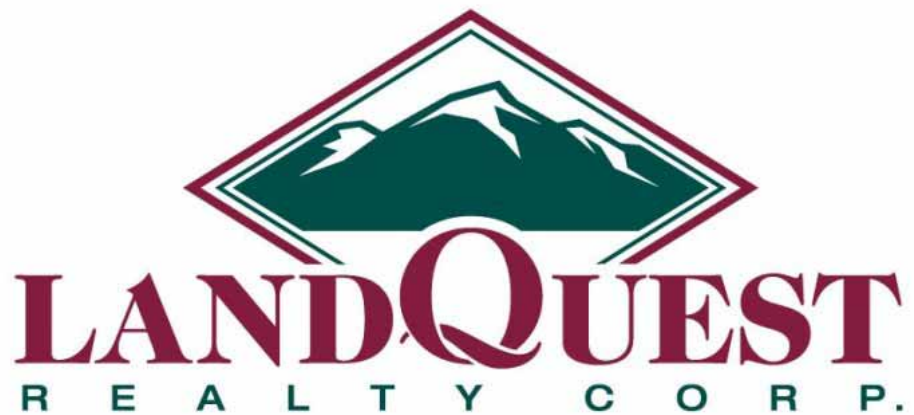




POWDER KING MOUNTAIN RESORT HOTEL DEVELOPMENT SITE



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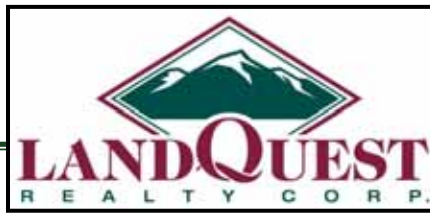
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LISTING NO: 07259
SIZE: Contact Listing Broker
LOCATION: Pine Pass, Northern British Columbia
DIRECTIONS: It is a two hours drive north of Prince George at the summit of the Pine Pass along Highway 97.

POWDER KING OVERVIEW

Powder King is located in British Columbia's northern interior at the end of the Rocky Mountain range. It is a two hours drive north of Prince George at the summit of the Pine Pass along Highway 97.

Powder King's customer base comes from a population of 200,000 that are within a three and a half hour drive of the Resort. This area includes Prince George two hours to the south, Grande Prairie Alberta three and a half hours to the east and the communities in between, Mackenzie, Chetwyn, Dawson Creek, and Fort Saint John.

Air Canada Jazz, Westjet and Central Mountain Air have daily scheduled flights to Prince George from Vancouver, Calgary, Kamloops, Kelowna and Fort St John.

Powder King's best attribute is its massive, consistent, world class snowfall and excellent terrain; truly, its name says it all. Powder King's average annual snowfall for the last twenty five years has been 41 feet. Last season Powder King received 50 feet of snowfall. Not only does Powder King have the largest snowfalls but the cold dry atmosphere gives the snow the best quality found anywhere.

Along with over 2000 feet of vertical lift accessed terrain, twenty four groomed runs and excellent glade skiing, the Resort's main assets are its massive world class snowfall and its untapped real estate resources. Powder King's Controlled Recreational Area encompasses 2000 hectares or 4400 acres.

Hotel Development

- Large demand for on hill accommodation
- Master development plan supports the construction of a 94 unit hotel and 47 unit condotel on the designated area
- The land available for the hotel is in a premier location strategically chosen near the base area of the mountain
- The site gifts spectacular views of the rugged Murray Mountain range
- The hotel has excellent access from highway 97
- Rooms could be sold in a time share or strata arrangement
- Being on the route to the Alaskan Highway, Powder King has access to major summer traffic
- 120,000 RV's and 325,000 tourists that drive by Powder King's door step every summer

POWDER KING



Master Development Plan

- Expansive and comprehensive long term plan completed and supported by the ministry of tourism
- Includes large residential development currently in its infancy stage
- Plans also include the construction of hotel, condominiums and RV Park
- The Master Agreement recognizes the need for making raw undeveloped land available to the Resort for development. This raw land available is within the controlled recreational area set out in the Master Development Plan and is only available for the Resort to purchase.
- Once the land requested for development is purchased by Powder King it can then resell it to a developer or subdivide or develop it for its own use.

