

Limited Offering for 2009

Introductory incentives apply.
Call or check website for details.

Roanoke Reserve

On Lake Gaston, NC-VA

Exclusivity and Luxury in Harmony with Nature



Six Exceptional Multi-Acre Lakefront Properties.

Roanoke Reserve on Lake Gaston offers a limited number of multi-acre properties (2.8 to 7+ acres) — each with unique features, majestic views of water and nature, secluded waterfront, and naturally buffered from each other. Restrictive covenants have been incorporated to insure optimal quality of life, to protect your investment, and to preserve the character of the Reserve.



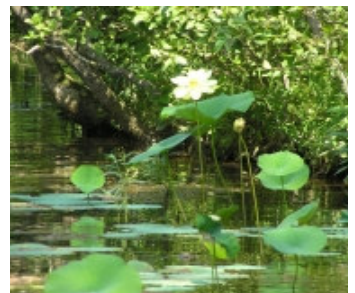
Perfect For the Ultimate Private Luxury Retreat.

Centrally located on the East Coast of the United States with convenient access, Roanoke Reserve is offered to discerning buyers who want to design their own exclusive private retreat in a natural, lakefront setting with plenty of room to spread out — without compromising the secluded natural ambience. Enjoy a sparsely populated environment *forever*.



Unique Opportunity.

The history, the beauty of this premier, virgin property on Lake Gaston has been carefully preserved through three generations since the 1920's — pre-dating the lake by 40 years — and is now extended to this unique development approach. Roanoke Reserve has been designed to preserve the legacy and magic of this special place on Lake Gaston and is now offered to others who value its heritage and lifestyle possibilities.



Roanoke Reserve

A Treasured Legacy to Call Your Own

Roanoke Reserve is part of the former Senator H. B. Moseley farm on the Roanoke River that pre-dates the creation of the lake. While the farming "Low Grounds" adjacent to the river were flooded when the lake was completed in

1963; the higher elevation land became premier, highly coveted Lake Gaston property — much of which has remained in the family and undeveloped. Al and Anne Hartley (granddaughter of Sen. Moseley) have designed Roanoke Reserve in a manner that preserves the history, family legacy, and the magic of this very special place on Lake Gaston.



Imagine a place where sentinel trees guard the winding trails that lead to your home and the natural splendor surrounding you. Indigenous wildflowers and herbs smile up at you as you pass by...the perfect blend of rolling hills, forest, and natural streams, with easy access to the lake. Each Roanoke Reserve property offers elevated, spectacular home sites, ultimate tranquility, complete privacy, protected views of the main lake, substantial shoreline, and accommodation for a double boathouse. There's plenty of room for lifestyle amenities you may choose to add to your personal retreat on Lake Gaston: perhaps a cabana house near the waterfront, a pool, a tennis court, nature trails, or even a little cabin retreat away from the main house. Each Roanoke Reserve property has a special ambience and natural beauty with varying topography — endless possibilities for year-round enjoyment.



Approaching Roanoke Reserve from the roadside, as you stroll toward the water you pass cooling fronds of ferns in shades of vivid green. The light plays prisms at your feet. You look up to the sky through the lush canopy of green — you feel as if you are at the center of the universe. You take a deep breath and feel

immediate rejuvenation with a renewed sense of calmness and clarity. The clean pungent scent of earth fills your lungs. Then you encounter some of the most amazing elevated views of the property coupled with the glistening waters of Lake Gaston spreading lazily before you, beckoning you toward her. Imagine your private retreat on that vary spot. Approaching Roanoke Reserve from the main lake by boat, you enter a pristine, protected cove that provides just enough buffer from the lake action — yet lies within easy reach and has great views. Roanoke Reserve residents will always enjoy secluded, sparsely populated lake living in a prime location.

A place to live, to love, to cherish and keep — each exclusive property provides the space for you to breathe your own air, and to enjoy the quiet serendipity that you deserve. Elevated views connected to the lake offer simple pleasures of earth, sky and water. Touch the waters, breathe the air — there is no better place to relax, recharge, and spend quality time with family and friends.



The Hartley family invites you to create your own treasured legacy at Roanoke Reserve.



