

April 19, 2016

BY HAND

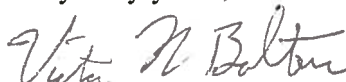
Ms. Casey Ann Hines, Senior Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201-1007

Re: 150 Seaport Boulevard - Development Plan for Proposed PDA

Dear Ms. Hines:

On behalf of Cronin Holdings LLC and in accordance with Section 80C-5 of the Boston Zoning Code, I have enclosed for filing ten copies of a Development Plan and Fact Sheet for a proposed Planned Development Area for the 150 Seaport Boulevard project within the South Boston Waterfront. Cronin Holdings LLC is seeking designation of a PDA under Section 3-1A of the Zoning Code and requests approval by the Boston Redevelopment Authority of the enclosed Development Plan. Also enclosed is one copy of the public notice that will be placed in the *Boston Herald* within the next five days as required by Section 80A-2 of the Zoning Code. I am also emailing to you a copy of the Development Plan concurrently with delivery of the hard copies.

Very truly yours,



Victor N. Baltera
Attorney for Cronin Holdings LLC
Direct line: 617-338-2945
vbaltera@sandw.com

VNB:ams

Enclosures

cc by email: Heather Campisano
Jonathan Greeley
Jeffrey M. Hampton
Marybeth Pyles, Esq.
Jon Cronin

DEVELOPMENT PLAN
FOR
PLANNED DEVELOPMENT AREA NO. _____
150 SEAPORT BOULEVARD
SOUTH BOSTON WATERFRONT
DATED: _____, 2016

1. Development Plan. In accordance with Sections 3-1A, 27P-16, and 80C of Boston Zoning Code (as in effect on the date hereof, the “Code”), this document is a Planned Development Area Development Plan (the “Plan”) for the development of property (the “Project”) at 146-150 Seaport Boulevard in the South Boston Waterfront neighborhood comprising approximately 49,627 square feet (the “Project Site”). The Project Site is more specifically described in the legal description in Exhibit A and as shown on the survey plan in Exhibit B, both attached hereto. This Plan sets forth information on the proposed development of the Project, including the proposed location and appearance of structures, open spaces and landscaping, proposed uses, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, and proposed dimensions of structures.

This Plan is one part of the planning process for the development of the Project, which is also undergoing review under Section 80B of the Code. An Expanded Project Notification Form for the Project was filed with the Boston Redevelopment Authority (the “BRA”) on March 29, 2016. Based upon that process and approval of this Plan, final plans and specifications for the Project will be submitted to the BRA pursuant to Section 3-1A and Section 80C of the Code for final design review approval and certification as to consistency with this Plan. The Project is also subject to review under the Massachusetts Environmental Policy Act. In addition, it will require a Chapter 91 license, the standards for which will be guided by the South Boston Waterfront Municipal Harbor Plan.

This Plan consists of seven pages of text and Exhibits A, B, C, and D. The Project is subject to design, environmental and other development review by the BRA and by other governmental agencies and authorities, and the Project as described herein may evolve in the course of such review. Except as otherwise provided herein, capitalized terms used, but not defined, in this Plan shall have the meanings set forth in the Code as in effect on the date hereof, and not as later amended.

In accordance with Section 80C-9 of the Code, consistency of the Project with this development plan, as evidenced by issuance of a certification of consistency, shall constitute compliance with the requirements of the Code to the extent such requirements have been addressed in this Plan.

2. Developer. Cronin Holdings LLC, a Massachusetts limited liability company, is the Developer of the Project. Upon commencement of construction of the Project, the Developer will own or otherwise have control of the Project Site.

The business address, telephone number and designated contact for the Developer are:

Cronin Holdings LLC
250 Northern Avenue, Suite 400
Boston, Massachusetts 02110
617-737-2366
Contact Person: Jon Cronin

3. Proposed Location. The Project will be located at 150 Seaport Boulevard on the north side of Seaport Boulevard just east of the intersection with Northern Avenue. It is the site of the existing Atlantic Beer Garden and Whiskey Priest restaurants. Boston Harbor borders the Project Site on the north and is also located to the east, with Commonwealth Pier further east and Pier 4 adjacent to the Project Site on the west. The Project Site contains approximately 49,627 square feet including approximately 16,527 square feet of land and 33,100 square feet of adjacent water sheet. The Project Site is comprised of several parcels, which are now or will be held in fee simple by the Developer. Specifically, the land portion of the Project Site consists of (i) 146-150 Seaport Boulevard, which contains 10,514 square feet; (ii) an adjacent 446 square foot-strip of land on the north; (iii) a triangular parcel on Seaport Boulevard, which contains 3,290 square feet, currently licensed by the existing restaurants and owned by the City; and (iv) air rights over 2,277 square feet of the adjacent sidewalk on Seaport Boulevard.

The Developer or an affiliate owns the 146–150 Seaport Boulevard parcels and expects to acquire fee simple title to the watershed and other land parcels. The legal description of the Project Site is provided on Exhibit A, and the Project Site is shown on Exhibit B, both attached hereto.

4. Zoning. The Project Site is located within (i) the Fort Point Waterfront section of the Harborpark District established under Article 42E of the Code, as shown on Map 4A/4B of the City of Boston Zoning Maps, (ii) the South Boston Inner Harbor Subdistrict of the South Boston Waterfront Interim Planning Overlay District (“IPOD”) established under Section 3-1A(c) and Article 27P of the Code; and (iii) the Restricted Parking Overlay District. Where conflicts exist between the provisions of the IPOD and the provisions of underlying zoning, including without limitation Article 42E of the Code, under Section 27P-6 of the Code, the provisions of the IPOD govern. Upon approval, this Plan will constitute permanent zoning for the Project Site and the Project, in accordance with Section 3-1A and Article 80C of the Code and within the meaning of the City’s Seaport Public Realm Plan and the South Boston Waterfront District Municipal Harbor Plan. No Interim Planning Permit shall be necessary for any use of or work at the Project Site in accordance with this Plan.

5. Proposed Location, Appearance, and Dimensions of Structures and Proposed Density. The Project will replace the existing buildings with a signature mixed-use building containing up to 283,700 square feet of gross floor area, and which will have a Building Height in Substantial Accord (as defined in Appendix A of Article 42E) of up to 250 feet with

22 stories that will include up to 124 residential units and may include up to 10,700 square feet of restaurant/retail space on the ground and second floors. The building will also include a three-level, underground garage containing up to 179 parking spaces to serve both the residents and retail/restaurant on the Project Site.

The building will be situated on the Project Site so as to open up views of the harbor from Seaport Boulevard and B Street. The building is proposed to have a sail-like layered massing, which projects slightly over the sidewalk to the south, and has been stepped up, away from the sidewalk to maintain a comfortable walking condition beneath the building. The main building massing move occurs along the northern and eastern sides of the site. To further emphasize the movement towards the water, the building gently curves away in a sweep of serrations, which twist 90 degrees, creating a series of sweeping glass sails facing the harbor. As a result of the more slender design on the lower floors, the building footprint at ground level will be approximately 13,182 square feet, increasing to 15,117 square feet as the building increases in height. The location and appearance will be generally consistent with the plans attached hereto as Exhibit C, but details of the building and public realm improvements will be further refined in the Article 80 process and BRA’s design review.

Notwithstanding anything in the Code to the contrary, the only dimensional requirements that shall be applicable to the Project and the Project Site are as follows:

- | | |
|--|---|
| <ul style="list-style-type: none"> ■ Maximum Building Height
(defined as the vertical distance from grade to the top of the structure of the last occupied floor) | <ul style="list-style-type: none"> in Substantial Accord (as defined in Appendix A of Article 42E) with 250 feet |
|--|---|

- | | |
|---|--|
| <ul style="list-style-type: none"> ■ Maximum Floor Area Ratio
(calculated based on the land portion of the Project Site, including the horizontal area of the air rights parcel over the sidewalk) | <ul style="list-style-type: none"> 20 |
|---|--|

- | | |
|--|---|
| <ul style="list-style-type: none"> ■ Maximum Gross Floor Area | <ul style="list-style-type: none"> 283,700 square feet |
|--|---|

- | | |
|--|---|
| <ul style="list-style-type: none"> ■ Minimum Waterfront Setback | <ul style="list-style-type: none"> as determined in Article 80B Large Project Review |
|--|---|

For purposes of this Plan, rooftop mechanical equipment, whether or not screened, penthouses normally built above the roof and not used or designed to be used for human occupancy, and structures and facilities providing access to the rooftop space, shall not be included in calculating Building Height.

No other dimensional or design requirements of the Code shall be applicable to the Project or the Project Site, and any such provisions are superseded by this Plan. The Project shall be subject to design, environmental and other development review by the BRA under Article 80B, and aspects of the Project approved in such review shall be and hereby are deemed to be dimensional and design requirements applicable to the Project and are incorporated into this Plan.

