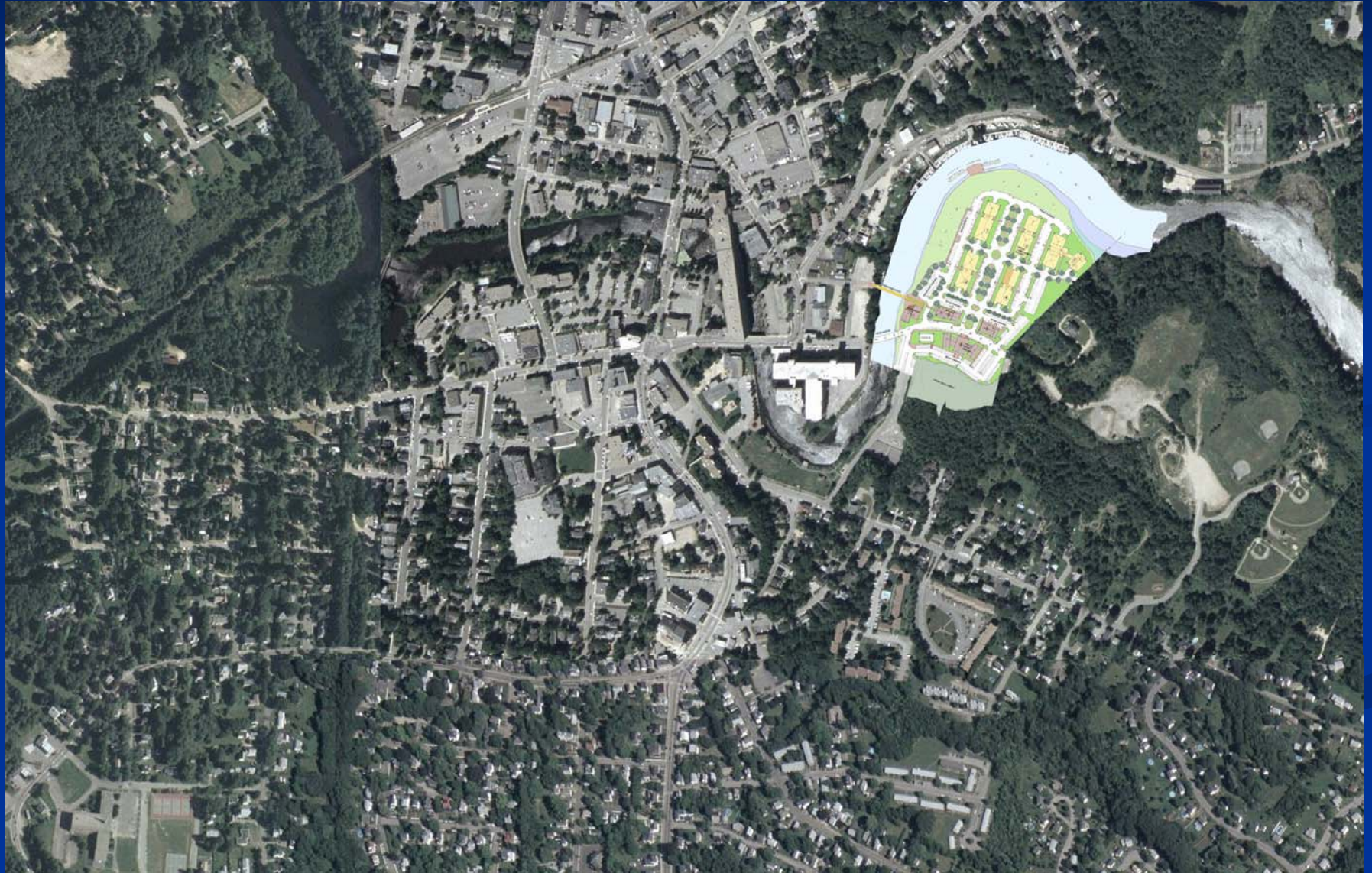


Dover Landing



The Team

Owners/Developers

Dickinson Development – Mark Dickinson, Edward Shaw & Taryn Warren
Garlan Morse

Architect

Sheskey Architects – Garry Gardner & Lauren Jacobs

Civil Engineer

VHB – Gordon Leedy & Steve Lehmann, Jacob Tinus

Environmental/Geotechnical

GZA – Michael Asselin & Dave Lamothe

Survey

McEneaney Survey Assoc. Inc. – Kevin McEneaney

Market Study

RKG Associates, Inc. - Richard Gsottschneider

Legal

Wykiel, Boc, Tillinghast – Chris Wykiel & Stephan Parks

Current Aerial Photo



Concept Site Plans – Compared



Summary of Updated Components

Building 1

- Building is now 4 stories instead of 3
- Office floor area increased to 53,400 gsf from 40,000 gsf
- Parking around building is reconfigured due to new site survey information
- Building has moved east to avoid conflict with Sewer Pump site equipment
- Additional parking located under building and north of Washington Street

Buildings 2 + 3

- Residential units are deleted
- Both floors are Commercial Use totaling 8,000 gsf for each building

Building 4

- Restaurant has been reconfigured parallel to the River
- Floor area is reduced from 5,000 sf to 3,600 sf
- Parking lot is reconfigured to suit new building footprint

Building 5

- No change
- 2 Residential Units
- 1,500 sf Commercial Space

Building 6

- No change
- 1 Residential Unit
- 2,500 sf Commercial Space

Building 7

- No change
- 1 Residential Unit
- 2,500 sf Commercial Space

