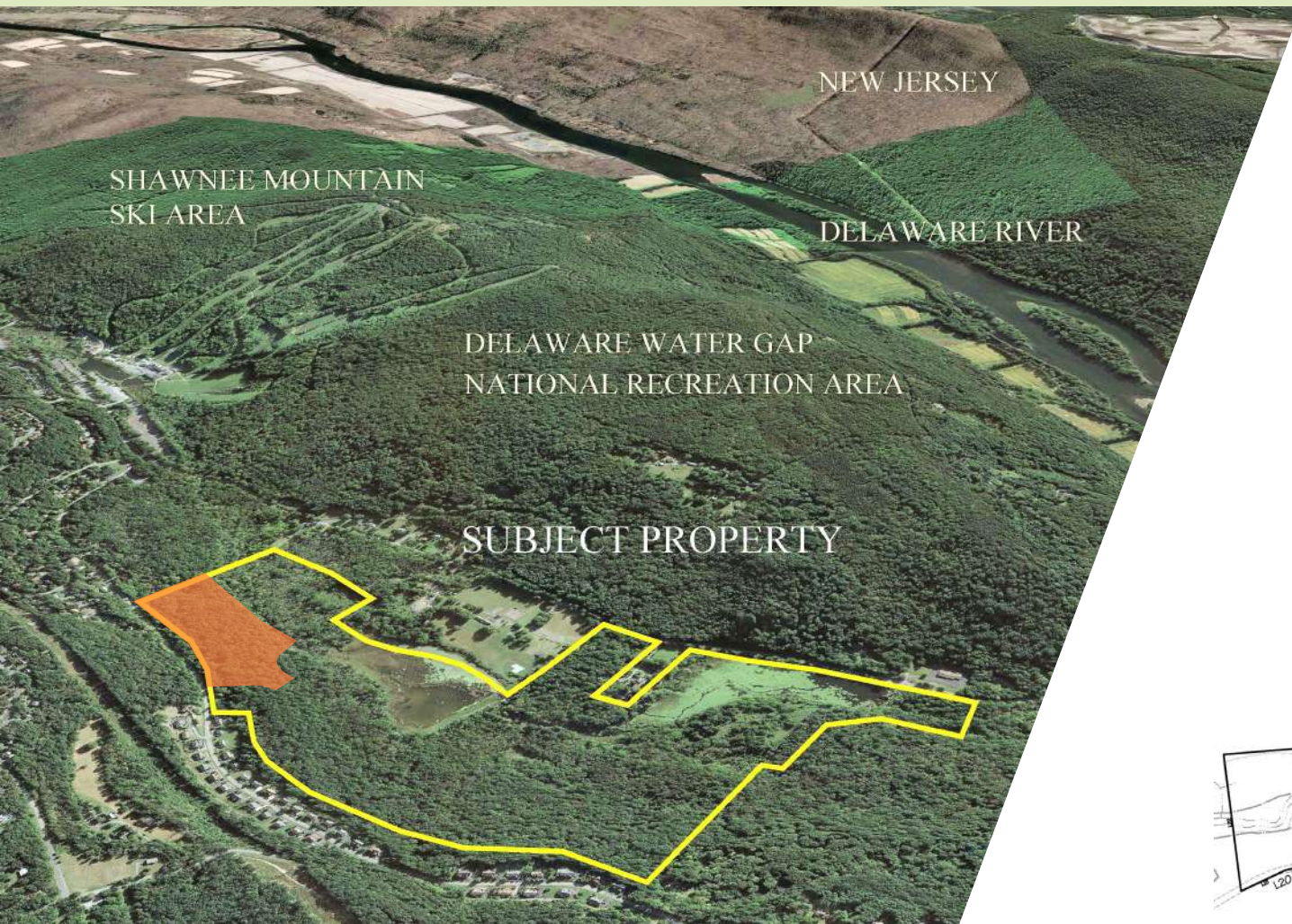