6. Proposed Uses. The Project and Project Site may be used as-of-right for all uses listed on Exhibit D attached hereto, all of which shall be considered Allowed Uses. As currently contemplated, the Project will include up to 273,000 square feet of multi-family residential and related accessory uses and may include up to 10,700 square feet of restaurant/retail space, and Service Uses, Take-out Restaurant, and Entertainment Uses and an up to 40,000 square foot garage for accessory parking.

7. Open Spaces and Landscaping. As shown on the plans in Exhibit C, the Project will create significant new open space for public use and enjoyment including landscaping, water features, and seating.

The Project will include a new Harborwalk on the north side of the Project Site, which will extend out from the existing waterfront perimeter. This, along with additional Harborwalk that the Developer is constructing adjacent on the east of the Project Site outside the PDA, will complete the Harborwalk between Pier 4 and Commonwealth Pier, thereby allowing an uninterrupted Harborwalk along this entire stretch of waterfront. The Project also will open up view corridors from Seaport Boulevard and B Street by minimizing the ground-floor footprint and replacing the existing restaurants, which present a solid wall blocking views of the water.

Access to the Harborwalk from the southeast will be accented by a sculptural water feature, overhead string lights, and two-story dining which continues around the waterfront edge. The waterfront edge will feature new stainless steel and wood guardrails and custom lighted pylons to enliven the experience and create a sense of destination. Outdoor seating and plantings will be provided. Access to the Harborwalk from the west is activated by the introduction of a textural feature wall which will display art installations. Further enhancements of this area will be achieved with plant materials and lighting.

The sidewalk in front of the building will be enhanced through the introduction of new street trees, paving, bollards, bike racks, trash receptacles, and lighting. Entrances to the residences, restaurant and Harborwalk have been carefully designed to make the spaces feel unified and integrated. This continuous outdoor space includes display windows, canopies, signage and outdoor seating.

8. Development Review and Design Guidelines. Design plans for the Project are subject to design and development review and approval by the BRA. This review will be conducted pursuant to Section 80B of the Code, and the Project will be deemed to have satisfied all design requirements and comply with all environmental protection and safety standards set forth in Section 27P-14 and Article 42E of the Code upon issuance of both a Certification of Compliance pursuant to Section 80B-7 and a Certification of Consistency pursuant to Section 80C-8 of the Code. The Project will also be subject to Boston Civic Design Commission review per Article 28 of the Code.

9. Proposed Traffic Circulation. The Project Site is located on Seaport Boulevard, a public street. As currently designed, the Project will include a new drop-off/pickup driveway between the building and 100 Pier 4. The underground parking garage will be located on the west side of the building with access from and egress to the north side of Seaport Boulevard. To enhance traffic flow near the Project Site, the Developer has proposed enhanced streetscape

improvements along Seaport Boulevard by widening the sidewalks and upgrading a portion of Seaport Boulevard as described below under Public Realm Improvements.

10. Parking and Loading Facilities. The Project will provide up to 179 parking spaces in a three-level below grade parking garage which will have access from and egress onto the north side of Seaport Boulevard. Parking will be by valet only. Cars will pull into the new driveway between the building and 100 Pier 4. Valets will then bring the vehicles onto a loading elevator and transport them to the garage. The commercial accessory parking spaces will require parking freeze permits or exemptions from the Air Pollution Control Commission pursuant to the South Boston parking freeze regulations, but shall not require a conditional use permit.

One loading bay will be located inside the building. Vehicles will back into the driveway off of Seaport Boulevard into a loading area on the western end of the site. This will allow the vehicle to pull forward to re-enter the traffic stream on Seaport Boulevard. It is expected that trash compactors and containers will be located in the loading area and will not block access to the loading bay. The Developer will work with the City to develop an operations and management plan regarding delivery and trash removal during peak hours.

Planned parking and loading locations are shown generally on Exhibit C. The Project's parking and loading facilities shall be subject to design, environmental and other development review by the BRA, and the aspects of the Project approved as part of such review shall be and hereby are deemed to be the required parking and loading applicable to the Project and are hereby incorporated in this Plan.

11. Access to Public Transportation. The Project Site is three-quarters of a mile (15-minute walk) from South Station, a transportation hub that provides access to the MBTA's Red Line, Silver Line, and seven commuter rail branches. In addition, the MBTA Silver Line Courthouse and World Trade Center stations are located approximately a quarter-mile from the Project Site. Several MBTA local and express bus routes operate near the Project Site as well. The routes 4, 448, 449, and 459 bus lines have stops on Seaport Boulevard adjacent to the Seaport Hotel, approximately 0.15 miles from the site. The Route 7 bus line runs along Summer Street, which is approximately a quarter-mile away from and runs parallel to Seaport Boulevard.

The MBTA's Water Shuttle Route F1 operates from Rowes Wharf to Hingham. Route F2 operates from Long Wharf to Hull and Logan Airport. The Inner Harbor Ferry operates from Long Wharf to the Charlestown Navy Yard. Long Wharf and Rowes Wharf are both located within a mile from the Project Site.

South Station is the terminus for Amtrak train service along the Northeast Corridor and for all commuter rail from the south. South Station is also the regional and commuter bus service hub.

12. Green Buildings. The Project shall comply with Article 37, Green Buildings, of the Code.

13. Public Realm Improvements. The Developer seeks to make significant upgrades to Seaport Boulevard and its adjacent sidewalks within and outside the PDA, including

new landscaping and paving for the sidewalks and expanding sidewalks to improve pedestrian circulation and safety. Working in conjunction with the Boston Transportation Department, Seaport Boulevard will be realigned to allow for a bike lane and an off-street valet zone. This will slightly reduce the width of the street and will in turn reduce the speed of traffic. Additionally, street improvements and re-alignment will reduce the overall width of the existing median, thereby helping to minimize the existing barrier between the two sides of the boulevard, reduce crossing time and encourage pedestrians to cross the street. The bike lane and queuing will create a buffer between the boulevard and the pedestrian realm. Moreover, the Project will adjust the current grade of a portion of the roadway to promote climate resiliency and reduce coastal flooding impacts.

The Project will create two levels of restaurant space with access to the waterfront on multi-level indoor and outdoor destinations for public use and will activate the public realm along Seaport Boulevard by creating clear storefronts on the lower floors to create transparency and improve visibility, thereby activating the space.

14. Other Public Benefits. The Project will transform an underutilized gateway parcel, previously omitted in the Seaport District planning process, into a lively mixed use, architecturally significant residential and commercial building. In addition to providing much needed housing and other direct and indirect economic benefits, the Project will contribute significantly to the vitality of the neighborhood with public realm improvements that will provide a safe pedestrian-friendly environment. Specific public benefits include:

- Providing a mixed-use environment by creating residential and civic uses.
- Improving the pedestrian environment by providing enhanced streetscape along Seaport Boulevard and activating the public realm by providing ground floor restaurant space.
- Completing the Boston Harborwalk along this stretch of waterfront thereby providing an uninterrupted Harborwalk between Pier 4 and The World Trade Center.
- Creating a distinctive architectural design and a dynamic addition to Boston's urban fabric.
- Advancing sustainable design and climate change preparedness with an anticipated silver rating through the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) system as well as addressing future flooding, rising sea levels, and changes in energy delivery.
- Promoting Boston's affordable housing objectives by developing much needed affordable housing and complying with the Mayor's Inclusionary Development Policy for construction of residential property within the City of Boston.
- Providing the greater Boston community with approximately 400 construction jobs and 200 permanent jobs that are anticipated through completion of this Project.
- Increasing revenue for the City of Boston with approximately \$3,600,000 in new annual property tax receipts that will be generated through completion of this Project.

- Promoting transit-oriented development by minimizing automobile use and the potential impact on surrounding roadways.
- Advancing Smart Growth principles by focusing density into areas supported by existing infrastructure.

