

second floor. An outdoor deck which overlooks the expansive lawn in front of the lodge could be enclosed for use in the spring and fall.

Five new two bedroom cabins would be located along the western portion of the lawn overlooking the Wallowa River, with golf cart access only using a small paved pathway. Parking for all new and existing cabins near the lodge would use the existing parking lot.

Under this plan, a new owner could also obtain additional value through a conservation easement that would restrict any additional development allowed under the RCR zoning.

Site

The property has a total of 8.46 acres contained within two tax lots. Tax lot 200 is 7.94 acres and includes the lodge, shop, and three of the eight cabins. There is over 1,000 feet of frontage along the Wallowa River to the west. Wallowa Lake Highway is along the southern and eastern portions of the property. Tax lot 300 has the remaining five cabins and is in the northwest corner. It contains .52± acre, and is on a ridge above the confluence of the Wallowa River and the Wallowa Lake.

The parking lot is gravel, and is located by the front entry to the lodge. A water fountain and small pond is at the entry drive. Both an underground and manual system provides irrigation for the large grass lawn between the lodge and the lake.

The majority of the property has gentle topography, at an elevation of 4,100± feet. It is estimated that 1.66 acres is within Zone AE, an area with the one-hundred-year flood plain, based on the Federal Emergency Management Agency (FEMA) and National Flood Insurance Program (NFIP). The balance of the property is outside the flood plain.

Taxes

2014 -- 2015 real estate taxes are \$11,300.



Lobby has local handcrafted furnishings

Phase One Environmental Assessment

An assessment was prepared in March 2000 by PBS Environmental, based in Bend, Oregon. No recognized environmental conditions were identified by PBS. A copy is part of the Supplemental Information Package.

Building Condition Report

A building condition report was completed in April 2015 by Pillar to Post Professional Home Inspection, based in Pendleton, Oregon. A copy is part of the Supplemental Information Package, and the status of repairs being accomplished by the seller will be available prior to close of escrow.