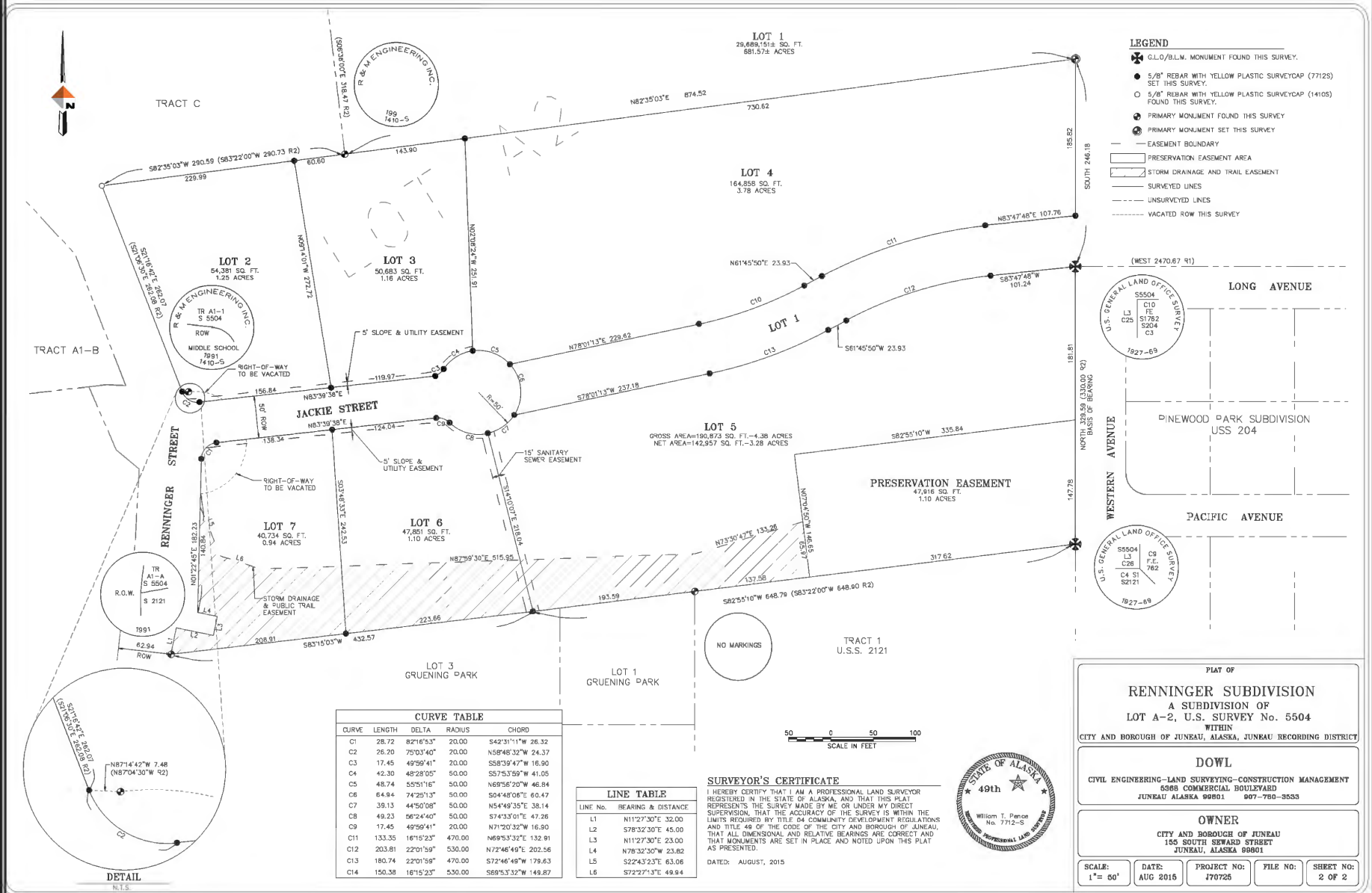


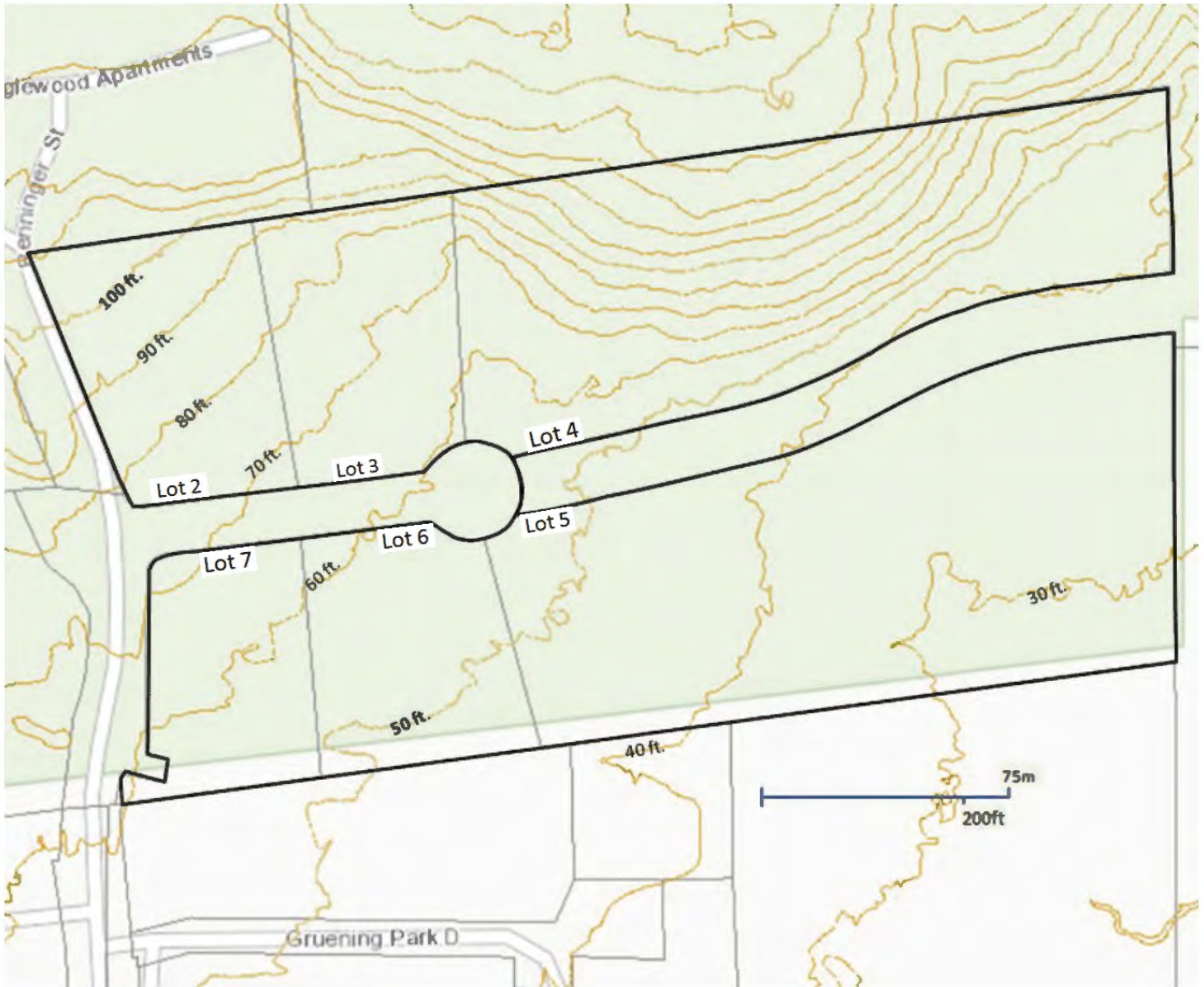
Renninger Subdivision Area Map



Renninger Subdivision Area Map

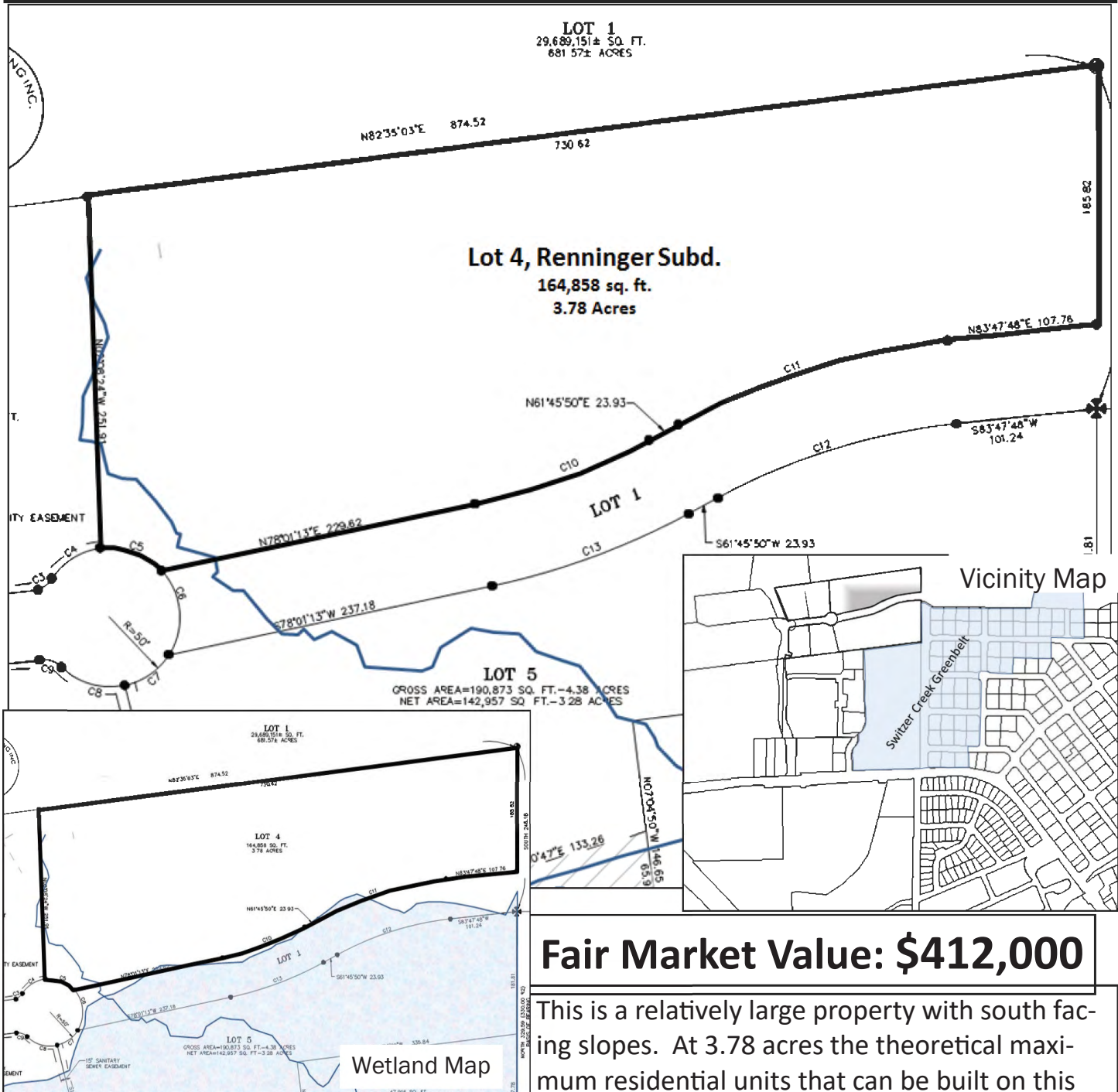


Renninger Subdivision Topographic Map



Legal Description: Lot 4 Renninger Subdivision

Acreage: 164,858 Sq. Ft. 3.78 Acres



Fair Market Value: \$412,000

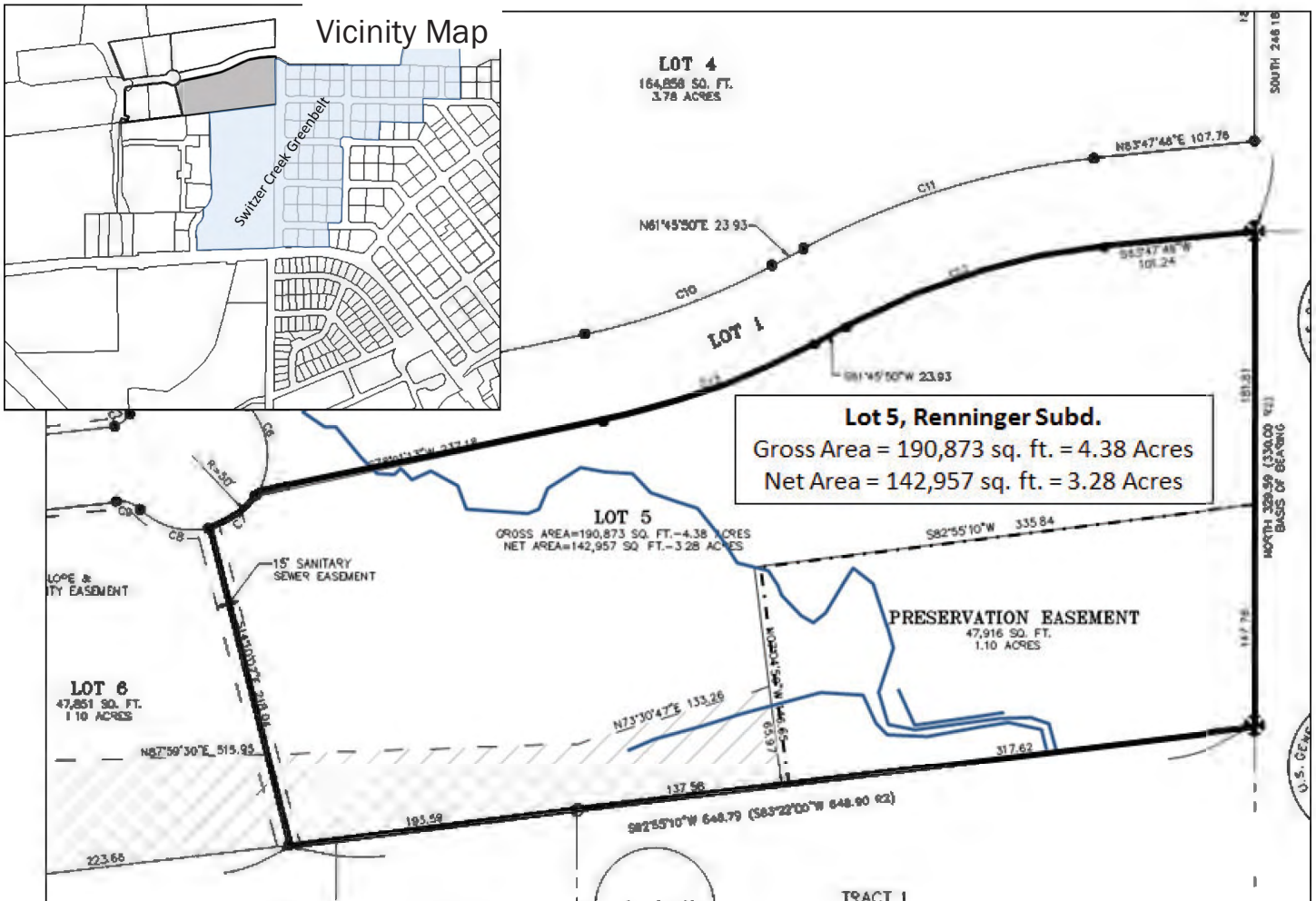
This is a relatively large property with south facing slopes. At 3.78 acres the theoretical maximum