EXHIBIT A

Legal Description

PDA OVERALL

A certain parcel of land in the City of Boston, Suffolk County, Commonwealth of Massachusetts, described as follows;

Beginning on the northeasterly sideline of Northern Avenue at the point shown on this plan as P1;

Thence running N 53°18'34" W, a distance of 5.80 feet to a point;

Thence turning and running S 35°57'28" W, a distance of 14.13 feet to a point;

Thence turning and running N 55°42'22" W, a distance of 93.28 feet to a point;

Thence turning and running N 36°01'10" E, a distance of 8.82 feet to a point;

Thence turning and running N 53°58'50" W, a distance of 24.75 feet to a point;

Thence turning and running N 35°56'24" E, a distance of 7.99 feet to a point;

Thence turning and running N 54°00'17" W, a distance of 21.01 feet to a point;

Thence turning and running N 30°32'05" E, a distance of 91.40 feet to a point;

Thence turning and running S 59°33'05" E, a distance of 5.00 feet to a point;

Thence turning and running N 30°32'05" E, a distance of 3.50 feet to a point;

Thence turning and running S 60°22'04" E, a distance of 3.99 feet to a point;

Thence turning and running N 32°19'47" E, a distance of 13.15 feet to a point;

Thence turning and running S 60°18'41" E, a distance of 9.97 feet to a point;

Thence turning and running N 31°24'30" E, a distance of 71.51 feet to a point;

Thence turning and running S 58°44'40" E, a distance of 33.90 feet to a point;

Thence turning and running N 30°25'47" E, a distance of 268.36 feet to a point;

Thence turning and running S 59°18'50" E, a distance of 83.96 feet to a point;

Thence turning and running S 29°44'50" W, a distance of 356.53 feet to a point;

Thence turning and running S 29°45'41" W, a distance of 104.78 feet to the point of beginning

Said parcel contains an area of 49,627 square feet, or 1.139 acres.

Cronin Parcel

A certain parcel of land in the City of Boston, Suffolk County, Commonwealth of Massachusetts, described as follows;

Beginning on the northeasterly sideline of Northern Avenue at the point shown on this plan as P1;

Thence turning and running N 34°06'26" W a distance of 159.50 feet to a point;

Thence turning and running N 30°32'05" E a distance of 36.88 feet to a point;

Thence turning and running S 59°33'05" E a distance of 5.00 feet to a point;

Thence turning and running N 30°32'05" E a distance of 3.50 feet to a point;

Thence turning and running S 60°22'04" E a distance of 73.00 feet to a point;

Thence turning and running S 30°24'22" W a distance of 4.65 feet to a point;

Thence turning and running S 77°46'27" E a distance of 6.43 feet to a point;

Thence turning and running S 57°04'54" E a distance of 58.66 feet to a point;

Thence turning and running S 29°45'41" W a distance of 104.78 feet to the point of beginning.

Said parcel contains an area of 10,514 square feet.

Building Overhang

A certain parcel of land in the City of Boston, Suffolk County, Commonwealth of Massachusetts, described as follows;

Beginning on the northeasterly sideline of the proposed Northern Avenue at the point shown on this plan as P2;

Thence turning and running S 35°57'28" W a distance of 14.13 feet to a point;

Thence turning and running N 55°42'22" W a distance of 93.28 feet to a point;

Thence turning and running N 36°01'10" E a distance of 8.82 feet to a point;

Thence turning and running N 53°58'50" W a distance of 24.75 feet to a point;

Thence turning and running N 35°56'24" E a distance of 7.99 feet to a point;

Thence turning and running N 54°00'17" W a distance of 21.01 feet to a point;

Thence turning and running N 30°32'05" E a distance of 18.96 feet to a point;

Thence turning and running S 37°49'25" E a distance of 64.06 feet to a point;

Thence turning and running S 53°18'34" E a distance of 79.28 feet to the point of beginning.

Said parcel contains an area of 2,277 square feet.

Triangle Parcel

A certain parcel of land in the City of Boston, Suffolk County, Commonwealth of Massachusetts, described as follows;

Beginning on the northeasterly sideline of Northern Avenue at the point shown on this plan as P1;

Thence turning and running N 53°18'34" W a distance of 85.08 feet to a point;

Thence turning and running N 37°49'25" W a distance of 64.06 feet to a point;

Thence turning and running N 30°32'05" E a distance of 35.56 feet to a point;

Thence turning and running S 34°06'26" E a distance of 159.50 feet to the point of beginning.

Said parcel contains an area of 3,290 square feet.

Tishman Area

A certain parcel of land in the City of Boston, Suffolk County, Commonwealth of Massachusetts, described as follows;

Beginning at the point shown on this plan as P3;

Thence turning and running N 57°04'54" W a distance of 58.66 feet to a point;

Thence turning and running N 77°46'27" W a distance of 6.43 feet to a point;

Thence turning and running N 30°24'22" E a distance of 4.65 feet to a point;

Thence turning and running N 60°22'04" W a distance of 69.01 feet to a point;

Thence turning and running N 32°19'47" E a distance of 13.15 feet to a point;

Thence turning and running S 60°18'41" E a distance of 9.97 feet to a point;

Thence turning and running N 31°24'30" E a distance 71.51 feet to a point;

Thence turning and running S 58°44'40" E a distance of 33.90 feet to a point;

Thence turning and running N 30°25'47" E a distance of 268.36 feet to a point;

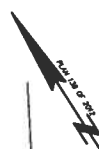
Thence turning and running S 59°18'50" E a distance of 83.96 feet to a point;

Thence turning and running S 29°44'50" W a distance of 356.53 feet to the point of beginning.

Said parcel contains an area of 33,546 square feet, or 0.770 acres.

EXHIBIT B

Survey Plan of Project Site



Plan of Easement
140 NORTHERN AVENUE, L.L.C.
BOOK 5876, PAGE 242
PLAN 138 OF 2012
PARCEL ID 080271083
LOT 3

Plan of Easement
170 SEAPORT BOULEVARD, L.L.C.
BOOK 5876, PAGE 243
PLAN 139 OF 2012
PARCEL ID 080271084

Plan of Easement
130 NORTHERN AVENUE, L.L.C.
BOOK 5876, PAGE 238
PLAN 137 OF 2012
PARCEL ID 080271082
LOT 2

PIER 4 (PUBLIC - WHARF BERM)
PLAN 136 OF 2012

PROPOSED PDA BOUNDARY DESCRIPTION

A CERTAIN PARCEL OF LAND IN THE CITY OF BOSTON, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:
BEGINNING ON THE NORTHEASTERLY SIDELINE OF NORTHERN AVENUE AT THE POINT SHOWN ON THIS PLAN AS P1;
THENCE RUNNING N 37°18'34" W, A DISTANCE OF 5.80 FEET TO A POINT;
THENCE TURNING AND RUNNING S 37°37'28" W, A DISTANCE OF 14.13 FEET TO A POINT;
THENCE TURNING AND RUNNING N 35°47'22" E, A DISTANCE OF 83.28 FEET TO A POINT;
THENCE TURNING AND RUNNING N 36°01'10" E, A DISTANCE OF 8.82 FEET TO A POINT;
THENCE TURNING AND RUNNING N 32°58'50" W, A DISTANCE OF 24.75 FEET TO A POINT;
THENCE TURNING AND RUNNING N 35°34'24" E, A DISTANCE OF 7.88 FEET TO A POINT;
THENCE TURNING AND RUNNING N 54°00'17" W, A DISTANCE OF 21.01 FEET TO A POINT;
THENCE TURNING AND RUNNING N 30°32'50" E, A DISTANCE OF 81.40 FEET TO A POINT;
THENCE TURNING AND RUNNING S 58°33'05" E, A DISTANCE OF 3.05 FEET TO A POINT;
THENCE TURNING AND RUNNING N 30°32'50" E, A DISTANCE OF 3.50 FEET TO A POINT;
THENCE TURNING AND RUNNING S 80°23'04" E, A DISTANCE OF 3.89 FEET TO A POINT;
THENCE TURNING AND RUNNING N 32°19'47" E, A DISTANCE OF 13.13 FEET TO A POINT;
THENCE TURNING AND RUNNING S 80°18'41" E, A DISTANCE OF 8.97 FEET TO A POINT;
THENCE TURNING AND RUNNING N 31°24'30" E, A DISTANCE OF 71.51 FEET TO A POINT;
THENCE TURNING AND RUNNING S 58°44'40" E, A DISTANCE OF 33.80 FEET TO A POINT;
THENCE TURNING AND RUNNING N 30°25'47" E, A DISTANCE OF 268.38 FEET TO A POINT;
THENCE TURNING AND RUNNING S 58°18'50" E, A DISTANCE OF 83.86 FEET TO A POINT;
THENCE TURNING AND RUNNING S 29°44'50" W, A DISTANCE OF 136.53 FEET TO A POINT;
THENCE TURNING AND RUNNING S 28°44'41" W, A DISTANCE OF 104.78 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS AN AREA OF 49,627 SQUARE FEET, OR 1.139 ACRES.

Plan of Easement
THE ACOR SEAPORT DEVELOPMENT VENTURE, LLC
BOOK 4843, PAGE 217
PLAN 138 OF 2012
PARCEL ID 080271080
LOT 1

ROBMAN AREA-11544 SQ. FT.
OR 0.270 ACRES

PROPOSED PLANNED DEVELOPMENT AREA
49,627 SQUARE FEET
1.139 ACRES

Plan of Easement
MASSACHUSETTS PORT AUTHORITY
PARCEL ID 080272000
NO LEGAL REFERENCE

NORTHERN PUBLIC - WHARF BERM AVENUE

SEAPORT (PUBLIC - WHARF BERM) BOULEVARD

NOTES:

- 1) THE DISTANCE IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS SCALE IS OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND RELIABLE TO FELDMAN LAND SURVEYORS SCALE OF SERVICE UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR RELY ON THE OCCASION FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND RELIABLE TO THIS CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR NEGLIGENCE OF COUNCIL LINES UNLESS NOTICED & PROVIDED BY FELDMAN LAND SURVEYORS.