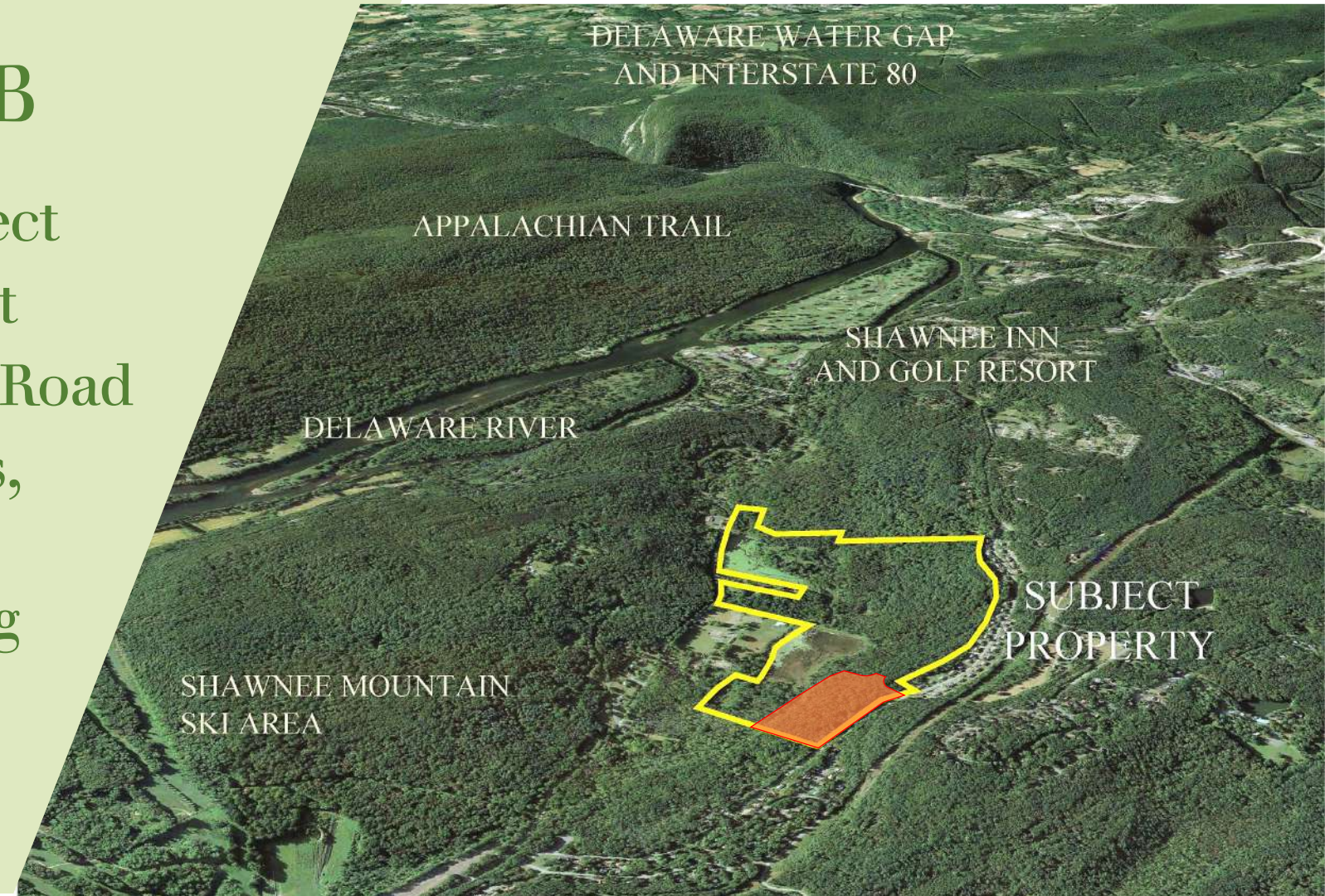