Roanoke Reserve

Summary of Features



Lake Gaston Location. Easy Access.

Where the Roanoke River unwinds for a bit creating over 350 miles of beautiful shoreline containing over 20,000 acres of high quality water. Centrally positioned on the East Coast between Interstate 85 and Interstate 95 straddling the VA / NC border — equidistant from Richmond, VA and Raleigh/Durham, NC.



Unique Development Design.

Only six spacious, multi-acre properties — secluded and naturally preserved — positioned in a pristine cove on the main lake. Carefully designed with quality as the guiding principle and to preserve the history and magic of this treasured Lake Gaston property. Awaiting new owners' personal touch.



Space, Privacy, and Tranquility.

Large parcels in varying sizes (2.8 to 7+ acres each) buffered from each other by natural forest and bounded by the serenity of a pristine cove. Ample room for lifestyle amenities of choice on the water and off-shore. Enjoy a sparsely populated environment *always*.



Ideal Waterfront. Double Boathouse Accommodation.

Enjoy the water in the relaxing comfort of Roanoke Reserve's naturally buffered location. Being slightly removed from the main lake action, each property offers the best environment for waterfront activities (especially nice for children) and accommodates a double boathouse.



Natural Setting. Exceptional Building Sites and Views.

Each property offers elevated building sites with outstanding views of the main lake and picturesque Roanoke Reserve cove — and surrounding natural beauty — an inherent part of Roanoke Reserve.



Protective Covenants.

Roanoke Reserve investments and quality of life are protected by restrictive covenants and governed by a Homeowners' Association.



Year-Round Fun.

Enjoy your private retreat and the friendly communities around Lake Gaston all year in a backdrop of natural beauty that changes with each season.



Cherished Memories.

There is no better place for multi-generational families and close friends to build lifetimes of priceless memories.

Roanoke Reserve

Introductory incentive pricing availability and applicable properties are subject to change without notice.

Property Offerings

All

While each Roanoke Reserve property* has unique features, there are common elements to all that include: prime location on Lake Gaston, private roads**, guaranteed low density environment, non-congested and sheltered waterfront, spectacular elevated views and building sites, mixed terrain and forest, complete privacy, serenity and seclusion of the naturally preserved cove setting, restrictive covenants, ample space for lifestyle amenities at the water's edge and offshore, double boathouse accommodation for each property, underground electrical hookups, and county water hookups***. *Buyers are responsible for septic system on each property. (Also available in the area at buyer's discretion is high speed Internet.)*

Limited Offering for 2009

RR 1

Property 1, closest to the main lake with substantial waterfront, offers superb main lake views coupled with sheltered shoreline just inside the cove. It consists of 2.79 acres, has 401 ft of shoreline, and is accessed from Hartley Court. Offered at \$1,200,000 / **\$850,000 introductory incentive**. See *Introductory Incentive Term Sheet* for more details.

RR 6

Property 6, with more acreage, also offers impressive main lake views even though it is located further inside the cove where it is more private and tranquil. It consists of 5.52 acres, has 523 ft of shoreline, and is accessed from Edwards Ridge Road. Offered at \$1,100,000 / **\$850,000 introductory incentive**. See *Introductory Incentive Term Sheet* for more details.

In Reserve

RR 2

Property 2, largest of the Roanoke Reserve properties, is a little further inside the cove also with commanding main lake views. The spaciousness and topography will offer its owner many possibilities. This property's shoreline also includes a rare, naturally formed beach-like area to compliment waterside activities. It consists of 7.33 acres, has 275 ft of shoreline, and is accessed from Hartley Court.

RR 3

Property 3 offers the most varied terrain. At certain locations you feel like you could be at a lakeside retreat in the mountains – in other locations you find gently sloping terrain down to the water's edge. A little hillside cabin or studio away from the main residence comes to mind when visiting this property. Then add the fact that a private waterside entertaining cabana and double boathouse can be in close reach. It consists of 6.54 acres, has 989 ft of shoreline, and is accessed from Lake Ridge Road.

