



Canyon
RIVER RANCH

OWNERSHIP



WASHINGTON'S PREMIER RIVERFRONT RESORT DESTINATION

A SPECIAL LOCATION ON THE YAKIMA RIVER

The Yakima River Canyon is one of the most spectacular locations in Washington State. Largely untouched, the geology, wildlife, scenery and the river itself create incomparable memories for anyone fortunate enough to experience it for themselves.

Canyon River Ranch occupies a private enclave on the banks of the Yakima River surrounded by hundreds of thousands of acres of public lands. It exemplifies the outdoor experiences that define our state. From the breathtaking vistas and exceptional fly fishing to a collection of outdoor pursuits and perfectly designed accommodations, Canyon River Ranch is the region's premier destination for natural beauty, peaceful serenity and family adventure.

With easy access and its riverside setting, you can enjoy its splendor any time of year. Situated on SR 821, designated the Yakima River Canyon Scenic Byway, every visit reveals a landscape of rock outcroppings, hills dotted with shrub steppe and rich riparian lands along the winding river. Canyon River Ranch is just two hours from the Seattle area and at Milepost 15 just south of Ellensburg.





SENSIBLE OWNERSHIP

Canyon River Lodge features ten lodge suites offered for sale as fractional interests with just six interests in each suite, sixty interests in all.

Each owner receives a fee-simple deeded fractional interest in a suite and shared ownership in the lodge and community common areas. Each interest provides the owner fifty-six days and nights of use per year. Ownership interests can be resold, shared or gifted just like any other deeded real estate.

While ownership applies to a particular suite, owners may also stay in any of the lodge suites or use a combination of suites. Friends, family, colleagues and clients are always welcome guests.

The suites measure approximately 880 square feet and include two bedrooms and one-and-a-half baths. They are fully furnished, tastefully finished, completely equipped and ready to be enjoyed. All have wonderful views of the Yakima River and the dramatic canyon walls from spacious great rooms, decks or verandas. The lodge is staffed seven days per week.



A RIVERFRONT LIFESTYLE FOR EVERYONE

As an owner at Canyon River Ranch, you and your guests have available the full use of the ranch's amenities, services and features.

- Start your morning with a cup of coffee and a stroll to the vineyard.
- Take a hike up the canyon trail and look for bighorn sheep or to see otters swimming in the river.
- Join your son or daughter in a casting or sporting clays lesson.
- Arrange a day of fly-fishing with a guide from Red's fly shop.
- Rent a raft or drift boat and create your own adventure.
- Toast marshmallows on a riverside campfire.
- Share an evening glass of wine with friends and family on the lovely lodge deck.
- As night falls, retreat to the great room with a good book next to the fireplace.

All this and more is part of the lifestyle at Canyon River Ranch.



