

FRANCIS E. WALTER RESERVOIR TRACT

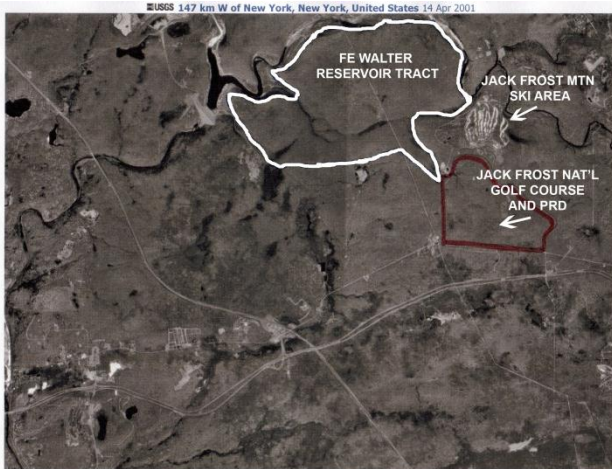


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Acreage: Approximately 2500 Acres.

Location: Kidder Township, Carbon County, Pennsylvania. Located in the Pocono Mountains of Pennsylvania 2.5 miles from the Northeast Extension of the Pennsylvania Turnpike exit 95 at its intersection with Interstate Route I-80 exit 278. This tract has access through other lands of Blue Ridge Real Estate (Jack Frost National Golf Course Planned Residential Development Tract). This property is 2 hours from New York City and 1.5 hours from Philadelphia, Pennsylvania.

Physical Features: With its Western and Northern boundaries having approximately 24,000 feet in common with the Francis E. Walter Reservoir and the Lehigh River, this tract has tremendous potential for recreational use. The Francis E. Walter Dam was constructed by the US Army Corps of Engineers in 1961 and is used for three main purposes:

1. **Whitewater Recreation.** The Corps conducts regularly scheduled weekend releases to create whitewater rafting with estimates of over 60,000 people drawn to the region annually with an estimated impact of 60 million dollars.
2. **Fisheries Enhancement.** The Corps helps maintain cold water temperatures for the 40 mile trout fishery below the dam. At an annual estimated impact of 30 million dollars to the local economy.
3. **Flood Control.** The dam has the ability to temporarily hold 35.8 billion gallons of water to reduce flooding in the valleys below – saving an estimated 360 million dollars in damage.

Improvements: This is an unimproved tract, however, there is central sanitary sewer at the southeast corner.

Adjacent Properties: The common boundary with the F.E. Walter reservoir coupled with the Jack Frost Ski Area and Jack Frost National Golf Course along its Eastern Boundary and approximately 12,000 feet of common boundary with Pennsylvania State Game Lands No 40 (approximately 3,200 acre portion) makes this highly scenic and forested (mainly hardwoods, oaks, maple) an outdoor delight.

Zoning: Resort Commercial

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