Building 8

- No change
- 5 Residential Units
- 3,750 sf Commercial Space

Buildings 9, 10, 11, 12 & Excursion Pier

- Building footprint sizes have been revised

Building 13

- Residential footprint has been refined
- 36 residences instead of the original 32
- Parking, now 36 cars under building, access from 1 street only

Building 14

- 4,000 sf Commercial space added to first floor
- Residential count unchanged at 20 units
- Parking under building is 20 cars

Building 15

- Building footprint has been reduced
- Residential count now 36 units, down from 54
- Parking is now entered from 2 locations
- Parking Under building is 30 cars

Building 16

- The building footprint has been reduced
- Residential count now 42 units, down from 54
- A new drop-off driveway is provided at main entrance
- Parking under building now entered from 1 location, down from 3
- Parking under building now 45 cars
- Note:
- Building 15 + 16 and associated roadways, parking and public sidewalks have been pulled back 10 feet away from the river bank

Building 17 + 18

- 8 Townhomes deleted
- New 4-story building, similar to Building 13
- 36 Residences
- 36 cars below the first floor level

Building 17a + 18a

- Residential Garages are deleted

New Building 18

- 3-story, 12 unit, residential building
- Angled Parking replaces parallel parking in street
- 12 cars below first floor level

Clubhouse

- New 2,500 sf Clubhouse and Swimming Pool
- Miscellaneous parking modifications have been made in this area

