

DEVELOPMENT TEAM

TIMBER CREST LLC

Medway, MA

APPLICANT

Timber Crest, LLC is a sole purpose entity created to develop Timber Crest Estates in Medway, Ma in accordance with M.G.L. 40B.

The manager of Timber Crest, LLC is Mounir M. Tayara who has been n the building and construction industry since 1998. He is presently developing (Novus Homes LLC) a conventional subdivision in Bellingham.

Mr. Tayara holds an unrestricted construction supervisors license in Massachusetts. His development and construction experience over the last 10 years are as senior project manager, his responsibilities include the developing, managing and building residential projects including the land acquisition, permitting, financing and construction of the buildings for private owners or investor groups

The co-manager of Timber Crest, LLC is Muhammad M. Itani. Mr. Itani is President & Treasurer of Stonebridge Homes, Inc.

The Stonebridge family of companies has built numerous communities over the last 20 years. Some of the communities located in Massachusetts are Abington, Easton, Raynham, Taunton, Franklin, West Bridgewater, Pembroke, Dighton, Westport, Norwell and Whitman.

The Stonebridge family of companies has received several approvals within the last 5 years from Mass Housing for the developments listed below; all were permitted in accordance with MGL 40B which included as an integral part of the development team Delphic Associates and Outback Engineering. In addition to the affordable homes listed below, the Stonebridge families of companies have developed several developments which were conventionally permitted.

Development Name	Municipality	Development Type	Site Eligibility	Final Approval
Maplewood Estates	Rockland	72 Single Family	Yes	Yes
Briggs Landing	Westport	90 Single Family	Yes	Yes
Tiffany Hill	Norwell	24 Detached condo	Yes	Yes
Nadia Estates	Foxborough	36 Townhouse condo	Yes	Process

CONSULTANT

Delphic Associates LLC has over 30 years of experience as a real estate development and consulting firm with a concentration of developing "For Sale" housing in accordance with MGL 40 throughout the Commonwealth. Delphic has been responsible for permitting approximately 50 developments in accordance with MGL 40B.

In addition to its permitting experience, Delphic is one of the leading lottery and marketing agents in the Commonwealth. Having developed and implementing Affirmative Fair Housing Marketing Plans ("AFHMP") and Housing Lotteries in over 40 communities, consisting of approximately 1,500 homes

Over the last 10-12 years the Stonebridge family of companies has been an import client of Delphic. The developments listed above were permitted by Delphic with assistance from the development team members of each of the development entities.

Please visit Delphic's web site at www.DelphicAssociates.com

ENGINEER

The applicant has chosen the engineering firm of Outback Engineering Inc., a full service site planning, civil engineering and land survey firm located in Middleborough, MA. Outback has been in business since 1997, involved in site design on a variety of commercial and residential projects. Services include land surveying, site planning through full design and permitting, and construction surveying and observation services. Over the last 18 years, Outback and Delphic have been development team members in a substantial number of projects permitted in accordance with M.G.L. 40B.

Please visit their web site www.Outback-Eng.com

The developments listed above have all been permitted and/or constructed with the development team consisting of one of the Stonebridge companies along with Delphic and Outback.