

104 Canal Street Hotel Development

***104 Canal Street
Boston, MA***

**Application for Small Project Review
*Submitted to the***

Boston Redevelopment Authority



104 Canal Street, Boston MA

Application for Small Project Review Pursuant to Section 80E of the Boston Zoning Code

Submitted by

Somnath Hospitality

14 Hill Street, Woburn MA 01801

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1. Project Summary

1.1 Project Team

Developer and Applicant

Somnath Hospitality, LLC
Kishorkumar Patel
14 Hill St.
Woburn, MA 01801
Tel.: 617 489 5220
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Legal Counsel

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Architecture

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311 Summer Street
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Email: bkboley@addinc.com

Surveyor

Feldman Land Surveyors
112 Shawmut Ave.
Boston, MA 02118
Tel.: 617 357 9740
Email: mfeldman@feldmansurveyors.com

Civil Engineer

Nitsch Engineering
John Schmid
2 Center Plaza, Suite 430
Boston, MA 02108
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Structural Engineer

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David Odeh
1223 Mineral Spring Avenue
North Providence, RI 02904
Tel.: 401 724 1981
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MEP Engineer

Cosentini Consulting Engineers
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One Kendall Square, Suite B2204
Tel.: 617 494 9090
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Geotechnical Engineer

GEI Consultants, Inc.
400 Unicorn Park Drive.
Woburn, MA 01801
Tel.: 781 721 4000
Email: daghjayan@geiconsultants.com

Code Consultant

ARUP USA Inc
955 Massachusetts Ave.
Cambridge, MA 02139
Tel.: 617 864 2987
Email: mike.dimascio@arup.com

Environmental Consultant

TBD

1.2 Project Summary

The proposed project comprises of new 47,355 GSF structure to be erected at 104 Canal St., which lies at the intersection of Canal Street and Valenti Way in Boston's Bulfinch Triangle District. The structure consists of 15 above grade stories to be utilized as a 90 guestroom overnight-stay hotel facility. The structure would have one additional story below grade and a mechanical penthouse occupying a portion of the roof level. The hotel is intended to replace an existing one-story building previously used as a banking branch facility, but currently unoccupied.

The hotel is designed to have a ground floor lobby, café and amenity space opening directly onto Canal St. The below-grade level would accommodate a guest fitness center as well as building service and maintenance rooms. The second and third levels have four guestrooms facing Canal Street, with the remainder of the floor taken up by a two-story electrical transformer room. Levels four through fourteen would be occupied primarily by guestrooms facing Canal St. and Valenti Way, with a typical number of eight guestrooms per floor. The upper floors include two stacked sets of loft guestrooms facing Canal Street and screening the mechanical penthouse space. The overall height and massing was configured to be consistent with recent development in the Bulfinch Triangle District.

1.3 Neighborhood Context

The developer's goal is to create a project that strengthens Canal Street's role as a primary axis through the Bulfinch Triangle District. The existing building stock includes many historically significant structures that combine to create a cohesive urban form. The existing single-story building's presence at the intersection of Canal St. and Valenti Way is diminished in comparison to recent development and the existing neighborhood massing. For reference, adjacent buildings include the Boston Legal Services Building, the Boston Beer Works Building, the Avenir development and 92 Canal Street, all of which fall between 75' and 110' in height. By replacing the existing building with a structure of complementary height and density to its neighbors, the project seeks to complete the 'urban wall' formed by the existing building along Canal Street. To further this goal, the developer has volunteered to create a public light-art installation above the adjacent single-story entrance to the Boston Beer Words building. The artwork would be of significant scope to act as an urban infill element and further reinforce the completion of the streetscape.

The development team looks forward to future growth in the area including the former Boston Garden and Government Center Garage projects, to which 104 Canal Street serves as an informal 'halfway point'. While the project's siting is prominent, the architect proposes the use of a sensitive exterior material palette that takes cues from its surroundings and is complementary to its neighbors in expression.

1.4 Community Benefits

1. Project will create a new hotel destination in the Bulfinch Triangle that will generate construction and service jobs and stimulate the local economy.
2. Somnath Hospitality anticipates the completed hotel will add approximately 25 full and part time permanent positions in hotel operations.

3. The project strives to embrace design and construction principles that utilize a sustainable design approach which will create a pedestrian friendly development that encourages the use of public transportation.
4. Redeveloping an under-utilized property whose current scale is not in line with the surrounding urban environment.
5. Bring hotel patrons to the neighborhood who will frequent the local cultural and entertainment venues, contributing new revenue to the surrounding business community.
6. Contribute a direct economic benefit including the purchase of local resources (labor, goods, and services) for both initial construction and daily hotel operations.
7. Create a new attractive outdoor seating area which will enhance the vibrancy of the area and contribute to the Canal Street pedestrian experience.
8. Create prominent public art element at adjacent infill space to further benefit the urban streetscape experience.

2. Detailed Project Information

2.1 Existing Conditions

The project consists of 3,598 SF of land area on a single parcel being City of Boston Assessor's Parcel No. 0301591020 at the corner of Canal Street and Anthony "Rip" Valenti Way in the Bulfinch Triangle District of Boston.

The existing structure located on the parcel consists of a single story (with mechanical plenum space) above ground and single basement story below grade. The building footprint is estimated at 3,250 SF, covering approximately 90% of the lot, with the remainder consisting of a private concrete pad alleyway. The structure shares a party wall agreement with the adjacent one-story structure located at 110 Canal Street to the north of the parcel.

The existing structure was erected in the 1937 and operated as a banking branch facility from 1957 until recently closed. The primary entrance is accessed from the Canal Street with service entrances to the alleyway in the rear.

2.2 Developer Profile

Somnath Hospitality is a private entity recently established by founding partner Kishorkumar Patel. This venture is founded on the back of over 30 years of hotel development and management experience. Mr. Patel maintains successful franchise agreements with both Hilton Hotels Corporation and Choice Hotels in Cambridge and Woburn, Massachusetts. Mr. Patel has a strong working relationship with lenders in the Boston area and a proven track record of financial security.

2.3 Anticipated Project Program and Dimensions:

Lot Area: 3,598 Square Feet

Building height: 149 feet from the median grade on Canal Street and Valenti Way

Number and Mix of Guestrooms: 90

- A. 74 King Guestrooms
- B. 10 Double Queen Guestrooms
- C. 6 Double Queen Loft Guestrooms
- D. Amenity spaces including Lobby, Fitness Area and Café with outdoor seating.

Total Building GFA: 47,355 SF (as defined by Article 2A)

FAR: Existing Max.: 6, Proposed: 13.161

Parking Spaces: Offsite valet parking for guests. Proposed designation of 3 adjacent street parking spaces for hotel drop-off use.

2.4 Urban Design Approach – Context, Massing, Materials

104 Canal Street lies in a densely developed urban district which includes a mixture of contemporary and historic structures. In recent years, the remaining few underdeveloped parcels have either been developed or have been approved to do so. Structures in the vicinity generally occupy the entirety of their lots with few, if any, setbacks. The proposed development at 104 Canal Street follows this principle, utilizing a rectangular massing that meets all four lot lines. In doing so, the project meets the demands of a footprint which is small for hotel use, while also remaining in character with the massing expressions of its surroundings. The proposed structure abuts the Boston Legal Services building to the west, which tops out at approximately 100' in height. The project also anticipates the expansion of 110 Canal Street (Boston Beer Works building) to the north, which will bring the height of the current adjacent 1 story annex to approximately 95' in height. In the

interim, the developer has made an agreement with the owner of 110 Canal Street to install an internally lit suspended art sculpture in the infill space above the annex. This installation is intended to enrich the street-level experience and reinforce the zero-lot-line massing expression found along Canal Street.

