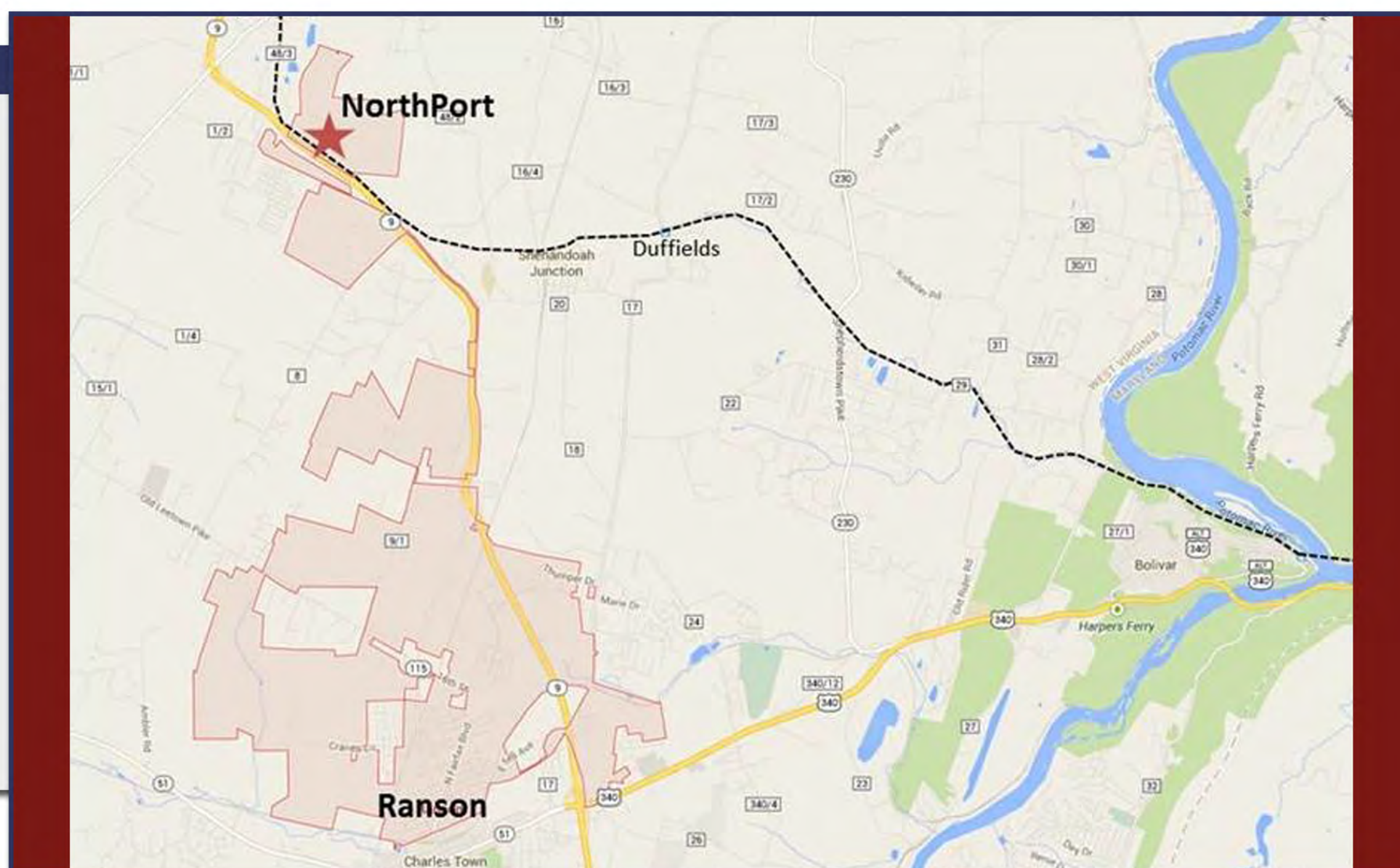


NorthPort Station location on the Jefferson Orchard's property abutting Route 9 and the CSX Railroad