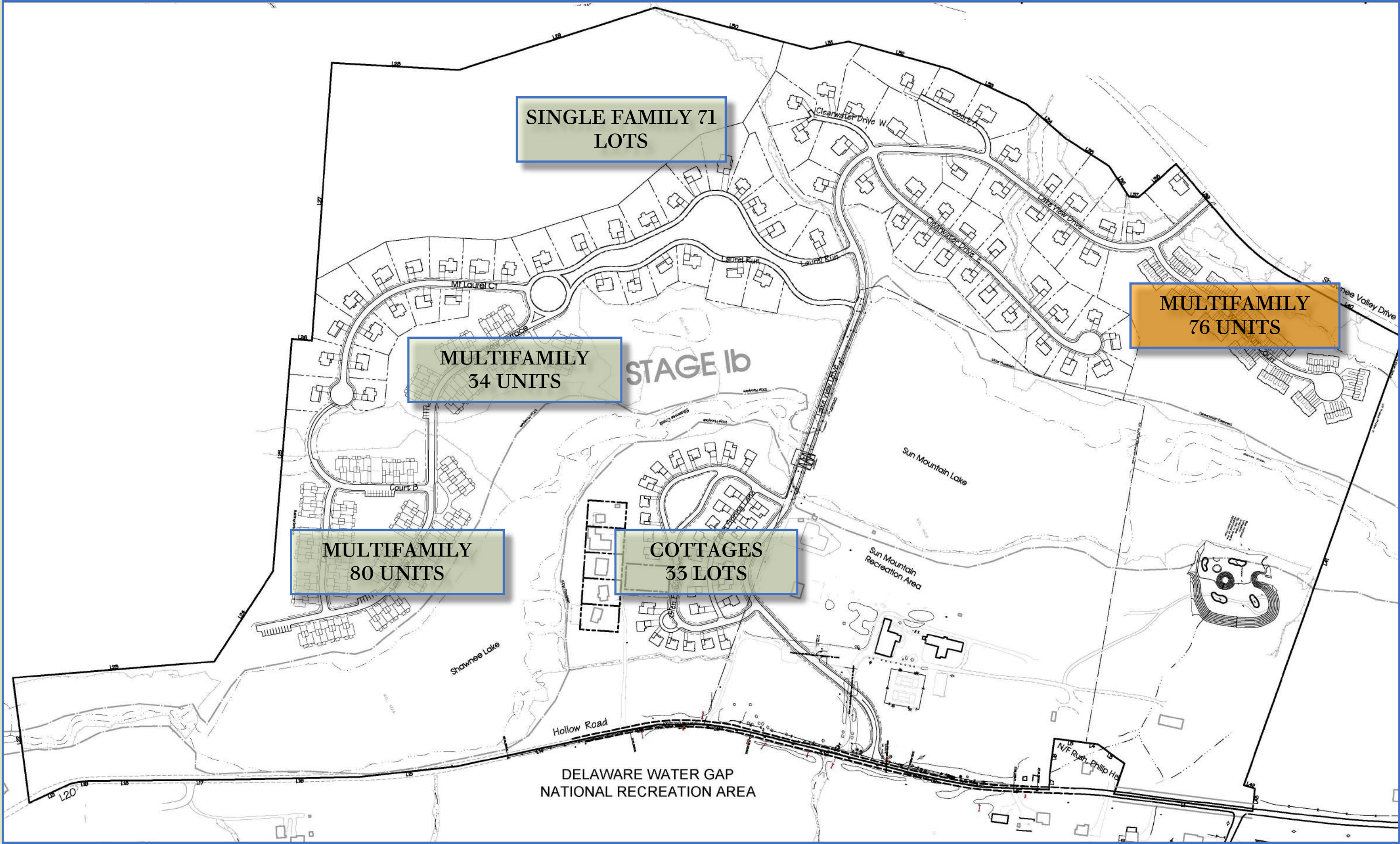