Given the small footprint, it was deemed necessary to push the vertical circulation core to the northwest of the site, away from Valenti Way and Canal Street. The location of the core permits guestrooms to line the entirety of the western and eastern street-facing facades. The ground floor lobby has been pushed directly to the southeast corner opening onto and completely lining Canal Street. Street level design elements include ground-floor to ceiling glazing, an entrance canopy and sidewalk café/snack seating. The primary facades have been designed with alternating glass and masonry cladding. At the upper levels two stacked sets of lofted guestroom units face Canal Street. Additionally, the increased proportion of glass at these guestrooms will serve to lighten the façade and give preference to the prominent corner condition. At the penthouse level, the guestroom lofts reach the full building height, screening from Canal St. the area designated for mechanical use. This guestroom loft corner condition is visible at several points along the adjacent street corridors and is further reinforced with a cornice of significant proportion and visual impact.

2.5 Traffic, Parking, and Access

The proposed hotel is located on a parcel of land totaling 3,598 square feet, which precludes the feasible accommodation of on-site parking. To accommodate hotel visitors, the hotel operator understands that it will be required to establish valet parking arrangements with nearby facilities, which is common in the Bulfinch Triangle District. The developer will also propose to the Boston Transportation Department that up to 3 street (parallel) parking spaces adjacent to the site on Canal St. be designated for hotel drop-off use. A service and delivery entrance has been located on Valenti Way towards the center of that block. It is not expected that the site's use as a hotel will add significant vehicular traffic load. As a whole, the project is located in a dense urban area, where daily vehicular trips by patrons will be limited. The site is located in a pedestrian and transit friendly area within one block of MBTA North Station entrances.

3.0 Boston Zoning Code Data

3.1 Zoning Context

The property at 104 Canal Street is in the General Area of the Bulfinch Triangle District, under Article 46 of the Boston Zoning Code. The property is also in a Groundwater Conservation Overlay District and the Restricted Parking District. As a project proposed to consist of between 20,000 square feet and 50,000 square feet of gross floor area, the

project proposed for the property is subject to the Design Review Component of Small Project Review pursuant to Article 80, Section 80E of the Code.

3.2 Zoning Compliance

Use. The use proposed for the property, a hotel with 90 guest rooms, is allowed as a matter of right in the Bulfinch Triangle District.

Dimensional Requirements. The maximum allowed height and Floor Area Ratio (“FAR”) in the Bulfinch Triangle District (unless the project submits to Large Project Review) are respectively, 80 feet and 6.0. The project proposed for the property is proposed to be 149 feet in height, with an FAR of 13.161. These proposed dimensions will require a variance from the Board of Appeal. The proposed project will be in compliance with all other dimensional requirements of the Code.

The proposed project will also require a Groundwater Conservation Overlay District Conditional Use Permit pursuant to Article 32 of the Code. The proposed project will meet all of the groundwater recharge requirements of the Code for the issuance of a GCOD Conditional Use Permit.

The dimensions of the proposed project, compared with the requirements for the General Area of the Bulfinch Triangle District, are summarized in the following table:

ZONING REQUIREMENTS BULFINCH TRIANGLE DISTRICT			
DESCRIPTION	ARTICLE 46	PROJECT DIMENSIONS	RELIEF REQUIRED?
FRONT DIMENSIONS	NONE	49.4'	NO
RIGHT SIDE DIMENSIONS	NONE	70.6'	NO
LEFT SIDE DIMENSIONS	NONE	70.6'	NO
REAR DIMENSIONS	NONE	49.4'	NO
HEIGHT FROM SIDEWALK OR MEAN GRADE TO HIGHEST POINT OF ROOF	80' MAXIMUM	149'	YES
FRONT LOT DIMENSIONS	NONE	49.62'	NO
RIGHT LOT DIMENSIONS	NONE	72.5'	NO
LEFT LOT DIMENSIONS	NONE	72.5'	NO
REAR LOT DIMENSIONS	NONE	49.62'	NO
FRONT YARD SETBACK	NONE	NONE	NO
REAR YARD SETBACK	NONE	NONE	NO
SIDE YARD SETBACK	NONE	NONE	NO
USABLE OPEN SPACE	NONE	NONE	NO
OFF STREET PARKING REQUIREMENTS	NONE	NONE	NO
FLOOR AREA RATIO (FAR)	6.0 MAXIMUM	13.161 (47,355 GFA/3,598 LOT AREA)	YES

4.0 Urban Design Submission: Exhibits

The attached Exhibits are included to further define the existing conditions and the proposed project:

- Exhibit 1:** Downtown North Association Draft Letter of Support and Email
- Exhibit 2:** Demolition Delay Review Letter
- Exhibit 3:** Satellite and Existing Conditions Images, Aerial View and Height Diagram
- Exhibit 4:** Existing Conditions Survey
- Exhibit 5:** Proposed Site Plan
- Exhibit 6:** Proposed Building Plans
- Exhibit 7:** Perspective Views

EXHIBIT 1:

LETTER OF SUPPORT

DOWNTOWN NORTH ASSOCIATION

downtown north association

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SBA/Steffian Bradley Associates
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CBT Architects

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Avenir Apartments
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Beal/Related Companies
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MICHAEL BAROWSKY
Boston Development Group
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Boxer Hotel
SEAN SANGER
Copley-Wolf Design Group
COLIN FLAVIN
Flavin Architects
MATT CASKEY
Friend Street Hostel
PATRICK O'BRIEN
Dimeo Construction
EDWIN HADDAD
Dunkin' Donuts
GREG WHITE
Equity Residential
JENNIFER STREET
Massachusetts Eye & Ear Infirmary
LINDA ELLENBOGEN
Hawthorne Place Condominium Trust
MICHAEL FRANCIS
Hines Interests
JAMEY GLEASON
Holiday Inn Express
CHRISTOPHER HART
Institute for Human Centered Design
TED WHEATLEY
Jones Lang LaSalle
JAMES KEEFE
Trinity Financial
PAUL SCAPICCHIO
Sage Systems
JOSEPH CAPALBO
Onyx Hotel
SCOTT NOGUEIRA
Porters Bar & Grill
STEVE FELDMAN
Ruberto, Israel & Weiner
GABRIELLE STRAHL
Simpson Housing
DR. JOOP GREVELINK
Boston Dermatology & Laser Center
SAM GOTTLIEB
Stanhope Garage
JIM ENGLISH
Suffolk Construction
JOHN NUCCI
Suffolk University
DAVID GREANEY
Synergy Investment & Development
MARTHA GUERRERO MAGUIRE
West End Community Center
WILLIAM GEORGEQUI
West End Residents Association
IVY A. TURNER
Whittier Place Condominium Association

September 11, 2014

Brian Golden, Director
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02110

RE: A Small Project Review Submittal by Somnath Hospitality for a Proposed New Hotel on Canal Street in the West End's Bulfinch Triangle

Dear Director Golden,

It is our understanding that Somnath Hospitality will today be submitting an application for BRA Small Project Review of a proposed new boutique hotel on Canal Street, at the corner of Valenti Way, in the West End's Bulfinch Triangle Historic District. This is to confirm that the Downtown North Association (DNA) is well aware of and most supportive of this project.

We would begin by commending the Somnath project team for their timely and proactive outreach to the West End community. Somnath Hospitality owner Kishor Patel, Project Manager Vincent Cortina of Cortina Associates, and Architect William Boley of ADD, Inc., all met with the DNA Board of Directors at our meeting of May 22nd, at which time they made a full presentation of their plans, which was both thoroughly discussed and well received.

