

and winter steelhead. There are many popular campgrounds (Riverside, River Ford and Two Rivers) near the property.

Austin Preservation, associated with the Northwest Forest Conservancy, has been interested in the acquisition of Austin Hot Springs so that it could be protected, restored and used for sustainable recreation. Currently, although the property is posted as being private, it is used by the public for camping and hot springs recreation.

The property has approximately 117 acres of timberland not impacted by the riparian area along the river front. That timberland contains primarily 15 to 25 year old pre-merchantable Douglas-fir, hemlock and red alder, including 17± acres of 70-year-old red cedar and hemlock. 59± acres located north of USFS Road 46 have access from a gated logging road. The balance of the timber land is located south of the river and has access from a USFS logging road. Slopes are very steep, and a logging road will need to be reconstructed in order to harvest the timber. Please see Supplemental Information Package for type report from Stuntzner Engineering and Forestry.

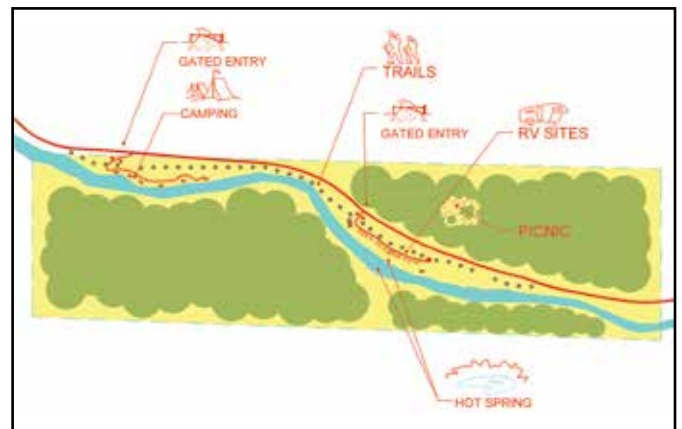
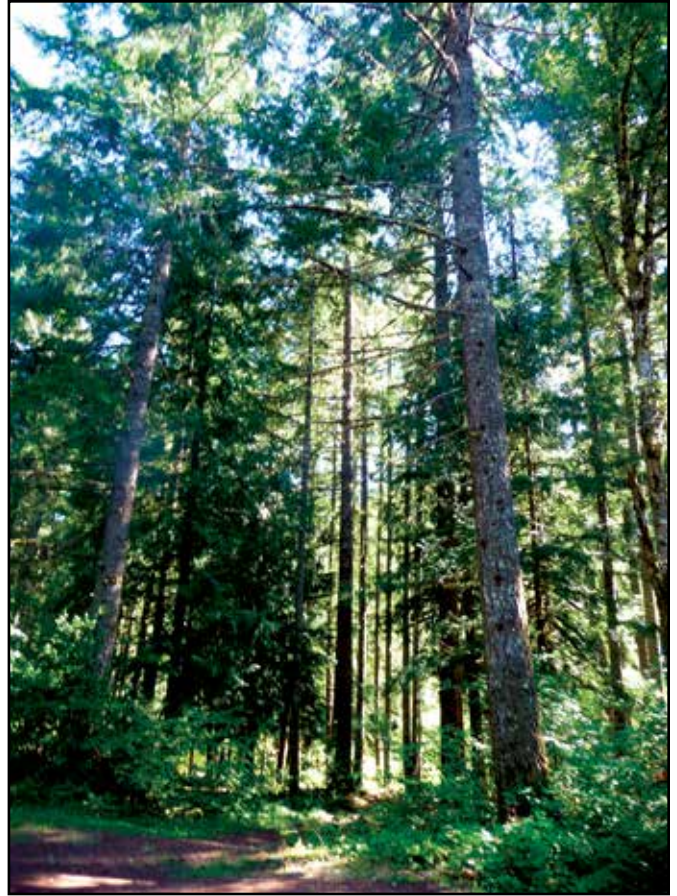
Acquisition of Austin Hot Springs could provide opportunity for a potential exchange property with the U.S. Forest Service, or for development of a private retreat, camp, or commercial campground with RV and overnight sites, subject to a conditional use permit. The 117± acres of timberland could provide both short-term cash flow and long-term asset growth.

In addition, some conservation value might be obtained by providing a conservation easement which restricts development of recreation uses allowed either as a permitted or conditional use, under the zoning.

Bagby Hot Springs, managed by the U.S. Forest Service, is located 10± miles southwest of Austin Hot Springs, and contains two bath houses that are maintained by Friends of Bagby Springs. Camping is not permitted at Bagby Hot Springs.

LOCATION: Township 6 South, Range 7 East, Section 30, Tax Lot 3100 and Township 6 South, Range 6 East, Section 25, Tax Lot 2600. From Estacada, take Highway 224 27± miles to Ripplebrook Ranger Station, and then take USFS Road 46 5± miles to the Austin Hot Springs property. Please park alongside the road during inspection.

SEALED BIDS DUE NO LATER THAN 5:00 PM,
WEDNESDAY, NOVEMBER 20, 2013



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.