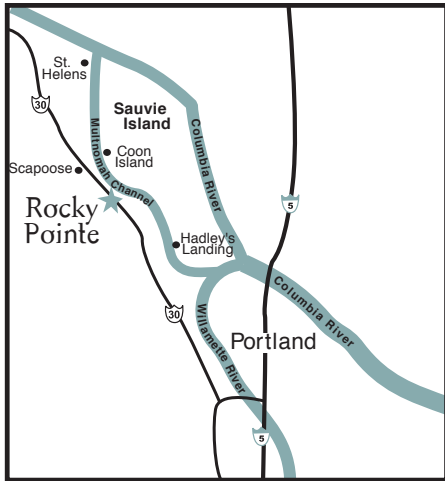


*The Landing
at
Rocky ★ Pointe*

The Landing at Rocky Pointe Marina

Welcome to affordable luxury! Our new spacious 50' wide floating home slips give you the extra space to create beautiful outdoor living areas, while distancing your home from the "packed in" feel! Experience a community designed for building relationships with your neighbors. Enjoy a social hour in our floating garden with a wine and cheese tasting, or relax in our newly remodeled club house facility for a Sunday game on our big screen TV. Our new fitness center will save you time and money as well! Our Victory Garden will accommodate the greenest of thumbs, start your own plot of vegetables to enjoy, or relax with a game of horseshoes and a picnic in our new pavilion and park. We offer a low move in fee of just \$45,000 and the security of a 25 year, transferable lease. Second generation moorage owners provide stability, and are proactive in protecting your home values!



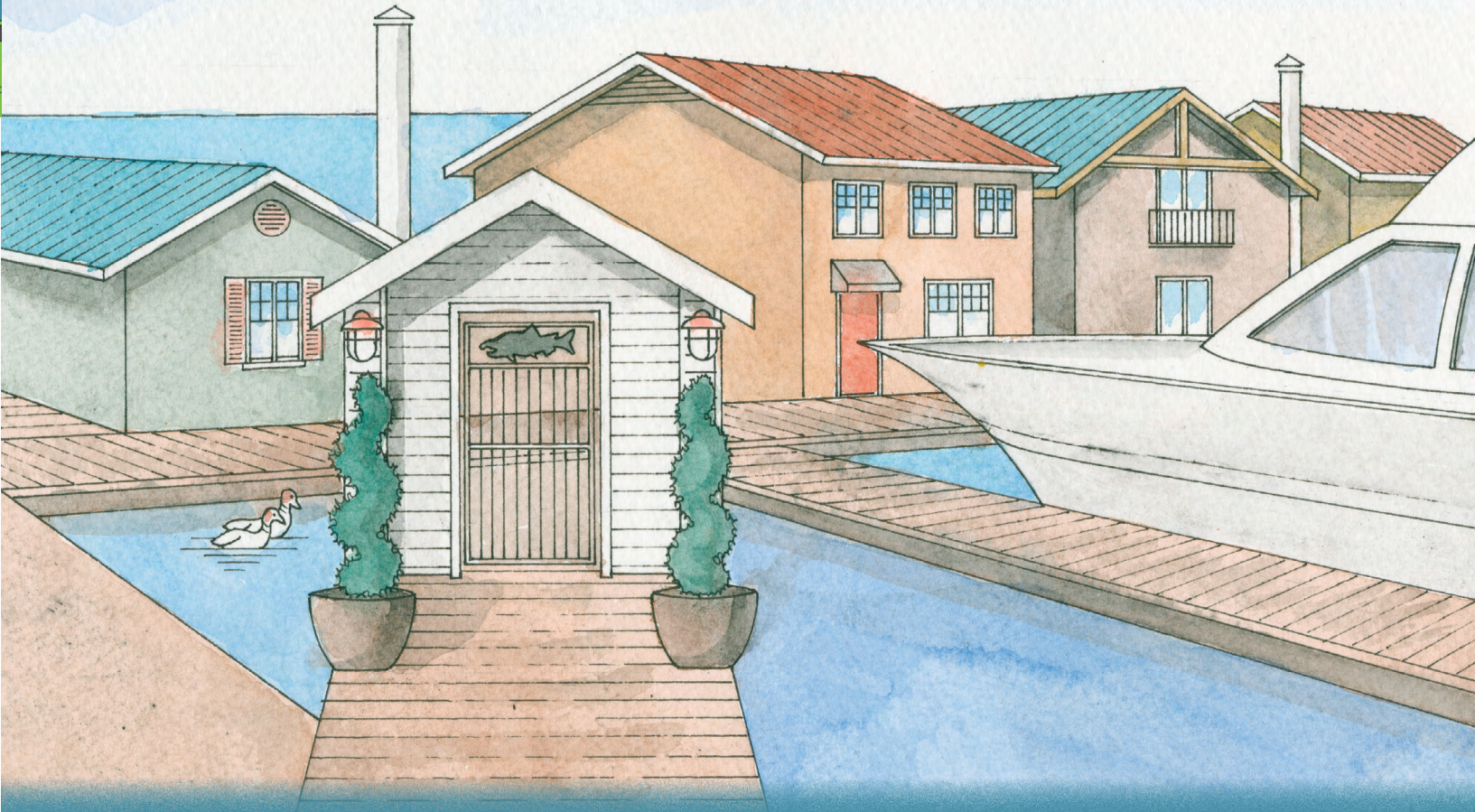
Location, location, location!

We are conveniently located just 20 minutes west of Downtown Portland on Highway 30. Yet you will feel like you are miles away from the city on the beautifully serene Multnomah Channel! Well over 25% of our homeowners use theirs as a second home. Step into your boat or kayak right off your front deck and feel the city melting away without driving 2 hours to the coast! Scapoose is just a quick 3 mile drive offering terrific restaurants, entertainment and convenient shopping.



Stan & Jen Tonneson

Rocky Pointe Marina
23586 NW St. Helens Road • Portland, OR 97231
503-543-7003 • www.RPMarina.com



**A Unique Floating Home
Community on Multnomah Channel**



Beautifully decorated clubhouse to have coffee with your neighbors or watch a ball game.



Workout in the fitness room, walk our waterfront or paddle your kayak stored in the kayak house.



Unobstructed waterfront views spaces 50ft wide which could include your boat.



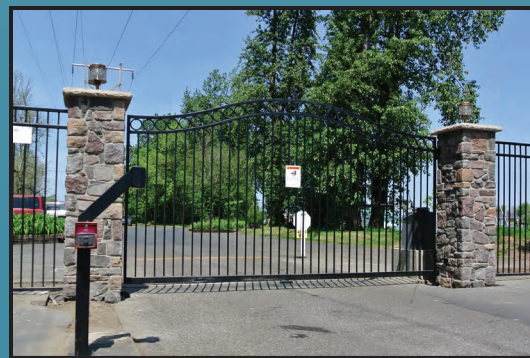
Bring your builder or meet with ours. Marc Even is known for quality homes.



Beautiful grounds include an uplands park with pavilion, barbeque and horseshoe pit.



New wide ramp provides excellent year round traction and modest incline.



Marina docks and parking lot are gated access with 24/7 video recording.



Existing homes welcome if meeting community design and safety CC&R's.