That May DNA presentation was preceded by a series of meetings with the immediate abutter to the proposed development site - i.e., the property at 110 Canal Street, which is owned by DNA Director Joseph Slesar of Boston Beer Works and primarily occupied by Boston Beers Works and CBT Architects. Those discussions focused on structural issues and opportunities related to how proposed hotel design and construction might affect potential redevelopment of 110 Canal Street property; and those collaborative conversations have continued throughout the evolving engineering and design phase. The May 22nd DNA presentation was followed by meetings with the other abutters - across Valenti Way at 90 Canal Street and behind the property at 197 Friend Street; and those consultations were likewise positive and productive. The project team has since met with the West End Civic Association, which is also expected to support this project.

This development involves a crucial and visible Canal Street site, located on the main Bulfinch Triangle thoroughfare that will soon link the major developments now approved for Causeway Street at the former Boston Garden site and for Merrimac Street at the existing Government Center Garage. From both an urban design and a community perspective, it is important that this location be more fully redeveloped for a higher and better use; and the proposed hotel use clearly qualifies in that regard.

PRESIDENT

LOUISE FACKERT
tel: 617-371-3000
lfackert@baycove.org

DOWNTOWN NORTH ASSOCIATION

c/o CBT Architects
110 Canal Street, Boston, MA 02114

EXECUTIVE DIRECTOR

ROBERT B. O'BRIEN
tel: 617-461-6730
email rbobrien@msn.com

What is proposed is a \$30M investment in a 15-story, 90-room, 47.4Ksf boutique hotel. It would be developed on a relatively small 3.6Ksf parcel now occupied by a vacant one-story building that had for many years been used as a branch bank by the Bank of America and various of its predecessors. As with other hotels in the Bulfinch Triangle, this one will not include on-site parking or dining facilities other than a first-floor snack bar and breakfast area with outdoor seating; and existing neighborhood establishments will be used for both guest parking and dining purposes. This project will take approximately 15 months to construct; and given the expected length of the remaining planning, permitting and design processes, it should be operational sometime in 2017.

It is well understood by now that it is economically difficult, if not practically impossible, to develop a new structure within the allowable height provided by current Bulfinch Triangle zoning. Every new structure in this district, dating back to 101 Merrimac Street and since then including the Onyx Hotel on Portland Street, the DOT developments on Canal Street and east of Canal Street, and most recently redevelopment of the Forecaster Building on Friend, have all required, requested and received, with broad community support, zoning variances for height that are generally comparable to what is proposed for this project.

In that regard, it should be noted that the proposed height of 149 feet includes the rooftop mechanicals that are typically excluded from the height calculation. That is because, in this case, the mechanicals are hidden behind a habitable rooftop façade, which was designed with the commendable goal of improving the view of the project from the upper levels of the two residential projects on the other side of Canal Street - i.e., the *Avenir* project directly across the street and the *One Canal* project diagonally across the street. Without that façade, the proposed building height would have been calculated at 135 feet, which is comparable to what has been approved elsewhere in the district. This hotel is similar in height to the buildings across the street, for example; and while it will be at least initially much taller than the other buildings on this block of the west side of Canal Street -- which now includes two parking lots and other smaller buildings well below the zoning height allowed as-of-right -- that is not likely to be so for long as this block continues to develop over time.

We would also acknowledge and applaud the imaginative ideas that have emerged from the developer consultations with Joseph Slesar about how to deal with the air space between the 104 and 110 Canal Street buildings - i.e., the space above the one-story lobby to the CBT premises - in the interim before the 110 Street property might itself be redeveloped. Those have included imaginative approaches to the lighting and decoration of that space, which have already been presented to BRA and the community on a preliminary basis. Those creative concepts have served to reassure the community that regardless of the development schedule for the 110 Canal Street property, its redevelopment potential will not be compromised or precluded by the proposed hotel and that any air rights that may exist between these two properties in the interim will make an interesting, engaging and attractive contribution to the Canal Street streetscape.

In sum, DNA believes that this project warrants favorable BRA consideration through the Small Project review process as well as favorable ZBA consideration with regard to its required height in particular. And on that basis, we look forward to active participation in the ongoing planning and permitting process as the proposed hotel continues to be refined as an important element of design and use in the Bulfinch Triangle.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert B. O'Brien", with a large, loopy flourish at the end.

Robert B. O'Brien
Executive Director

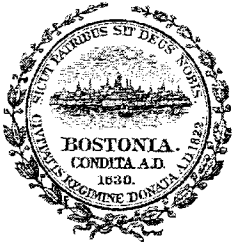
cc: Heather Campisano, David Carlson, Jonathan Greeley and Lauren Shurtleff of BRA Staff
Nicole Leo of the Mayor's Office of Neighborhood Services
James Giloolly, Vineet Gupta and Bill Conroy of the Boston Transportation Department
District City Councilors LaMattina, Zakim and Linehan
DNA Officers & Directors
Other Interested Parties.

EXHIBIT 2:

BOSTON LANDMARKS COMMISSION

DEMOLITION DELAY REVIEW

NOTICE OF DETERMINATION



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

August 22, 2014

Mr. Howard P. Speicher
c/o Davis, Malm & D'Agostine, P.C.
1 Boston Pl
Boston MA 02108

BOSTON LANDMARKS COMMISSION NOTICE OF DETERMINATION

Re: Application # 15.218D1853
Review of proposed demolition of a single-story commercial building at 104 Canal Street, Central Business District, Boston, Mass.

Dear Mr. Speicher:

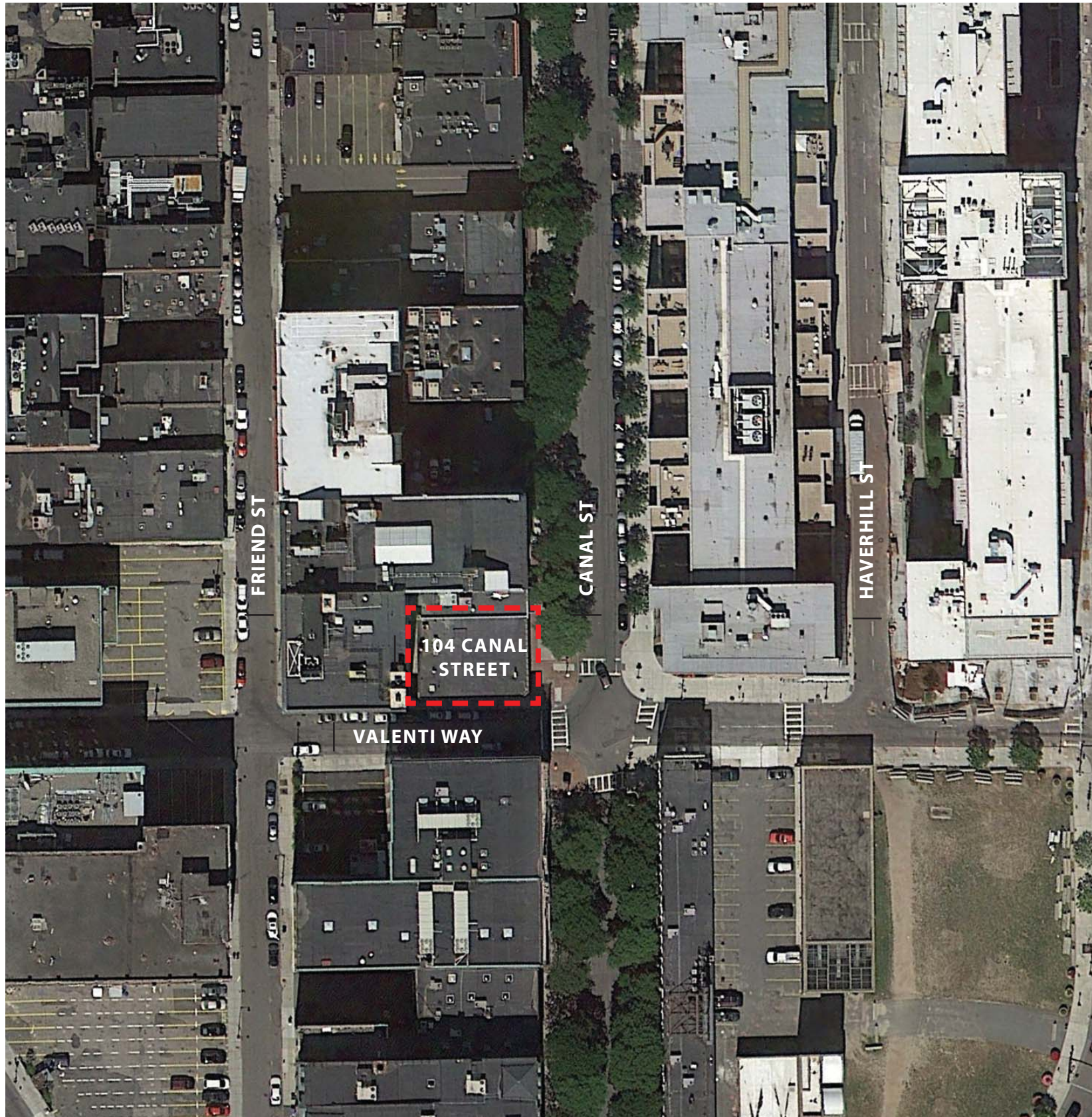
The Boston Landmarks Commission staff have determined that the above-mentioned **single-story commercial building at 104 Canal Street, Central Business District, Boston, Mass.** is not a significant building under the Criteria for determining significance in Section 85-5.3 (a-e) of the Demolition Delay Ordinance (Article 85, Chapter 665 of the Acts of 1956 as amended). No further review by the Boston Landmarks Commission under Article 85 is required. If you have any questions regarding this decision, please contact me at 617-635-3850.