PROPOSED PLANNED DEVELOPMENT AREA
150 SEAPORT BOULEVARD
BOSTON, MASS.

FELDMAN LAND SURVEYORS
112 SHAWMUT AVENUE
BOSTON, MASS. 02118
PHONE: (617)357-8740
www.feldmanlandsurveyors.com

FELDMAN
LAND SURVEYORS



REVISION	FIELD CHECK	FIELD AND PLOT	APPROVED	SHEET NO. 1 OF 1
DWG	FELDA	FELDA	FELDA	
FELDMAN	FELDMAN	FELDMAN	FELDMAN	

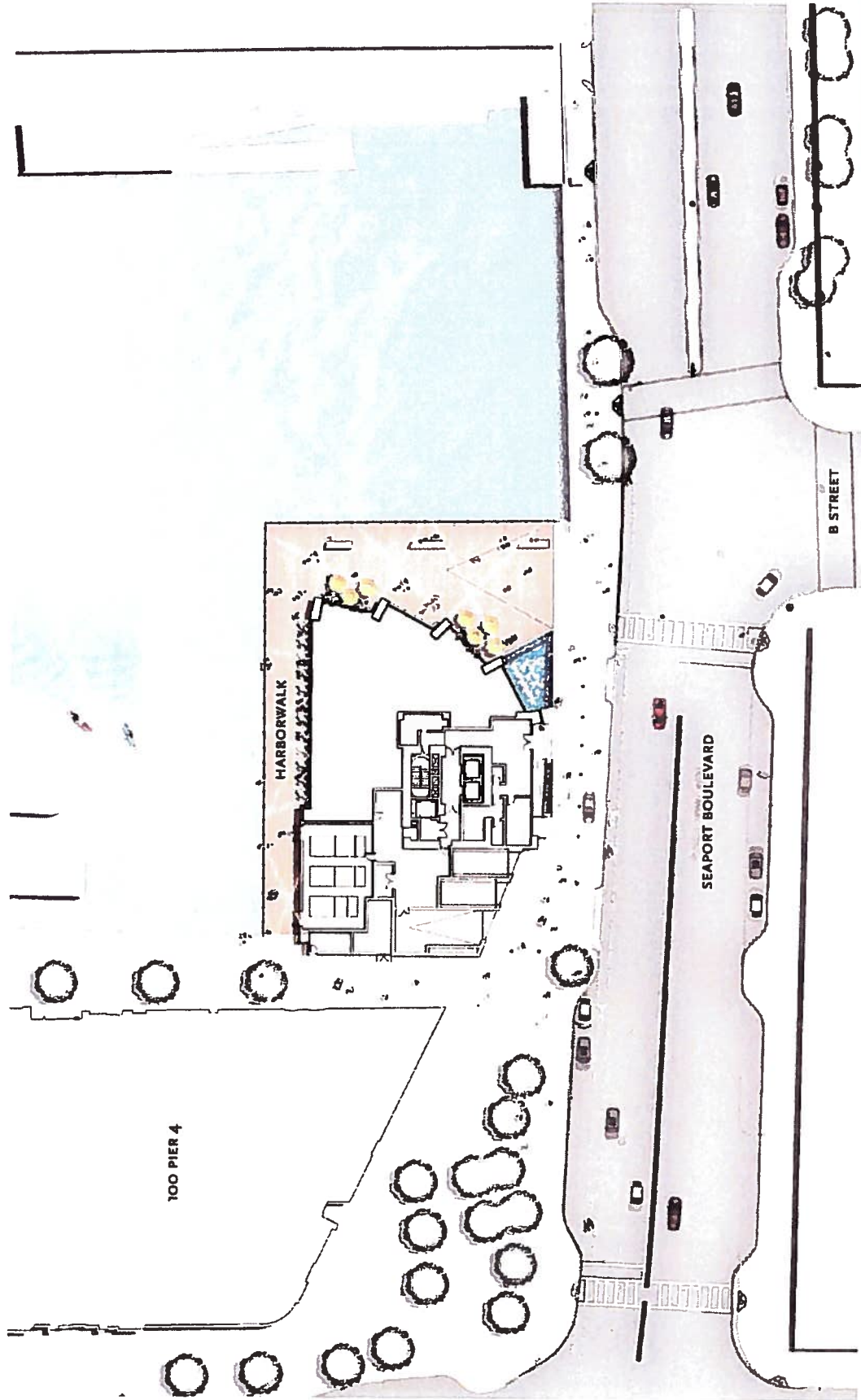
R. K. Foley
PAUL R. FOLEY, PLS. (019) 48333
FELDMANLANDSURVEYORS.COM

