



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

Ocean View property will have the option to proceed with submission of a master-plan under the parameters of the Joint Management Agreement.

An estimated 605 acres of the property are zoned Forest Grazing. Two tax parcels that total 2.39± acres are zoned RR5, and a tax parcel that totals .02± acre is zoned RC. The existing Forest Grazing zoning will allow one dwelling under certain conditions, with a minimum parcel size of 80± acres. Please see Supplemental Information Package.

The existing logging roads provide access throughout the property but are in need of repair (see Supplemental Information Package for map with road conditions).

Parcel A, tax lot 300 with 332± acres, has access from Highway 101 to Harbor Heights Road to the northwest corner, and has a large grass and meadow area in the southwest-facing slopes which provide an excellent location for an ocean view estate home site. There is a large ridge top at 1,080± feet of east-facing slopes which have residual timber.

Parcel B contains nine individual tax lots which total 276± acres, and has access from Highway 101 via Museum Road and McVey Road. The parcel also has excellent ocean view sites in the southeast section of the tract, with several grassy areas and open meadows that could be incorporated into equestrian riding and hiking areas.

On-site septic and well will be required for a home site. Power is available to the property.

LOCATION: Township 41 South, Range 13 West, Sections 10, 14 and 15

Parcel A: Map ID # 41S-13W-10 #300

Parcel B: Map ID # 41S-13W-15A #100  
 41S-13W-15B #5200 and 5300  
 41S-13W-15DA #100  
 41S-13W-10CC #1500  
 41S-13W-14 #200  
 41S-13W-14D001 #300 and 307

**SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 5, 2015**