INFRASTRUCTURE

Sewer

- A sewer waste facility was constructed on the Southeast side of Highway 97, across the highway from the Resort development.
- It is a comprehensive waste disposal system that serves as a main infrastructure service capable of supporting the long term development
- The system is comprised of a four cell lagoon design, much like many small community's and small cities throughout this province.
- The system is designed to service fifteen hundred full time residents.

Water

- The water system at Powder King is a community system owned and operated by the Fraser-Fort George Regional District.
- It is a three well system that has been operating since its original construction.
- The wells' supply ability is expected to meet the Resorts Phase One development

NORTHERN BRITISH COLUMBIA ECONOMY

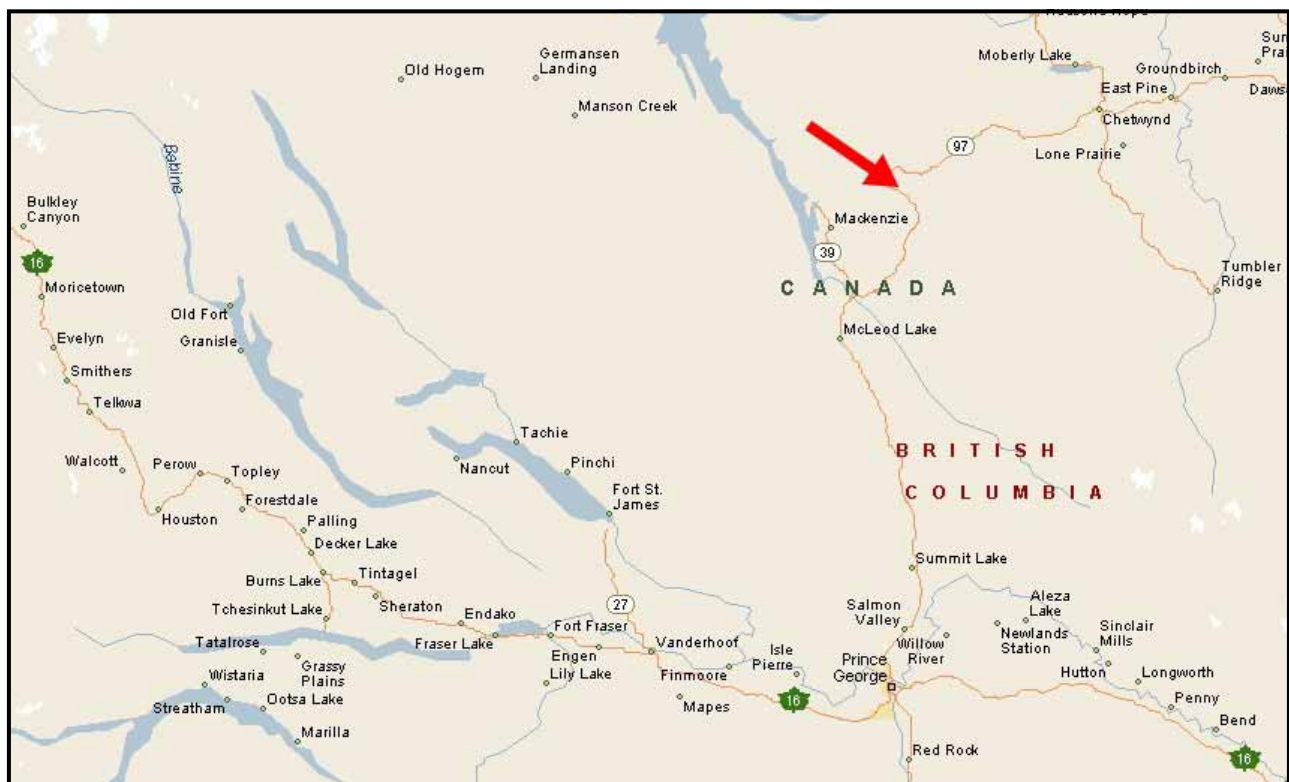
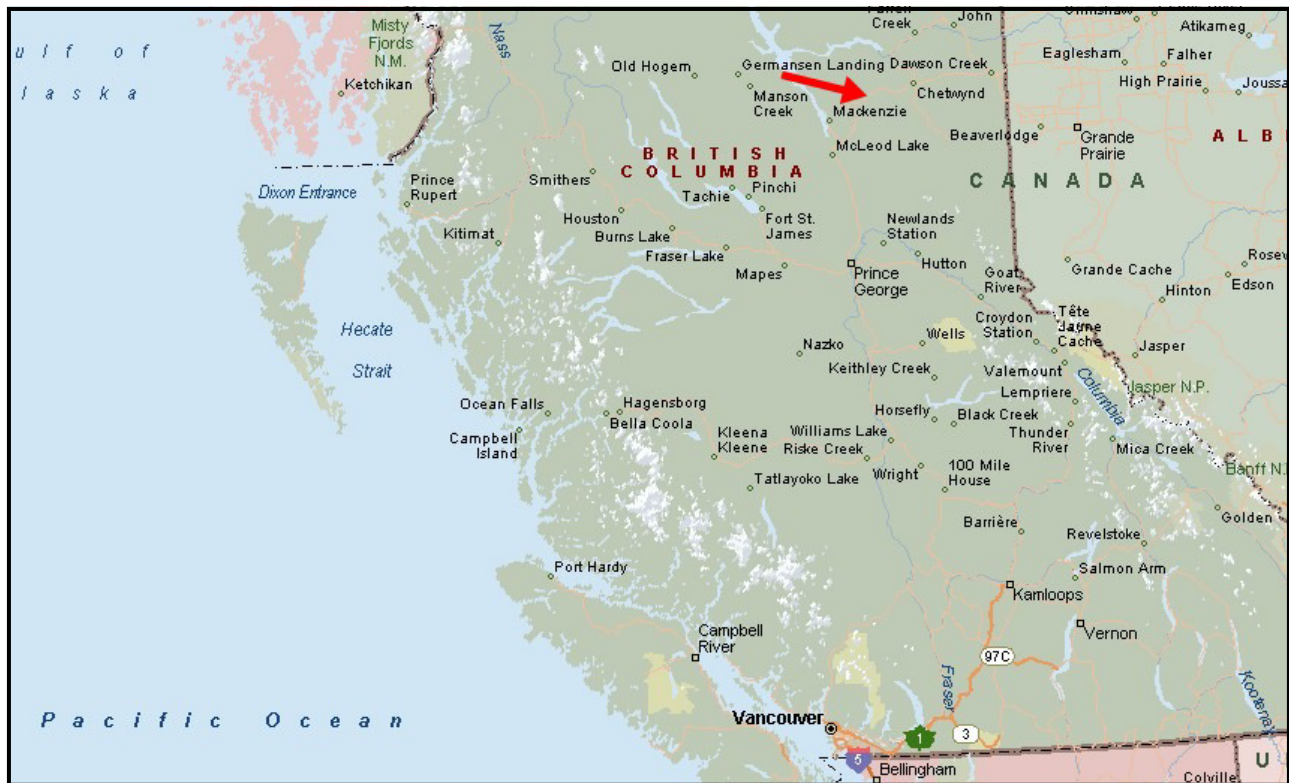
- Increasing demand in the mining/resource industry will create more jobs in the North
- Prince George is currently expanding its airport with intentions on making it an international air cargo hub
- Prince George recently added direct flights from Calgary and Edmonton to capture Alberta tourists
- An inland port is currently being constructed servicing Prince Rupert's Fairview container terminal
- Strong oil and gas sector in Northern B.C and Alberta

SERVICES, TAXES, ZONING & LEGAL:

