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IDAHO PUBLIC
UTILITIES COMMISSION

BEFORE THE IDAHO PUBLIC UTILITIES COMMISSION

IDAHO POWER COMPANY,)
)
Complainant,) Case No. IPC-E-04-04
)
vs.)
)
CITY OF EAGLE, IDAHO,)
)
Respondent.)
_____)
)
EAGLE RIVER, LLC,)
)
Applicant for Intervention.)
_____)

Direct Testimony of Charles Carlise

On Behalf of Eagle River, LLC

July 8, 2004

1 **Q: Please state your name and address.**

2 A: My name is Charles Carlise. I am the Managing Partner
3 for the Eagle River Development located in Eagle, Idaho. The address is 485
4 East Riverside Drive, Eagle, Idaho 83616.

5 **Q: What is the purpose of your testimony in these**
6 **proceedings?**

7 A: Eagle River is a premier mixed-use commercial
8 development located at the intersection of Eagle Road and State Highway 44.
9 If Idaho Power Company is permitted to construct the 138 kV transmission
10 line along State Highway 44 (the Eagle Bypass), the transmission line will be
11 directly adjacent to Eagle River's property and will cause substantial and
12 irreparable economic injury to our Development.

13 I am testifying to describe the impacts and detrimental effects that
14 Idaho Power Company's proposed transmission line will cause to Eagle
15 River, the City of Eagle, and the surrounding area. I am also testifying to
16 explain how Eagle River was developed in strict accordance with the City of
17 Eagle's Comprehensive Plan and the Development Agreement between the
18 City and Eagle River, and how, if Idaho Power Company's transmission line
19 is constructed as proposed, Eagle River's reliance upon the City of Eagle's
20 development plan and the considerable costs incurred to satisfy the City of
21 Eagle's requirements will have been utterly wasted. Finally, I am testifying
22 to explain how Idaho Power Company failed to notify Eagle River of its plan
23 to construct the 138 kV transmission line and how Idaho Power Company
24 acted in bad faith when it agreed to bury one of its power lines along Eagle
25 Road to protect the aesthetic of our Development, while at the same time it

1 was planning to construct a larger transmission line along the entire mile of
2 our frontage along the Eagle Bypass. In sum, I am testifying to voice our
3 objection to the construction of the transmission line as proposed by Idaho
4 Power Company.

5 **Q: Would you describe the Eagle River Development.**

6 A: The Eagle River Development is a unique high-end
7 commercial development located on the southeast corner of Eagle Road and
8 the Eagle Bypass. The Development, which is also known as Eagle River,
9 consists of approximately 90 acres of land that is bounded on the south side
10 by the North Channel of the Boise River and on the north by the Eagle
11 Bypass.

12 The Eagle River Development began with a vision of creating a
13 premier mixed-use community that would take advantage of the natural
14 environment of its river front setting and tie in with the City of Eagle's
15 development plan for a distinctive rural town setting. The Eagle River site
16 was specifically chosen for several reasons, including its river frontage and
17 natural aesthetics and its prime location within the City of Eagle, which in
18 and of itself is one of the most desirable locations within the Treasure Valley.
19 The site was also chosen because the property is located at the gateway to
20 Meridian, Emmett, Star, Horseshoe Bend and McCall.

21 In addition to the prime physical location of the property, we also
22 favored locating our development within the City of Eagle because of the
23 City's high standards for development. It has been our experience that
24 communities with high standards for development are better able to attract
25 quality businesses and a high-end demographic of customers and visitors,

1 which in turn results in higher land values and a more profitable
2 development. The City of Eagle recognizes the important connection
3 between the enforcement of exacting development standards and resulting
4 heightened quality of development within a community, and it is one of the
5 reasons why Eagle River and its parent company tend to purchase and
6 develop in areas like Eagle.

7 Once we decided on the location for the Development, we then
8 began an extensive planning and design phase. That phase took years of
9 planning and thousands of hours of work and coordination with the City of
10 Eagle to ensure that the Eagle River Development would promote the
11 development objectives of the City. In order to create the caliber of
12 development that Eagle River has now become, more than \$7.8 million
13 dollars has been spent. By way of illustration, Eagle River has invested the
14 following amounts in site improvements for the Development:

| | | |
|----|------------------------------------|---------------|
| 15 | | |
| 16 | Engineering/Architectural/Permits | \$ 878,326.39 |
| 17 | Electric | 388,631.27 |
| 18 | Water/Gas Systems | 178,664.31 |
| 19 | Irrigation System/Canal Relocation | 844,402.22 |
| 20 | Roads | 859,699.89 |
| 21 | Storm Drainage/Sanitary Sewer | 438,178.38 |
| 22 | Ponds/Fountains/Waterfalls | 801,936.24 |
| 23 | Landscaping/Trees/Lighting | 1,506,685.71 |
| 24 | Sidewalks/Bike Paths | 119,322.47 |
| 25 | Traffic Signal Lighting | 211,176.84 |

1 Taxes/Construction Management/Legal/Misc. 1,622,617.99
2 TOTAL \$ 7,847,651.71

3 At its full build out, the Development will consist of approximately
4 1,000,000 square feet of mixed-use commercial space, with the commercial
5 uses being distributed between an Office Building Component of
6 approximately 600,000 square feet, an Ambulatory Care Facility with
7 Medical Offices of approximately 90,000 square feet, a 144-room Hotel with
8 related meeting facilities totaling 135,000 square feet, and a Retail
9 Component of approximately 200,000 square feet.