SHAWNEE VALLEY PRD – STAGE 1B

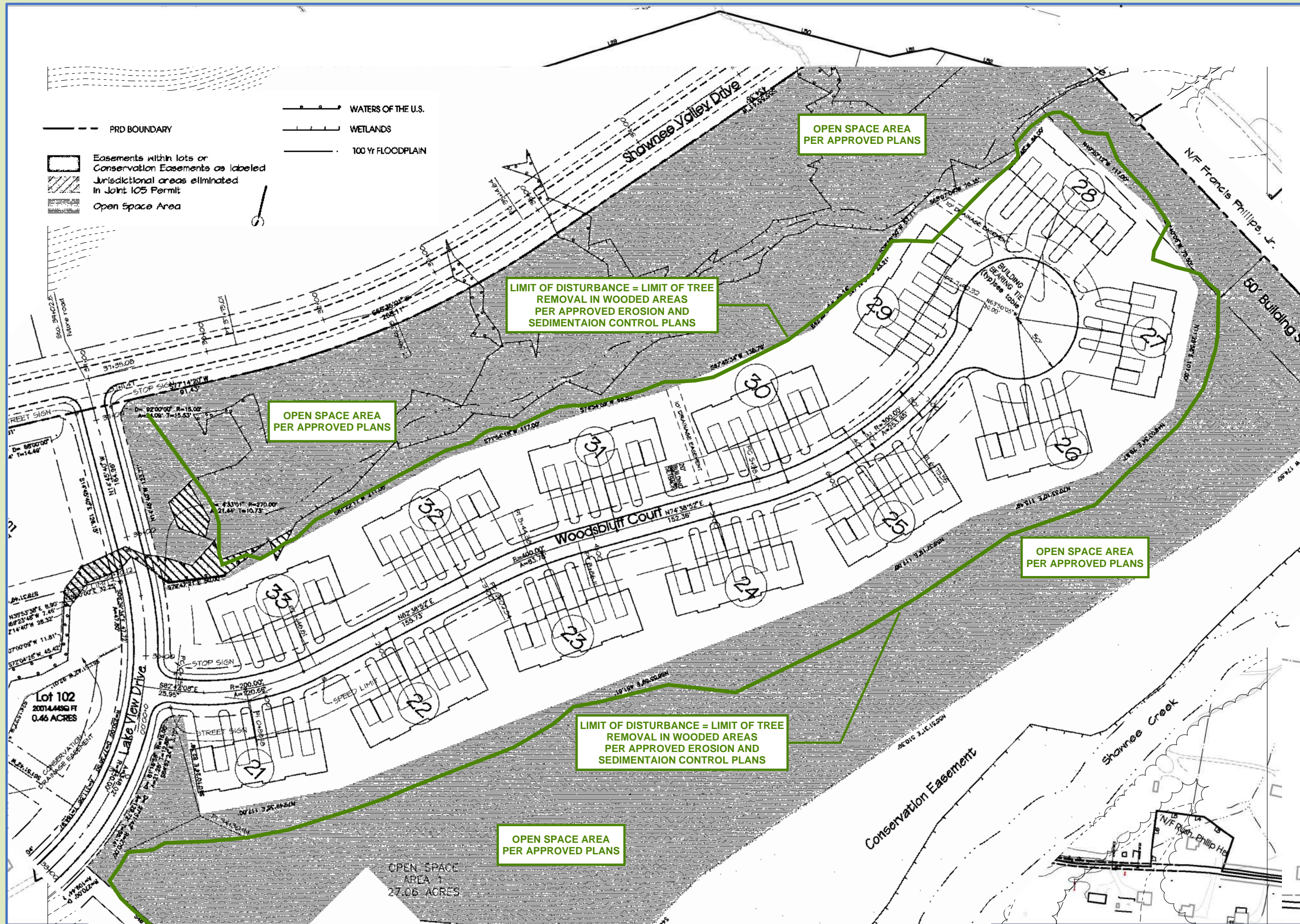
- 1,006-acre PRD approval in 2005 remains in effect
- Stage 1b Final Approval in 2005 remains in effect
- Lies between Shawnee Valley Drive and Hollow Road
- Approval includes 71 single family, 33 cottage lots, 114 townhomes, 76 multi-family units
- Engineering and permits are complete including MCCD, PADEP, Corp of Engineers Joint 105
- Served by Manwalamink Water and Sewer