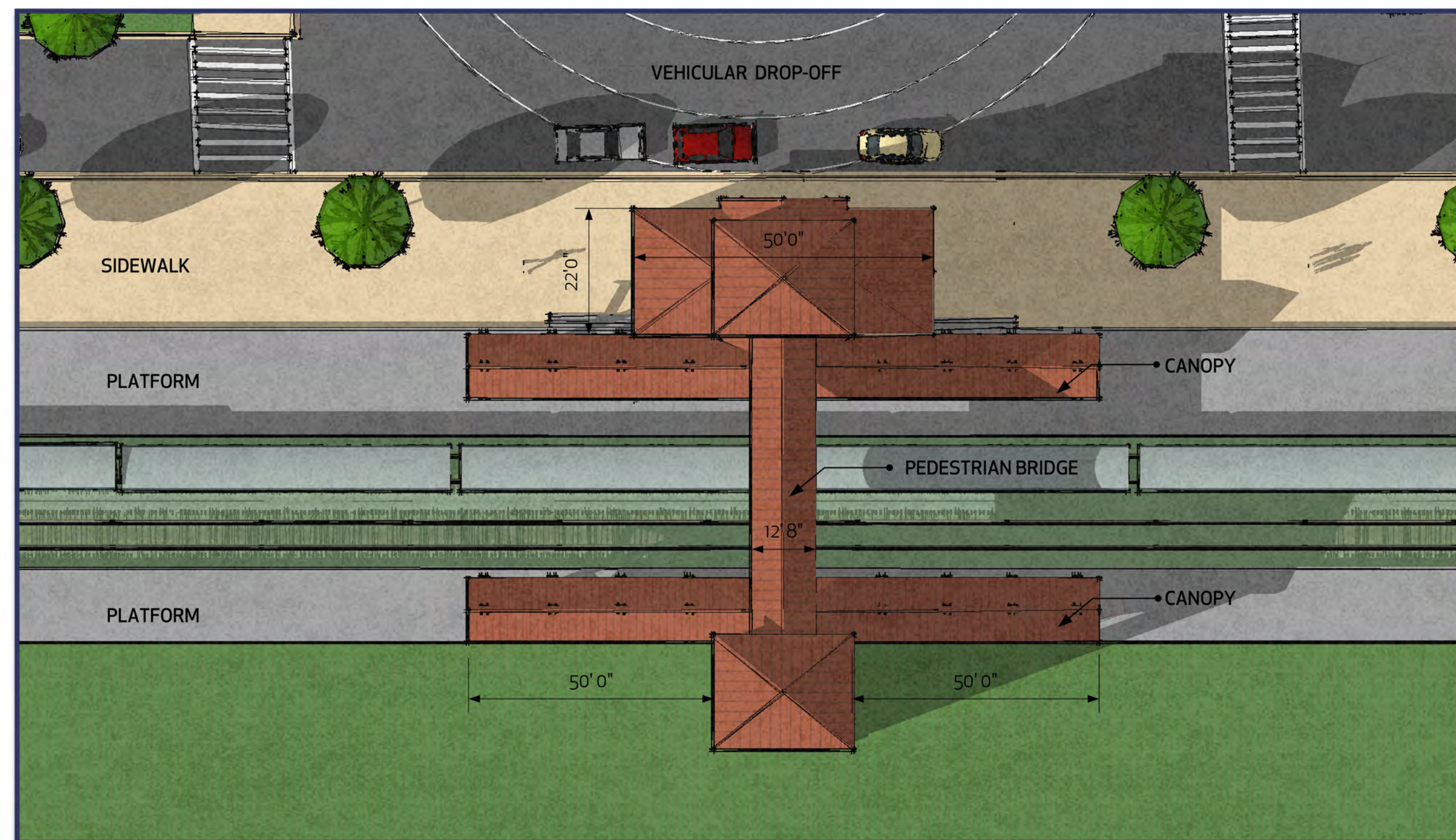


Initial Site Layout of the NorthPort Station, access roads, parking lot and EPTA Bus Transfer Center

