

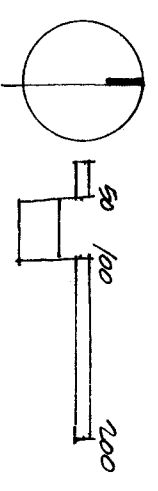
SITE BREAKDOWN

TOTAL AREA	33.2A
WETLANDS	8.4A±
50' WETLANDS SETBACK	2.3A±
STEEP SLOPES	5.2A±
NET AREA	17.1A±

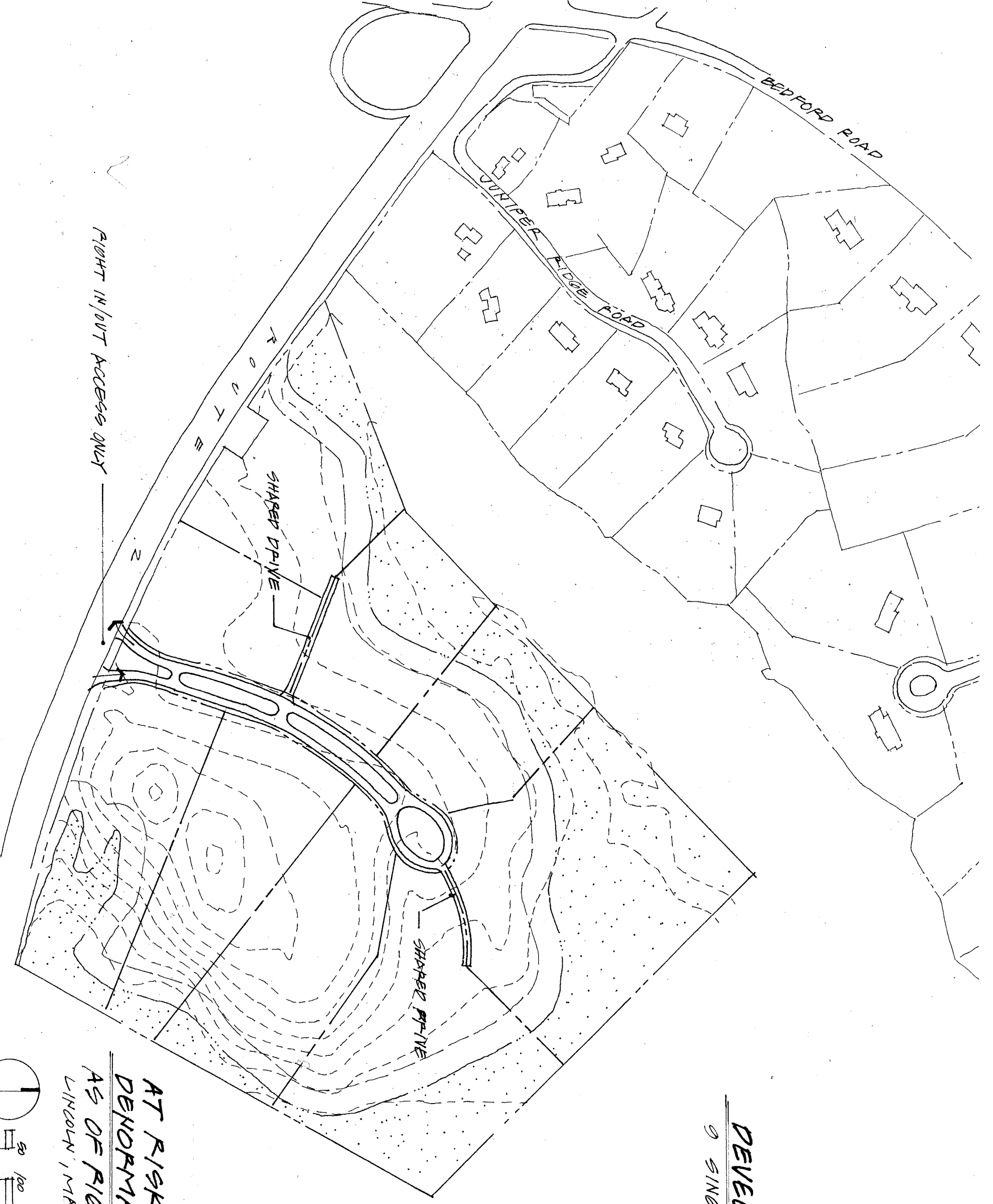
STEEP SLOPES (30%+)