A. J. Lewis
DATE



EXHIBIT C

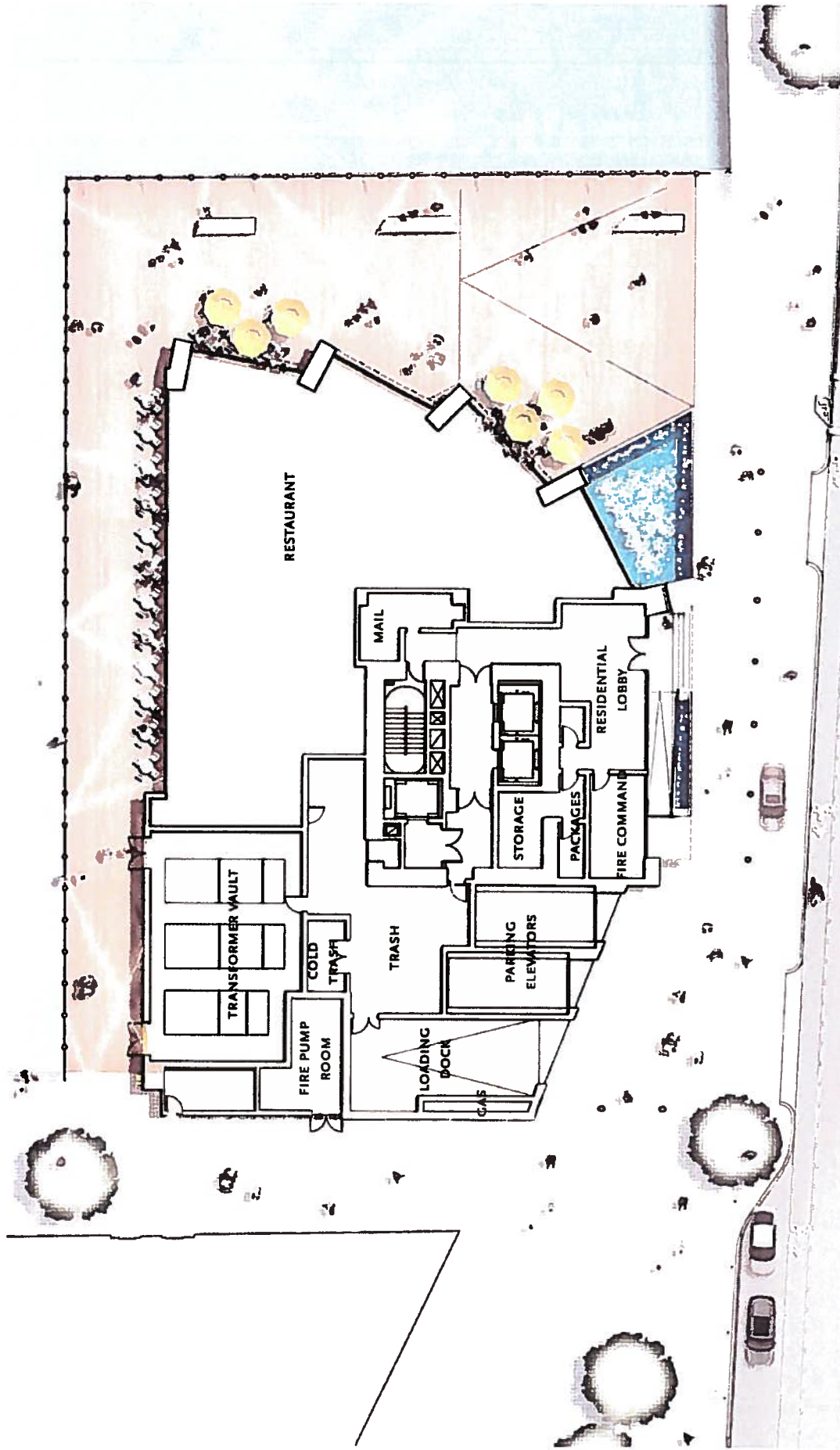
Conceptual Plans and Renderings

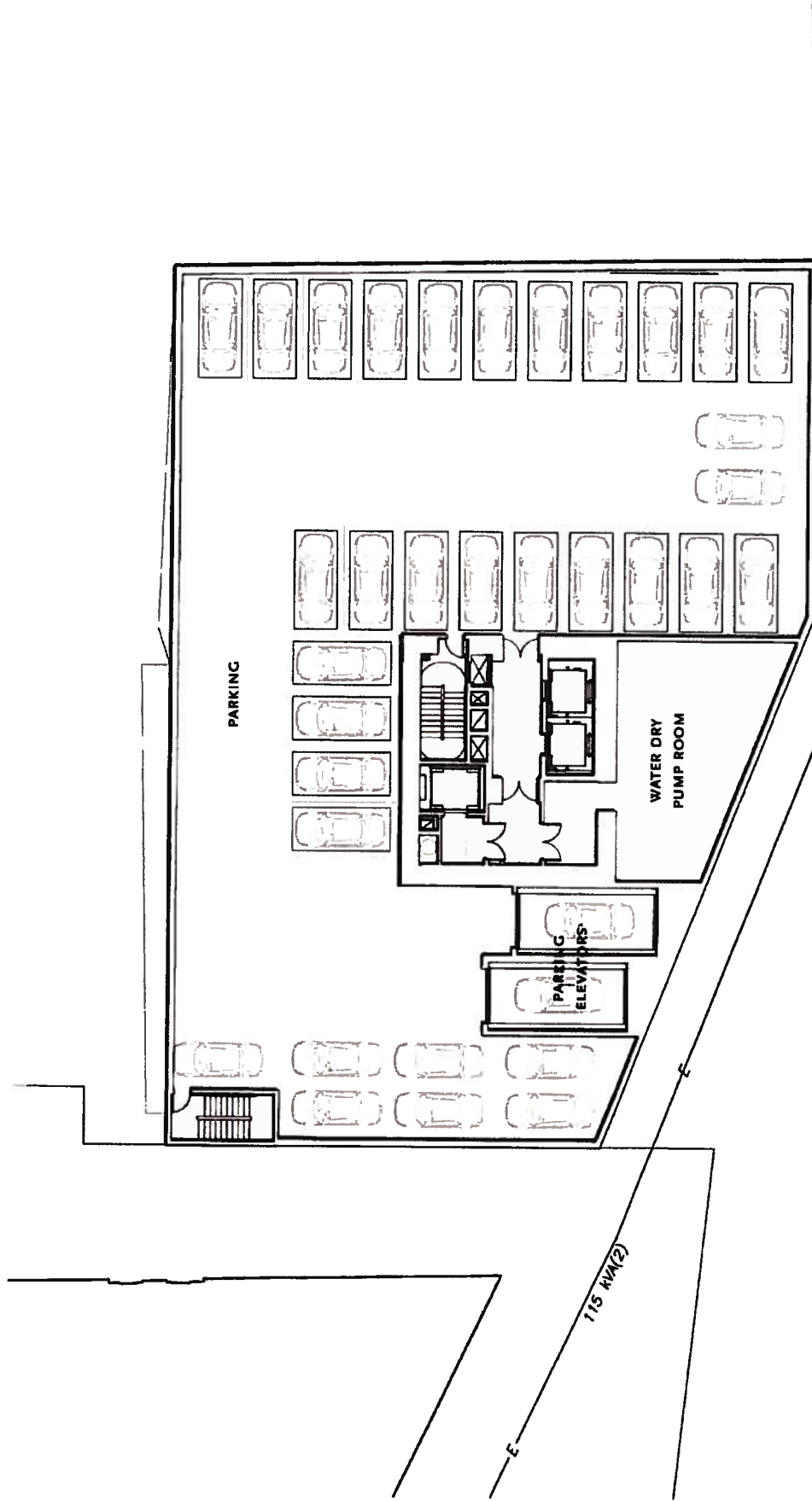


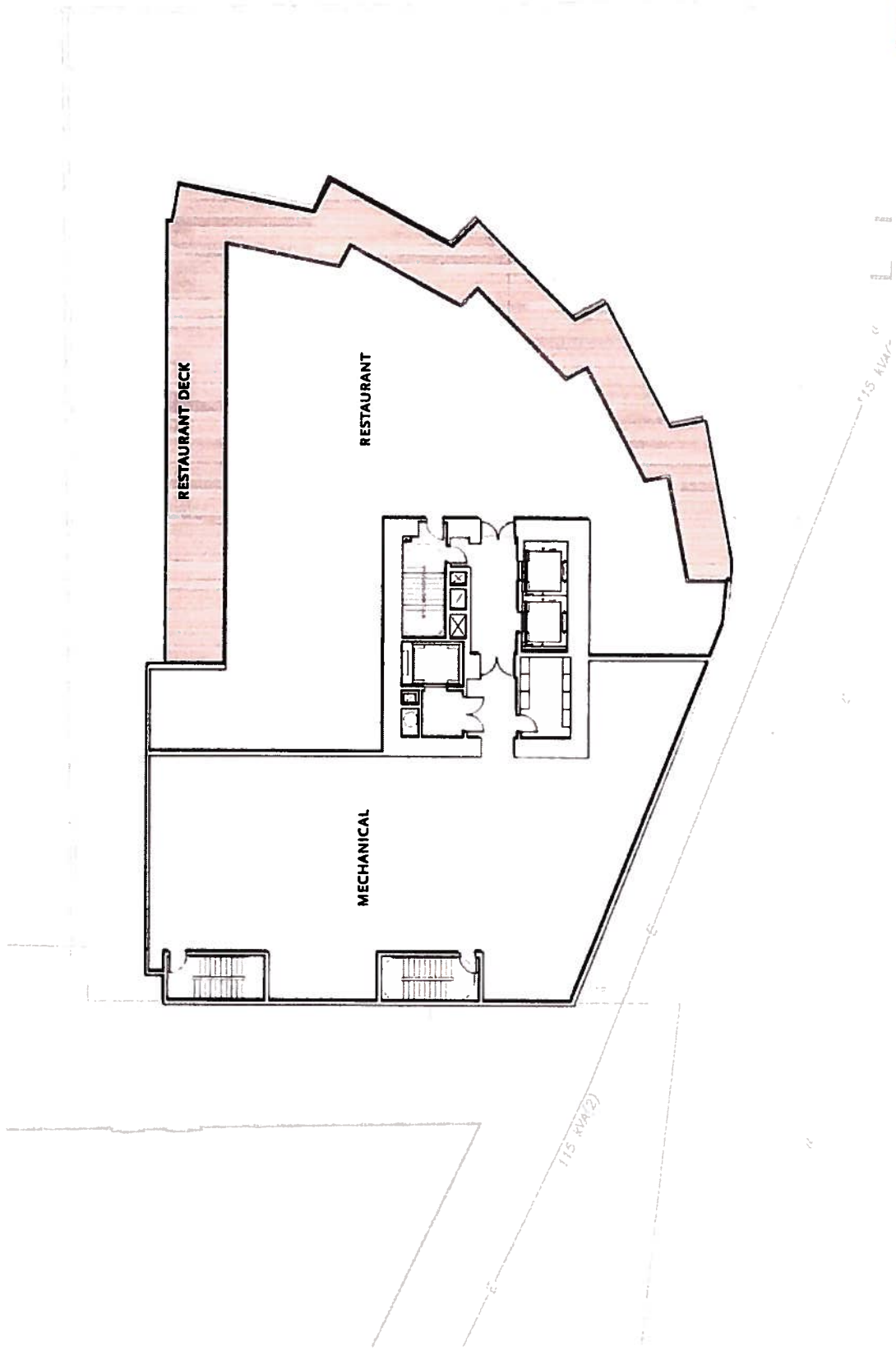
ELKUS | MANFREDI
ARCHITECTS

