

**18 Twin Pond Lane
Bidders Conference
April 16, 2010**

Town's Responses to Questions

1. Please clarify the size of the existing house as there is a conflict between dimensions recorded by the Town's Assessors and those referenced in the report prepared for the Town by architect Gary Wolf.

Town's Reply: In follow-up to the meeting, the following measurements were taken:

- Main Floor 949 sf
- Under Cover Porch 233 sf
- Middle Level 613 sf
- Lower Level 599 sf
- Total 2,490sf

Total finished floor area counting walk-out basement and not counting utility room with ledge.

- Garage 525 sf

2. Please clarify the nature of the existing recreation easement.

Town's Reply: The Recreation Easement does permit the installation of a trail. Bidders are encouraged to review the proposed Trail Easement found on page 10 of the Conservation and Preservation Restriction and Trail Easement (see www.lincolntown.org – see link on homepage titled “Request for Bids – Town Owned Property at 18 Twin Pond Lane – Due May 24, 2010)

3. Appendix A, page 3 and 4 (Sections B2 and D2 respectively) contained incomplete sentences. Please clarify.

Town's Reply: The missing words in the Conservation Restriction in both Sections B & D are “mowing of footpaths and trails”. The language in both places should read: “The marking, clearing and maintenance of footpaths and the periodic mowing of footpaths and trails. Trails are to be no wider than five (5) feet .”