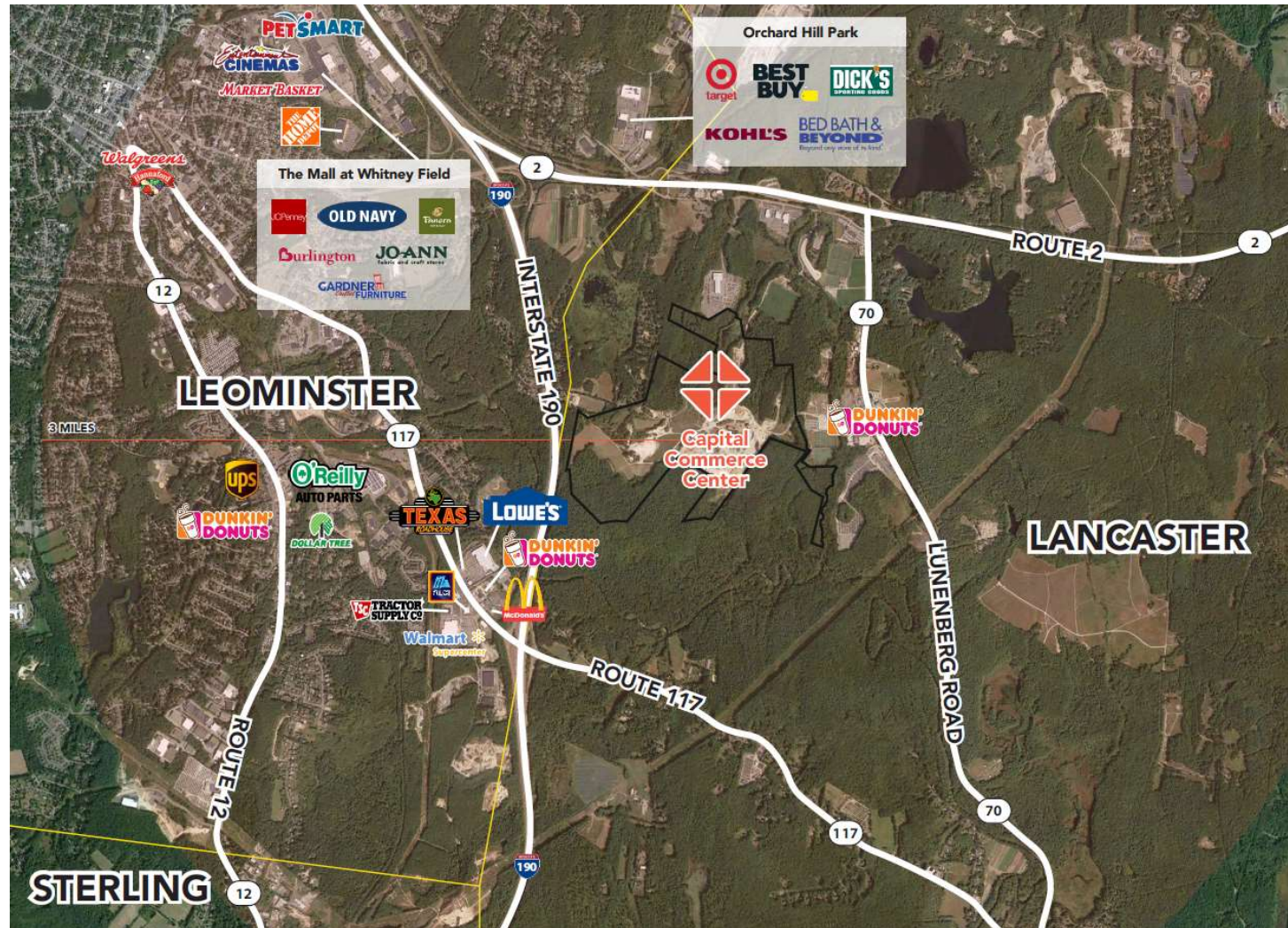


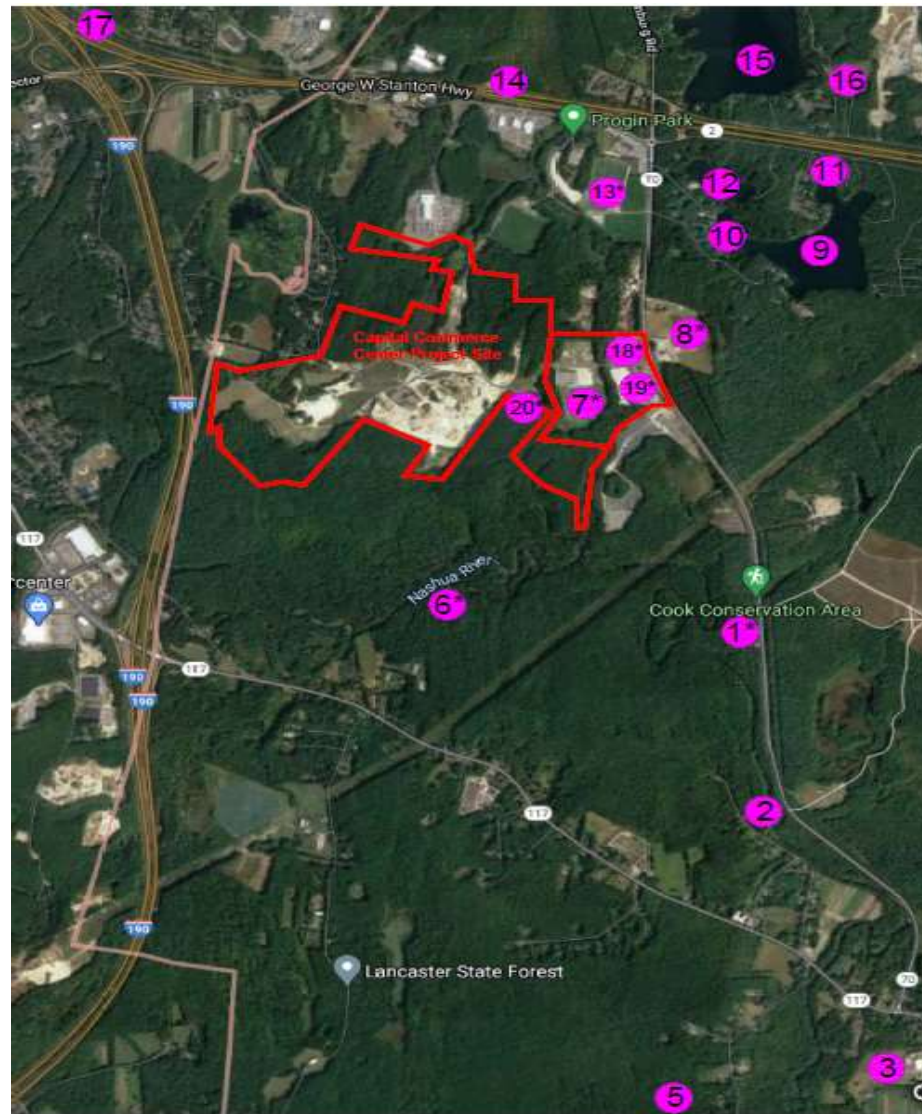
CAPITAL
COMMERCE
CENTER
&
THE LANDING
AT
LANCASTER