SITE PLAN

150 SEAPORT BOULEVARD
Boston, MA



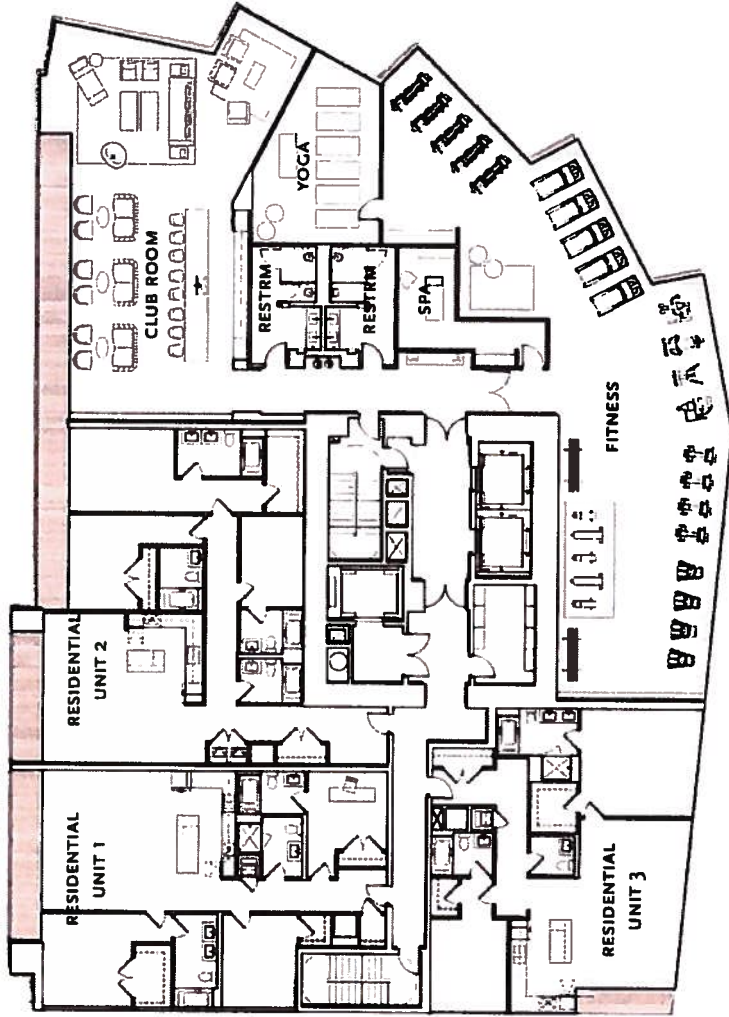




150 SEAPORT BOULEVARD
Dorchester, MA

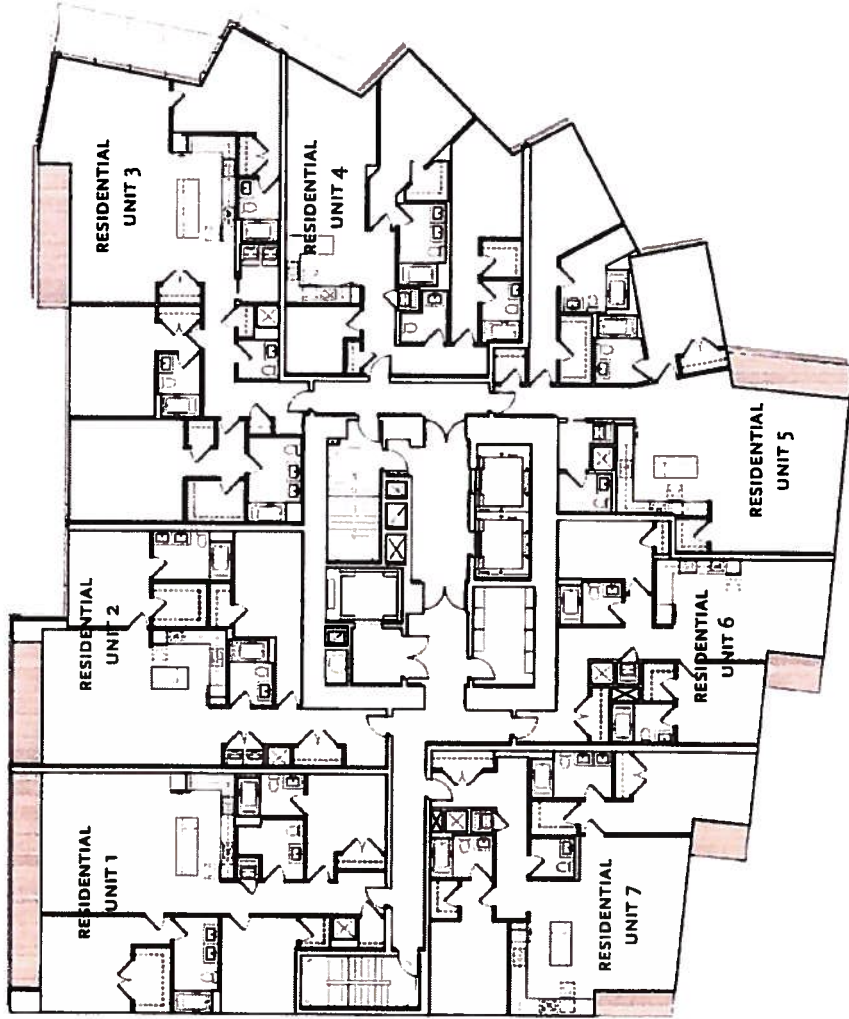
LEVEL 2





150 SEAPORT BOULEVARD
