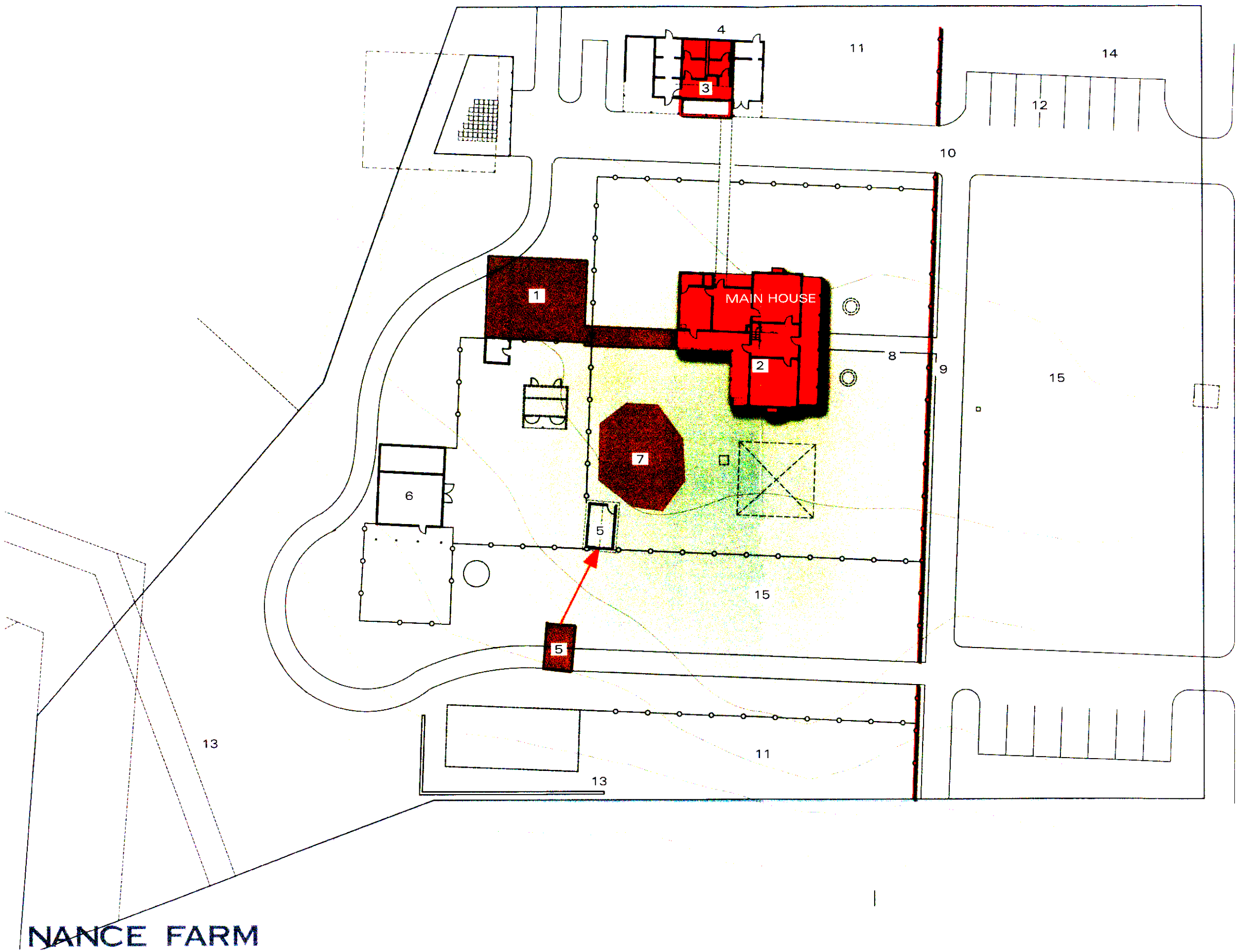


# PHASE 1

MAIN HOUSE

1. Demolition of post-1951 Structures including Great Room and Enclosed Walkway
2. Selective interior demolition including removal of later closets, first floor baths, and required abatements.
   Insulation of walls, attic, and crawl spaces
   Exterior shell restoration (excluding doors and windows).
   Foundation restoration and augmentation.

