(+/- 122.33 acres) +/- 5,328,695 sq. ft.

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Glendora Valley View Land

EXECUTIVE SUMMARY CONTINUED

E7 (Single Family Estate), City of Glendora

This exclusive gated community with beautiful acreage is nestled in the Foothills of North Glendora with panoramic views over the entire valley and into downtown Los Angeles. Gas, Cable, Internet, Electricity, and Water are near the edge of the southern portion of the parcels where the last homes were built. This is a prestigious area with seclusion, amongst multi-million-dollar homes.

The subject sites are Zoned E7 (single family estate) and are also within a hillside development zone. According to the City of Glendora Planning Department, the general plan designation specifies very low density residential (with a density of .1 to 1 dwelling units per acre) or open space private (with a density of 0 to .1 dwelling units per acre). For subdivisions, the density is 1 unit per 800,000 square feet of lot area.

Due to the subject's location in the Glendora foothills, the subject parcels are restricted by the hillside development ordinance. The purpose of the hillside development zone is to regulate the use of land in hillside areas so that natural characteristics such as land forms, vegetation, wildlife, scenic qualities and open space can substantially be maintained. Proposed development would require plan review. Lot coverage is determined based on average slope and grading and is prohibited where the natural slope exceeds 35%. Actual details of the subject's topography are unknown, and it is unknown how much of the site would exceed the slope threshold. The subject's ability to be developed within the specifications of the current zoning would require determinations from various experts and is beyond the expertise of the broker.

Glendora Valley View Land

EXECUTIVE SUMMARY

E7 (Single Family Estate), City of Glendora

The subject is comprised of four parcels. Parcel 8636-013-011 totals 41.82 acres and is mostly rectangular in shape. Parcel 8636-013-016 is 73.73 acres with a flood control easement covering approximately 2 acres. The site is mostly rectangular, with a rectangle cutout belonging to the adjacent site. Parcel 8636-015-019 is 4.41 acres, with a small flood control easement, and is irregular in shape. Parcel 8636-015-020 is also very irregular in shape, with 2.37 acres. The total land area is 5,328,695 sq. ft. (122.33 acres).   Site sizes were obtained from public records. No surveys have been performed or reviewed in conjunction with this appraisal, and the information is assumed to be reliable. If confirmation of site size is required, the buyer should consult an expert.

The topography of the sites can best be described as a mix of moderate to severely sloping areas. The topography is consistent with the adjacent sites, making the subject sites somewhat indistinguishable, despite knowing the location and shape (see aerial and topography map). The potential usable and/or buildable area of the subject sites is unknown and could be determined only through site/engineering surveys.

It appears that Glendora Ave., located south of the subject, is the nearest paved road that could provide access. Easley Canyon Rd., to the east of the subject, is also within a reasonable proximity. There also appears to be a fire road that could provide access.

Potential Entry Points

Subject Property

Property is Flanked by City Assets | Arrows

City Water Map

Subject Property

Subject Property