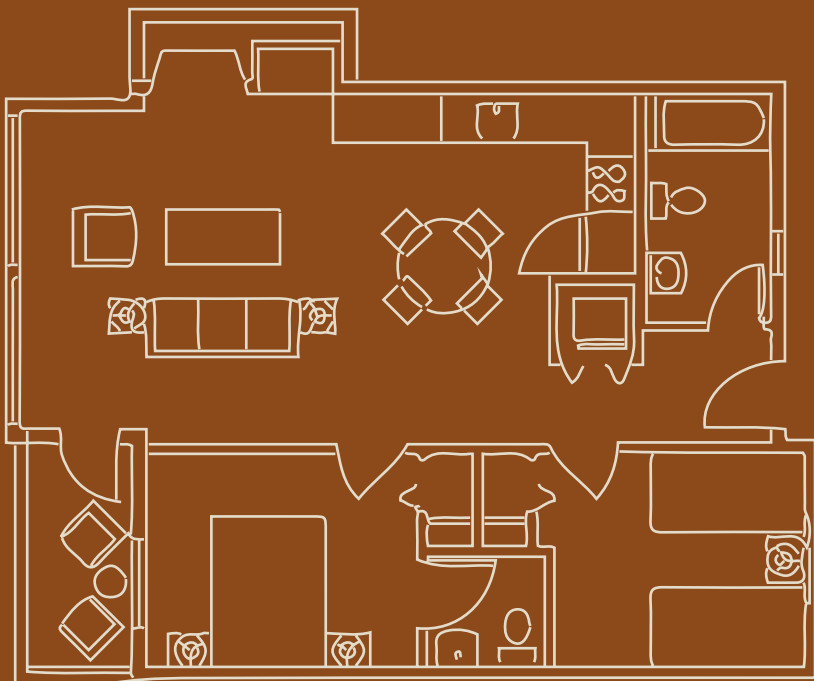
RIVERSIDE SUITES

All of the two-bedroom, one-and-a-half-bath, lodge suites are nearly identical in plan and design, and all have marvelous views.



- Striking views of the river, canyon and surrounding mountains
- Thoroughly maintained living areas
- Comfortable and inviting furnishings throughout
- LG flat panel HDTV
- Samsung Blu-Ray Player
- DirectTV
- GE stainless steel appliances
- A kitchen stocked with all utensils and appliances
- Slab granite counter tops
- Frigidaire washing machine and dryer
- Gas fireplace
- Plush linens and towels
- High-speed internet access

The Canyon Ranch team are all travelers, active in the outdoors and know what it is like to carry gear. Thus, each owner is also provided with a private, 4' wide X 4' deep and 8' high storage locker in the lodge for all your gear.



OWNERSHIP BEYOND THE SUITES

Each suite owner enjoys ownership of the fully furnished and expertly maintained suite, as well as, shared ownership in the waterfront areas, the uplands, and amenities including the pool, deck, hot tub, and the private vineyard.

The small Syrah vineyard is professionally maintained and produces a private vintage for owners. The wine is distributed to owners proportionately.

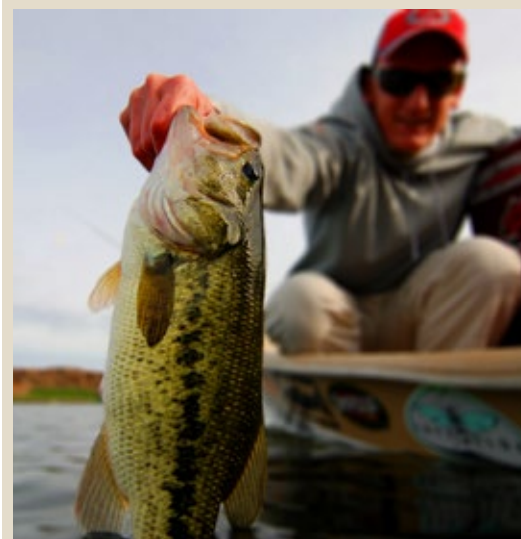


OUTDOOR ACTIVITIES ABOUND

Surrounded by hundreds of thousands of acres of public lands in the Yakima River Canyon, Canyon River Ranch offers activities for visitors of all ages.

- Over 1,000 feet of Yakima River frontage
- Access to an upland trail system for mountain biking and hiking
- A private Syrah vineyard
- A short distance to Chelan and Yakima Valley wine country
- Onsite walking trails and meadows
- Fly fishing
- Archery and sporting clays
- Bird hunting
- Lessons for all ages in numerous outdoor activities taught by experienced guides
- Riverside campfire areas

...and whatever else may pique your interest



CANYON RIVER LODGE

The lodge offers everything you need for an enjoyable family getaway, family reunion, or business meeting. Designed by the nationally renowned architecture firm, Mithun.



- Heated pool and hot tub
- Large patio with seating areas and barbecues
- The great room with a gourmet kitchen and wet bar suitable for catered events, cooking classes, and other special events, featuring Viking and Subzero appliances
- A spacious dining room with seating for 12 or more
- Business meeting and conference space
- Library featuring a fireplace and card and hobby area
- Game room with a pool table and private deck overlooking the river
- Massive stone fireplace in the great room





Reservation System

When planning a trip, owners can use the reservation system to organize their stay. In September of each year, owners are issued place holder dates for the following year based on a uniform distribution matrix. Dates are equally distributed for mid-week and weekend stays, ensuring that you have dates in the system throughout the year to utilize as you see fit. After receiving place holder dates, you can trade nights with other owners, confirm and use the existing dates or rent any unused nights. Requests to trade dates can easily be done through the front desk by email or phone. As an owner, you can rent your dates to other guests on your own or authorize Canyon River Lodge management to rent them on your behalf. The reservation system was thoughtfully designed to ensure rotation of prime weekends and holidays as well as equal exposure for potential rental clients.

