

PRESENTS

**A RARE AND UNIQUE
DEVELOPMENT OPPORTUNITY**

**THE HISTORIC
WHITE CHIEF LODGE**



FISH CAMP, CALIFORNIA

- **6.32 Acres**
- **Last commercial stop before Yosemite National Park**
- **Zoned Resort Commercial**
- **26 units, bar and restaurant existing**
- **Home, meeting hall, shop, storage on site**
- **Adjoins National Forest**
- **Excellent Developed Water**

\$3,200,000.00

FACT SHEET

Location: The White Chief Lodge is off of Highway 41 in Fish Camp, CA, the last town before entering Yosemite National Park through the southern entrance. The access road to the property White Chief Mountain, is paved and the Lodge is about ¼ of a mile up the road from Highway 41, through a residential subdivision. Fish Camp is approximately one mile above sea level, about 60 miles north of Fresno, CA.

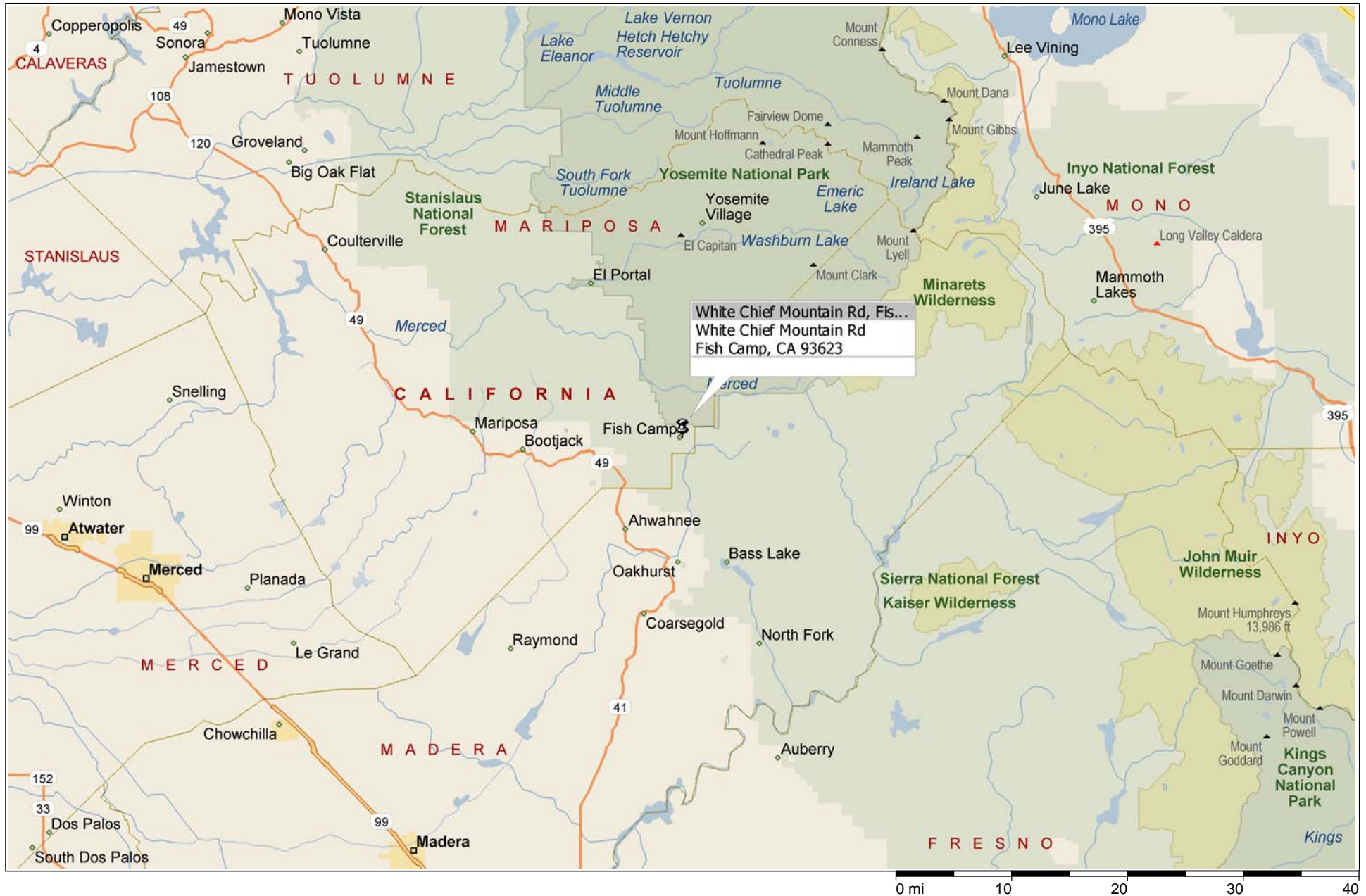
Property: The majority of the property is fairly level with many large trees. A portion of the land drops off and nearly fronts on Big Creek, a major tributary to the Merced River. It adjoins the National Forest, offering easy access for recreational uses. There are two wells, with excellent quality and abundant water production. There is ample level ground for expansion.