Please provide a copy of this determination to Inspectional Services Department when applying for a demolition permit. Thank you for your cooperation in this matter.

Sincerely,

Elizabeth A. Stifel, AIA, LEED AP BD+C
Staff Architect
Boston Landmarks Commission

cc: Commissioner of Inspectional Services
Mayor's Office of Neighborhood Services



VIEW FROM CANAL ST.



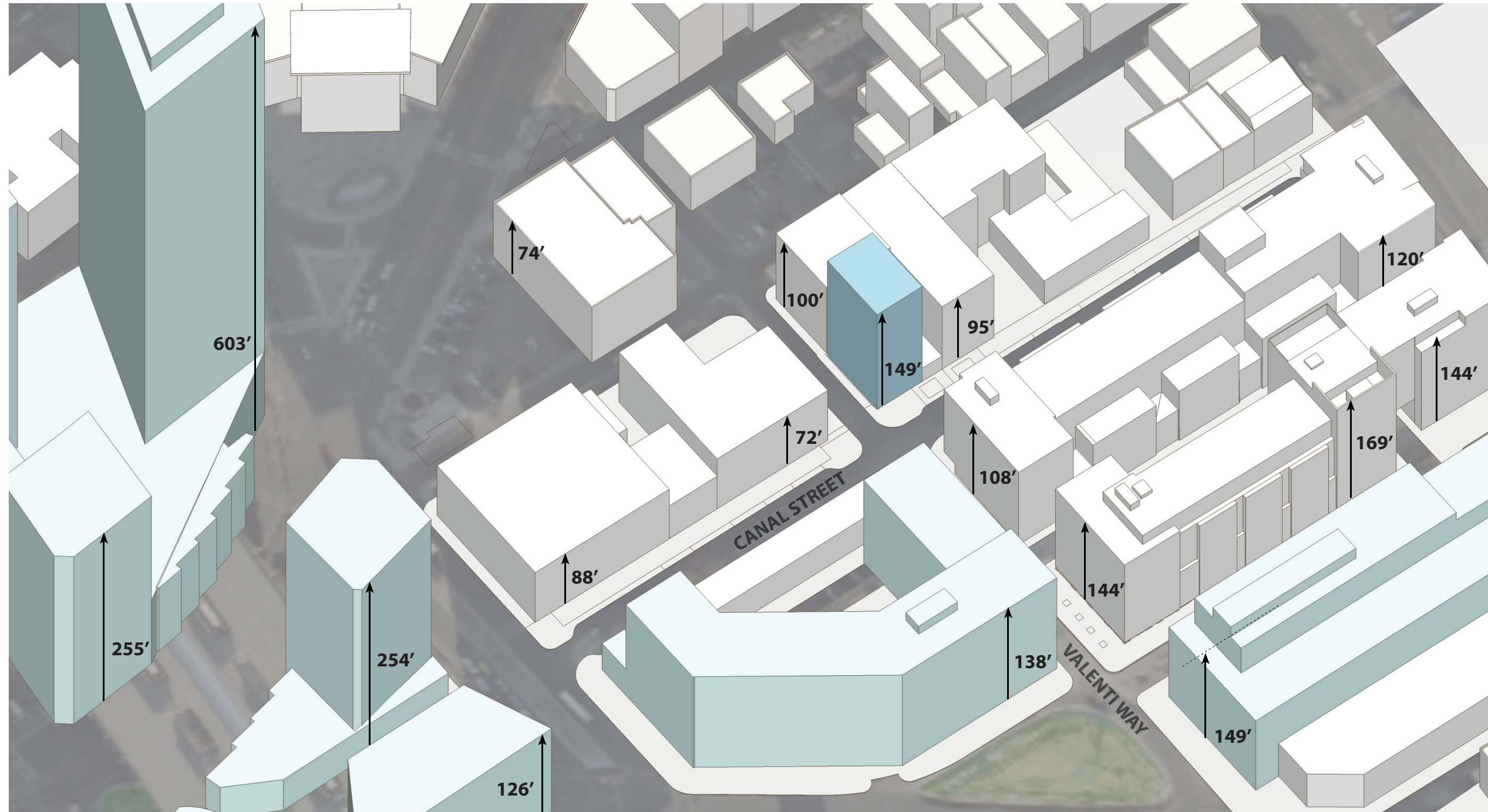
VIEW FROM VALENTI WAY

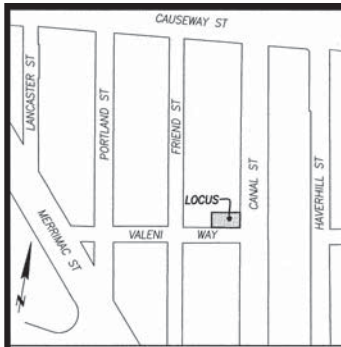


VIEW FROM CANAL ST.

SOMNATH HOSPITALITY







LOCUS MAP - NOT TO SCALE



BOUNDARY DESCRIPTION (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF BOSTON, COUNTY OF SUFFOLK AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTHERLY SIDELINE OF ANTHONY "RIP" VALENTI WAY, SAID POINT BEING N 79°45'58" E A DISTANCE OF 72.50 FEET FROM THE INTERSECTION OF SAID VALENTI WAY AND THE EASTERLY SIDELINE OF FRIEND STREET;

THENCE RUNNING N 10°10'06" W, BY LAND NOW OR FORMERLY OF GREATER BOSTON LEGAL SERVICES, INC., A DISTANCE OF 49.62 FEET TO A POINT;

THENCE TURNING AND RUNNING N 79°45'58" E, BY LAND NOW OR FORMERLY OF JOSEPH D. SLESAR, TRUSTEE, A DISTANCE OF 72.50 FEET TO A POINT ON THE WESTERLY SIDELINE OF CANAL STREET;

THENCE TURNING AND RUNNING S 10°10'06" E, BY SAID CANAL STREET, 49.62 FEET TO A POINT AT THE INTERSECTION OF SAID CANAL STREET AND SAID VALENTI WAY;

THENCE TURNING AND RUNNING S 79°45'58" W, BY SAID VALENTI WAY, A DISTANCE OF 72.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,598 SQUARE FEET.

