

GCI, Berggren and HLB Hillside Parcels

PROPERTY DESCRIPTIONS

October 14, 2015

GCI Parcel

Tax Parcel Number: 020-201-25-000

Tax Appraisal Value: \$1,719,400

Legal Description: Tract 1, Viewpoint Sub.

Size: 96 Acres

Zoning: R3-SL The Special Limitations were approved in 1983. They are basically as follows: Maximum density of 10 upa, site plan approval by P&Z, cluster housing preferred. There are more details in the SL's but the application of them will have to be negotiated with the MOA Planning Dept in light of the new Title 21.

Access: Potter Valley Road (ARDSA) The entire parcel is within ARDSA.

Goldenview Drive (MOA)

Utilities:

Sewer: Adjacent in Potter Valley Road

Water: Within the Potter Creek Water Company service area. Substantial upgrades necessary to the utility necessary to serve the entire property.

Gas: On site

Telephone/Cable: Adjacent

Berggren Parcel

Tax Parcel Number: 020-181-61-000

Tax Appraisal Value: \$1,810,500

Legal Description: Legacy Point, Tract A

Size: 104.76 Acres

Zoning: Public Lands and Institutions (PLI)

Access: Goldenview Drive

172nd Ave

Bettijean Street

Utilities

Sewer: Not Available (N/A) (Could be obtained through the GCI parcel)

Water: N/A (AWWU water is approx. 1 mile and \$3M to \$5M away to the north. AWWU would consider allowing this parcel to be served by the PCWC).

Gas: On site

Telephone/Cable: Adjacent

Heritage Land Bank (HLB) Lower Hillside parcel

Tax Parcel Number: 020-182-02-000

Tax Appraisal Value: N/A

Legal Description: T11N R3W SEC 10 E2E2NW4 & E2W2NE4NW4

Size: 49.4 Acres

Zoning: PLI

Access: 172nd Ave

Utilities:

Sewer: N/A (Could be obtained through the GCI parcel)

Water: N/A (Could be served by PCWC if service boundary were to be adjusted)

Gas: Adjacent

Telephone/Cable: Adjacent

HLB former "School Site"

Tax Parcel Number: N/A

Tax Appraisal Value: N/A

Legal Description:

Size: 12 Acres

Zoning: PLI

Access: Goldenview Drive

Utilities:

Sewer: N/A

Water: N/A

Gas: N/A

Telephone/Cable: Adjacent