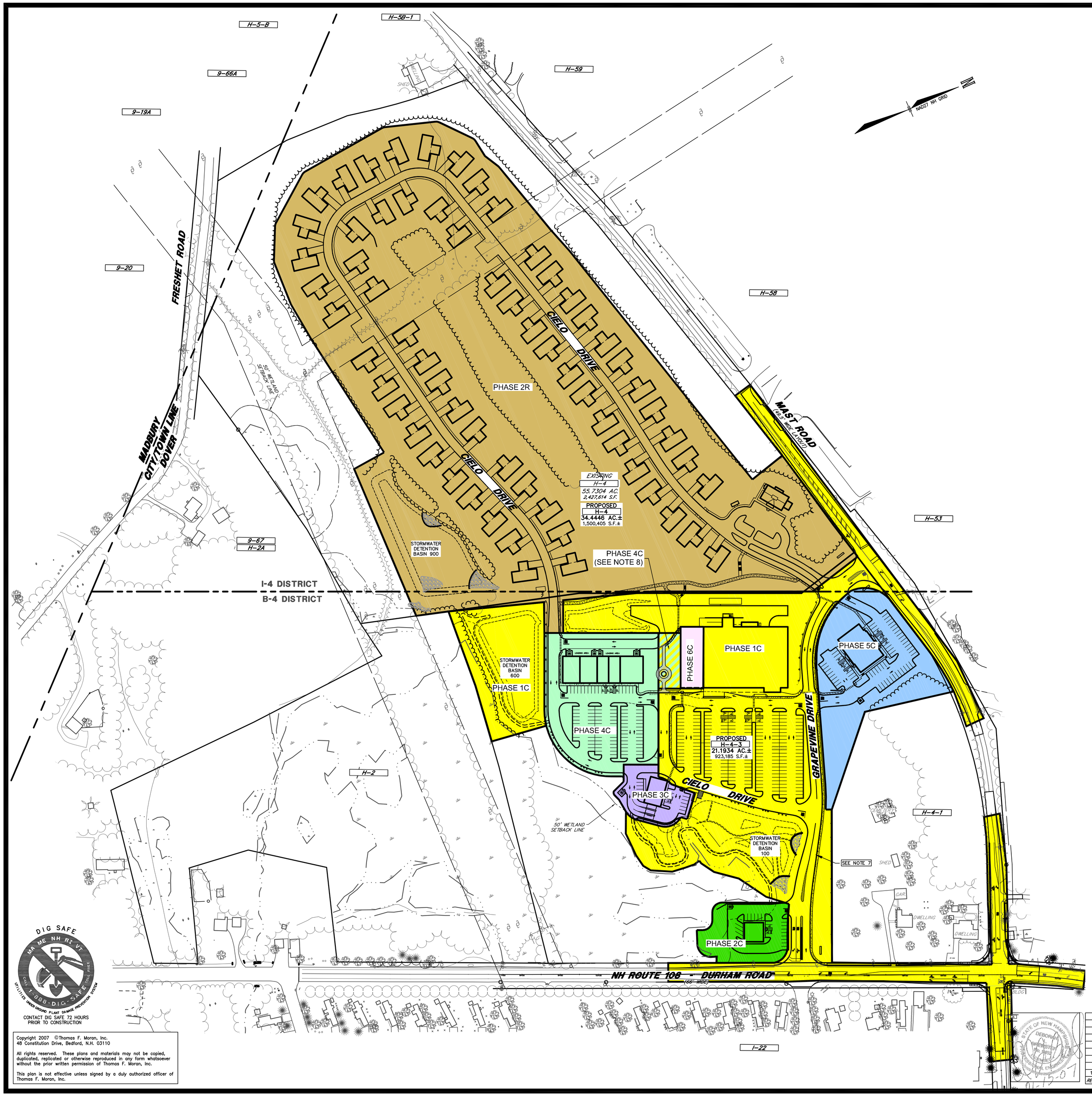

PHASING NOTES

1. LIST OF NON-RESIDENTIAL STRUCTURES

RETAIL 1 = 36,764 S.F.
9,690 S.F. FUTURE ADDITION
RETAIL 2 = 4,200 S.F.
RETAIL 3 = 2,100 S.F.
RETAIL 4 = 2,100 S.F.
RETAIL 5 = 3,150 S.F.
RETAIL 6 = 3,150 S.F.

MEDICAL OFFICE =15,600 S.F.
BANK = 3,150 S.F.
RESTAURANT/COFFEE SHOP = 2,500 S.F.
CLUB HOUSE = 4,550 S.F.

TOTAL NON-RESIDENTIAL = 86,954 S.F.