REGIONAL MAP

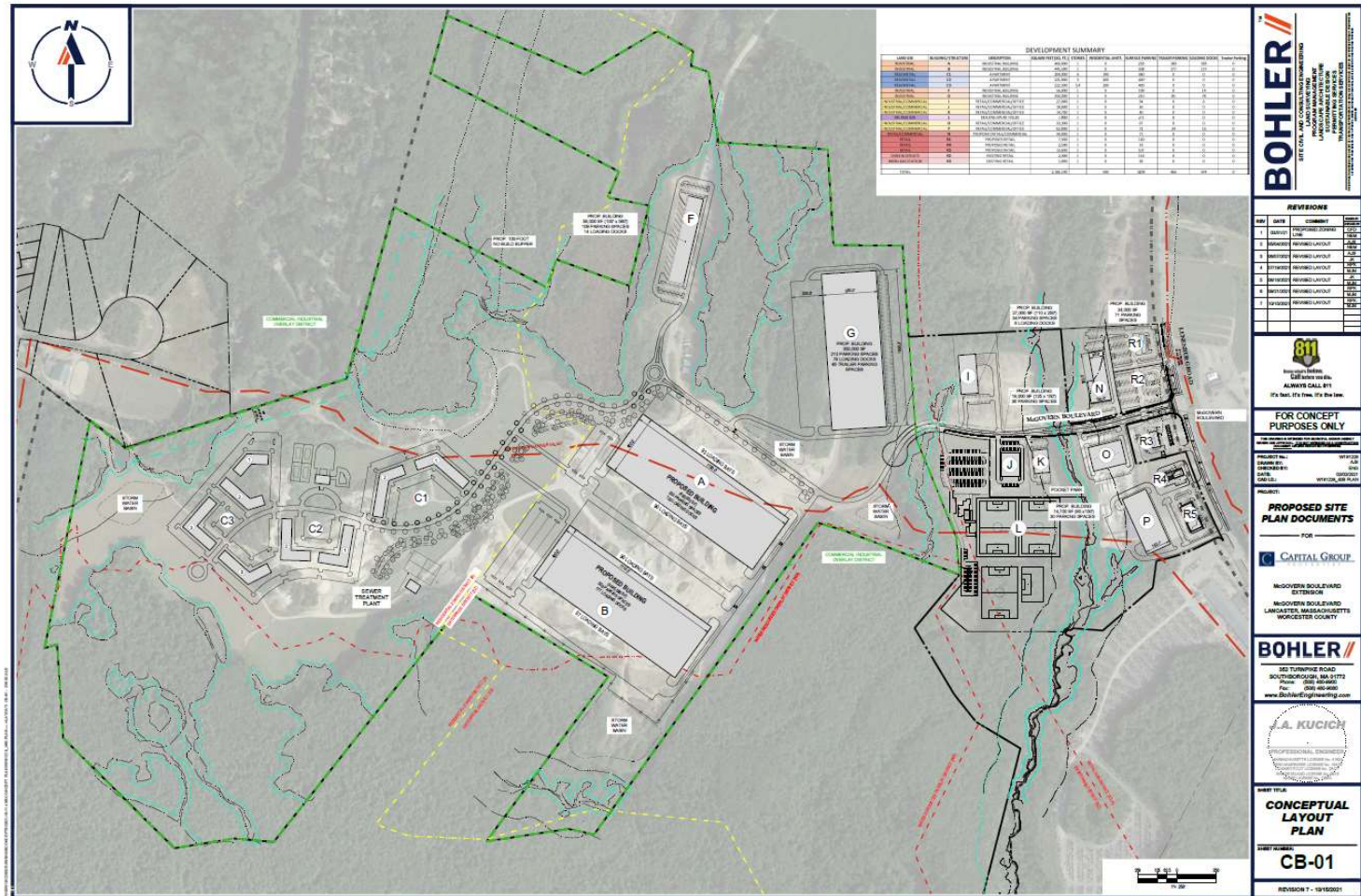


AMENITIES MAP

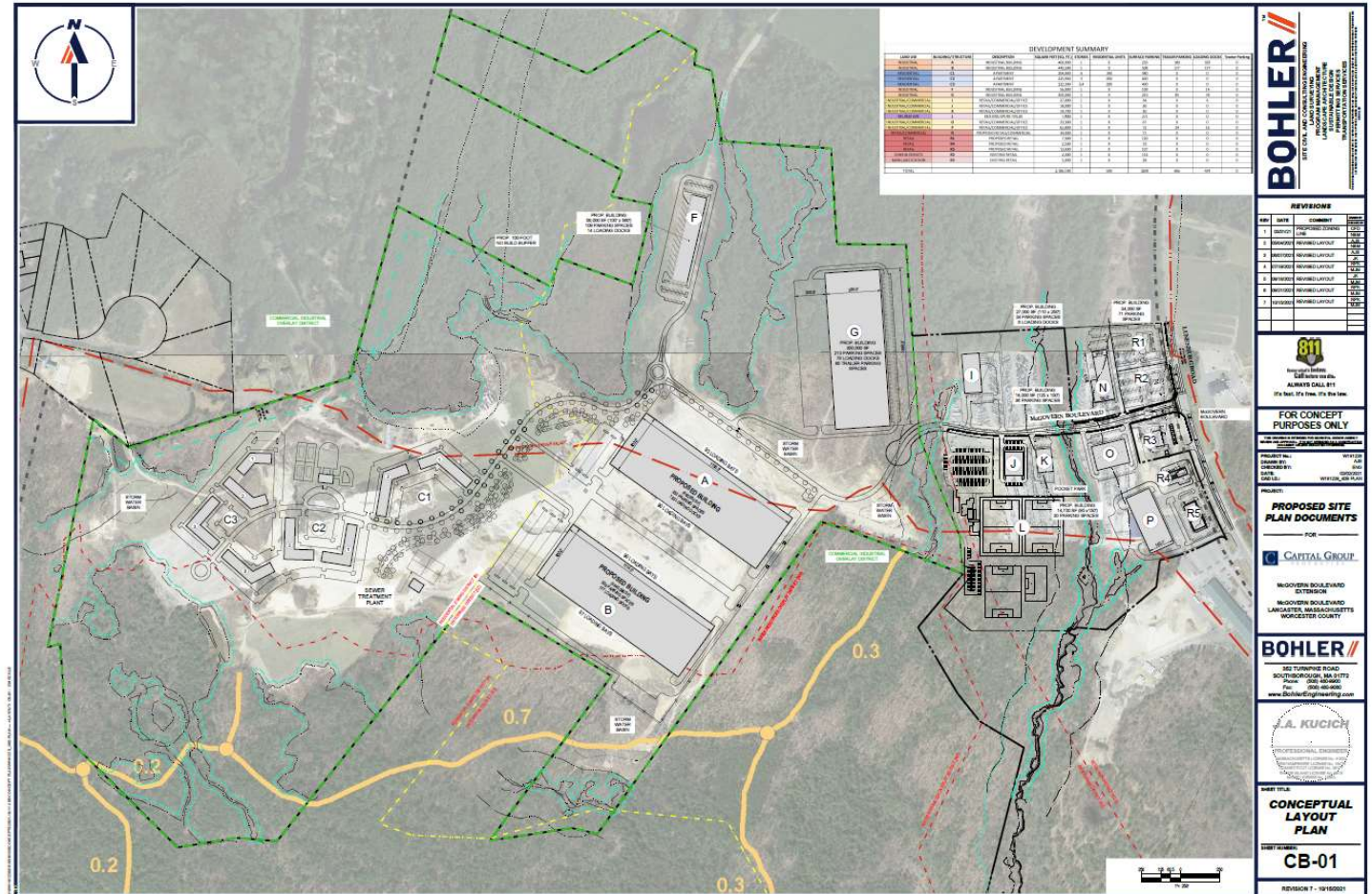


Amenities	
1	Cook Conservation Trail Head
2	Pellecchia Conservation Land & Canoe Launch
3	Mary Rowlandson Elementary School
4	Bolton Fair
5	Thayer Memorial Forest Trails
6	Nashua River
7	FC Stars Soccer Fields
8	Kimball Farm Lancaster
9	Spectacle pond
10	Spec Pond Town Beach
11	Lancaster Recreation Beach
12	Little Spectacle Pond
13	Mass Youth Soccer Fields
14	Johnny Appleseed Visitor's Center
15	Fort Pond
16	YMCA Camp Lowe
17	North Leominster MBTA Train Station (4.0 Miles Away)
18	Dunkin Donuts
19	Future Retail Development
20	Future Trail-head Connection to Cook Conservation Trails
*	The * means pedestrian access to a pedestrian destination

