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May 24, 2014

City Counsel
All Council Members
City Of Yachats
441 Hwy 101 N.
P.O. Box 345
Yachats, OR 97498

Dear Council Members:

As indicated during recent meetings, Yachats is looking for additional parking and a new location for the visitor's center. In efforts to provide safe walking and parking along the Hwy 101 to the community and its visitors.

This correspondence outlines a few options that are available and may help with upcoming needs.

OBJECTIVE

To inform city council members of the options available at Sunset Village as you consider a new location for the visitor center and additional parking needed for our village of Yachats.

The three options available are as follows:

Option 1

504 Highway 101 N. units #A & #B is all one space with roughly 1150 sq ft with bathrooms, storage rooms and a big open space with upgraded drop ceiling, lighting, stained concrete floors that would be great for the visitor center as is or can have tenant improvements to meet your needs. Three to four parking spaces plus use of the Handicapped Van space with ramp to the new visitor center that gives you total use of four to five parking spaces. Meets all handicap and parking requirements that will not interfere with business during the highway 101 construction. This would be a great addition to the village being just right across the street from the commons that offers additional parking. The discounted price \$167,000 plus HOA dues of \$205.00 per month that includes – Water, Sewer, Exterior Maintenance and Repairs, parking lot lighting.

Option 2

502 Highway 101 N. units #A & #B are divided and ready for your tenant improvements to make it what you need, side #A 617 sq ft / side #B 511 sq ft. this option would give you two units that may be turned into one full size unit with roughly 1150 sq ft if needed. This unit can be customized to meet your needs. Three to four parking spaces plus use of the Handicapped Van space with ramp to the new visitor center that gives you total use of four to five parking spaces. Meets all handicap and parking requirements that will not interfere with business during the highway 101 construction. This would be a great addition to the village being just right across the street from the commons that offers additional parking. The discounted price \$163,800 plus HOA dues of \$205.00 per month that includes – Water, Sewer, Exterior Maintenance and Repairs, parking lot lighting

Option 3

Includes both options 1 and 2 which either option can be used for the new visitor center and the other one for your other future needs and now you would have eight parking spaces one of them is a Handicapped Van space with ramp to the new visitor center and the other units waiting for your tenant improvements. The discounted price \$330,800 plus HOA dues of \$410.00 per month that includes – Water, Sewer, Exterior Maintenance and Repairs, parking lot lighting.

All three options at this property offer more parking, a new visitor center in a great location and it already has all current highway improvements and parking. The entrance will not be disturbed during the new highway changes and construction. Giving everyone a safe entrance, exit and parking to a new visitor's center location.

Sincerely,



Douglas Sowden