MEP

MEP Systems for both the Main House and Support Building Phase 1 including plumbing, electrical and mechanical equipment.
Renovated or new utilities services to Main House including gas, waster and water lines.

NEW CONSTRUCTION

3. Support Building Phase 1 to include: Two unisex compliant restrooms
   Associated MEP systems
4. Mechanical equipment area

ACCESSORY BUILDINGS

5. New foundation for Curing Shed in historic original location.
6. Roof repair one side of Milking Barn.

SITE

7. Demolition of Pool.
8. Partial demolition of later concrete walks and curbs.
9. New front fence (does not include historic wood fence recreation).
10. Vehicular gate.
11. Approximately one half of all interior and perimeter fencing including side and rear yard fencing.
12. Staff and North Parking grading and driveway.
13. Grading at south lot line and clearing at creek.
14. Portion of trees to be planted at perimeter---canopy and evergreens.
15. Landscape grasses, soil preparation, temporary irrigation.

KEY:
- THIS PHASE
- PREVIOUS PHASE
- RELOCATE OR DEMOLITION

NANCE FARM

PHASING PLAN

03. 25. 2009

# PHASE 2

MAIN HOUSE

1. Interior finishes restoration
   Door & window restorations
   Interior cabinetry and millwork recreation
   Historic restorations of Upstairs Bathroom and Kitchen
2. Reconstruction of limestone fireplaces and interior mantels and hearths

MEP

3. Requisite systems for additional Support Building areas, Phase 2
4. Water lines from windmill to water tank

NEW CONSTRUCTION

5. Support Building including:
   Visitor Check-in area, Storage, Utility Room w/ Sink, Staff Room

ACCESSORY BUILDINGS

Restorations of :

6. Curing Shed
7. Milking Barn
8. Tank House
9. Windmill and windmill well
10. Bucket Well

SITE

11. Completion of demo of concrete walks/ curbs. Recreation of paths and walks adjacent to house
12. Completion of side and rear fencing
13. Main House historic front fence recreation
14. Second security gate
15. South Parking and Drop-off
16. Inner drives including "buggy path"
17. Orchard Trees
18. Kitchen Gardens
19. Demonstration Gardens
    Interpretive signage

KEY:

- THIS PHASE
- PREVIOUS PHASE
- RELOCATE OR DEMOLITION

NANCE FARM

PHASING PLAN

03. 25. 2009

# PHASE 3

MAIN HOUSE
1. Interior Antique Wall and Floor finishes (Papers, Floor Cloth)
2. Root Cellar restoration (TBD)

NEW CONSTRUCTION
3. "Big Barn" Multi-purpose
4. Chicken Coop reconstruction
5. Silo reconstruction (TBD)

SITE
6. Demonstration Garden development
7. Creek Pathways and planting beds development
8. Rose Garden

KEY:
- THIS PHASE
- PREVIOUS PHASE
- RELOCATE OR DEMOLITION

NANCE FARM

PHASING PLAN

03. 25. 2009

# PHASE 4

MAIN HOUSE
1. Interior antiques and artifacts

NEW CONSTRUCTION
2. Sheep Shed Reconstruction

SITE
3. Consider off-site adjunct space for temporary parking, demonstration equipment or animal holding during events, additional support space.

USE-LIVING HISTORY
4. Working Kitchen Gardens
5. Resident Farm Animals
6. Tractor, buggy
7. Farm Machinery
8. Multi-purpose Barn for Events
9. Demonstration Crops
10. Linear Outdoor Event Area

KEY:
- THIS PHASE
- PREVIOUS PHASE
- RELOCATE OR DEMOLITION

NANCE FARM

PHASING PLAN

03. 25. 2009