10 The Retail Component is being developed along the western and
11 northern part of the property to take advantage of its exposure to Eagle Road
12 and the Eagle Bypass. This portion of the Development is designed as a
13 “Lifestyle Retail Center” that will focus on up-scale tenants in a pleasing
14 setting in order to focus upon the high-end demographic market of Eagle. As
15 currently planned, the Retail Component will have at least ten restaurants
16 with indoor and outdoor dining and at least twenty-five stores.

17 The Office Building Component when completed will consist of
18 approximately 600,000 square feet of a mix of one- and two-story, first class
19 professional and medical offices. The offices will be situated in a garden
20 setting with exposure to the Boise River, pond frontage, walking paths, bike
21 paths, beautiful roads, all which are landscaped with planted medians, mature
22 trees and flowers.

23 The remaining building area consists of the river front Hilton
24 Garden Inn. The Hilton currently has 99 rooms and is in the process of
25 completing the final building plans that will expand its capacity to a total of

1 144 rooms. The expansion will also include a convention meeting area that
2 will accommodate more than 600 people.

3 The development as a whole has a variety of amenities such as over
4 2,500 feet of Boise River frontage, a river front greenbelt, integrated
5 pathways and bike paths, six large ponds, three waterfall entry features,
6 fountains and water features, mature landscaping, vintage street lighting
7 along all roads, and approximately 25% of its property dedicated to open
8 space. And significant to this case, all utilities have been buried, including
9 Eagle River's payment of more than \$100,000 to Idaho Power Company to
10 bury its power line along Eagle Road.

11 All of this effort was made to make Eagle River an attractive, up-
12 scale commercial center within the City of Eagle, and I believe our efforts
13 have been a success. I have attached a copy of materials about Eagle River as
14 Exhibit 201.

15 **Q: What are some of the businesses currently located at**
16 **Eagle River?**

17 **A:** Eagle River is still in the early stages of its development,
18 with the full build out to be completed within the next ten years. To date,
19 several sites have been sold and businesses constructed. Among the
20 businesses that are currently located in Eagle River include, Hilton Garden
21 Inn, Land Group, Wendy's, Westmark Credit Union, Eagle River I, Bardenay
22 Restaurant, and the Riverside Office Building I.

23 The Eagle River Development is continuing to grow. We
24 completed five sales transactions in 2003 and have fifteen scheduled for
25 2004. Several businesses will begin building construction within the next

1 year, including St. Alphonsus Regional Medical Center, Home Federal
2 Savings, Eagle River II, and Riverside Office Building II.

3 **Q: In addition to the actual development of property**
4 **within the City of Eagle, does Eagle River bring any other benefits to the**
5 **City and the surrounding area?**

6 A: Yes, in several regards. First, the Eagle River
7 Development is designed to be an employment center that will bring several
8 thousand jobs to the City of Eagle and the surrounding community. As noted
9 above, at completion Eagle River will encompass approximately 1 million
10 square feet of commercial development space. The Development will employ
11 one person for every 100 square feet of space, which translates to
12 approximately 10,000 jobs. The creation of employment opportunities and a
13 solid job-base is important for the City of Eagle and the surrounding areas,
14 and it is one of the many goals of the Eagle River Development.

15 Additionally, the type of jobs that the Development will bring to
16 the area are solid, quality jobs that will benefit the community. Because
17 Eagle River is creating opportunities for office and retail businesses, it has
18 been able to, and will continue to, attract medical personnel and staff, as well
19 as other professional jobs such as banking, mortgage business, and other
20 office jobs. In addition, the Retail Component of the Development will offer
21 retail and restaurant jobs.

22 Next, because of the quality of the Eagle River Development, the
23 property values within the Development have increased. Presently the land
24 values at Eagle River range between \$9.50 to \$17.00 per square foot. These
25 high land values translate into a higher tax base for the City of Eagle, which

1 in turn results in higher property tax revenues.