Improvements: The existing transient lodging units, bar and restaurant are generally in fair to good condition. Some work is ongoing on a few units. The bar and restaurant are essentially ready to open. There is an older 2 bedroom, 2 bath home on the property which is in fair condition. There is a large garage/shop in a two level building with an unfinished meeting hall on the upper level. Both levels have ground access. The parking areas are paved. Most of the transient units are in one single story building attached to bar and restaurant, and several are in detached structures. Overall the property has been well maintained.

History: Since 2001 the business has been only partially open, occasionally renting rooms only. Since November of 2005 it has been closed completely. The owners are elderly and are not able to continue operating the property. Prior to then the business thrived, with many repeat visitors from all over the world. Reportedly the property was first developed as a sawmill in the 1800s, then became a chinchilla farm to provide pelts for the soldiers in World War II, and then was converted to hotel rooms in 1950s. It has been well maintained with several additions and upgrades over the years. It could be opened immediately with 22 rooms and with minor work be at full strength with 26 rooms. The bar and restaurant are ready to open. The current owners built a large garage, shop and meeting hall building. The meeting hall is unfinished on the inside.

Development Potential: Resort Commercial allows a number of uses, including hotel rooms, condos, residences, tourist oriented retail business and others with a conditional use permit. Mixed use is allowed.