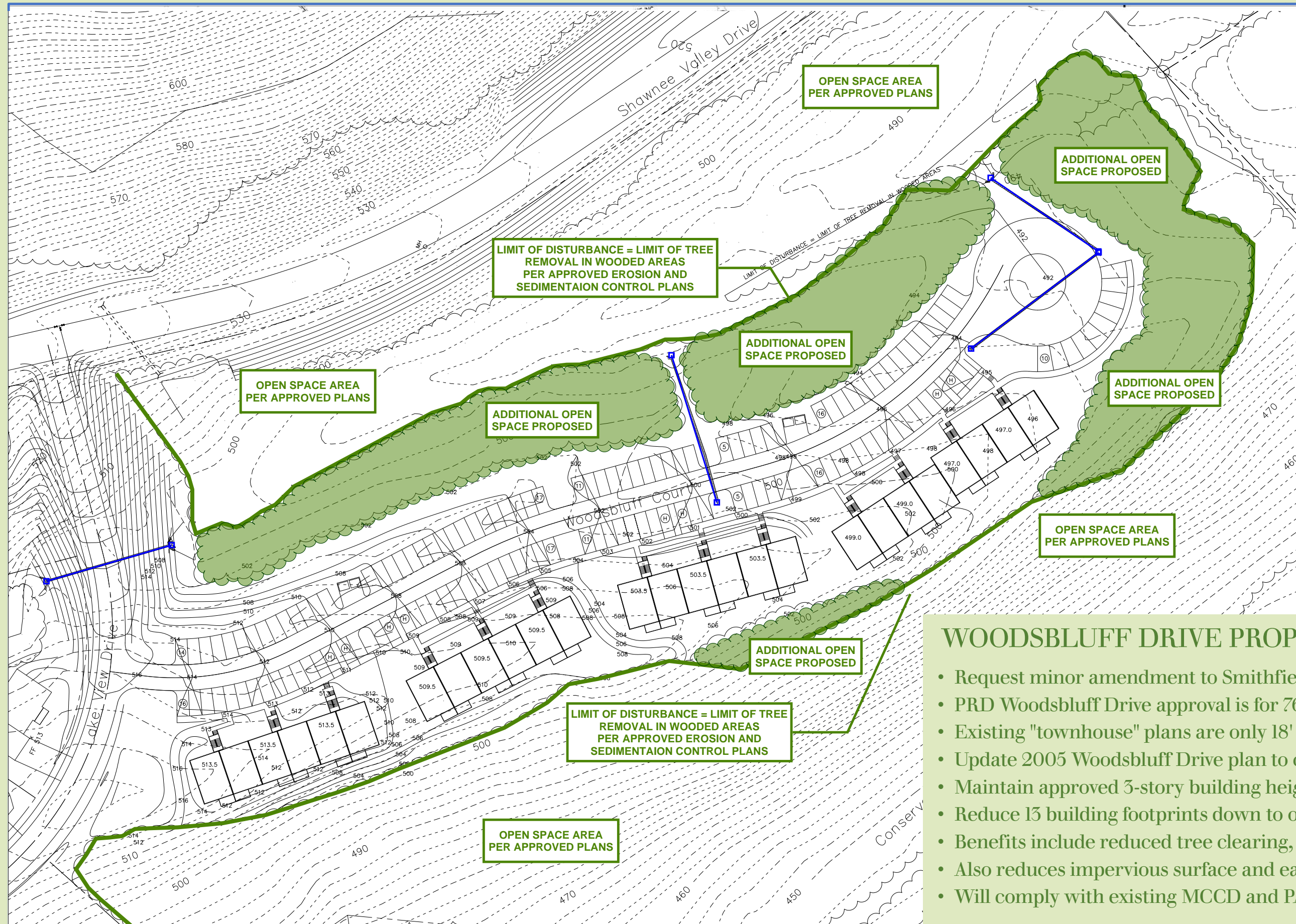
SHAWNEE VALLEY PRD – STAGE 1B APPROVED PLAN



SHAWNEE VALLEY PRD – STAGE 1B APPROVED PLAN



WOODSBLUFF DRIVE PROPOSED CHANGE



WOODSBLUFF DRIVE PROPOSED CHANGE

- Request minor amendment to Smithfield Final Approval
- PRD Woodsbluff Drive approval is for 76 multi-family units
- Existing "townhouse" plans are only 18' wide, too narrow
- Update 2005 Woodsbluff Drive plan to current market trends
- Maintain approved 3-story building heights, flat over flat units
- Reduce 13 building footprints down to only 4 pads
- Benefits include reduced tree clearing, increased open space
- Also reduces impervious surface and earthwork
- Will comply with existing MCCD and PADEP permits

APPROVALS AND PERMITS ARE SECURED

- Smithfield Township Planned Residential Development (PRD zoning) approved 1,006 acre plan for residential single family, multifamily and timeshare units
- Final (construction) Approval of Stage 1B for 294 residential units approved on December 27, 2005 and approved annually, most recently December 13, 2023
- Development Agreement (draft) negotiated with Smithfield Township
- Public utility sewer and water services with current capacity will serve letters
- PADEP Joint 105 water obstruction & encroachment permit APS ID# 1029995, AUTH ID# 1338873, APPLICATION NO. E4502221-001 issued on September 22, 2021 and effective through December 31, 2026
- USACOE regulated stream crossing approval CENAP-OP-R-2006-00051 (PASPGP-3) issued effective January 16, 2009 and no expiration
- PADEP Chapter 102 individual NPDES 102 permit #PAD450104, effective May 15, 2020 and expires May 24, 2025
- PA Fish & Boat Commission species impact review PNDI Search No. 694579-1 acceptance letter issued March 9, 2020
- PennDOT Highway Occupancy Permit for intersection design, scoping complete, prepared to respond to PennDOT comments
- PHMC Phase I / II cultural resources survey non-eligibility final review letters ER 05-0879-089-E issued April 19, 2009
- Current Dam Safety EAP's and Annual Inspections