2 Finally, the Eagle River Development will benefit the community
3 by providing opportunities for additional tax revenues in the form of retail
4 sales. The Retail Component of the Development is designed to
5 accommodate at least twenty-five retail stores. At a standard rate of \$300 of
6 gross sales per square foot for the approximately 200,000 square feet of retail
7 space, the Retail Component of the Development will produce approximately
8 \$60,000,000 in retail sales, which at a sale tax rate of 6% totals
9 approximately \$3.6 million in additional sales tax revenue.

10 The benefits that will result from a successful development at Eagle
11 River will be felt beyond the borders of our Development. It will extend to
12 the City, the surrounding areas and to the state as a whole.

13 **Q: Did the City of Eagle impose any requirements on the**
14 **Eagle River Development?**

15 **A:** Yes. The City of Eagle has very exacting development
16 standards, and it was very strict in enforcing those standards for the Eagle
17 River Development. Consistent with its Comprehensive Plan and its
18 designation of the Eagle Bypass corridor as a scenic area, the City required
19 that Eagle River enter into a Development Agreement, which set forth the
20 standards for our development. I have attached a copy of the Development
21 Agreement as Exhibit 202.

22 Under that Agreement, the Eagle River Development was required
23 to be constructed “in harmony with the existing community.” (Exhibit 202,
24 Development Agreement, p.1). The Agreement further required Eagle River
25 to:

- 1 • Provide a public easement for a greenbelt pathway; (Exhibit
2 202, Development Agreement, p. 7).
- 3 • Provide on-site, tree-lined landscaped strip along State Highway
4 44 and Riverside Driver (Id.);
- 5 • Provide a ten-foot wide bicycle/pedestrian pathway within the
6 landscaped strip (Id.);
- 7 • Provide a minimum 28,000 square foot on-site landscaped area
8 at the corner of State Highway 44 and Eagle Road (Id.);
- 9 • Provide public art, water features, or other features of interest
10 (Id., p. 8);
- 11 • Provide pedestrian amenities which encourage pedestrian use
12 (i.e., outdoor drinking fountains, benches, tables, etc.) (Id.).

13 And the list goes on and on. The purpose for these development
14 requirements is perhaps best stated in the Development Agreement itself:

15 “The Purpose of the Design Guidelines is to provide an
16 aesthetic roadmap for the development of the Eagle River project within the
17 highly visible and scenic city of Eagle/Boise River context.” (Id., Design
18 Guidelines, p. 1).

19 The Development Agreement further provides that:

20 “The intent of the Design Guidelines is to provide a
21 harmonious and integrated development of commercial and residential
22 buildings sharing common streets, trails, wetlands, and open spaces. The
23 general theme of the City of Eagle is to emphasize Northwest, turn of the
24 19th Century, architectural styles and appropriate materials.” (Id.).

25 Eagle River is committed to meet, if not exceed these goals, for the

1 purpose of creating a pleasing, premium quality development that enhances
2 the Eagle community and for economic benefits that will result from such a
3 development.

4 **Q: Could the Eagle River Development have been**
5 **constructed without meeting those requirements?**

6 A: No. The Development Agreement was a requirement for
7 the Eagle River Development, as it is for other developments within the City
8 of Eagle. One of the important considerations for Eagle River in creating its
9 development was the fact that the City of Eagle was serious about its
10 development requirements, its development ordinances and its
11 Comprehensive Plan. What that meant to us was that not only would Eagle
12 River be subject to the City's high standards for development, but other
13 developers would be as well. Eagle River relied upon the City of Eagle's
14 strict enforcement of its development standards so that all developments
15 would have the same themes, aesthetic and meet the same design goals as
16 Eagle River.

17 **Q: How did Eagle River learn about Idaho Power**
18 **Company's proposal to construct a 138 kV transmission line along the**
19 **Eagle Bypass corridor?**

20 A: We found out about the proposal almost by accident.
21 One of our employees was at the City of Eagle Sewer Office when he saw a
22 copy of a notice of a Planning & Zoning Commission meeting where the
23 Idaho Power Company's proposed line was to be discussed. The news was
24 surprising to us, since Eagle River had been working closely with Idaho
25 Power Company to have the company bury one of its power lines—at Eagle

1 River's expense—in order to protect our Development from these unsightly
2 overhead lines. It seemed incredible that we had paid Idaho Power Company
3 to bury these lines, when at the same time the company was planning and
4 moving forward with a proposal to construct a much larger transmission line
5 along the entire length of Eagle River's property on the north. All of this
6 occurred without any communication to us by Idaho Power.

7 Upon discovering the information about the hearing, we contacted
8 Layne Dodson at Idaho Power Company and met with him to discover why
9 Eagle River was not informed about the transmission line. Through that
10 meeting, we learned that we were not notified of the meetings—despite our
11 prior interactions with Idaho Power Company and despite our owning
12 property right next to the proposed line—because Idaho Power Company only
13 mailed notices to owners who had an Eagle zip code.