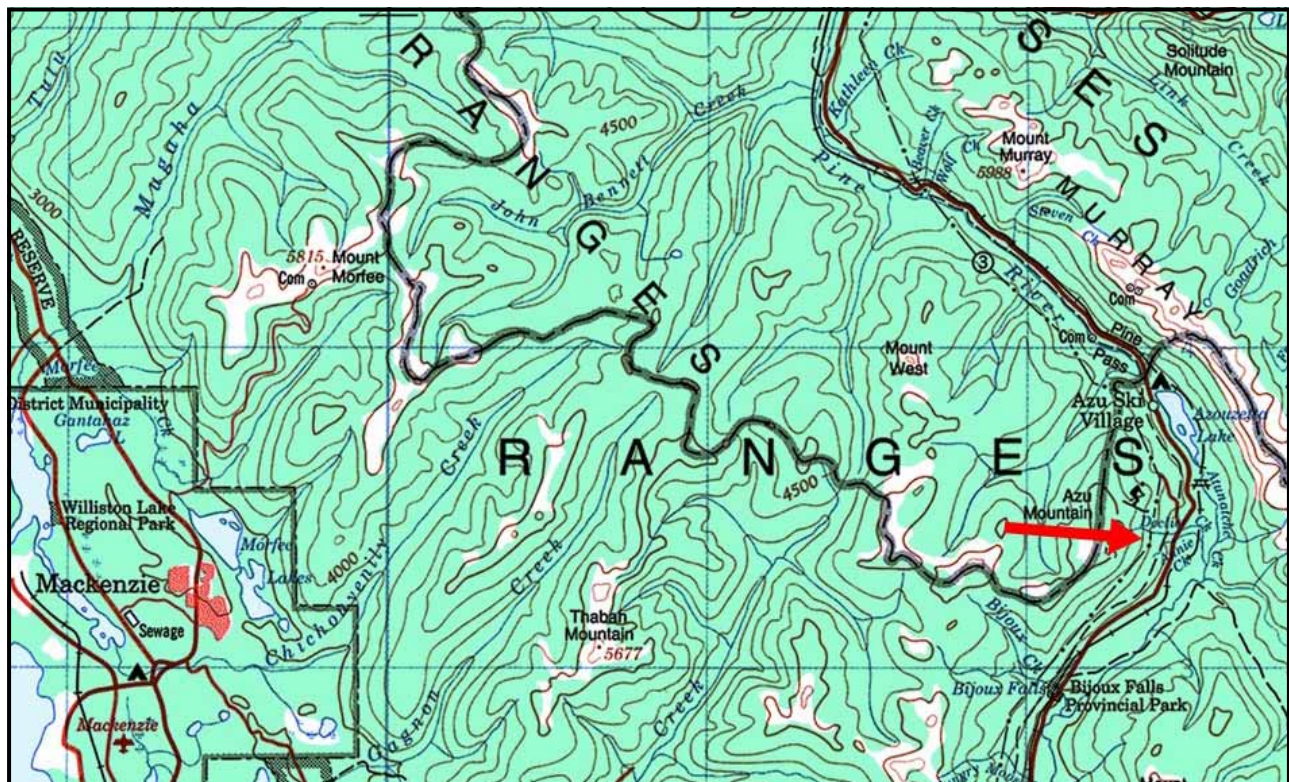
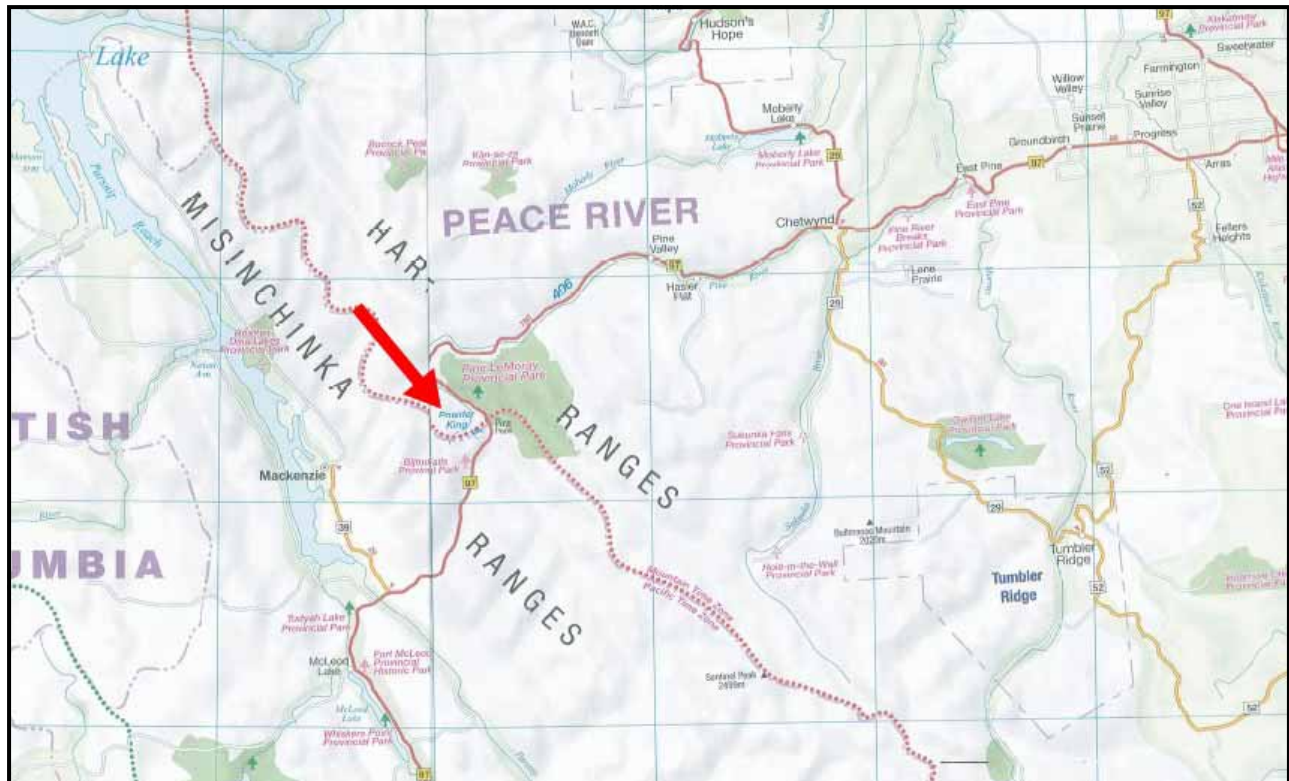
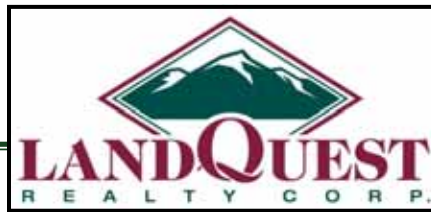
Contact Listing Broker