**AT RISK PROPERTY STUDY
DENORMANDIE PARCEL
SITE ANALYSIS**

LINCOLN, MA

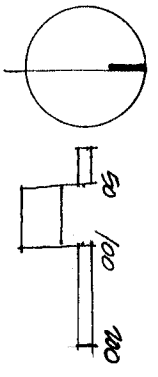


VHB
AUG. 2005

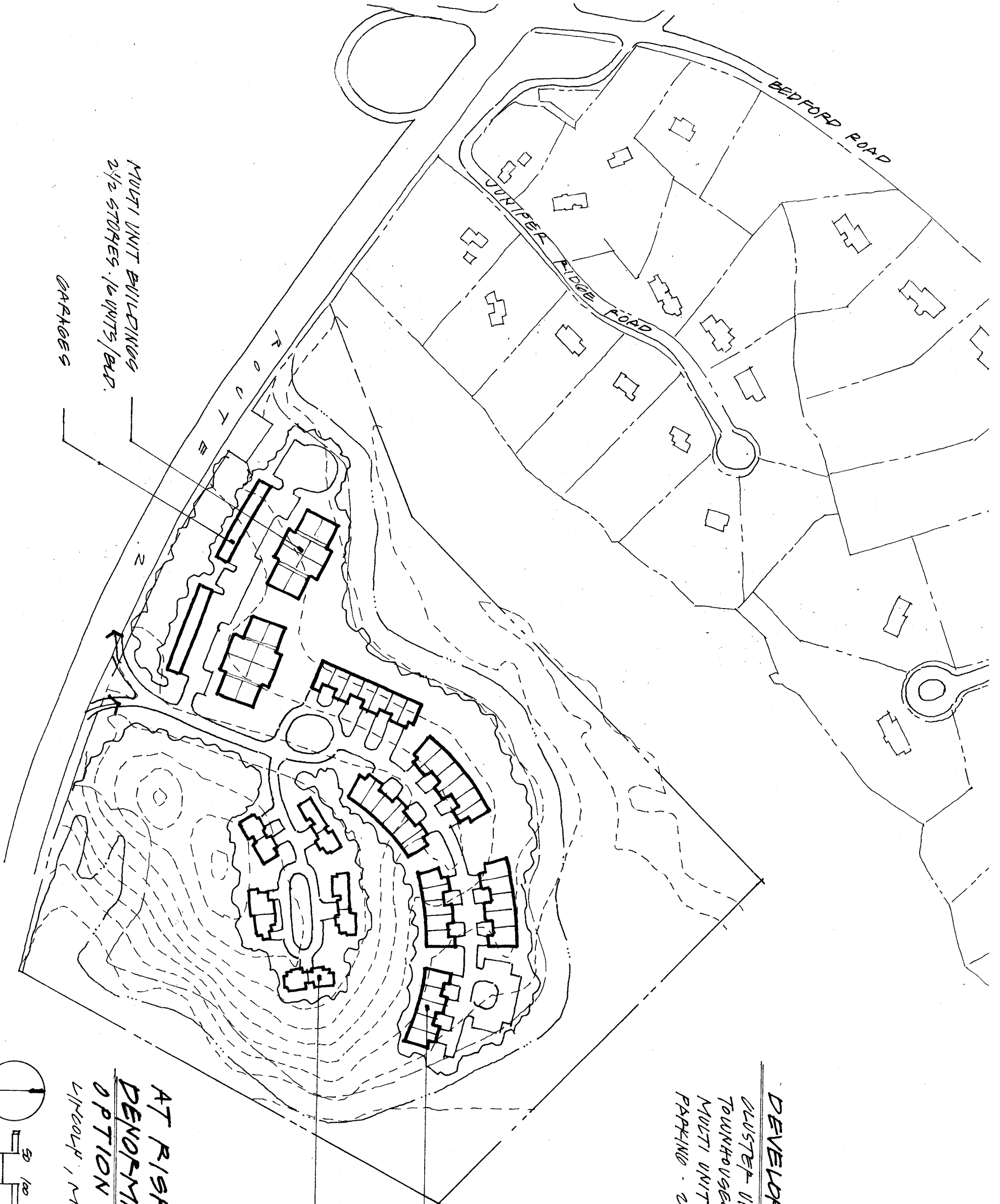


DEVELOPMENT SUMMARY
 9 SINGLE FAMILY LOTS (MIN. 80,000SF)

AT RISK PROPERTY STUDY
DENORMANDIE PARCEL
AS OF RIGHT SINGLE FAMILY
 LINCOLN, MA



VHB AUG. 2005

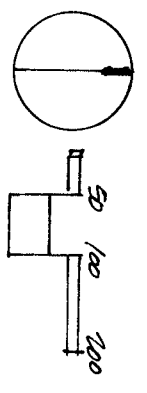


MULTI UNIT BUILDINGS
2 1/2 STORES - 16 UNITS/BLD.
GARAGES

DEVELOPMENT SUMMARY
 CLUSTER UNITS - 1250 SF MIN. - 10 UNITS
 TOWNHOUSES - 1250 SF MIN. - 34 UNITS
 MULTI UNIT BUILDINGS (2) - 1250 SF/UNIT - 32 UNITS
 PARKING - 2 SPACES/UNIT

AT RISK PROPERTY STUDY
 DENORMABLE PARCEL
 OPTION 2 - 40B RESIDENTIAL
 LYNGOLD, MA.

CLUSTER UNITS
 TOWNHOUSES



VHB AUG 2005