14 **Q: How will the transmission line affect Eagle River?**

15 A: The construction of an overhead 138 kV transmission
16 line along the entire mile-long northern boundary of the Eagle River property
17 will have significant detrimental effects to our development. Because so
18 much of our Development focuses on the aesthetic, natural environs, the
19 transmission line will severely impact that aspect of what we have created
20 with Eagle River. In concrete terms, what this means is that with the 70-90
21 foot towers that are proposed for the transmission line, along with the tangle
22 of overhead wires, the Eagle River Development will be degraded to the point
23 that land values will fall and building standards will be forced down.

24 Instead of a premium, high quality development, the Eagle River
25 Development will be reduced to a more average quality development, with

1 much less desirability and appeal to the high-end businesses and customers
2 Eagle River is seeking to attract. Eagle River would then have more
3 industrial-type uses, rather than general office/medical office uses.
4 Additionally, the Retail Component of the Development would be diminished
5 because high-end retail will not locate in the project as a result of its more
6 industrial appearance.

7 As a result, the Eagle River Development will suffer lower land
8 values with a lesser quality of development. The Development build-out
9 period will be delayed, there will be a loss of leverage for Eagle River to
10 realize its plan for the development, and we will have lost the investment of
11 the cost and expense of the high-end amenities which we incorporated into
12 our Development. And Eagle River will have lost out on our reliance upon
13 the City of Eagle's development plan, Comprehensive Plan, and Development
14 Agreement, as well as our future plans for the Eagle River Development.

15 **Q: Will the impacts to the Eagle River Development that**
16 **you described above have affects beyond your property?**

17 **A:** Yes. As a result of the lower land values that will be
18 realized from a more industrial-type development, the City will loose a
19 portion of its property tax base. In addition, the Development will not attract
20 the same type or quantity of employment opportunities, and therefore the City
21 will lose out on these benefits as well. And finally, because the Development
22 will be unable to support the Retail Component, the City and State will lose
23 the sales tax revenues that it would have otherwise enjoyed.

24 As noted above, the detrimental effects of Idaho Power Company's
25 transmission line will not only be substantial, they will reach far beyond the

1 borders of our Development.

2 **Q: Are you aware that Idaho Power Company previously**
3 **requested approval from the City of Eagle to construct the 138 kV**
4 **transmission line?**

5 A: Yes. Before filing its complaint with the Idaho Public
6 Utilities Commission, Idaho Power Company first sought permission from the
7 City of Eagle to construct is transmission line through the City. Eagle River
8 was involved in that process as a landowner affected by the proposed
9 transmission line. Eagle River objected to the proposed line at every stage of
10 the process and explained how it would be adversely impacted by the line.
11 Ultimately, the City of Eagle rejected Idaho Power Company's request.

12 **Q: Is there anything else that you would like to add to**
13 **your testimony?**

14 A: Just that, Eagle River is adamantly opposed to the
15 proposed 138 kV transmission line. It will drastically alter the Eagle Bypass
16 corridor and will have substantial adverse impacts on the Eagle River
17 Development and other developments along its path.

18 In addition, it is our understanding that there exists reliable
19 technology that would not require Idaho Power Company to construct the
20 massive 138 kV poles and lines and that would not cost any more than Idaho
21 Power Company's current proposal to construct the lines along the Eagle
22 Bypass. It is also our understanding that this technology is currently in use in
23 a number of other communities and that Idaho Power Company failed to
24 consider any similar alternatives in its analysis of its current proposal. In
25 fact, Eagle River in conjunction with the City of Eagle specifically asked

1 Idaho Power Company whether there were any alternatives that would
2 mitigate the injury that would be caused as a result of the construction of the
3 138 kV transmission line. And to my knowledge, Idaho Power Company did
4 not consider alternative technologies as a means of mitigating the impacts of
5 its transmission line.

6 Eagle River respectfully requests that the Commission deny Idaho
7 Power Company's request to construct an overhead 138 kV transmission line
8 within the right of way for the Eagle Bypass as proposed. Eagle River also
9 requests that if alternative technologies that were not considered by Idaho
10 Power Company are available, those alternatives should be considered as a
11 reasonable resolution and accommodation to all landowners who will be
12 affected by the proposed transmission line, the City of Eagle and Idaho Power
13 Company.