residential units that can be built on this lot is 57. Topography may make developing the maximum density allowed on this lot challenging.

Wetlands: This lot has roughly 1,167 square feet of wetlands located on this southern property line. The Army Corps of Engineers has not permitted the filling of wetlands on this lot.

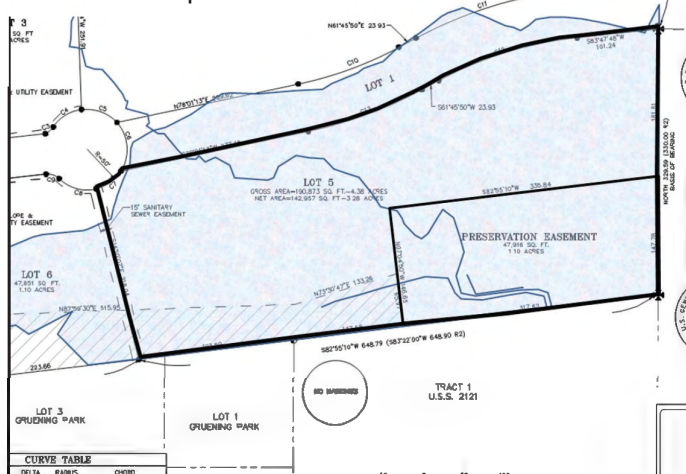
Special Conditions: There is a small confined drainage on the southeast portion of the property. The crossing of this drainage has been permitted by the US Army Corps of Engineers.

Legal Description: Lot 5 Renninger Subdivision

Acreage: 190,873 Sq. Ft. 4.38 Acres



Wetland Map



Fair Market Value: \$382,000

At 4.38 acres the theoretical maximum residential units that can be built on this lot is 66.

Wetlands: This lot is predominantly wetlands. The Army Corps of Engineers has permitted the filling of 0.28 acres or 12,196 square feet of wetlands on this lot.

Special Conditions: The southeastern portion of this lot has a no-disturbance preservation easement. This easement was a stipulation of

the Corps Permit and protects the valuable habitat closest to Switzer Creek. The southwestern portion of this lot has storm drainage and trail and sewer easements. The US Army Corps permit for this lot allows filling 0.28 acres of the lot near the Jackie Street cul-de-sac. A new fill permit would probably be required to achieve maximum density.

CBJ Land Sale Process CBJ§53.09.260
Negotiated Sales,
Leases and Exchanges