BOUNDARY DESCRIPTION PER COMMITMENT NO. C20319 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF OCTOBER 25, 2013.

A CERTAIN PARCEL OF LAND WITH BUILDINGS THEREON, SITUATED AND NOW NUMBERED 104 CANAL STREET IN BOSTON, SUFFOLK COUNTY, MASSACHUSETTS, AND BEING SHOWN AS LOT 1 SHOWN ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND #104 & #110, CANAL STREET, BOSTON, MASSACHUSETTS", DATED OCTOBER 27, 1999 BY HARRY R. FELDMAN, INC., LAND SURVEYORS, RECORDED WITH SAID DEEDS, BOOK 25125 PAGE 134.

REFERENCES

SUFFOLK COUNTY REGISTRY OF DEEDS
BOOK 15626 PAGE 155
PLAN IN BOOK 15670, END
PLAN BOOK 5, PAGE 1B

LIST OF VISIBLE ENCROACHMENTS

NOW OR FORMERLY GREATER BOSTON LEGAL SERVICES, INC. BUILDING OVER 0.3'-0.4'

NOW OR FORMERLY JOSEPH D. SLESAR, TRUSTEE BUILDING FACADE OVER 1.1'

CANAL STREET BUILDING OVER 0.5' SECURE DEPOSIT HATCH OVER 0.1'

ZONING INFORMATION

THE PROPERTY LIES WITHIN THE BULFINCH TRIANGLE ZONING DISTRICT, GENERAL AREA, THE RESTRICTED PARKING (OVERLAY) DISTRICT AND THE GROUNDWATER CONSERVATION PROTECTION OVERLAY DISTRICT

DIMENSIONAL REQUIREMENTS
MAXIMUM HEIGHT 80 FEET/100 FEET*
MAXIMUM FLOOR AREA RATIO 6/7*/8**

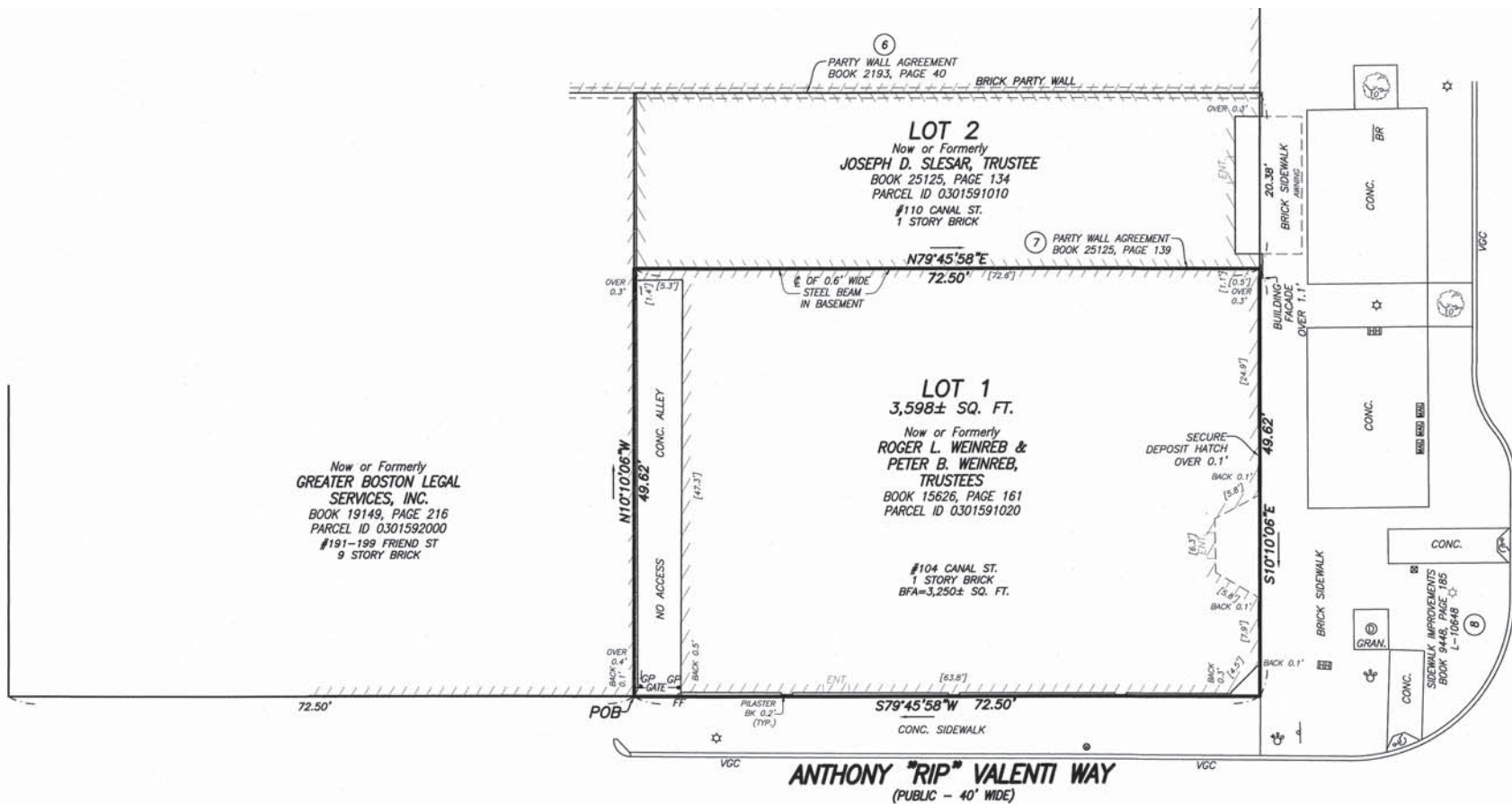
* IF THE PROPOSED PROJECT IS SUBJECT TO OR HAS ELECTED TO COMPLY WITH LARGE PROJECT REVIEW AND HAS RECEIVED A CERTIFICATION OF COMPLIANCE PURSUANT TO SECTION 80B-6

** IF ALL USES WITH STREET FRONTAGE LOCATED ON THE GROUND LEVEL ARE USES DESCRIBED IN APPENDIX A OF ARTICLE 46 AND SUCH PROJECT IS SUBJECT TO OR HAS ELECTED TO COMPLY WITH LARGE PROJECT REVIEW, HAS RECEIVED A CERTIFICATION OF COMPLIANCE PURSUANT TO SECTION 80B-6 AND COMPLIES WITH THE PROVISIONS OF SECTION 46.6

EXCEPTIONS FROM COVERAGE (SURVEY RELATED ONLY) SCHEDULE B, SECTION 2, LISTED IN TITLE COMMITMENT NO. C20319 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF OCTOBER 25, 2013.