Concierge services

You can easily plan the perfect stay for you and your guests at Canyon River Lodge with the help of the hospitality staff. They can make arrangements before you arrive including scheduling fly-fishing excursions, wine tours, massages, tee times and more.

Housekeeping Services

Daily, light cleaning services are included, as are detailed, expert cleaning services at the end of each stay. Additional cleaning services are available as needed for a small fee.

Cooking classes and gourmet dinners

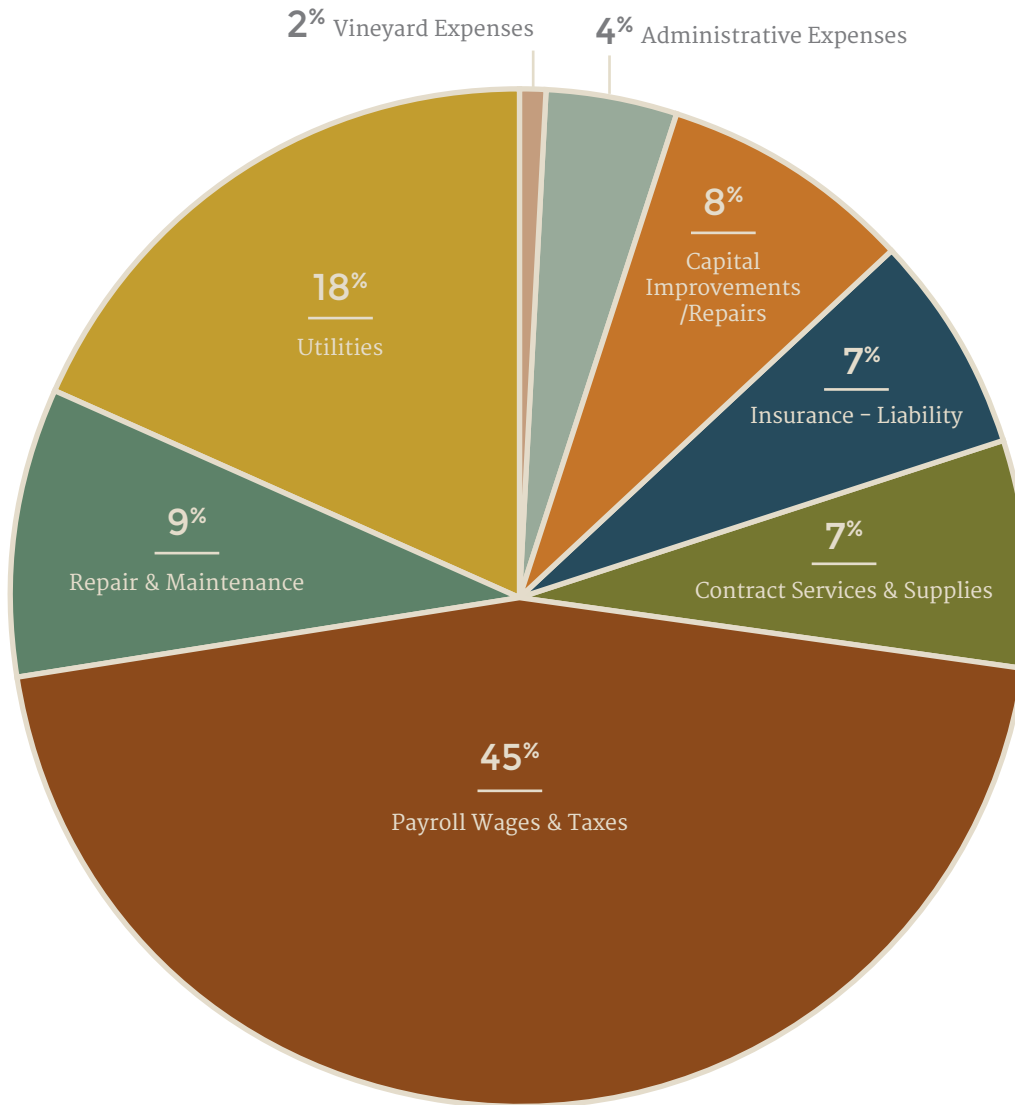
Well-known chefs from around the region are invited throughout the year to present farm-to-table cooking classes and special winemaker dinners at the lodge.