2. LIST OF RESIDENTIAL STRUCTURES = 63 UNITS

3. LIST OF PHASED CONSTRUCTION

PHASE 1C
NON-RESIDENTIAL S.F. =36,764 S.F. (RETAIL 1)
PERCENTAGE OF NON-RESIDENTIAL STRUCTURES WITHOUT FUTURE ADDITION=42.3%

PHASE 2C
NON-RESIDENTIAL S.F. = 2,500 S.F. (COFFEE SHOP)
PERCENTAGE OF NON-RESIDENTIAL STRUCTURES = 2.9%
ACCUMULATED PERCENTAGE OF NON-RESIDENTIAL =45.2%

PHASE 2R
NUMBER OF RESIDENTIAL UNITS = 63 UNITS & CLUBHOUSE
PERCENTAGE OF RESIDENTIAL UNITS = 100%
PERCENTAGE OF NON-RESIDENTIAL STRUCTURES=5.2%
ACCUMULATED PERCENTAGE OF NON-RESIDENTIAL=50.4%

PHASE 3C
NON-RESIDENTIAL S.F. = 3,150 S.F. (BANK)
PERCENTAGE OF NON-RESIDENTIAL STRUCTURES = 3.6%
ACCUMULATIVE PERCENTAGE OF NON-RESIDENTIAL = 54%

PHASE 4C
NON-RESIDENTIAL S.F. =14,700 S.F. (RETAIL 2-6)
PERCENTAGE OF NON-RESIDENTIAL STRUCTURES = 16.9%
ACCUMULATIVE PERCENTAGE OF NON-RESIDENTIAL = 70.9%

PHASE 5C
NON-RESIDENTIAL S.F. = 15,600 S.F. (MEDICAL OFFICE BUILDING)
PERCENTAGE OF NON-RESIDENTIAL STRUCTURES = 17.9%
ACCUMULATIVE PERCENTAGE OF NON-RESIDENTIAL = 88.8%

PHASE 6C
NON-RESIDENTIAL S.F. = 9,690 S.F. (FUTURE ADDITION)
PERCENTAGE OF NON-RESIDENTIAL STRUCTURES = 11.2%
ACCUMULATIVE PERCENTAGE OF NON-RESIDENTIAL = 100%

4. PHASE 1C 36,764 S.F. OF NON-RESIDENTIAL DELOPMENT MUST HAVE OBTAINED A BUILDING PERMIT PRIOR TO COMMENCEMENT OF THE RESIDENTIAL CONSTRUCTION.

5. THE REMAINING SUBSEQUENT PHASES 2R OR 2C THRU 5C MAY RUN CONCURRENTLY, INDEPENDENTLY, OR SUBSEQUENT TO EACH OTHER IRRESPECTIVE OF THE COMMERCIAL AND RESIDENTIAL DEVELOPMENT DEPENDING ON THE NATURE OF THE MARKETABILITY AND TENANTSHIP OF THE DEVELOPMENT PROGRAM (I.E. PHASE 4C MAY BE CONSTRUCTED PRIOR TO PHASE 3C OR PHASE 2R MAY BE CONSTRUCTED PRIOR TO PHASE 3C, ETC.).

6. ALL INFRATRUCTURE AND SITE IMPROVEMENTS FOR ALL THE PHASING SHALL BE COMPLETED WITHIN 5-YEARS FROM RECEIPT OF FINAL SITE PLAN APPROVAL FROM THE DOVER PLANNING BOARD. IF THE DEVELOPMENT PLAN IS NOT COMPLETED WITHIN 5-YEARS, THE DEVELOPER WILL BE REQUIRED TO GET AN EXTENSION FROM THE DOVER PLANNING BOARD.

7. WATER, GAS AND ELECTRIC SERVICES WILL BE REQUIRED TO BE BUILT IN PHASE 1.

8. THE TRUCK DRIVE BETWEEN PHASE 6C AND PHASE 4C SHALL BE REMOVED AND ALL LANDSCAPING, GRADING AND SITE WORK BETWEEN THESE PHASES SHALL BE INSTALLED PRIOR TO COMPLETION OF PHASE 4C.

DIG SAFE
MA ME NH RI VT
CALL 1-888-DIG-SAFE (344-7233)
CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

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100 50 25 0 100
Graphic Scale

TAX MAP H LOT 4
OVERALL PHASING PLAN

MIXED USE DEVELOPMENT
RETAIL PHASE

NH ROUTE 108 AND MAST ROAD
DOVER, NEW HAMPSHIRE

OWNER OF RECORD
JOHN F. TORR TRUSTEE, ET.AL.
1501 WYATT AVENUE
THE VILLAGES, FL 32162-6138

APPLICANT/DEVELOPER
VC DOVER INVESTMENTS, LLC
48 CONSTITUTION DRIVE
BEDFORD, NH 03110

SCALE: 1"=100'
OCTOBER 30, 2006

REV.	DATE	DESCRIPTION	DR	CK
1	12/21/06	REVISED PER TRC COMMENTS-11/16/06	HRB	DLB

TFM
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FILE	DR	CK	FB	
46001.01	KE	DLD	1927	SHEET 5 OF 32
	CADFILE		PHASE-New Concept 1	

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