Development Components Totals

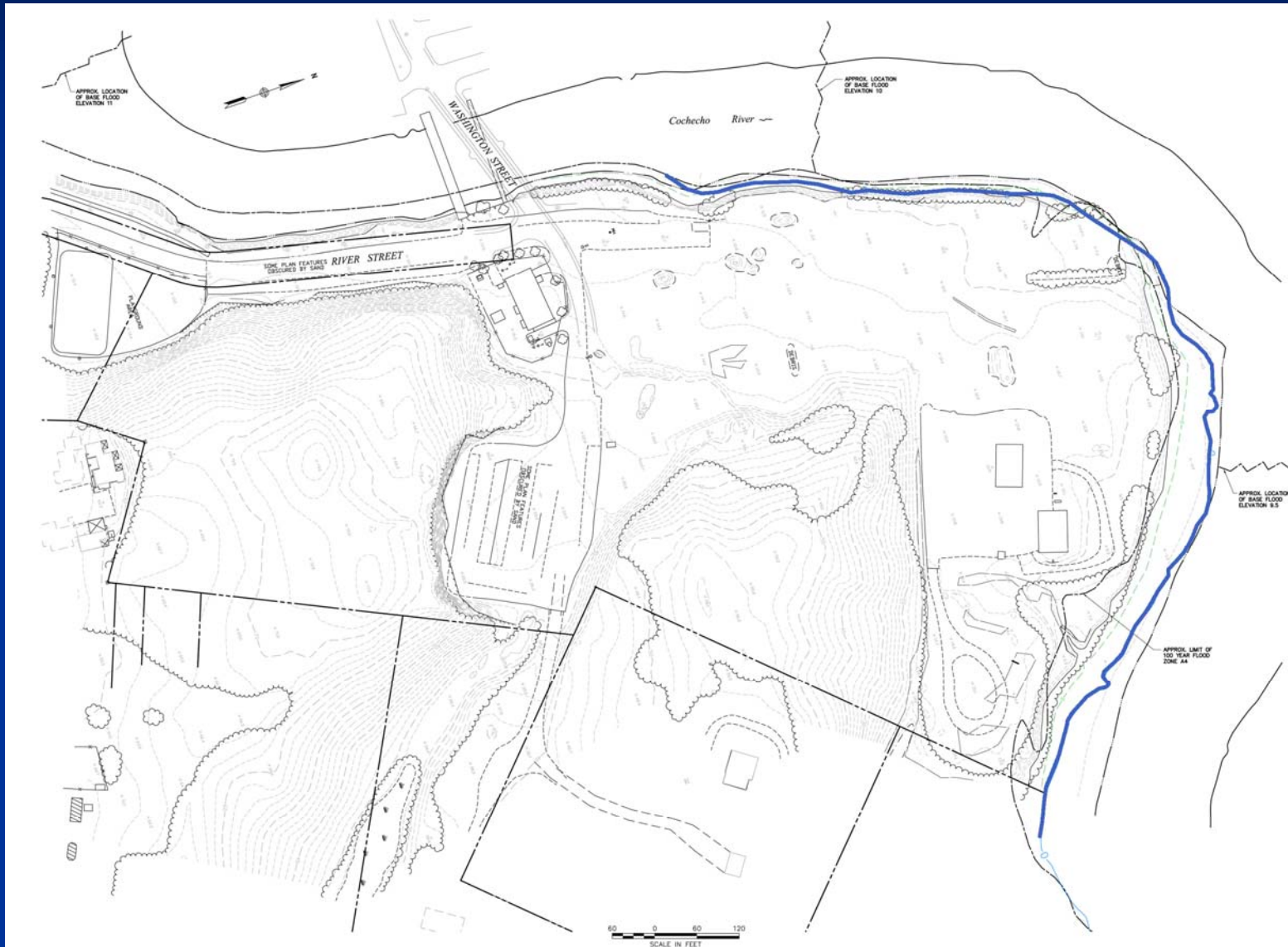
Updated Concept Plan

- Commercial Retail/Office 81,150
- Restaurant 3,600 SF
- Residential Units - 191 Units +/-
- Pedestrian Bridge – deleted from plan
- Public Waterfront Park, Pier &
Promenade Reconfigured

Survey Information I



Survey Information II



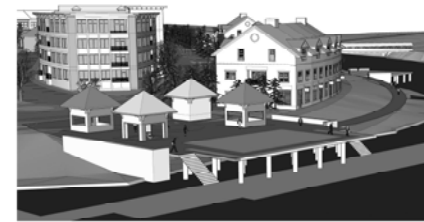
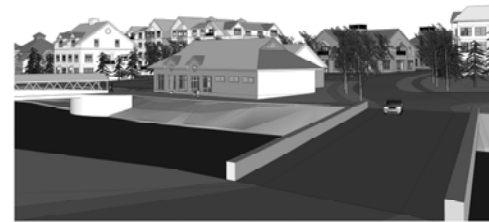
Updated Conceptual Plan