PRICE: \$2,000,000

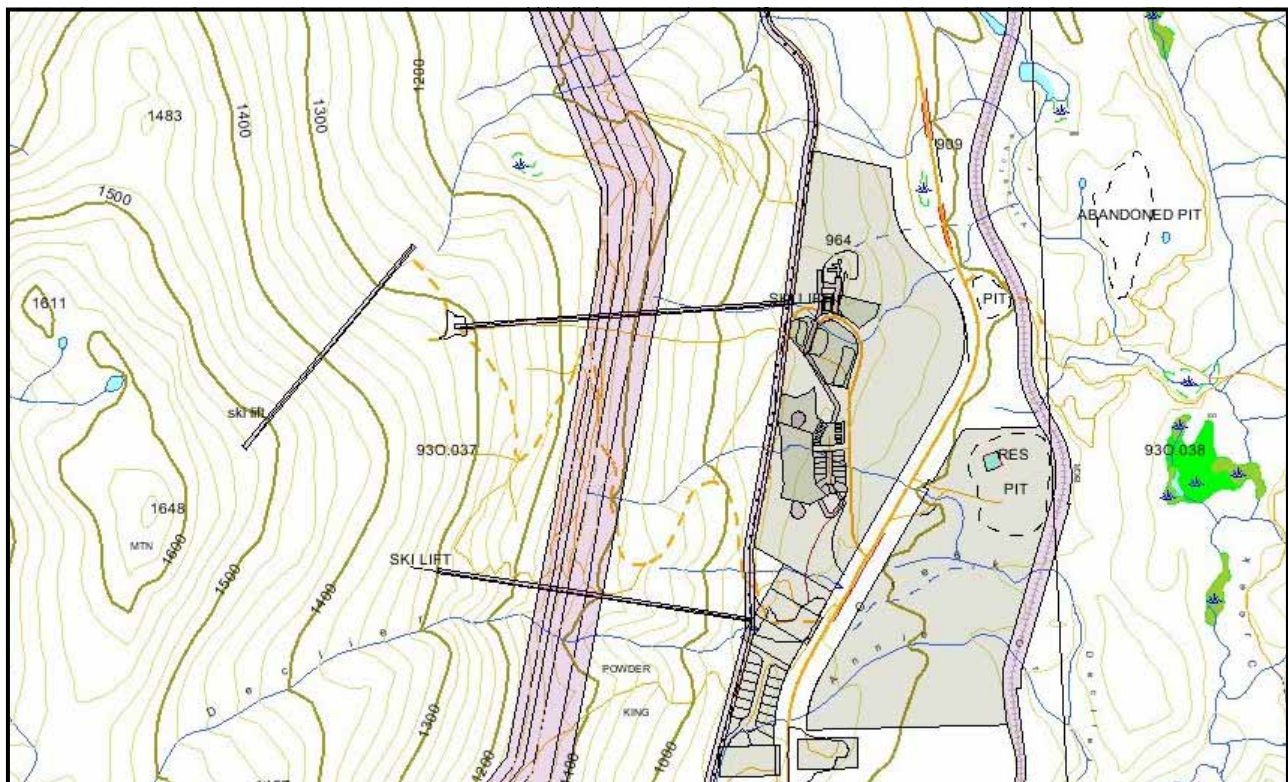
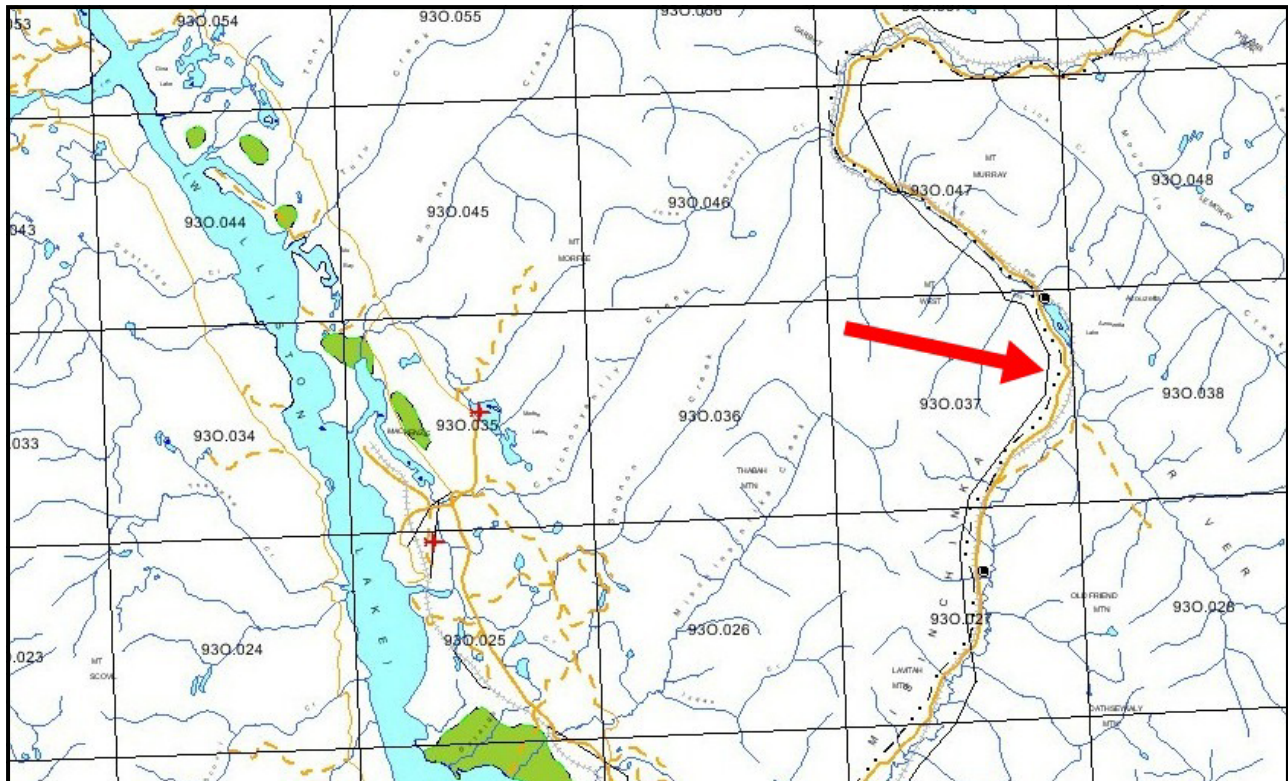
POWDER KING