Fish Camp, California, United States, North America



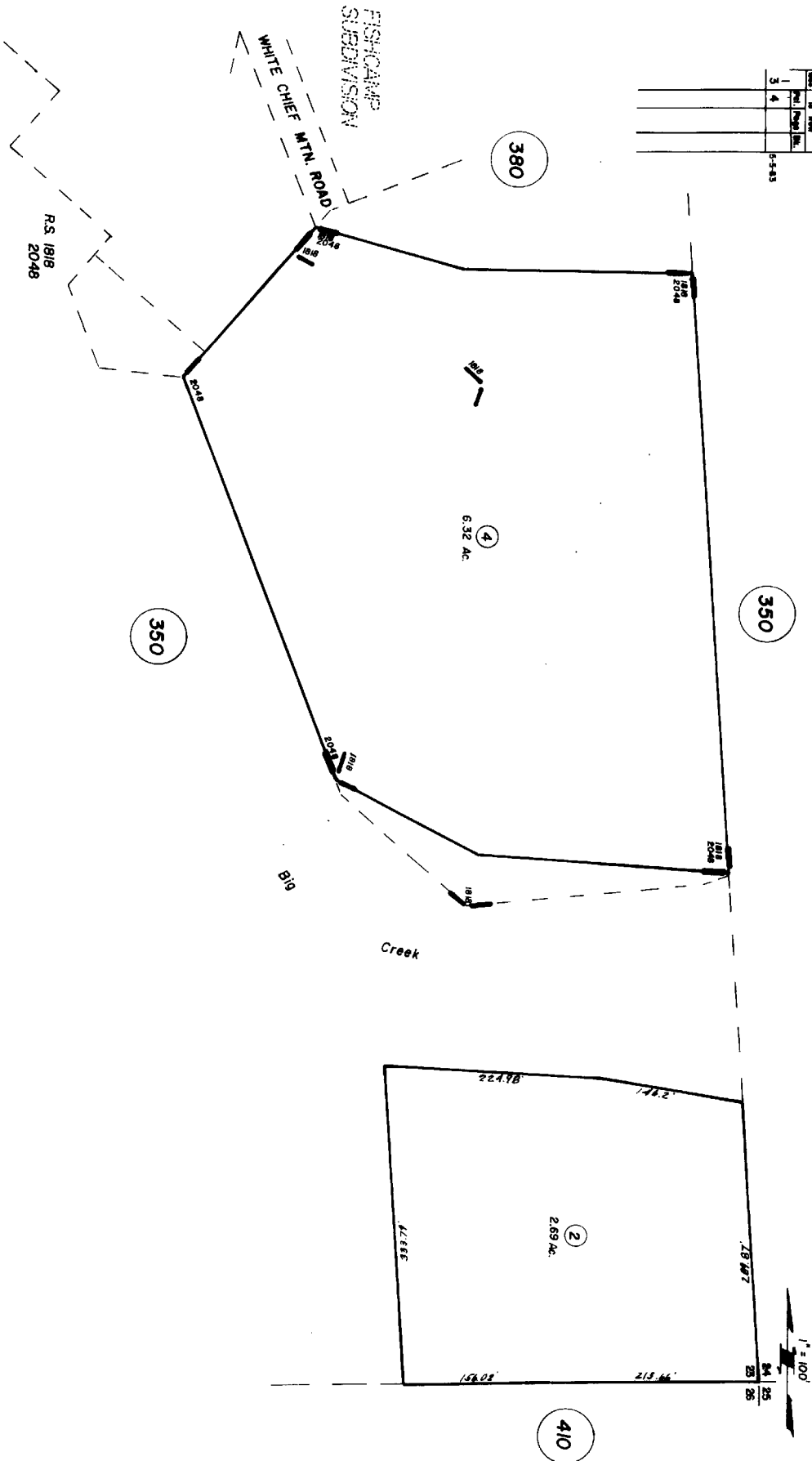
PORTION SE1/4 SE1/4 SECTION 23, T. 5 S., R. 21 E., MDB&M.