Updated Conceptual Plan



Architecture – Overview



DOVER WATERFRONT DEVELOPMENT

DICKINSON DEVELOPMENT CORPORATION

SUSKIN ARCHITECTS

Architecture – Building 1 Office/Commercial

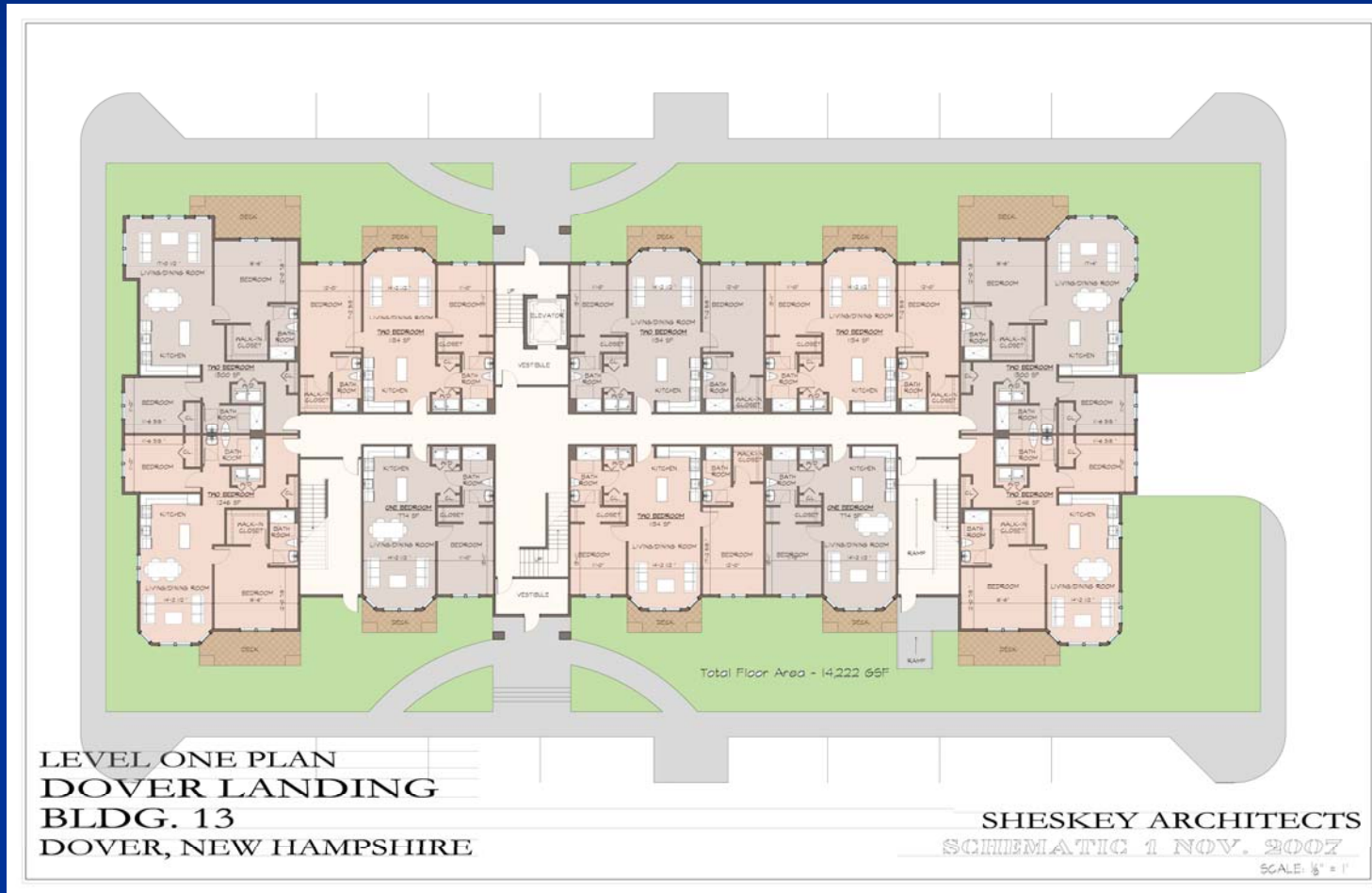


DOVER LANDING
BLDG. 1
DOVER, NEW HAMPSHIRE

SHESEY ARCHITECTS
SCHEMATIC 5 NOV. 2007

Architecture – Building 13

First Floor Plan



Architecture – Building 13 Residential



Waterfront Park & Promenade



Promenade

