

RESIDENTIAL - The Falls at Saint Peters

Subdivision / Address	Number of Lots	Status
The Falls at Saint Peters	101 "village" lots comprising 36 small detached-style, 30 twin-style, and 34 townhouse-style lots and subject to a conservation easement. Zoned R-3 Residential with Historic and PRD Overlays. Most interior TH lots are 24' wide. Twin-style lots range in size between 3,600 - 4,500 - 6,000 SF. Small DET lots range in size between 5,000 - 5,500 - 8,000 SF+. Infrastructure was previously put in place ahead of time without any township inspections or PADEP approvals. Also, there may be a possible leak in the sewer lines.	Phase 1 (48 lots) had final approval and most site improvements completed. PADEP requires the completion of a new sewer plant before any additional development.
205 Forest View Court	Lot 42 Detached Dwelling	Leased; built 2008. Lessee: Brittany Mortensen MTM \$3,000/month + utilities.
	(2,514 SF GLA + part.finished basement)	Fiber-cement siding exterior; gas FWA/CA; security system; double-hung vinyl windows; 3-bedroom, 4.5 bath floor plan; flooring is hardwood, carpet, and tile; 2-car garage, poured concrete foundation walls, gable roof with asphalt shingles & metal roof.
203 Forest View Court	Lot 43 Twin-Style Dwelling	Leased; built 2008. Lessee: Ian & Jessica Kirk MTM \$2,000/month + utilities.
	(2,320 SF GLA + part.finished basement)	Fiber-cement siding exterior; gas FWA/CA; security system; double-hung vinyl windows; 3-bedroom, 4.5 bath floor plan; flooring is hardwood, carpet, and tile; 2-car garage, poured concrete foundation walls, gable roof with asphalt shingles & metal roof.
201 Forest View Court	Lot 44 Twin-Style Dwelling	Leased; built 2008. Lessee: Matt & Carly Benjamin MTM \$2,000/month + utilities.
	(2,320 SF GLA + part.finished basement)	Fiber-cement siding exterior; gas FWA/CA; security system; double-hung vinyl windows; 3-bedroom, 4.5 bath floor plan; flooring is hardwood, carpet, and tile; 2-car garage, poured concrete foundation walls, gable roof with asphalt shingles & metal roof.

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28 Falls Drive	Lot 13 End Townhouse Unit	Leased; built 2008. Lessee: James Gilligan MTM \$1,700/month + utilities.
	(2,244 SF GLA + part.finished basement)	Fiber-cement siding exterior; gas FWA/CA; double-hung vinyl windows; 3-bedroom, 3.5 bath floor plan; flooring is hardwood, carpet, and tile; 2-car garage, poured concrete foundation walls, gable roof with asphalt shingles and metal roof.
26 Falls Drive	Lot 14 Interior Townhouse Unit	Vacant; Unfinished Interior; built 2008; not accessible.
	(2,244 SF GLA + unfinished basement)	Fiber-cement siding exterior, roughed-in mechanicals in various stages of completion; some electric lines in some of the unfinished units have reportedly been cut. Poured concrete basement; 2-car garage.
24 Falls Drive	Lot 15 Interior Townhouse Unit	Vacant; Unfinished Interior; built 2008; not accessible.
	(2,244 SF GLA + unfinished basement)	Fiber-cement siding exterior, roughed-in mechanicals in various stages of completion; some electric lines in some of the unfinished units have reportedly been cut. Poured concrete basement; 2-car garage.
22 Falls Drive	Lot 16 Interior Townhouse Unit	Vacant; Unfinished Interior; built 2008; not accessible.
	(2,244 SF GLA + unfinished basement)	Fiber-cement siding exterior, roughed-in mechanicals in various stages of completion; some electric lines in some of the unfinished units have reportedly been cut. Poured concrete basement; 2-car garage.
20 Falls Drive	Lot 17 End Townhouse Unit	Vacant; Unfinished Interior; Ivy growing across threshold; built 2008. Special Note: Roof is leaking.
	(2,244 SF GLA + unfinished basement)	Fiber-cement siding exterior, roughed-in mechanicals in various stages of completion; some electric lines in some of the unfinished units have reportedly been cut. Poured concrete basement; 2-car garage.
Address:	2990 Saint Peters Road on public record.	
Tax Map #19-6-33.3	Recorded Owner: Black Granite Village LP	Tract Size: 36.66 Acres (per a former site plan). Parcel is not subdivided.