Tax Area Code
51000

10-390

Parcel History

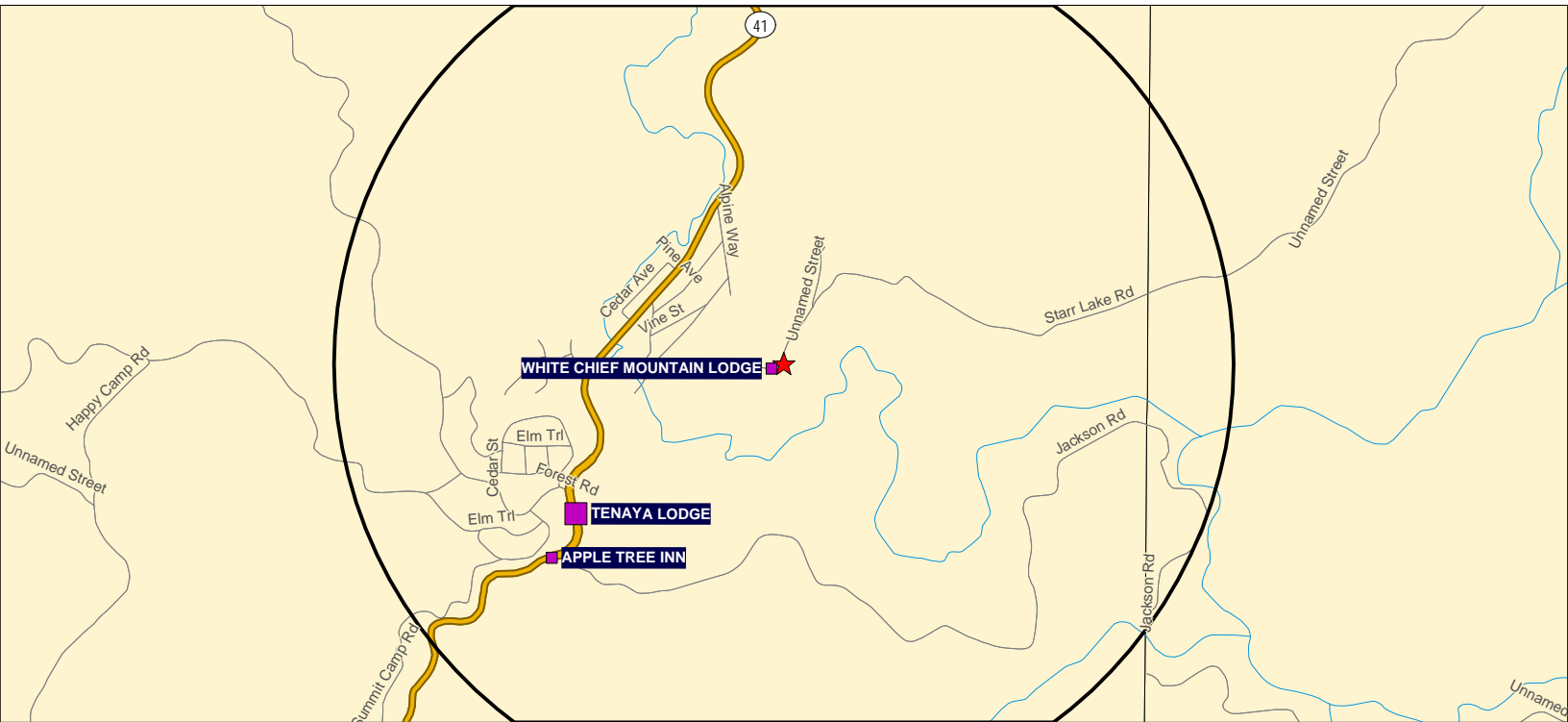
| Year | Acres | Assessor's Parcel No. | Assessor's Parcel No. |
|------|-------|-----------------------|-----------------------|
| 1987 | 6.32 | 350 | 350 |
| 1986 | 6.32 | 350 | 350 |
| 1985 | 6.32 | 350 | 350 |
| 1984 | 6.32 | 350 | 350 |
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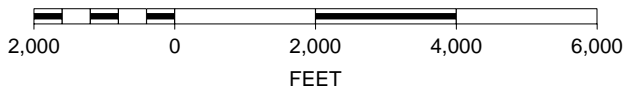
NOTE-Assessor's Parcel Numbers Shown in Small Circles.

Assessor's Map Bk. 10-Pg. 390
County of Mariposa, Calif.
1987

Fish Camp Hotels



SCALE 1 : 32,801



***MVP* COMMERCIAL**

Hospitality and Investment Brokerage

| 1 mile radius: | | | | | | | | | |
|----------------|-------------------------------|---------------------------------|-----------|----|---------------|------------------------|---------------------|------|--------|
| | | | | | Employee s | Employee s (Actual) | | | |
| 1 | WHITE CHIEF MOUNTAIN LODGE | 7776 WHITE CHIEF MOUNTAIN RD | FISH CAMP | CA | 1to10 | 2 | 1 to 499 | | 0.03 W |
| 2 | TENAYA LODGE | 1122 HIGHWAY 41 | FISH CAMP | CA | 250 to 499 | 275 | 10,000 to 19,999 | 0.57 | SW |
| 3 | APPLE TREE INN | 1110 HIGHWAY 41 | FISH CAMP | CA | 20 to 49 | 30 | 1,000 to 2,499 | 0.67 | SW |

Photo Gallery

