



FRONTSTREET MOUNTAIN DEVELOPMENT, LLC

NEWS & ANNOUNCEMENTS FROM FRONTSTREET MOUNTAIN DEVELOPMENT, LLC

June 30, 2006

FrontStreet Announces Major Financial Partner

FrontStreet Mountain Development today announced a major strategic partner for the development of the **Ski Bowl Village at Gore Mountain**, a new residential and resort complex to be located in North Creek, New York. Excelsior II, LLC, a closed-end investment fund managed by JP Morgan Asset Management on behalf of institutional investors, has joined FrontStreet Mountain Development to provide investment capital for the project's development.

The strategic partnering between FrontStreet and JP Morgan Asset Management, on behalf of Excelsior II, LLC, is an important step in creating a strong public/private partnership. FrontStreet has taken this step to further align the interest of all parties, accelerate the project's development and to fuel the economic growth of the North Country.

FrontStreet Mountain Development, LLC, a private investment company, acquired over 430 acres of land located at the site of the historic North Creek Ski Bowl. This property was part of the North Creek Ski Bowl, one of the first ski areas in the northeast and the site of the first Ski Patrol. In November, 2005, FrontStreet and The Town of Johnsbury entered into an agreement to enable public skiing on the portion of the Ski Bowl that has been in private hands and closed for decades.

The Ski Bowl is adjacent to the Gore Mountain Ski Area, one of the largest ski areas in the East. Gore Mountain is operated by the Olympic Regional Development Authority (ORDA). The Town of Johnsbury, ORDA, the Warren County Economic Development Corporation and FrontStreet have been working collectively to connect Gore Mountain and the Town Park, which contains a portion of the Ski Bowl.

FrontStreet is working closely with the Town and the Adirondack Park Agency (APA) to finalize a comprehensive development plan for the property. The project will provide a unique ski-in / ski-out venue for all facilities. The project plan will include a 120 room hotel, 34 room inn, 60 room inn, two 40 unit condo hotels, 131 town houses, a private ski lodge, 18 single family homes, restaurant, an equestrian center with an

indoor riding arena, mountain spa, retail space and an eighteen-hole par 3 golf course. The intent is to create a four season Adirondack resort community which will be constructed in the Adirondack Great Camp style of architecture.

The connection with Gore Mountain, the restoration of the historic Ski Bowl and the development of the Ski Bowl Village complex will bring significant revenue, economic growth and employment opportunity to the surrounding Town of Johnsburg and the North Country in general.