14 **Q: Does this conclude your direct testimony?**

15 **A: Yes, it does.**

16

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Eagle River

IDAHO'S PREMIER BUSINESS ADDRESS



Exhibit No. 201
Case No. IPC-E-04-04
Charles Carlise, Eagle River, LLC
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COLLIERS
INTERNATIONAL

 SITE PLAN

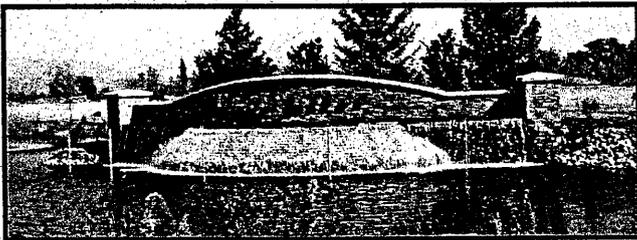
 RETAIL PRICE SHEET

 OFFICE PRICE SHEET

 LOCATOR MAP

 AERIAL

 FACT SHEET



Eagle River

IDAHO'S PREMIER BUSINESS ADDRESS



RETAIL PRICE SHEET

| Pad No. | Lot Area | Bldg. SF | Parking Ratio | \$ Price | Price Per SF | User Type | |
|---------|-----------|------------|-------------------|------------|----------------|-----------|------------|
| P1 | 1.29 acre | 56,097 SF | BarDENay | 7.00/1000 | S O L D | | Restaurant |
| P2 | 2.96 acre | 128,868 SF | Hilton Garden Inn | x.xx/1000 | S O L D | | Hotel |
| P3 | 0.97 acre | 42,047 SF | 5,200 SF | 6.67/1000 | \$ 746,334.25 | \$17.75 | Restaurant |
| P4 | 0.92 acre | 40,135 SF | WA Trust Bank | 9.00/1000 | S O L D | | Financial |
| P5a | 0.64 acre | 27,821 SF | 5,500 SF | 6.36/1000 | \$ 445,136.00 | \$16.00 | Retail |
| P5b | 0.63 acre | 27,380 SF | 4,500 SF | 6.73/1000 | \$ 438,080.00 | \$16.00 | Bank |
| P5c | 0.56 acre | 24,450 SF | 3,000 SF | 6.66/1000 | \$ 342,300.00 | \$14.00 | Restaurant |
| P6 | 0.89 acre | 38,880 SF | Under Contract | 13.77/1000 | PENDING | | Restaurant |
| P7 | 0.82 acre | 35,778 SF | Westmark Credit | 5.00/1000 | S O L D | | Financial |
| P8 | 1.52 acre | 66,206 SF | 16,460 SF | 5.00/1000 | \$ 943,435.50 | \$14.25 | Retail |
| P9 | 2.68 acre | 116,693 SF | 33,000 SF | 4.24/1000 | \$1,166,930.00 | \$10.00 | Retail |
| P10 | 5.46 acre | 237,612 SF | 48,000 SF | 4.80/1000 | \$2,673,135.00 | \$11.25 | Retail |
| P11 | 2.04 acre | 89,063 SF | 20,000 SF | 4.00/1000 | \$1,380,476.50 | \$15.50 | Retail |
| P28 | 0.70 acre | 30,660 SF | 5,400 SF | 6.66/1000 | \$ 398,580.00 | \$13.00 | Restaurant |

