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04-0862.1

June 24, 2005

WHG Development
Attention: Mr. James Dennehey
P.O. Box 5206
Palm Springs, CA 92263

Subject: Preliminary Soil and Wetland Assessments
Proposed Resort
Brownville, Maine

Dear Mr. Dennehey:

As you requested, in our signed Agreement dated June 03, 2005, we have conducted preliminary soil and wetland investigations on a portion of a 3481± acre parcel (Map 6, Lot 14) in Brownville, Maine. The purpose of our investigations was to assess the feasibility of development on about 1500 acres adjacent to Norton Pond and northeast of Orson Bog. We understand that the development consists of a mix of resort/timeshare units and a golf course as shown on a Concept Plan titled "Norton Pond" and dated November 12, 2004 by GMA.

Investigations

On June 20, 21 and 22, 2005, we conducted site visits to the project area. During our site visits, we evaluated soil conditions for subsurface wastewater disposal and delineated approximate wetland boundaries in the proposed development areas. Our test pits and wetland boundaries were located to submeter accuracy with a Trimble GPS receiver. The test pit locations and approximate wetland boundaries were plotted onto a base map consisting of a composite of several USGS 7.5 minute topographic maps for the area.

Existing site features such as the apparent blazed and painted town line/property line, existing roads, and streams were used as ground control during our investigations. It should be noted that the locations of the apparent painted and blazed town line/property line observed on the east side of the project is as much as 350 feet west of the line

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shown on the USGS topographic map as the property line/town line. The approximate painted and blazed line we located is shown on the attached Site Sketch.

Findings

In general, the project area is composed of moderately well drained or somewhat poorly drained loamy glacial till soils that are well suited for the proposed development. That is, there appears to be sufficient suitable upland soils for subsurface wastewater disposal and for development generally in the areas proposed for development on the Concept Plan. Please note the following recommended adjustments to your plan or relocation of proposed facilities based on our investigations:

1. The proposed private community clubhouse shown in the northeast portion of the site may need to be relocated about 500 feet upslope to avoid wetlands.
2. The area shown for the proposed estate/residential development in the northeast portion of the site may need to be limited to the upland area shown on the attached Site Sketch. More site specific investigations will be required to locate individual buildings on suitable soils for development and for septic systems.
3. The proposed nature/environmental center and cabins occurs on a suitable area but may require a wetlands crossing to reach the site. The facilities could be relocated to the southeast to avoid wetlands or a wetlands permit may need to be obtained for a crossing.
4. The proposed golf course and clubhouse may need to be moved upslope as much as 800 feet to avoid a wetland area.
5. The proposed hotel/inn, lake cottages and boutique appear to be located in an area suitable for subsurface wastewater disposal and development. However, due to the higher intensity of development associated with these facilities, they will require a more site specific investigation to verify site suitability.

In summary, the area of investigation appears to be generally well suited for the proposed development. Specific recommended adjustments to the Concept Plan or relocation of facilities outlined as items 1-5, could be utilized to avoid or mitigate site limitations of some areas. More detailed site specific site investigations will be required for some facilities. In general, there appears to be enough suitable soils and land for development

in the area of investigation to accommodate the project components shown on the Concept Plan.

Please contact me if you have any questions.

Very truly yours,

S. W. COLE ENGINEERING, INC.



Stephen H. Howell, SE #213, SS #187

SHH:slh

cc: Gene Woods – WHG Development
Debbie White – Prudential Real Estate