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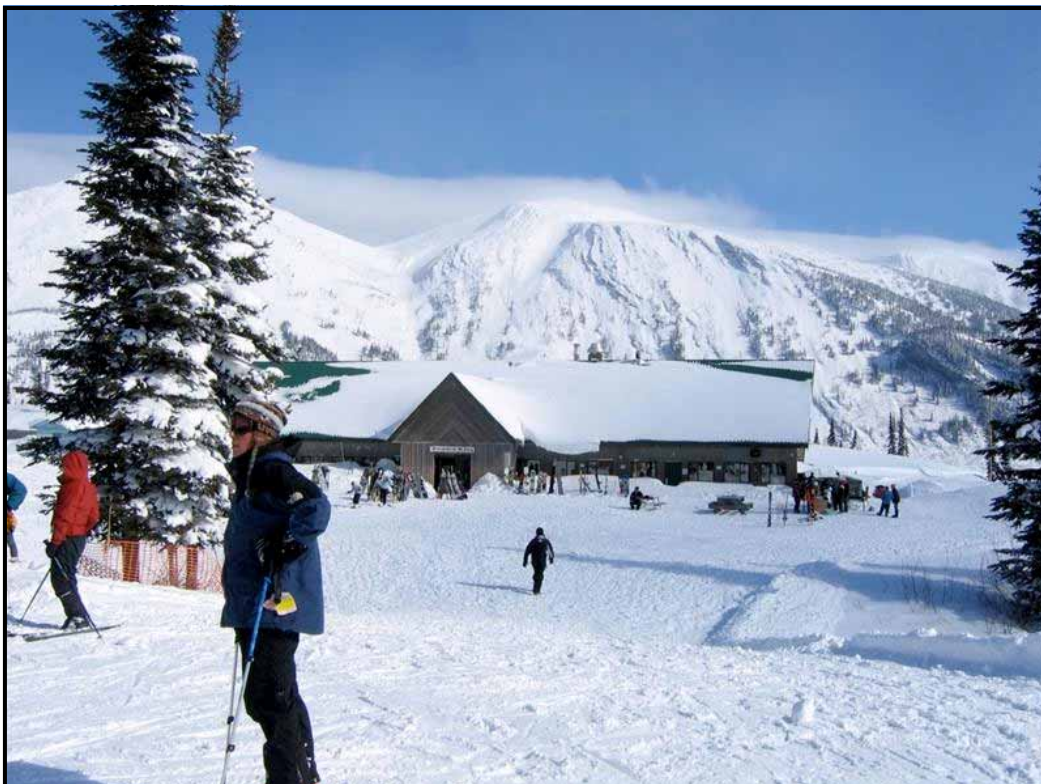


