker (Company, Contact, Address):	Jeff Vander Kley, Harbor Manager, Salmon Harbor Marina P.O. Box 1007 Winchester Bay, OR 97467 Phone: 541-271-3407 Fax: 541-271-2060 E-mail: <a href="mailto:salmonh@co.douglas.or.us">salmonh@co.douglas.or.us</a> web page: <a href="http://www.marinarvresort.com">http://www.marinarvresort.com</a>

# COMMERCIAL BUILDING/SITE DATA

## LOCATION SITE #2.2 — Salmon Harbor Marina, Commercial 2 (cont'd)

### TERMS

Sales Price:	Total Sale:	Cost/Square Foot:
Leasing Cost		Cost per square foot:
Lease Term:		
Other:	Negotiable	

### UNIQUE FEATURES/ADVANTAGES

Already developed are a promenade, new restrooms, infrastructure and several small businesses.

### CONSTRAINTS/DISADVANTAGES

### INFORMATION AVAILABLE FOR REVIEW

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Location Map                           | <input checked="" type="checkbox"/> Aerial Photo   | <input checked="" type="checkbox"/> Zoning Map |
| <input type="checkbox"/> Plot Map - Dimensions                  | <input type="checkbox"/> Topography Map            |  |
| <input type="checkbox"/> Infrastructure - Location of Utilities | <input type="checkbox"/> Transportation Access Map |  |
| <input type="checkbox"/> Environmental Analysis                 | <input type="checkbox"/> FEMA Map                  |  |
| Development prospectus and Site map                             |  |  |

Building Data Completed By: Salmon Harbor Marina

Date: February 2004

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## COMMERCIAL BUILDING/SITE DATA

### LOCATION SITE #2.3 — Salmon Harbor Marina, Commercial 3

Location: Salmon Harbor Marina  
Address:  
City, State, Zip:

### BUILDING/SITE ATTRIBUTES

Gross Lot Size: Ork Rock Point, 3-acre vacant tract, northern most point of the Marina  
Gross Building Size:  
Net Building Size:  
Year Built:  
Zoning: Water-Oriented Commercial Recreation  
Parking: Number of Spaces:

### CONSTRUCTION

Building Type: Partially paved  
Construction Material:  
Roof Construction:  
Floor:  
Doors/Entrances:

### UTILITIES

Electrical Service Provider: Central Lincoln Peoples Utility District  
Sewer, water and electricity are available at the south end of the property.  
Voltage: Amperage:  
3 Phase Power available throughout Harbor

Gas Provider: Natural gas is not available. Propane is available.

Sewer Service Provider:  
Line Size: Peak Gallons per Day:

Telecommunications: Service Provider(s): Verizon  
Infrastructure Available:

### SITE CONTACT

Owner (Name): Douglas County, Oregon  
Broker (Company, Contact, Address): Jeff Vander Kley, Harbor Manager, Salmon Harbor Marina  
P.O. Box 1007  
Winchester Bay, OR 97467  
Phone: 541-271-3407 Fax: 541-271-2060  
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web page: <http://www.marinarvresort.com>

# COMMERCIAL BUILDING/SITE DATA

## LOCATION SITE #2.3 — Salmon Harbor Marina, Commercial 3 (cont'd)

### TERMS

Sales Price:	Total Sale:	Cost/Square Foot:
Leasing Cost		Cost per square foot:
Lease Term:		
Other:		

### UNIQUE FEATURES/ADVANTAGES

### CONSTRAINTS/DISADVANTAGES

### INFORMATION AVAILABLE FOR REVIEW

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Location Map                           | <input checked="" type="checkbox"/> Aerial Photo   | <input checked="" type="checkbox"/> Zoning Map |
| <input type="checkbox"/> Plot Map - Dimensions                  | <input type="checkbox"/> Topography Map            |  |
| <input type="checkbox"/> Infrastructure - Location of Utilities | <input type="checkbox"/> Transportation Access Map |  |
| <input type="checkbox"/> Environmental Analysis                 | <input type="checkbox"/> FEMA Map                  |  |
| Development prospectus and Site map                             |  |  |

Building Data Completed By: Salmon Harabor Marina

Date: February 2004

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