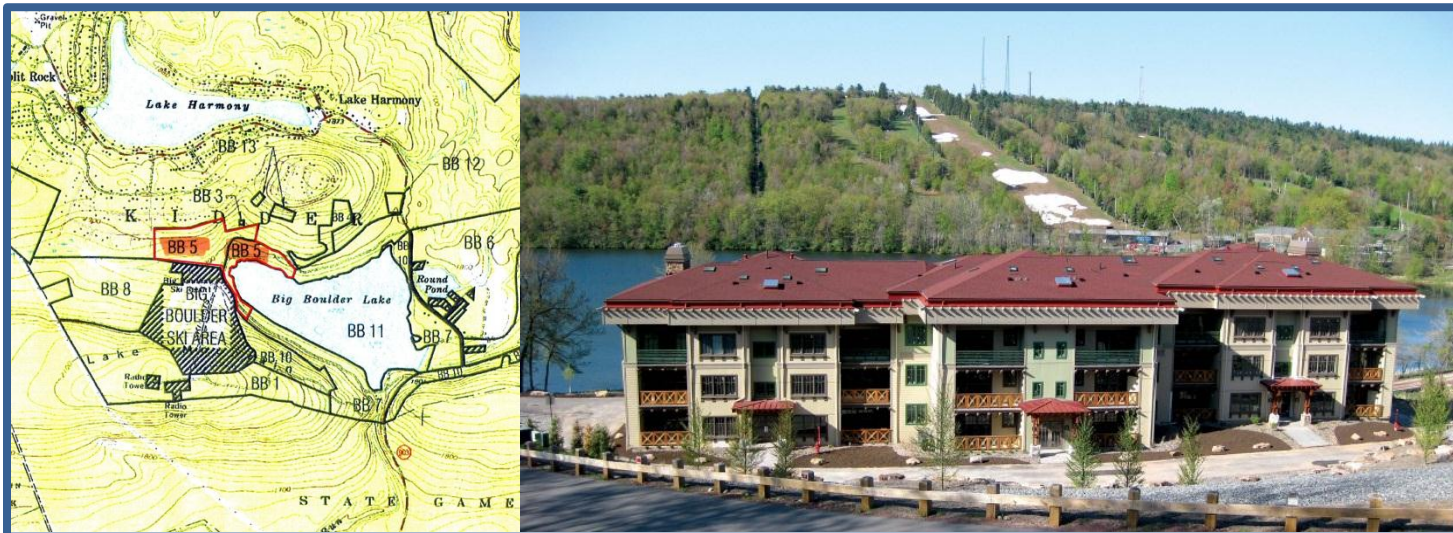


BOULDER LAKE VILLAGE CONDOMINIUMS



LOCATION: BIG BOULDER LAKE AND SKI RESORT

- Location:** Located along Big Boulder Drive on Big Boulder Lake and Big Boulder Ski Area in Lake Harmony, Pennsylvania, 4 miles from Exit 284 of I-80 and 6 miles from the proposed Route 903 exit of the Northeast Extension of the Pennsylvania Turnpike currently under construction. This property is located 2 hours from New York City and 1.5 hours from Philadelphia, Pennsylvania.
- Physical Features:** Site for 126 condominium units to be constructed. Located in a resort setting, this lakefront property sits on Big Boulder Lake and Big Boulder Ski Area. The housing units in this area are typically vacation homes with potential for seasonal rental.
- Improvements:** A multi-family housing plan was approved in 2005. One building comprised of 18 condominium units has been completed and sold. There are a total of 126 units remaining to be constructed consisting of 42 3-bedroom units and 84 2-bedroom units. All infrastructure including roads, curbing, concrete sidewalks, parking areas, storm water facilities, underground electric, phone and cable, sewer and water lines have been completed for the remaining 126 units.
- Adjacent Properties:** This property is immediately adjacent to the Big Boulder Ski Area to the West and the Midlake on Big Boulder Lake Condominium complex to the East. Laurelwoods on Big Boulder Lake, a community of single and multi-family homes, lies to the North.
- Zoning:** Resort Commercial

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