OVERALL MASTER PLAN



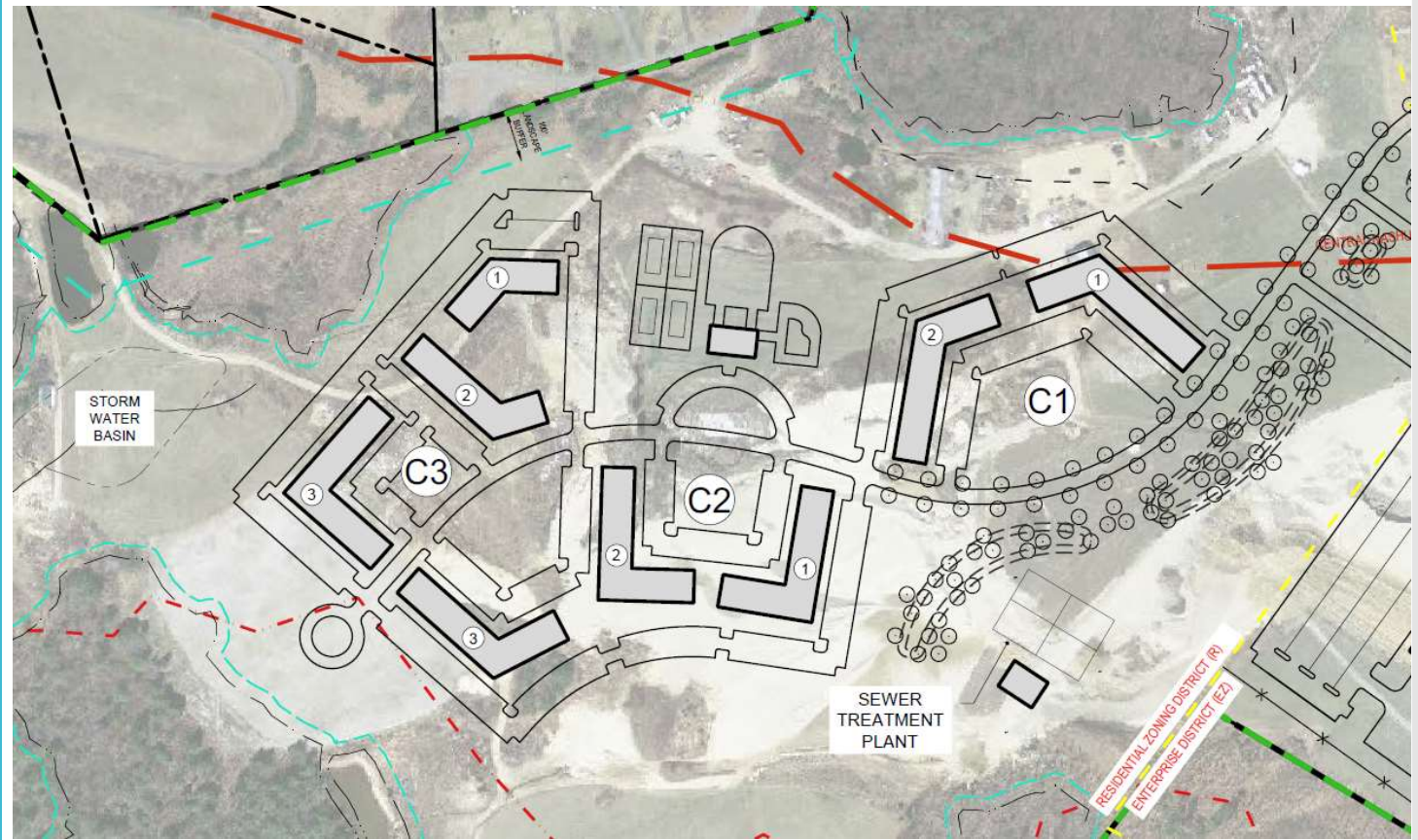
COOK CONSERVATION TRAIL MAP



PROJECT DESCRIPTION

- Capital Commerce Center is an over 400-acre mixed use development which will include over 1,467,390 of distribution/logistics/industrial space, a 590-unit affordable housing project, retail & commercial space, and commercial pad sites along Route 70 along with close by restaurants, retail and athletic facilities.
- The Project is located 33 miles west of Boston, just east of the I-190/Route 2 interchange, south of the Route 2 & Route 70 (Lunenburg Road) interchange, and 8 miles west of the Route 117 & I-495 interchange. Capital Commerce Center is 3 miles away from national retailers such as Walmart, Lowes, Tractor Supply, Market Basket, Aldi & Target to name a few along with numerous national and regional restaurants.
- The distribution/logistics/industrial component of Capital Commerce Center will consist of industrial building sites with the ability to construct buildings on the sites ranging from 14,700 SF to over 460,000 SF. The Route 2 corridor which includes the Business Park at Devens has seen major distribution requirements relocate to this area over the last decade with the demand for distribution space expected to continue well into the future.
- The Project will be owned by 702, LLC and developed by Capital Group Properties, (www.capitalgroupproperties.com). Capital Group Properties has successfully developed over 50 projects throughout eastern Massachusetts over the last 35+ years.