OFFICE PRICE SHEET

| Pad No. | Lot Area | Bldg. SF | Parking Ratio | \$ Price | Price Per SF | User Type |
|----------|-----------|---------------------------------------|------------------|-----------|----------------------------|------------------|
| P12 | 0.77 acre | 33,558 SF | 10,000 SF | 4.30/1000 | \$369,138.00 | \$11.00 Office |
| P13 | 1.03 acre | 44,972 SF | 16,800 SF | 4.00/1000 | \$494,692.00 | \$11.00 Office |
| P14 | 1.39 acre | 60,487 SF | 18,200 SF | 4.28/1000 | \$695,600.50 | \$11.50 Office |
| P15 | 0.85 acre | 36,947 SF | 11,000 SF | 4.18/1000 | \$406,417.00 | \$11.00 Office |
| P16 | 1.43 acre | 62,331 SF | 22,300 SF | 4.35/1000 | \$716,806.50 | \$11.50 Office |
| P17 | 0.80 acre | 34,700 SF | 11,200 SF | 4.10/1000 | \$381,700.00 | \$11.00 Office |
| P18 | 1.19 acre | 51,620 SF | 21,500 SF | 4.00/1000 | \$490,390.00 | \$ 9.50 Office |
| P19 | 1.10 acre | 48,074 SF | 18,500 SF | 4.00/1000 | \$432,666.00 | \$ 9.00 Office |
| P20 | 1.01 acre | 43,914 SF | 11,000 SF | 4.36/1000 | \$395,226.00 | \$ 9.00 Office |
| P21 | 1.55 acre | 67,695 SF | 22,000 SF | 4.64/1000 | \$710,797.50 | \$10.50 Office |
| P22 & 23 | | St. Alphonsus Regional Medical Center | | | | Medical Center |
| P24 | 0.68 acre | 29,658 SF | Land Group | 4.28/1000 | S O L D | Office |
| P25 | 0.89 acre | 38,815 SF | 9,504 SF | 4.73/1000 | AVAILABLE FOR LEASE | Office* |
| P26 | 1.29 acre | 56,230 SF | 20,000 SF | 4.15/1000 | \$674,760.00 | \$12.00 Office** |
| P27 | 1.15 acre | 49,883 SF | 17,000 SF | 4.50/1000 | \$623,537.00 | \$12.00 Office** |
