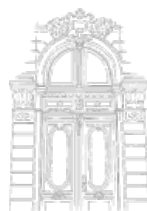


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— FRANCE —

THE DESTINATION ON CHARLESTON LAKE



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The Destination is the quintessential Canadian waterfront experience. To say this property is one-of-a-kind is an epic understatement: it is nothing short of irreplaceable. Perched on a promontory composed of natural rock formations, this property comprises 10 structures, 6 of which are villas. 4 of the villas have bedroom suites and the other 2 are entertaining spaces that could facilitate additional bedroom suites. The placement of the villas is one of the elements that makes this property so unique. Each one owes its proximity to the water's edge to grandfathered by-laws, creating a synergy between the property and Charleston Lake. Having taken 5 years to develop, the property's romantic essence is akin to that of a Mediterranean resort.

To reach the property, one must travel down a discreet private cottage road that leads to a parking lot designed to accommodate dozens of vehicles. This is also where the property's greenhouse and vegetable gardens are situated. Current by-laws would only facilitate a property to be built this distance from the water, allowing for a view rather than living on the cusp of the lake. This rustic road meanders to the grand gated heated driveway which leads to six villas and two boathouses.

The property was designed to facilitate privacy through separate villas, rather than a principal house. This allows guests to come together as they wish and relax separately in turn. Every villa, balcony and terrace on the property enjoys sublime views of Charleston Lake and the foliage-laden uninhabited island across the water.

The property includes 5.6 acres (+/-)

The Destination is also unique in its anticipation of lifestyle conveniences, both functional and recreational. With two separate boathouses, a Games House, a waterside Fire Pit on The Rock, two bars (one indoor and one outdoor) and a high-end sound system and stage for musicians, there is plenty to delight and entertain. The design of the property itself is also rooted in function, from the comprehensive irrigation and Control4 security systems to the heated driveways to the long-lasting generator and greenhouse that offer the possibility of self-sustainability for one year. Unlike any other waterfront property, this family compound offers maximum privacy while providing for spaces to congregate, a romantic setting and a Mediterranean experience in a safe Canadian setting. There simply is not another. You've arrived at The Destination on Charleston Lake.

THE SETTING

Charleston Lake is one of Canada's most desired and beautiful waterfront destinations. The Lake has over 100 miles (160 kilometres) of shoreline and 100 islands. Nestled into bedrock, the Lake enjoys a rugged feel and is surrounded by stunning foliage and many species of animals. Boaters, Jet Skiers, Sea-Dooers and other watersports enthusiasts appreciate the Lake as a choice destination with fabulously clean water, while fishermen and women enjoy the dozens of fish species living in the Lake. Hikers and offroaders love the terrain surrounding the Lake. Charleston Lake Provincial Park is also on the Lake, as are the archaeological sites at Gordon Rock and Slim Bay. Land lovers will also find fun in the natural area surrounding The Destination. From the property, one can take an offroad vehicle directly to 150-kilometres of dirt bike and snow mobile trails. While many other locations do not permit such vehicles on the roads, the town of Athens does, making such rides easy and enjoyable. Shopping is also available by boat or land. This is the ideal backdrop for a property of this magnitude. The vistas,

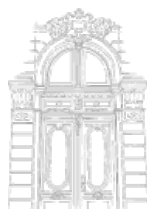
amenities and scenery provided by Charleston Lake are part of what makes The Destination so special. Much of the waterfrontage bordering Charleston Lake is Crown Land (government-owned), including the uninhabited island facing The Destination. Knowing this makes the location of The Destination and the positioning of its villas extremely exclusive and private.

ESTIMATED TIME OF ARRIVAL

For Guests Arriving via Car by:- Ottawa International Airport (YOW) - 1 Hours and 30 Minutes- Toronto Pearson International Airport (YYZ) - 3 Hours and 20 Minutes- Montréal-Pierre Elliott Trudeau Airport (YUL) - 2 Hours and 30 Minutes- Mont-Tremblant Village - 3 Hours and 15 Minutes- New York City - 6 Hours' Scenic Drive- Boston - 6 Hours and 45 Minutes- Washington D.C. - 8 Hours

The property is located 30 minutes from (2) international bridges, each of which travels into New York State, and 30 minutes from the Saint Lawrence River.

Prix : \$9,230,769.00 USD



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