- 6 TERMS OF PROVISIONS OF A PARTY WALL AGREEMENT, DATED FEBRUARY 21, 1894, RECORDED IN BOOK 2193 PAGE 40. (AS SHOWN HEREON, NOT LOCUS)
- 7 DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS AND PARTY WALL AGREEMENT, DATED JULY 7, 2000, RECORDED IN BOOK 25125 PAGE 139. (AS SHOWN HEREON)
- 8 ORDER FOR SIDEWALK CONSTRUCTION ON CANAL STREET BY THE CITY OF BOSTON PUBLIC IMPROVEMENT COMMISSION, DATED MAY 1, 1980, RECORDED IN BOOK 9448 PAGE 185. (WITHIN THE PUBLIC WAY, PLOTTED)
- 9 ORDER FOR SIDEWALK CONSTRUCTION ON CANAL STREET BY THE CITY OF BOSTON PUBLIC IMPROVEMENT COMMISSION, DATED JANUARY 22, 2009, RECORDED IN BOOK 44668 PAGE 287. (WITHIN THE PUBLIC WAY, NOT PLOTTED)

FRIEND STREET



CANAL STREET (PUBLIC - 75' WIDE)

NOTES:

- 1) BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25025C0081G, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2008.
- 2) ZONING INFORMATION AS SHOWN HEREON WAS NOT PROVIDED BY THE TITLE INSURER AS REQUIRED BY ITEM 6 (A OR B) OF TABLE "A" IN THE 2011 ALTA SURVEY REQUIREMENTS.
- 3) THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT.
- 4) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF HARRY R. FELDMAN, INC. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO HARRY R. FELDMAN, INC.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY HARRY R. FELDMAN, INC.
- 5) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 6) THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 7) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- 8) THERE ARE NO STRIPED SURFACE PARKING SPACES ON LOCUS.
- 9) LOCUS BUILDING WAS VACANT AT THE TIME OF SURVEY.

LEGEND

- ⊕ DRAIN MANHOLE
- ⊕ GAS SHUT OFF
- ⊕ WATER SHUT OFF
- ⊕ CATCH BASIN
- ⊕ LIGHT POLE
- ⊕ ELECTRIC HANDHOLE
- ⊕ MAIL BOX
- ⊕ SIGN
- ⊕ FF FUEL FILL
- ⊕ OBSERVATION WELL
- ⊕ DECIDUOUS TREE
- ⊕ GP GATE POST
- ⊕ INDICATES COMMON OWNERSHIP
- ⊕ X EXCEPTION NUMBER LISTED IN TITLE COMMITMENT
- ⊕ HANDICAP RAMP
- [X.X'] BUILDING DIMENSION
- BFA BUILDING FOOTPRINT AREA
- CONC CONCRETE
- ENT ENTRANCE
- GRAN GRANITE
- POB POINT OF BEGINNING
- SQ. FT. SQUARE FEET
- VGC VERTICAL GRANITE CURB

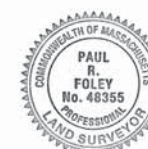
TO: SOMNATH HOSPITALITY, LLC, LEADER BANK, N.A., AND COMMONWEALTH LAND TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 21, 2013.

HARRY R. FELDMAN, INC.

PAUL R. FOLEY, PLS (MA# 48355)
PFOLEY@HARRYRFELDMAN.COM

DATE



ALTA/ACSM LAND TITLE SURVEY
104 CANAL STREET
BOSTON, MASS.

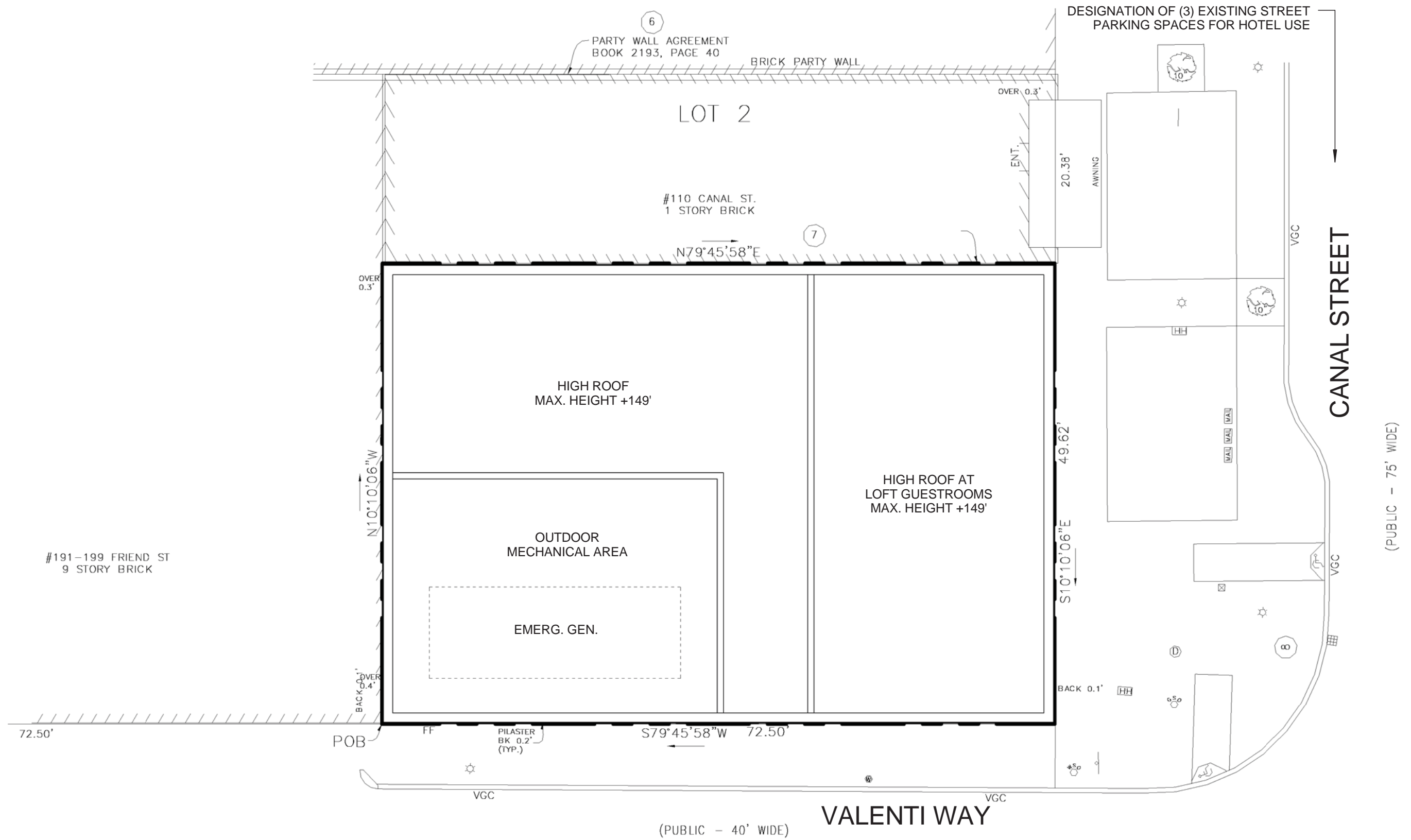
SCALE: 1"=10' OCTOBER 21, 2013
HARRY R. FELDMAN, INC. LAND SURVEYORS
112 SHAWMUT AVENUE PHONE: (617)357-9740
BOSTON, MASS. 02118 www.harryfeldman.com

FELDMAN
Professional Land Surveyors



RESEARCH TRA	FIELD CHIEF LW	PROJ MGR PRF	APPROVED	SHEET NO. 1 OF 1
CALC PSL	CADD TRA	FIELD CHECKED KP	CRD FILE 13981	JOB NO. 13981