Boston, MA

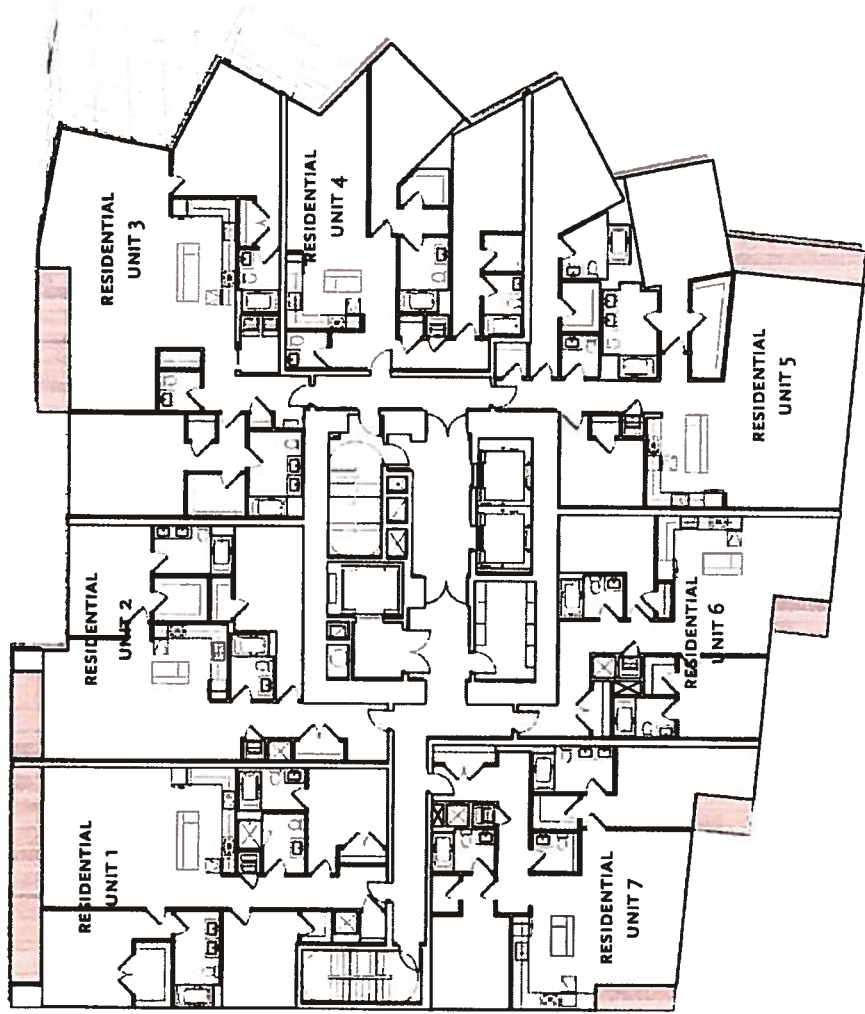
LEVEL 3



150 SEAPORT BOULEVARD
Boston, MA

LEVEL 5

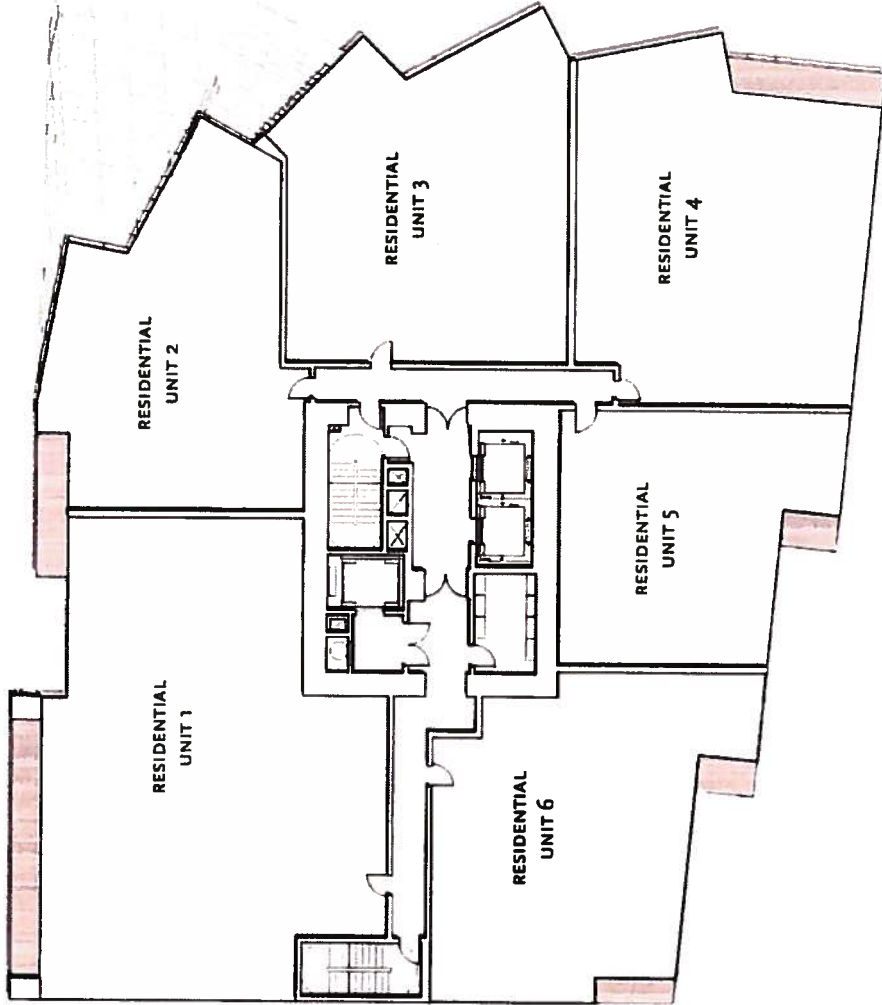
ELKUS | MANFREDI
ARCHITECTS



150 SEAPORT BOULEVARD
Boston, MA

LEVEL 11