THE LANDING AT LANCASTER



AFFORDABLE HOUSING SUMMARY

LAND USE	BUILDING/ STRUCTURE	DESCRIPTION	SQUARE FEET (SQ. FT.)	STORIES	RESIDENTIAL UNITS	SURFACE PARKING
RESIDENTIAL	C1	APARTMENT	204,000	4	190	380
RESIDENTIAL	C2	APARTMENT	225,900	3	200	400
RESIDENTIAL	C3	APARTMENT	222,300	3,4	200	400

- This project will be completed in 3 phases totaling in 590 for sale units.
- Phase 1 (C1) will consist of two (4 story) buildings with a total of 190 units.
- Phase 2 (C2) will consist of three (3 story) buildings with a total 200 units.
- Phase 3 (C3) will consist of two (3 story) buildings and one (4 story) building with a total of 200 units.
- Community Club House

ARCHITECTURALS



THE LANDING AT LANCASTER
E L E V A T I O N S T U D I E S


CAPITAL GROUP
PROPERTIES

NORTH & WEST ELEVATIONS



THE LANDING AT LANCASTER
E L E V A T I O N S T U D I E S



SOUTH & EAST ELEVATIONS



THE LANDING AT LANCASTER
E L E V A T I O N S T U D I E S





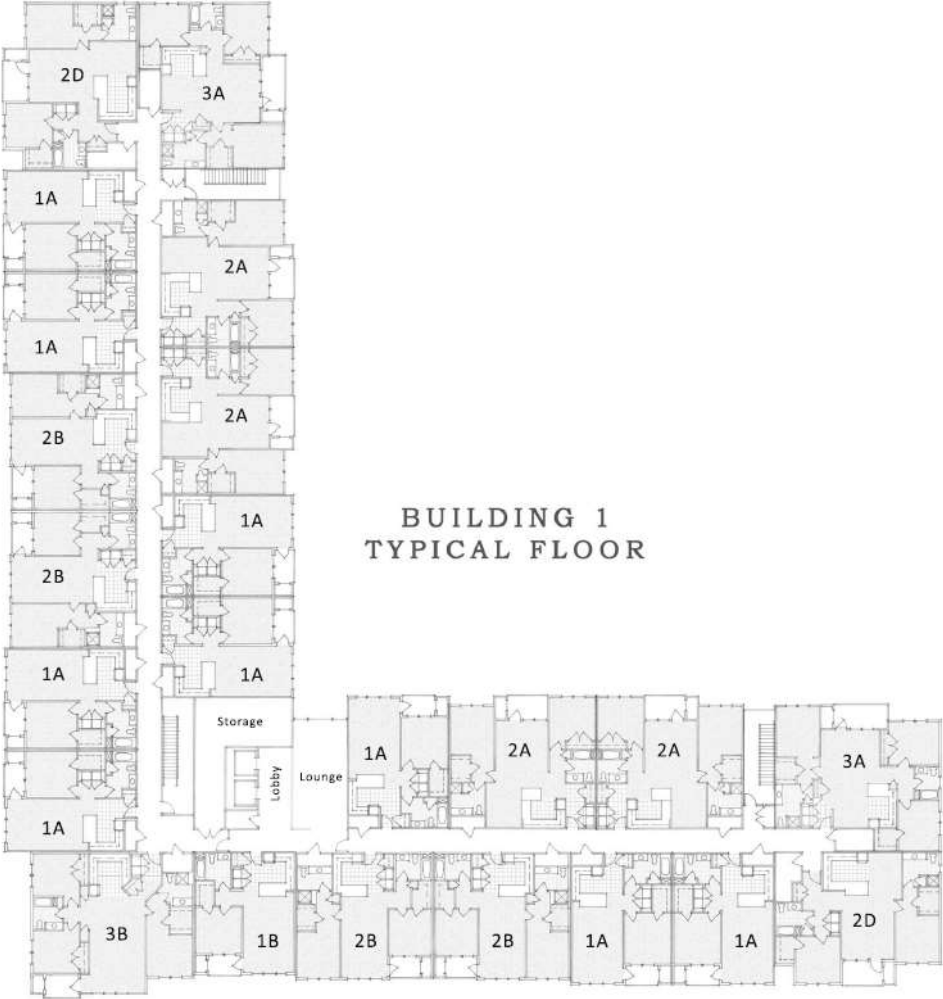
THE LANDING AT LANCASTER

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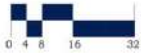
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C
CAPITAL GROUP
PROPERTIES

TYPICAL FLOOR PLAN



BUILDING 1
TYPICAL FLOOR



THE LANDING AT LANCASTER
RESIDENTIAL
BUILDING PLAN

