

B.R.A.



June 27, 2011

BY HAND

Boston Redevelopment Authority
Boston City Hall
One City Hall Plaza
Boston, MA 02201
Attn: Mr. Peter Meade

Re: Letter of Intent to File an Expanded Project Notification Form
102- 110 Broad Street, Boston, Massachusetts

Dear Mr. Director:

On behalf of 110 Broad Street LLC and New Boston Ventures LLC, and in accordance with Mayor Menino's Executive Order relative to the provisions of mitigation by development projects in Boston, we are pleased to submit this Notice of Intent to File a Project Notification Form initiating a Large Project Review under Article 80B of the Boston Zoning Code for a mixed use development (the "Project") to be located on an approximate 7,840 square foot parcel located at 102-110 Broad Street (the "Property") in the Local Greenway District.

The Project will involve the preservation and restoration of the ca. 1805-07 Bulfinch warehouse at 102 Broad Street and the introduction of housing above the ground floor retail and restaurant space. The balance of the site, after removal of an underperforming, non-contributing building, will be redeveloped into a new luxury residential building with ground floor restaurant and exterior café with access from the Greenway. A preliminary review of the Project indicates that it will be subject to Large Project Review under Article 80B of the Boston Zoning Code and that zoning relief will be required.

We anticipate filing an Expanded Project Notification Form for the Project in July of 2011, or as soon thereafter as the BRA process will allow. We look forward to working with your staff and with the Impact Advisory Group (which we understand the Mayor will appoint to advise the BRA with respect to appropriate mitigation efforts regarding this Project).

If you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "David Goldman", is written over the typed name.

David Goldman, Principal

For and on behalf of New Boston Ventures LLC
And 110 Broad Street LLC

Cc: Harry Collings, James Alexander, Dennis Kanin, George Frangiadakis