FILENAME: S:\PROJECTS\139009\13981\DWG\13981-ALTA.dwg

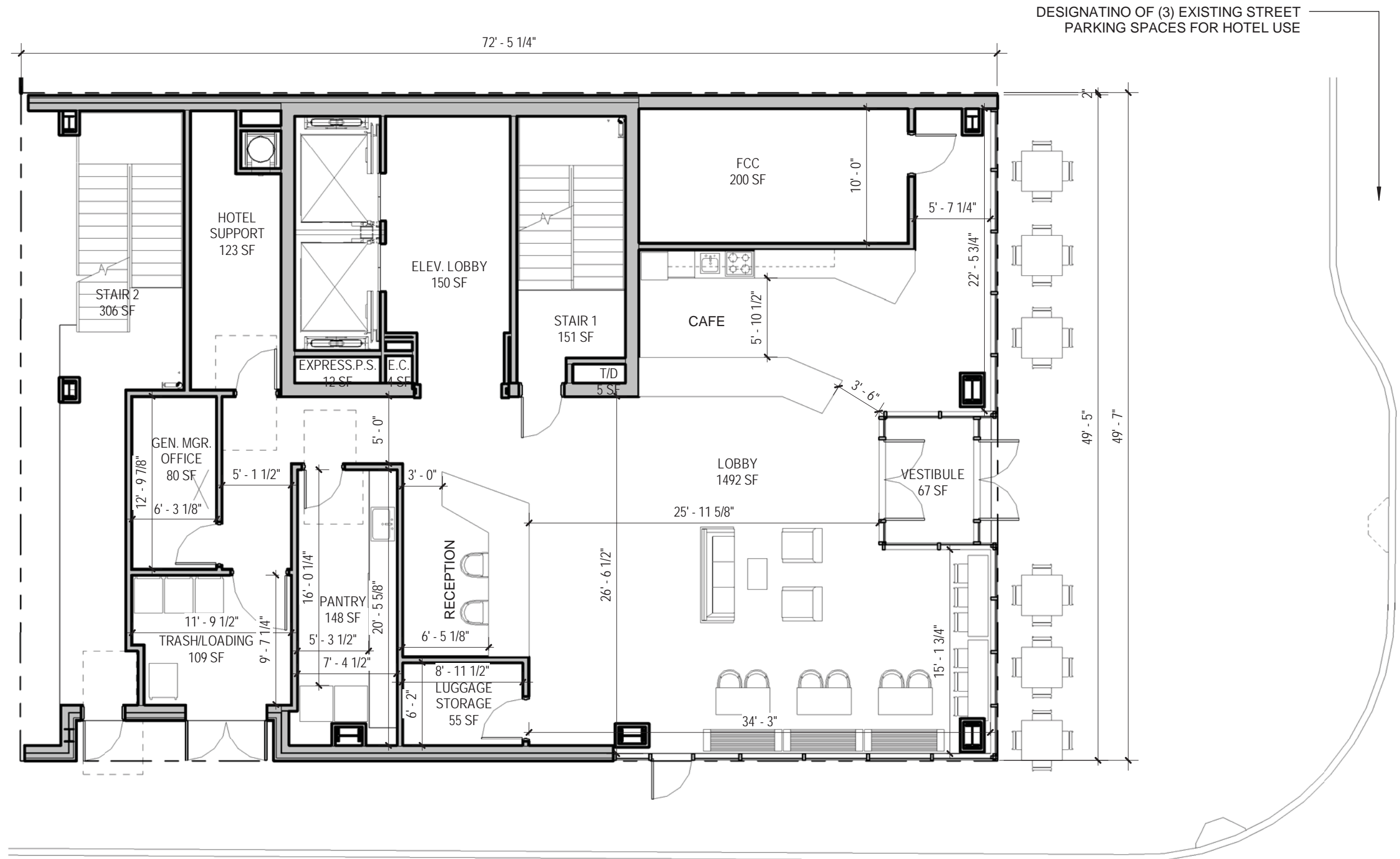


SOMNATH HOSPITALITY

EXHIBIT 5 - PROPOSED SITE PLAN
CANAL STREET HOTEL







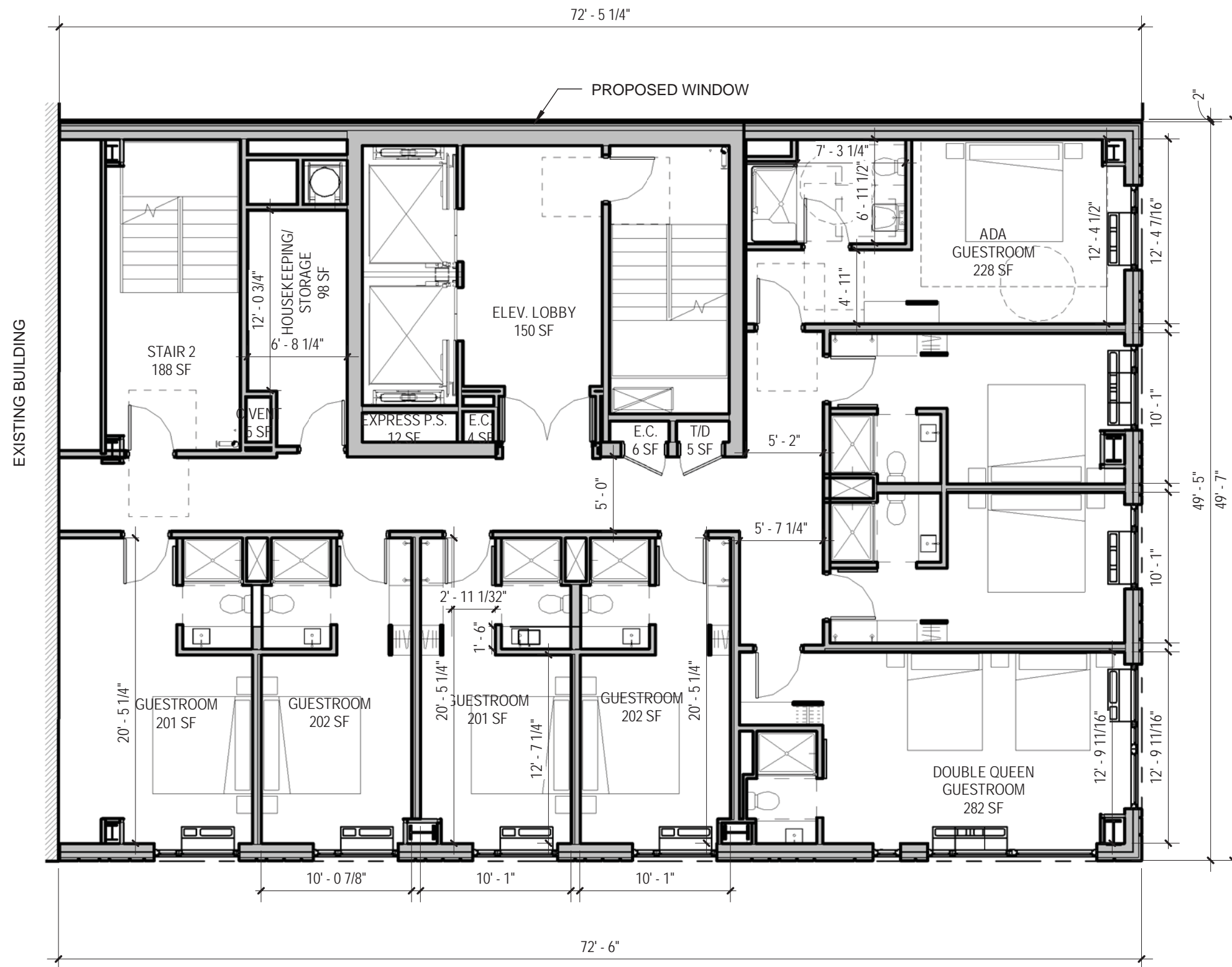


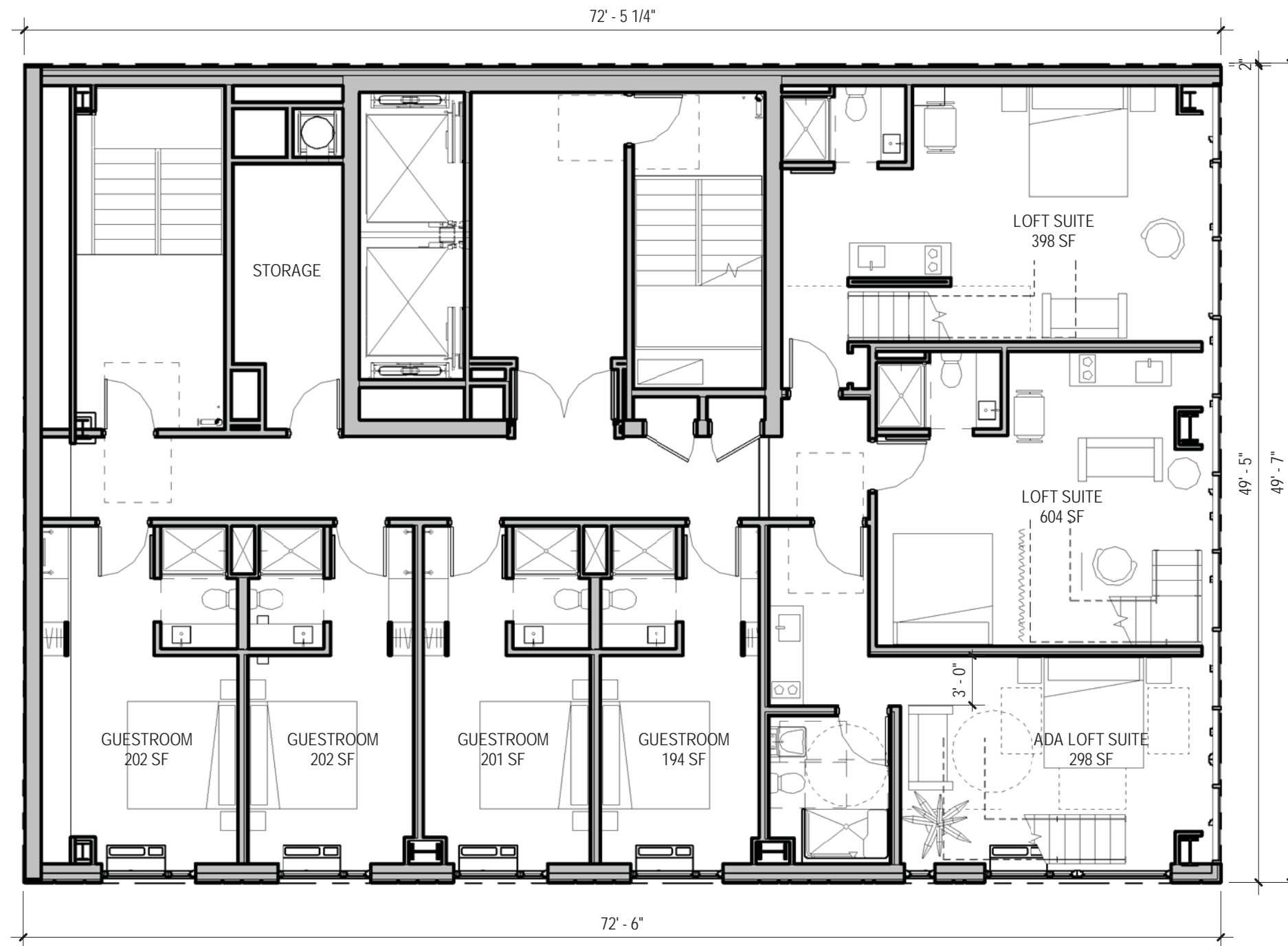
SOMNATH HOSPITALITY

