

PRESS RELEASE

December 3, 2004 FOR IMMEDIATE DISTRIBUTION

STRATHMORE DEVELOPMENT COMPANY PREVAILS IN ILLEGAL REFERENDUM

On Thursday, December 2, 2004, The Michigan Court of Appeals held that the public referendum overturning the Bear Creek Township Consent Judgment was illegal and has no effect. Strathmore Development Company, through its affiliate Petoskey Investment Group, L.L.C., had consistently maintained its right to reasonable use of the commercial property adjacent to the Super Wal-Mart located in Bear Creek Township, Michigan.

Strathmore Development Company President, Scott Chappelle, indicated: "Zoning is not a popularity contest. Everyone is entitled to a reasonable use of their property, provided they fall within certain specific legal parameters. We realize that this development was not politically popular, however, common sense dictates that there is no other reasonable use for the property. The two year delay caused by this illegal referendum has resulted in millions of dollars in damages to the project, millions of dollars of lost municipal tax revenues and stifled the creation of hundreds of needed local jobs. Regardless, we are interested in amicably resolving all remaining issues so everyone can move in a positive direction."

Strathmore Development Company is an East Lansing based real estate investment, development, and management company engaged in the redevelopment of environmentally challenged sites, historic renovations, and all aspects of commercial and residential real estate. Strathmore and its employees maintain numerous professional affiliations including membership in the National Trust for Historic Preservation, Urban Land Institute, American Bar Association, State Bar of Michigan, American Institute of Certified Public Accountants, Michigan Association of Certified Public Accountants, National Society of Professional Engineers, and has a proven track record of successfully completing challenging projects while benefiting our clients, partners, and the communities we serve.

FOR MORE INFORMATION CONTACT:

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