RR 4

Property 4 is the most secluded, private, and quiet...and perhaps the most "magical". The notion of forest elves may even come to mind when spending time on this property. Plus you still have your own private access to the water when you might want to go for a boat ride and for waterside entertaining — or just want to enjoy the special serenity and ambience that being near water brings. It consists of 5.82 acres, has 434 ft of shoreline, and is accessed from Edwards Ridge Road.

RR 5

Property 5 is distinguished by its sheer location that accentuates its topography: beautifully presenting itself as an elevated knoll in the *back* of the cove with a majestic view of both the cove surroundings and main lake. The unsuspecting view from this property and impact to visitors always inspires a "wow". It consists of 6.97 acres, has 232 ft of shoreline, and is accessed from Edwards Ridge Road.

* See Roanoke Reserve Property Design map for visual layout. Reference recorded plat for exact property dimensions. Prices are subject to change without notice. Information on this page deemed reliable; however, sales documents prevail.

** See Roanoke Reserve Road System map for visual layout.

*** In process with completion planned for 2009.

Roanoke Reserve

2009 Limited Offering

*Designed for those who want space, privacy, and exclusivity
... to build the destination of their dreams.*

- Only six secluded, multi-acre properties (2.8 to 7+ acres each) nestled in a naturally preserved, picturesque cove on the north shore of Lake Gaston's main lake; each with unique features and ample space for lifestyle amenities on the water and offshore
- Magnificent views of water and nature, expressive topography, spectacular elevated homesites all with accommodation for double boathouses, private roads, county water; natural buffer and beautiful surroundings
- Restrictive covenants that prevent sub-dividing, crowding, and forest-clearing to ensure the character of the Reserve *forever*
- Introductory Incentive offered at 30-40% below a multi-lot purchase of typical main lake lots (required to get the comparable acreage and lifestyle options)

Limited 2009 Offering – 2 Restricted Roanoke Reserve Estate Properties



Roanoke Reserve – Property 1



Roanoke Reserve – Property 6

Limited Offering for 2009

RR 1

Property 1, closest to the main lake with substantial waterfront, offers superb main lake views coupled with the shelter of the cove water. It consists of 2.78 acres, has 401 ft of shoreline, and is accessed from Hartley Court. Offered at \$1,200,000 / **\$850,000 introductory incentive**. See *Introductory Incentive Term Sheet* for more details.

RR 6

Property 6, with more acreage, also offers impressive main lake views even though it is located further inside the cove where it is more private and sheltered. It consists of 5.52 acres, has 523 ft of shoreline, and is accessed from Edwards Ridge Road. Offered at \$1,100,000 / **\$850,000 introductory incentive**. See *Introductory Incentive Term Sheet* for more details.

More about Roanoke Reserve with detailed offering package is available online and via mail upon request.
Contact **Your Preferred Real Estate Agent** or Call **252-578-2628** to arrange a private tour.

Introductory Incentive Term Sheet

Beginning 1/1/2009

Roanoke Reserve

Introductory incentive pricing availability and applicable properties are subject to change without notice.



Selected Properties.

TWO Roanoke Reserve properties are included in this Introductory Incentive promotion: **RR1** and **RR6**.



Promotional Price.

\$850,000 for each selected property. *Property 1 is listed at \$1,200,000 and Property 6 is listed at \$1,100,000.*



Time Restriction.

Offers made and accepted must be able to close within 90 days. Introductory incentive pricing and selected property availability is subject to change without notice.



Selection Process.

All qualified offers will be reviewed as they are presented. A response on the disposition of the offer will be provided within 24 hours of receipt.



Qualified Offer.

Qualified offer is defined as meeting the following criteria:

- ◆ Formal written offer received by Seller (Roanoke Reserve LLC).
- ◆ Acceptable purchase price with no contingencies that would prevent closing within 90 days.
- ◆ Buyer understands that a permanent water solution will be installed in 2009 and that if water is needed for construction prior to that time, Seller will provide and maintain a water tank on site.



Agents.

We welcome all **Buyer Agents** and encourage interested parties to work with their agent of choice. Upon request, Roanoke Reserve will be happy to refer you to a local Lake Gaston Realtor who will act on the buyer's behalf. Alternatively we are happy to work directly with Buyer Agents outside the area. *Buyer Agents are requested to contact Roanoke Reserve to confirm current commission structure and to request a Commission Agreement or other desired form of commitment.*



Additional Information.