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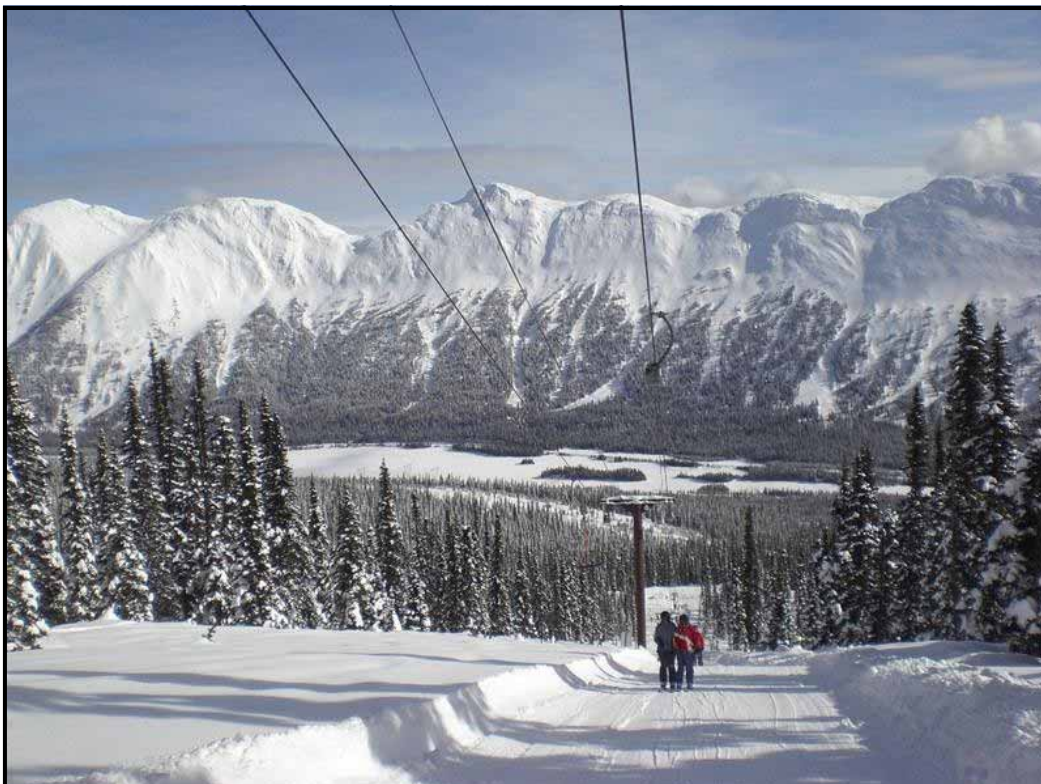


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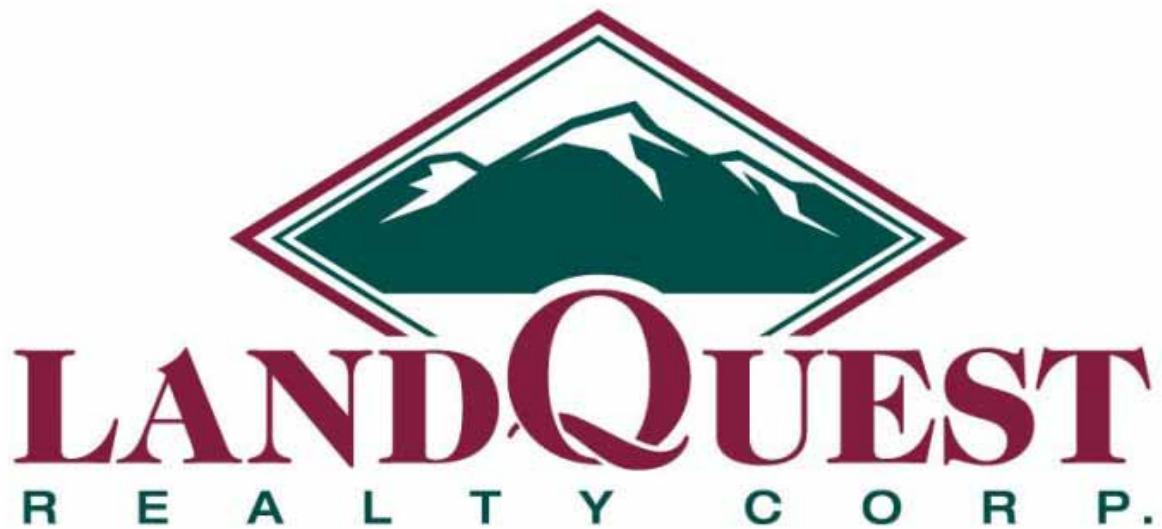




notes

A faint, stylized background image of a mountain range with evergreen trees in the foreground, overlaid with horizontal ruling lines. The image is light blue and white, with the mountains and trees rendered in a soft, painterly style. The ruling lines are thin and black, spaced evenly across the page.

POWDER KING



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