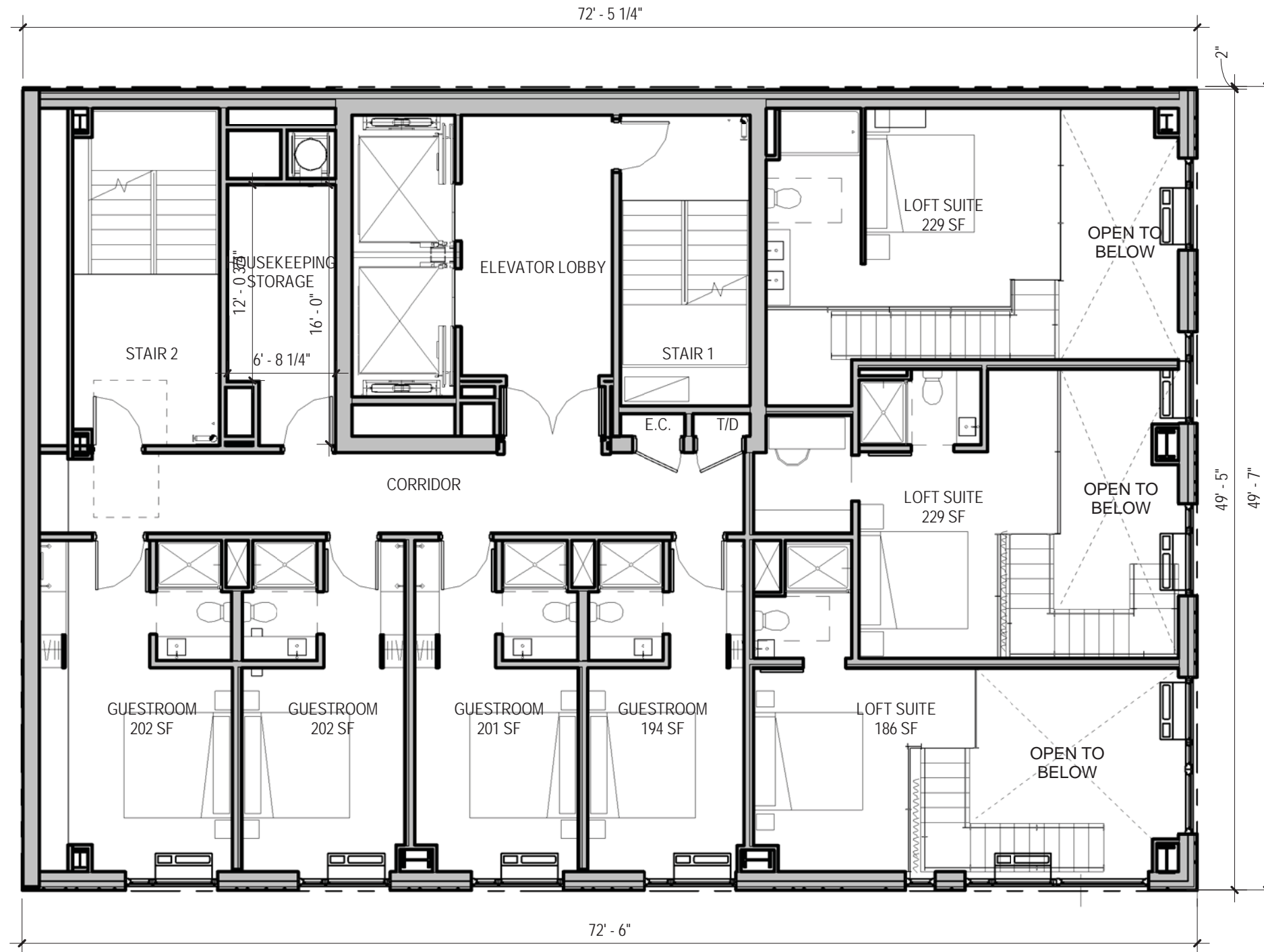
EXHIBIT 6C - PROPOSED BUILDING PLANS - LEVELS 2&3

CANAL STREET HOTEL













VIEW NORTHWEST FROM CANAL ST.



VIEW SOUTHEAST FROM CANAL ST.

SOMNATH HOSPITALITY



VIEW SOUTHWEST FROM CANAL ST.

SOMNATH HOSPITALITY