| P29 | 0.51 acre | 22,168 SF | 5,200 SF | 4.00/1000 | \$243,848.00 | \$11.00 Office |
| P30 | 1.27 acre | 55,401 SF | 16,000 SF | 4.00/1000 | \$609,411.00 | \$11.00 Office |
| P31 | 0.70 acre | 30,476 SF | 6,600 SF | 4.00/1000 | \$304,760.00 | \$10.00 Office |
| P32 | 0.59 acre | 25,766 SF | 6,600 SF | 4.00/1000 | \$270,543.00 | \$10.50 Office |
| P33 | 0.97 acre | 42,149 SF | 13,750 SF | 4.00/1000 | \$484,713.50 | \$11.50 Office |
| P34 | 0.73 acre | 31,623 SF | 7,600 SF | 4.00/1000 | \$332,041.00 | \$10.50 Office |
| P35 | 1.47 acre | 64,247 SF | Riverside Office | 4.00/1000 | AVAILABLE FOR LEASE | Office |
| P36 | 0.68 acre | 29,556 SF | 6,250 SF | 4.00/1000 | \$325,116.00 | \$11.00 Office |
| P37 | 0.93 acre | 40,527 SF | 14,400 SF | 4.00/1000 | \$445,797.00 | \$11.00 Office |
| P38 | 0.71 acre | 31,143 SF | 5,250 SF | 4.00/1000 | \$389,287.50 | \$12.50 Office |
| P39 | 0.65 acre | 28,241 SF | 6,500 SF | 4.00/1000 | \$310,651.50 | \$11.00 Office |
| P40 | 0.68 acre | 29,502 SF | 6,500 SF | 4.00/1000 | \$324,522.00 | \$11.00 Office |
| P41 | 0.97 acre | 42,143 SF | 14,000 SF | 4.00/1000 | \$526,787.50 | \$12.50 Office |
| P42 | 0.86 acre | 37,662 SF | 13,000 SF | 4.00/1000 | \$470,775.00 | \$12.50 Office |
| P43 | 0.69 acre | 30,184 SF | 6,500 SF | 4.00/1000 | \$377,300.00 | \$12.50 Office |
| P44 | 1.46 acre | 63,444 SF | 14,500 SF | 4.00/1000 | \$793,050.00 | \$12.50 Office |

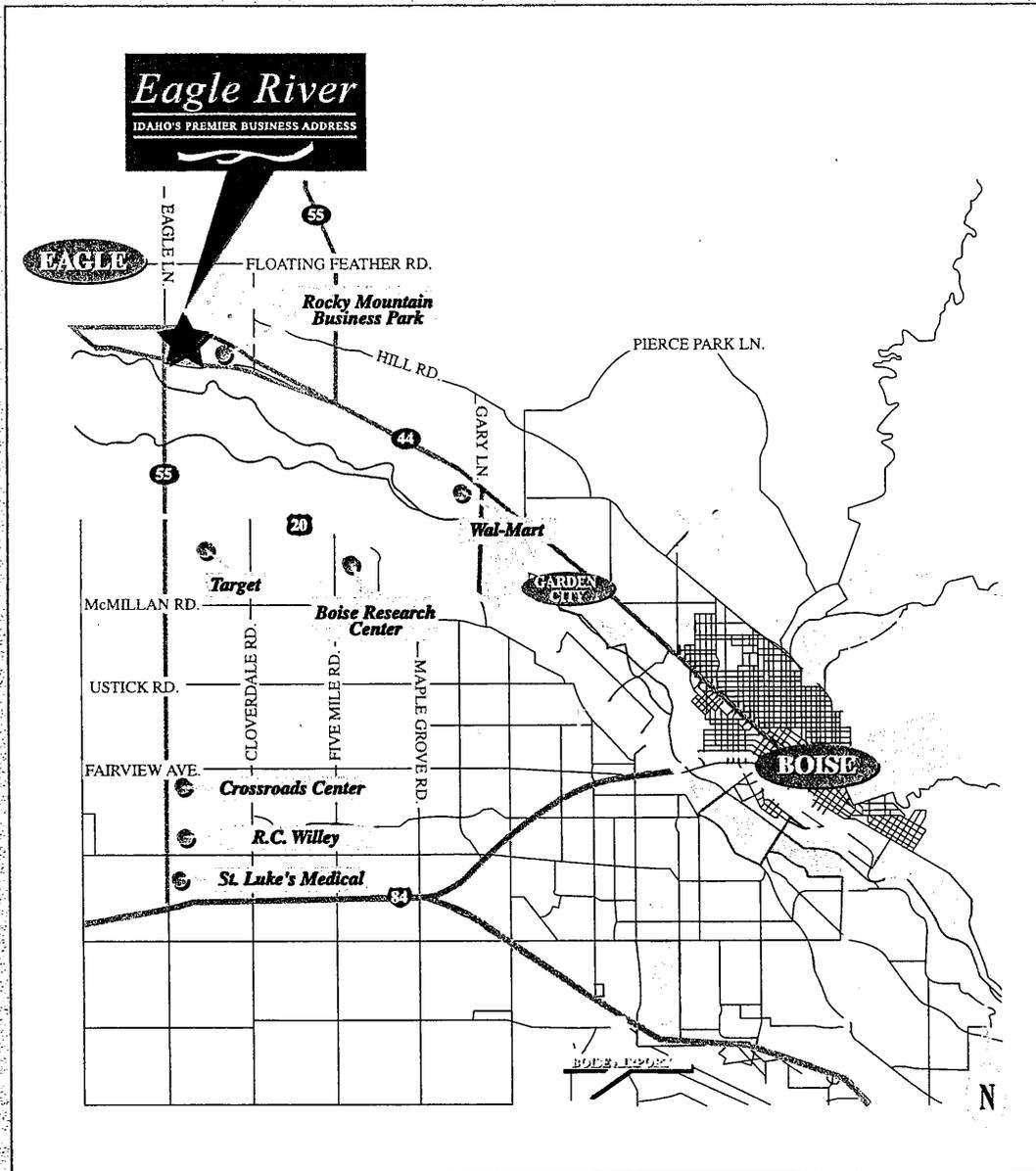
* Existing Office Building for Sale or Lease