Wine tasting and tours

Located between several wine regions, the lodge hosts private wine tastings from time to time featuring select wineries from the Yakima, Chelan, Walla Walla, and Wenatchee Valley regions. Additionally, the hospitality staff can arrange wine tours just for you and your guests.



HOA DUES - LODGE SUITE



	TOTALS (ANNUAL \$)	COST/UNIT (\$/MONTH)
Administrative Expenses	\$21,420	\$14.88
Capital Improvements/ Repairs	\$34,008	\$23.63
Insurance - Liability	\$30,696	\$21.32
Contract Services & Supplies	\$26,040	\$18.09
Payroll Wages & Taxes	\$192,102	\$133.46
Repair & Maintenance	\$37,480	\$26.04
Utilities	\$74,532	\$51.78
Vineyard Expenses	\$8,360	\$5.81
Total	\$424,638	\$295.00

** This represents the 2016 operating budget and is subject to change.*

FREQUENTLY ASKED QUESTIONS

Why fractional ownership?

Fractional ownership allows you to align expected use with the cost of ownership. Most owners only use vacation property 10 to 15% of the year. Fractional ownership, on the other hand, sensibly addresses this reality by providing an appropriate amount of use each year. And your use can be spread out over the calendar to further enhance the convenience of ownership and value. Again, it is a very sensible way to own recreation real estate.

How does fractional ownership work?

Each owner receives an undivided, deeded, fee-simple interest in a particular suite, plus a proportional share in the common areas. Title insurance is provided by the seller. You are invited to consult your attorney. We are happy to provide legal documents for his or her review.

How does fractional ownership differ from timeshares?

It comes down to ownership. Fractional ownership is designed to provide the same benefits of deeded ownership, at a cost that better aligns with your actual usage of the property.

Though there are several formats, typically timeshare offers owners the rights to use a particular piece of property only for a specific period of time. Most do not offer deeded real estate ownership.

How many interests will be sold?

A maximum of six interests will be sold in each of the ten lodge suites for a total of sixty.

How often can I use the property?

Ownership provides use of fifty-six days and nights per year. You can also use more than one suite at a time for family or business group stays. This provides owners with the flexibility to use your suite most advantageously.

Will I always stay in the same suite?

Because they are generally identical, owners have equal access to all lodge suites allows greater scheduling flexibility and use of multiple suites by one owner.

How do I make reservations?

Reservations can be made by phone or email. You can arrange for one or more stays in advance, and last-minute stays can be accommodated on a space-available basis.

The reservation system rotates to guarantee fair and equitable use for all owners. To maximize flexibility, owners are not locked into just one suite for all of their nights. All ten suites are configured the same, and any open suite can be allocated for an owner's stay. Additionally, owners are not restricted to just one suite per night. Based on availability, multiple suites can be reserved to accommodate corporate events or large family gatherings.

Can I resell my interest?

Your deeded interest may be sold or transferred anytime.

What are the monthly dues?

The Homeowners Association dues are \$295 per month which includes maintenance, operations, staffing, reserves and housekeeping services. A copy of the current budget is available for review.

CANYON RIVER RANCH SITE PLAN



- Canyon River Lodge
- Canyon River Grill/Red's Fly Shop
- Vineyard
- Cabin Sites
- Proposed Future Amenity

Site Plan subject to change

THE HEART OF CANYON RIVER RANCH



From left to right: Private cabins, Canyon River Lodge, Canyon River Grill and Red's Fly Shop.



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For additional information, please contact:

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