



Brier Neck Roads – Betterment Project Disclosure Notice

The following is provided to disclose a known future betterment assessment that will be applied to each unit in the Brier Cliff by the Beach condominium complex.

For additional information Buyers may contact the City of Gloucester.

- 1) Project Description
 - a. Repaving of all eight (8) Brier Neck "private" roads at abutters expense.
 - b. The utility (gas and water) infrastructure is being replaced or updated to the current code. This work is at the City of Gloucester's expense and must be completed before repaving can commence. In total, this is nearly a \$3 million infrastructure upgrade project.
- 2) Time frame:
 - a. The utility work is scheduled to be completed in the spring of 2021.
 - b. The grinding of the existing paved surface, re-grading, and laying of the base layers could take place later in the spring but probably not over the summer months.
 - c. It is currently expected that the paving will be completed in the fall of 2021.
 - d. If the utility work is delayed, then the initial paving work may be delayed until fall 2021 and the paving would be completed in the spring of 2022.
- 3) Cost: The cost is \$3,480 per lot frontage on Cliff Rd or \$1,740 per unit payable to the City of Gloucester. Seller shall pay such assessments in full within 30 days of being provided invoice for same.
- 4) Updates from the Brier Neck Roads Committee will be provided to potential buyers upon request.

Brier Cliff Realty, LLC.
May 12, 2021