** Not Including Parking Lot, Lighting and Landscaping

Updated January 23, 2004

Exhibit No. 201
Case No. IPC-E-04-04
Charles Carlise, Eagle River, LLC
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LOCATOR MAP

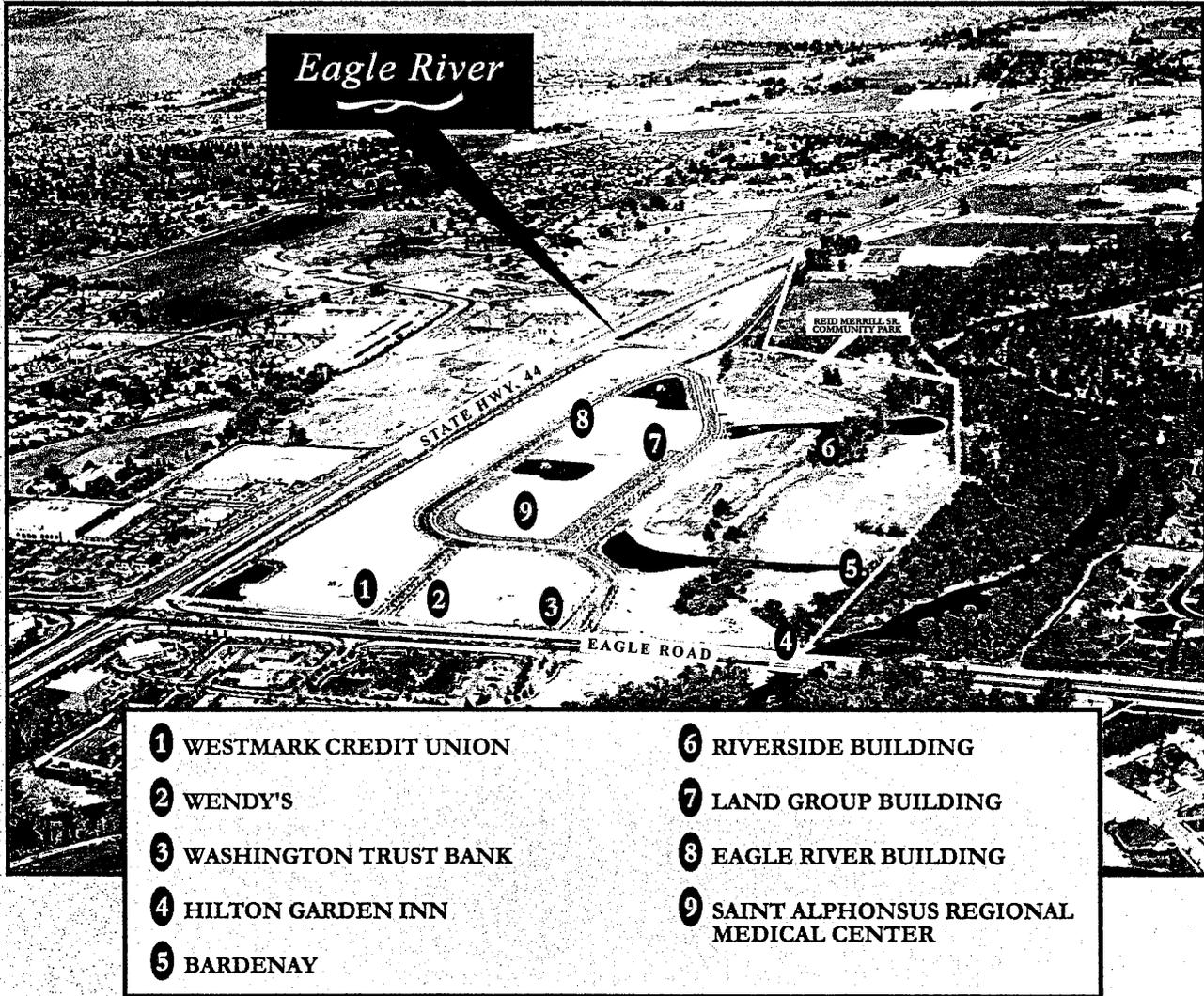


Eagle River is a ninety-acre mixed-use development located in the city of Eagle at the southeast corner of the intersection of Eagle Road and State Highway 44. Ideally situated on the Boise River, this business development of exceptional quality is centered in the highest-income, fastest-growing area of the state. The project availability will include 170,000 square feet of upscale retail space, a hotel, financial institutions, restaurants, and class 'A' office space.

Characterized by distinctive design, extensive landscaping, unique water features, and signature entry signage, Eagle River offers a luxurious, upscale environment for its tenants. Those already committed to the project are Saint Alphonsus Regional Medical Center, Hilton Garden Hotel, and Washington Trust Bank. Four to six restaurants are slated for construction including family-oriented breakfast, lunch and dinner establishments, a pub, and a high-quality dinner house. Eagle River offers a wide range of alternatives to retail users, including large, free-standing anchor buildings, individual pad sites, or small shop spaces. An assortment of retailers will populate Eagle River to serve both its occupants

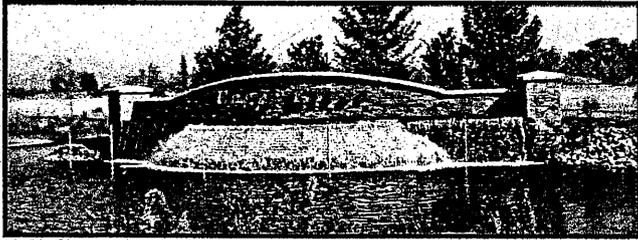
and the surrounding community. Eagle River also provides a variety of occupancy options for office users, including parcels of differing sizes and locations available for sale, as well as buildings to be built for sale or lease.

As the owners of Eagle River, the Grossman Property Company has devoted its considerable expertise to the success of this top-of-the-line development. This extremely capable property developer, owner, and manager has a national reputation for successful, distinctive development and redevelopment projects in the Western United States. They are able to create an opportunity in Eagle River to meet the occupancy needs of almost any business.



Eagle River

IDAHO'S PREMIER BUSINESS ADDRESS



- ~ TREASURE VALLEY'S PREMIER BUSINESS ADDRESS
- ~ MIXED-USE DEVELOPMENT INCLUDING A HILTON HOTEL, OFFICES, RETAIL SHOPS, BANKS, AND RESTAURANTS
- ~ 90 ACRE DEVELOPMENT LOCATED AT THE SEC OF EAGLE ROAD AND HWY. 44 (EAGLE BYPASS) ON THE BOISE RIVER
- ~ HIGH VISIBILITY INTERSECTION WITH TRAFFIC COUNTS OF 50,000 (ADT) AUTOMOBILES PER DAY
- ~ EXCELLENT INGRESS AND EGRESS TO AND FROM THE PROPERTY AND ACCESS TO ALL AREAS
- ~ AMENITIES INCLUDE A HIGH QUALITY ENVIRONMENT WITH DRAMATIC ENTRIES, WATER FEATURES, COMMUNITY PARK, ACCESS TO BOISE RIVER
- ~ EXPERIENCED, CAPABLE, QUALITY DEVELOPER WITH ABILITY TO TAILOR OPPORTUNITY TO THE NEEDS OF THE USER
- ~ SURROUNDING AREA HAS ONE OF THE HIGHEST INCOME LEVELS IN THE TREASURE VALLEY
- ~ SAINT ALPHONSUS REGIONAL MEDICAL CENTER AMBULATORY CARE FACILITY TO BE BUILT IN THE CENTER OF THE PROJECT

DEVELOPMENT AGREEMENT
Between
City of Eagle and Eagle River, LLC
January 25, 2000

BOUND REPORT

SEE CASE FILE

Exhibit No. 202
Case No. IPC-E-04-04
Charles Carlise, Eagle River, LLC