More information about the property offerings can be found on the website and can also be obtained through your preferred Buyer Agent or by contacting Roanoke Reserve directly. Property tours are a must to truly appreciate the offering and its possibilities. It would be our pleasure to host your visit.

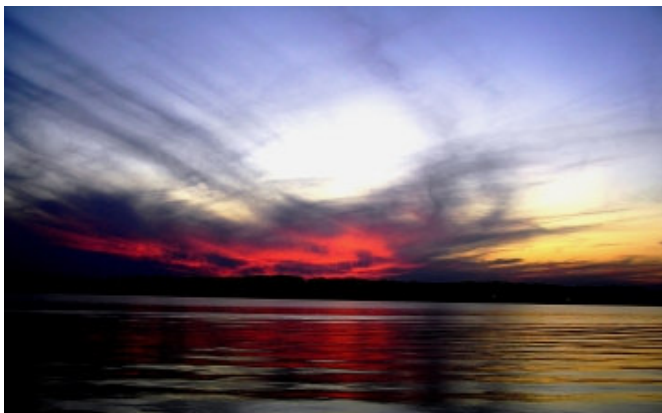
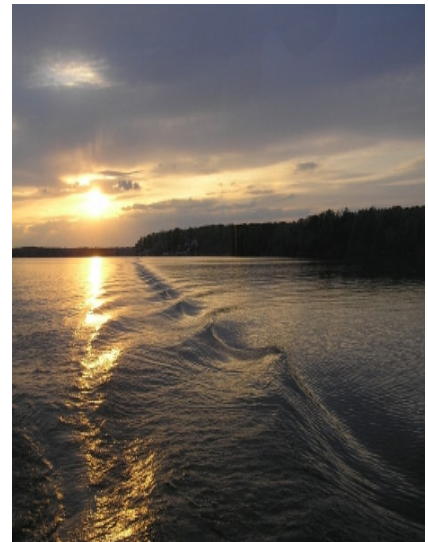
Roanoke Reserve

About Lake Gaston

The Roanoke River unwinds for a bit in Lake Gaston and caresses the shoreline in three counties of North Carolina (Warren, Halifax and Northampton) and two of Virginia (Mecklenburg and Brunswick). Nestled between Interstate 85 and Interstate 95 at the Virginia - North Carolina border in a friendly country setting, the lake contains over 20,000 acres of high quality water, is 34 miles long, and about one and one half miles wide at its widest point.

Lake Gaston begins on the western end at Kerr Dam, built in 1953 for flood control. To the east of Lake Gaston is Roanoke Rapids Lake, a smaller lake built in 1955 for hydroelectric power. The [Lake] Gaston Dam (also built for hydroelectric power) was completed in 1963 and is currently owned and operated by Dominion. Normal height of the water is 200 feet above sea level and does not fluctuate more than 12 inches under normal conditions.

It has over 350 miles of beautiful shoreline with ecological guidelines in place to protect its inhabitants. Unrestricted boating accommodates the full range of boating options. The lake is also known for its fine fishing. For offshore recreation there are golfing facilities, excellent environment for walks and hikes, scenic country roads for biking, fitness centers, cultural art centers, local historical sites, antique shops, boutique restaurants and retail venues — and even accessibility to high-speed Internet, satellite or cable TV, and gourmet Personal Chef services!



Lake Gaston's climate reflects a change for each of the four seasons that accommodates full enjoyment of traditional activities highlighted by the natural beauty of the environment that each season offers.

Location and proximity to both I-85 and I-95 mean an easy commute to the Raleigh-Durham-Chapel Hill area (Research Triangle Park, NC) as well as Richmond, VA — in addition to easy day trips to popular VA destinations of Williamsburg, Busch Gardens, Kings Dominion, and Jamestown.

Together, Roanoke Reserve and Lake Gaston offer the perfect setting for the ultimate private luxury retreat.