The Falls at Saint Peters



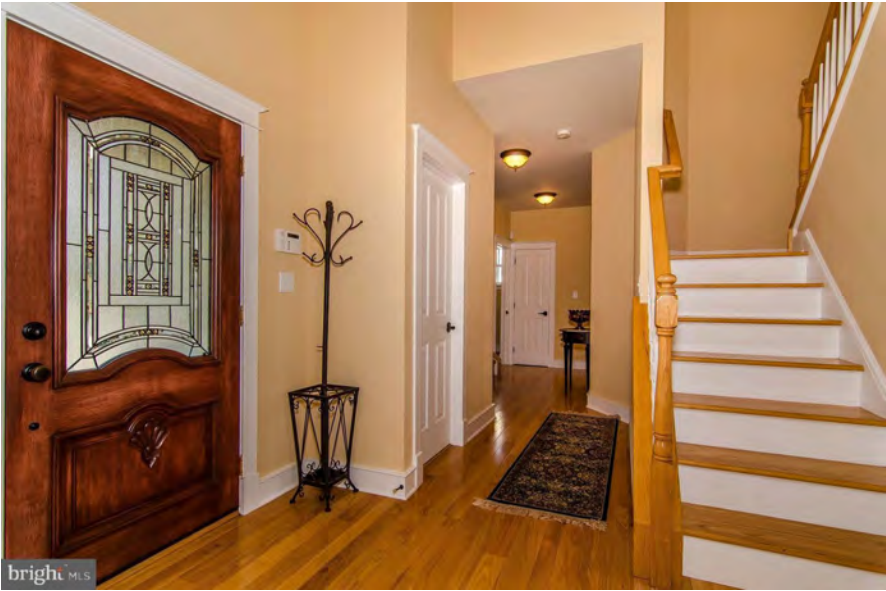
The Falls at Saint Peters



The Falls at Saint Peters (Large Boulders & Some Steep Slopes)



The Falls at Saint Peters (205 Forest View Court) Lot 42 Existing Detached Dwelling



The Falls at Saint Peters (205 Forest View Court) Lot 42 Existing Detached Dwelling



The Falls at Saint Peters (203 Forest View Court) Lot 43 Existing Twin-Style Dwelling



The Falls at Saint Peters (201 Forest View Court) Lot 44 Existing Twin-Style Dwelling



The Falls at Saint Peters (28 Falls Drive) Lot 13 Existing End Townhouse Unit



The Falls at Saint Peters (26 Falls Drive) Lot 14 Existing Unfinished Interior Townhouse Unit



The Falls at Saint Peters (24 Falls Drive) Lot 15 Existing Unfinished Interior Townhouse Unit



The Falls at Saint Peters (22 Falls Drive) Lot 16 Existing Unfinished Interior Townhouse Unit



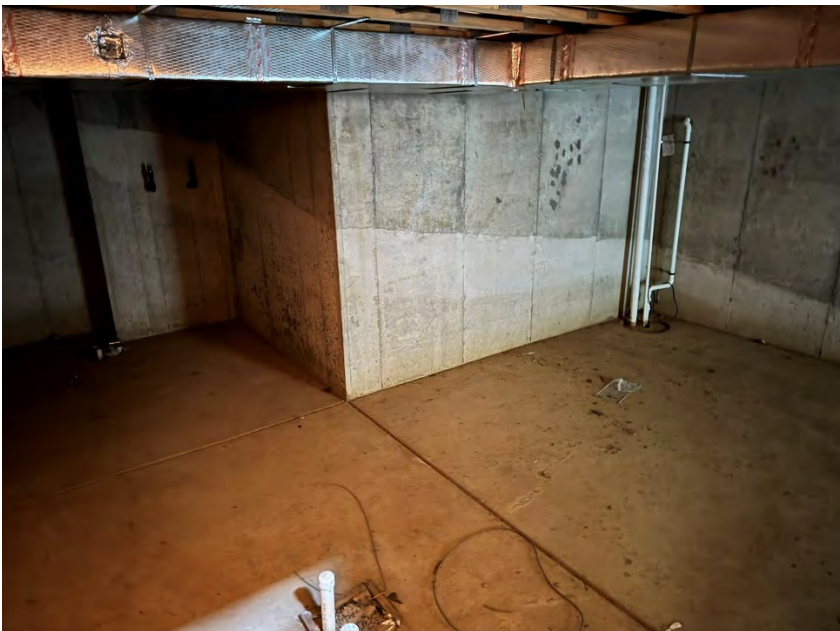
The Falls at Saint Peters (20 Falls Drive) Lot 17 Existing Unfinished End Townhouse Unit



The Falls at Saint Peters (20 Falls Drive) Lot 17 Existing Unfinished End Townhouse Unit



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FORMER WATER TOWER SITE (6.9 ACRES)