Jefferson Orchard's Land Development Plan with NorthPort Station Integrated

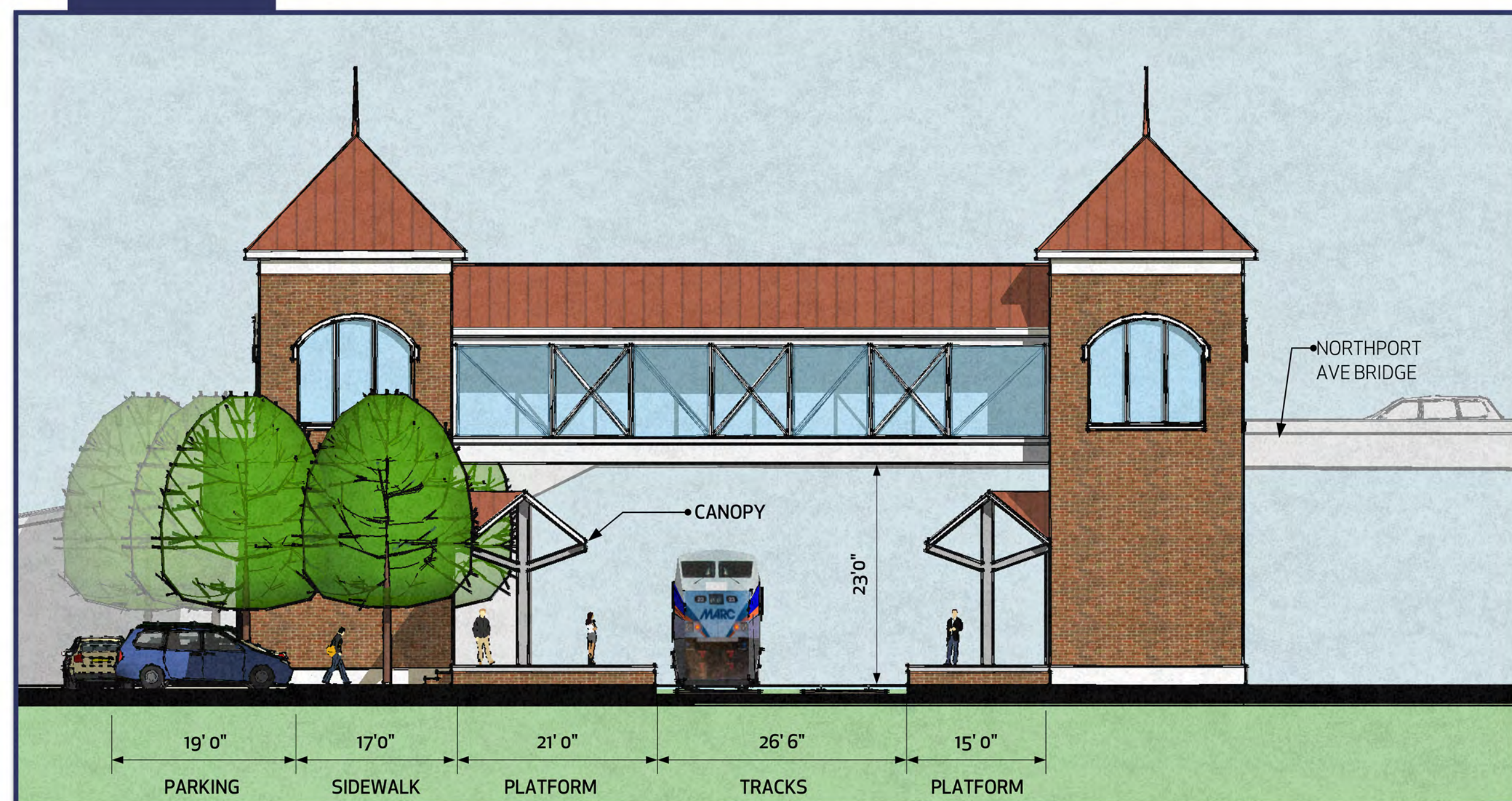


Potential Future Development around the NorthPort Station with commercial buildings, "town square" and additional parking



NorthPort Station Design Concepts

- 1,100 sf Station Building
- Pedestrian Overpass and Towers
- 400' Platforms
- 100' Canopies
- Integrated Bus Transfer Facility
- Connecting Bike and Pedestrian Paths
- Adequate Parking Spaces
- Maintain Historical Character
- ADA Compliant
- Phased approach integrated with Transit Oriented Development (TOD) Neighborhood





Preliminary NorthPort Station Project Schedule																
Project Phase	Year 1				Year 2				Year 3				Year 4			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Preliminary Engineering (PE) *Includes Procurement	█															
Railroad Review and Approval (PE)	█															
Environmental (Assumed EA) *FONSI Required prior to entering FD	█				█											
Final Design (FD) *Includes Procurement					█				█							
Railroad Review and Approval (FD)					█				█							
Right-of-Way *Assumes amicable ROW acquisition					█				█							
Construction					█				█				█			



Station Cost Estimates

Preliminary Engineering
\$1.5 - 2.0 million

Final Design and Construction
\$11.1 - 14.3 million