Roanoke Reserve

Map and Directions



Directions from I-85:

Take VA Exit 4 Bracey / Lake Gaston near the NC-VA border. Follow 903 East & South for approximately 13 miles - at 10 miles you'll turn right at Ebony General Store. Continuing on 903 (Ebony Road) you'll cross the NC-VA state line and soon after encounter a sharp left curve. Turn right onto Country Road (along with Beech Ridge, Maple Pointe, and Burwell's Bluff) just beyond the sharp curve.

Directions from I-95:

Take NC Exit 176 near NC/VA border. Follow 46 North/West through Gaston and Vulture. Turn left onto River Rd and continue for about 11 miles. *(If you find yourself crossing the VA state line, you missed the turn. Turn around and take the first right.)* At the Lake Gaston Chamber, bear right onto 903 North and stay on 903 – turning left at Elams. Cross Songbird Creek, pass Eagles Cove on the left, watch for entrance (along with Beech Ridge, Maple Pointe, etc) on the left just before a sharp right curve. Turn left onto Country Road.

Directions from Eaton's Ferry Bridge:

By Car: Follow Eaton's Ferry Road (903 North): turn left at Food Lion/ Lake Gaston Chamber (Elams Road), turn left at Elams (Ebony Road), cross Songbird Creek. Pass Eagles Cove on the left and watch for Roanoke Reserve sign on the left at Country Road (just before 903 takes a sharp right fork).

By Boat: Go west to buoy mile marker 10 and then proceed in a northerly direction to the shore. The Roanoke Reserve cove is just east of Maple Pointe and west of a large tract of undeveloped property. Look for the white oval Roanoke Reserve sign at the entrance to the cove - adjacent to RR property #1.

Roanoke Reserve

Sales Support



Agents.

We welcome all **Buyer Agents** and encourage interested parties to work with their agent of choice. Upon request, Roanoke Reserve will be happy to refer you to a local Lake Gaston Realtor who will act on the buyer's behalf. Alternatively we are happy to work directly with a Buyer Agent outside the area. *Buyer Agents are requested to contact Roanoke Reserve to confirm current commission structure, to request a Commission Agreement or other desired form of commitment, and to arrange a guided tour or other Sales Support assistance.*



Private Tour.

Contact your preferred Buyer Agent or Al Hartley (Owner/Developer of Roanoke Reserve) to arrange a private walking tour (or by golf cart) of the available properties. If you need overnight accommodations or other special arrangements to visit the property, we will be happy to assist you with those details.



Plat, Covenants, Road Maintenance, and Easements.

Plat, covenants, road maintenance and easement agreements as well as a list if all recorded documents that are recorded with Warren County Register of Deeds are available upon request via your Sales Support channel of choice.



Other Email Contacts.

- Send general questions to: info@roanokereserve.com
- Request a property specialist to contact you: propertyspecialist@roanokereserve.com
- Request a Lake Gaston realtor referral: buyeragentreferral@roanokereserve.com
- Contact Roanoke Reserve Owner/Developer directly: Al.Hartley@roanokereserve.com



Seller Meeting.

We will be happy to meet as often as needed at the office of the Buyer Agent or other mutually acceptable location and would welcome that opportunity as early as possible in the evaluation process.



Offers, Mailing and Delivery Address.

Roanoke Reserve LLC
104 Clark Lake Road
Durham, NC 27707
Attn: Al Hartley

Roanoke Reserve Road System



Roanoke Reserve Property Design *

ABOUT THE DESIGN...

The views:

#1, #2, #5, #6 – offer building sites with compelling elevated views of the main lake accented by the natural beauty of the land and forestation in the protected privacy of the cove.

#3 and #4 have the elevation and offer the most secluded settings – still with great options for water access and waterside entertaining. The more discrete water visibility is complimented by the natural beauty of the land and trees accented with expressive topography and natural streams.

Size comparison: the adjacent properties in the upscale neighborhood to the west (Maple Pointe) are typical lot sizes with large homes positioned very close to each other. For example, this open property (west of RR#1) is 2 lots.

Value comparison: For example, RR#1 equates to 3 "regular sized lots" (with market value of \$500K - \$600K each), priced at 30 - 40% BELOW a multi-lot purchase plus the added benefits of the Reserve: natural privacy & beauty, buffered waterfront for ideal swimming conditions and more secluded – **RESTRICTED** from subdividing & crowding.