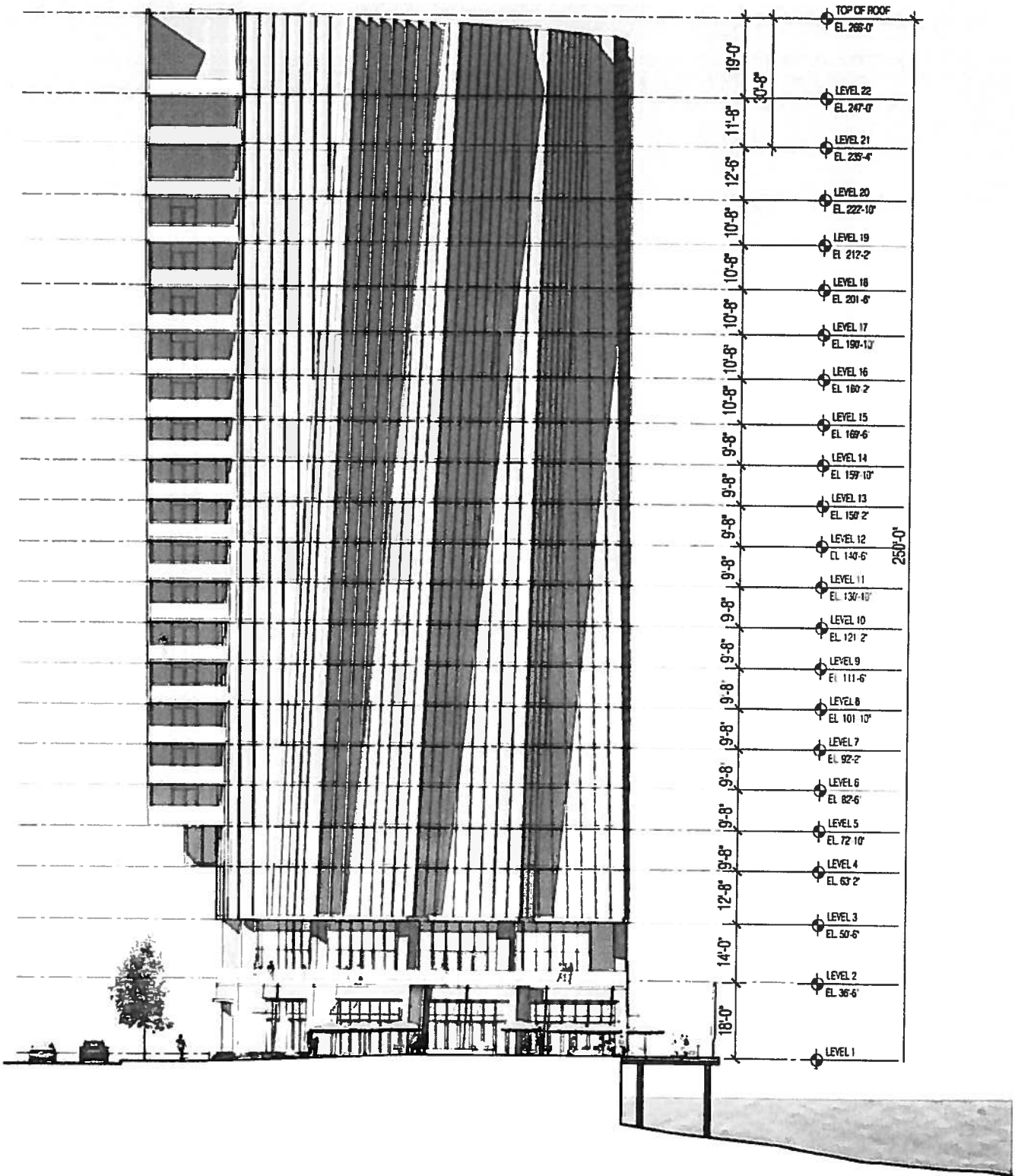


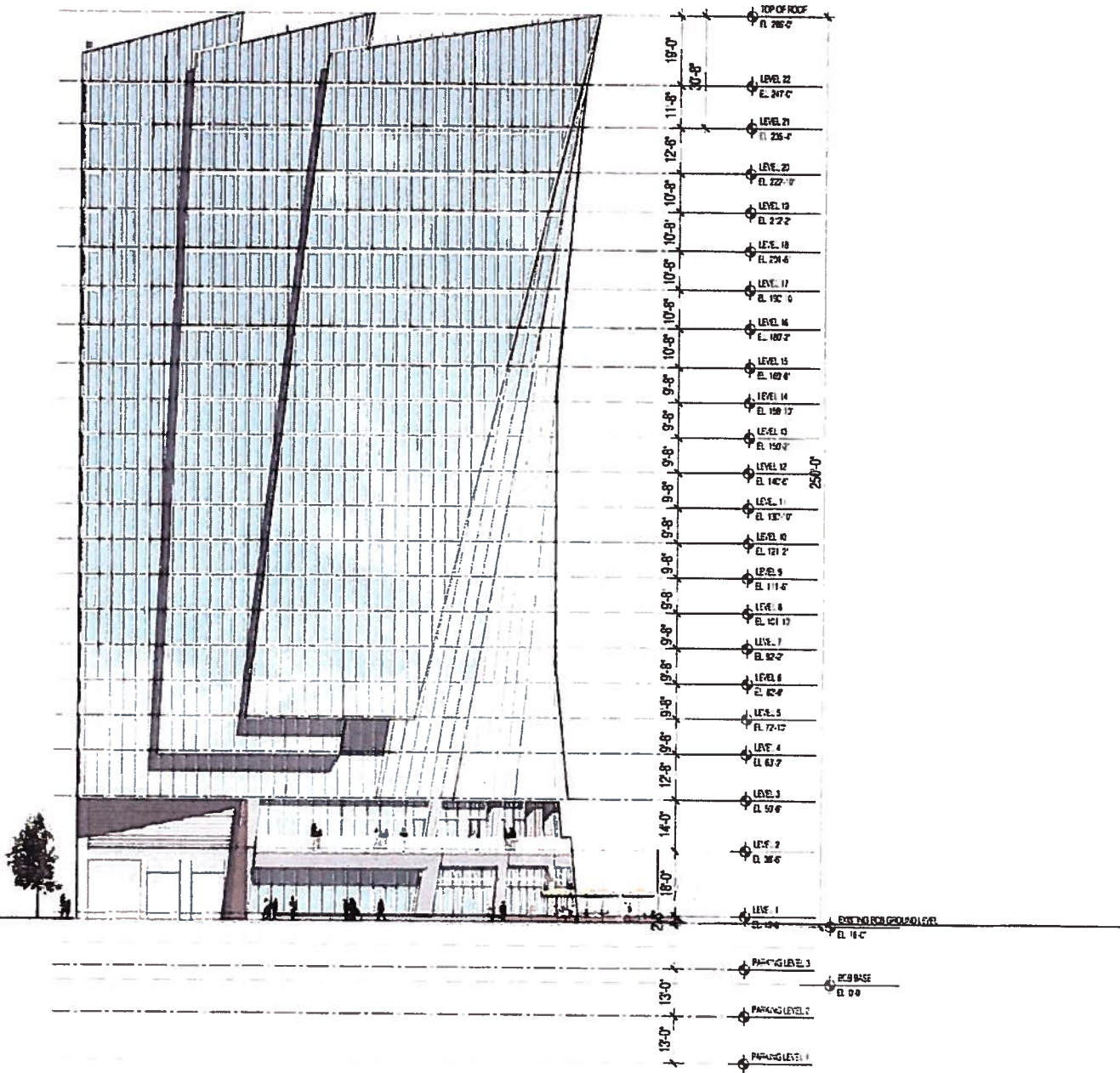


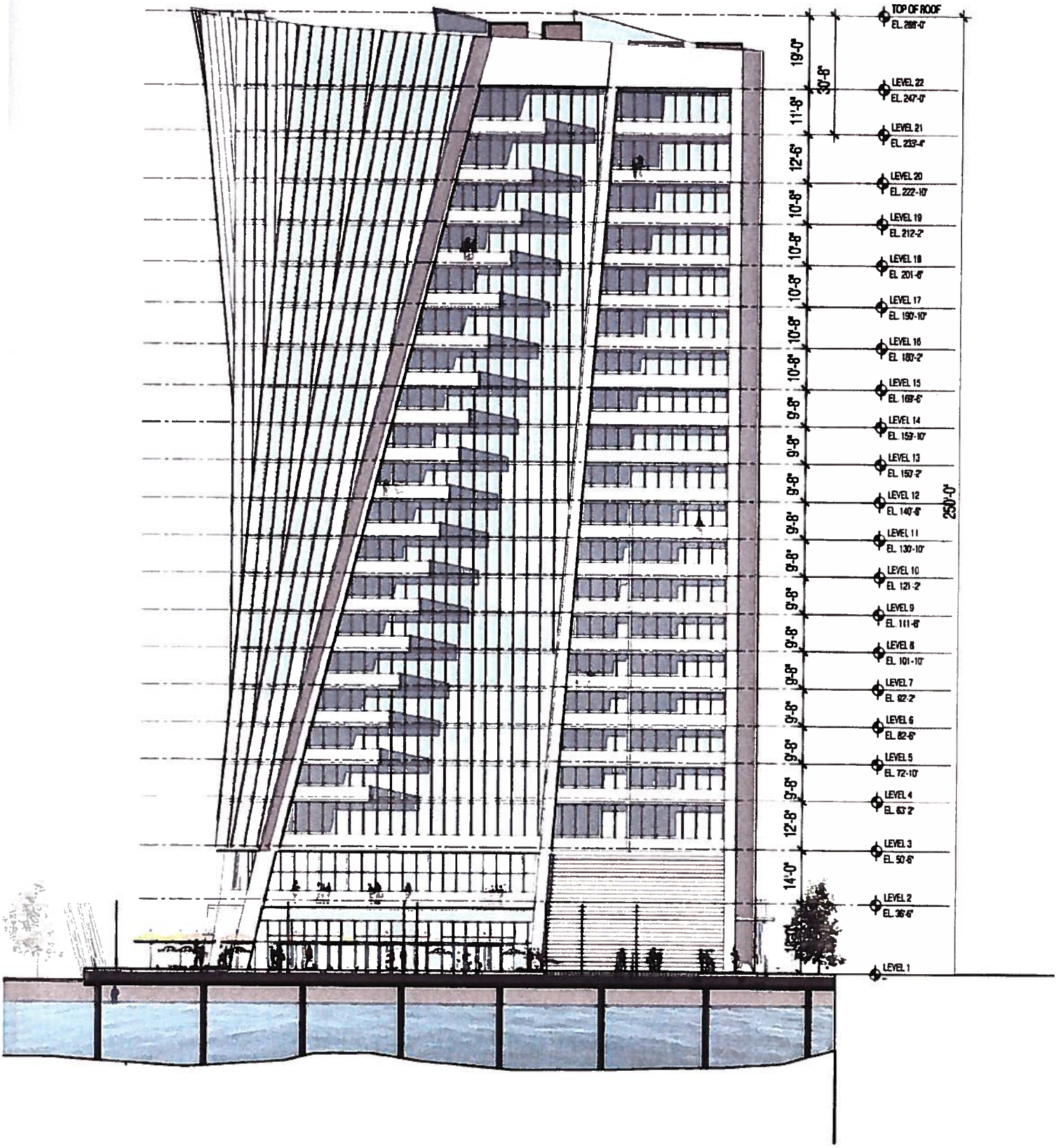
150 SEAPORT BOULEVARD
Boston, MA

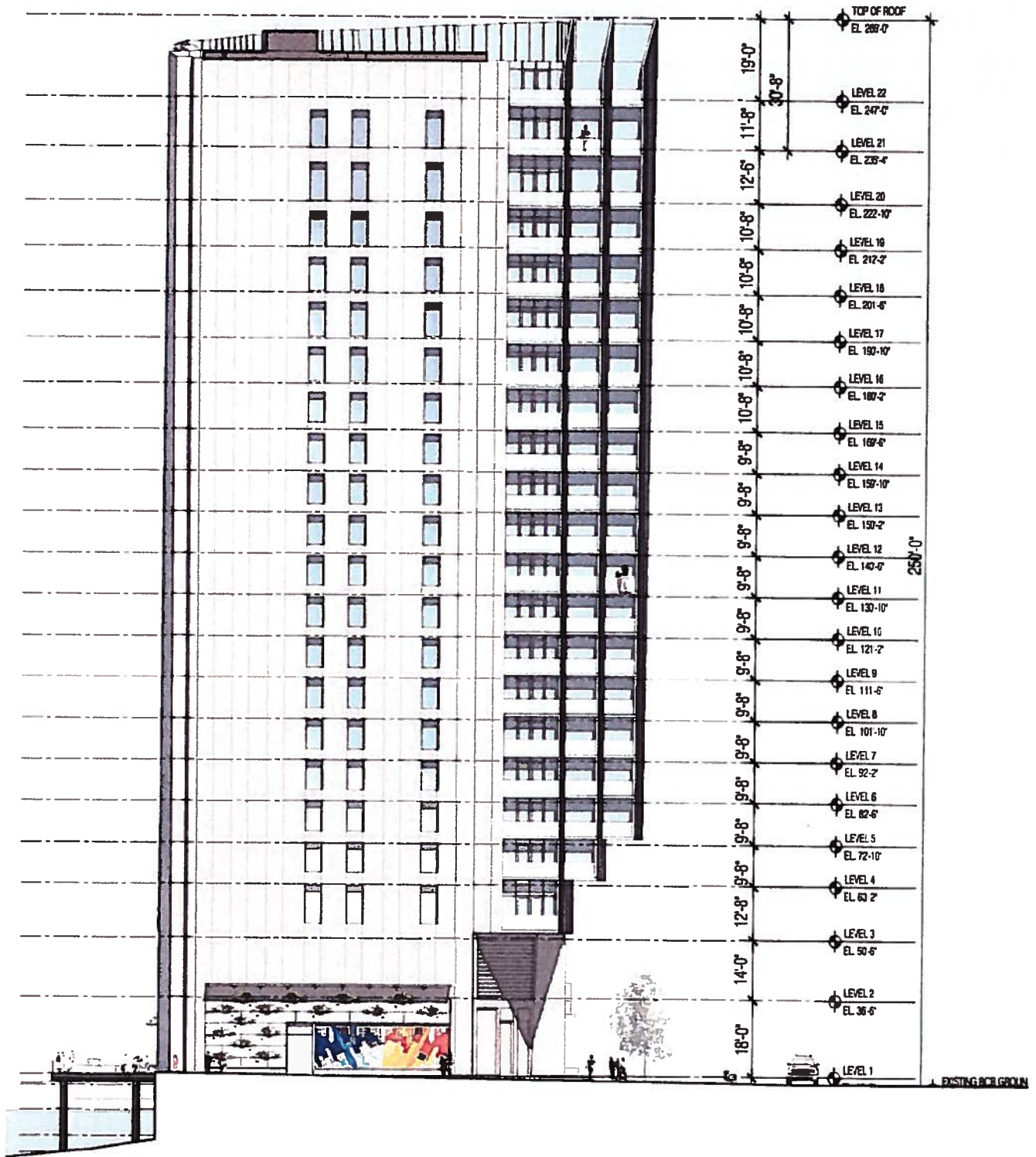
LEVEL 20

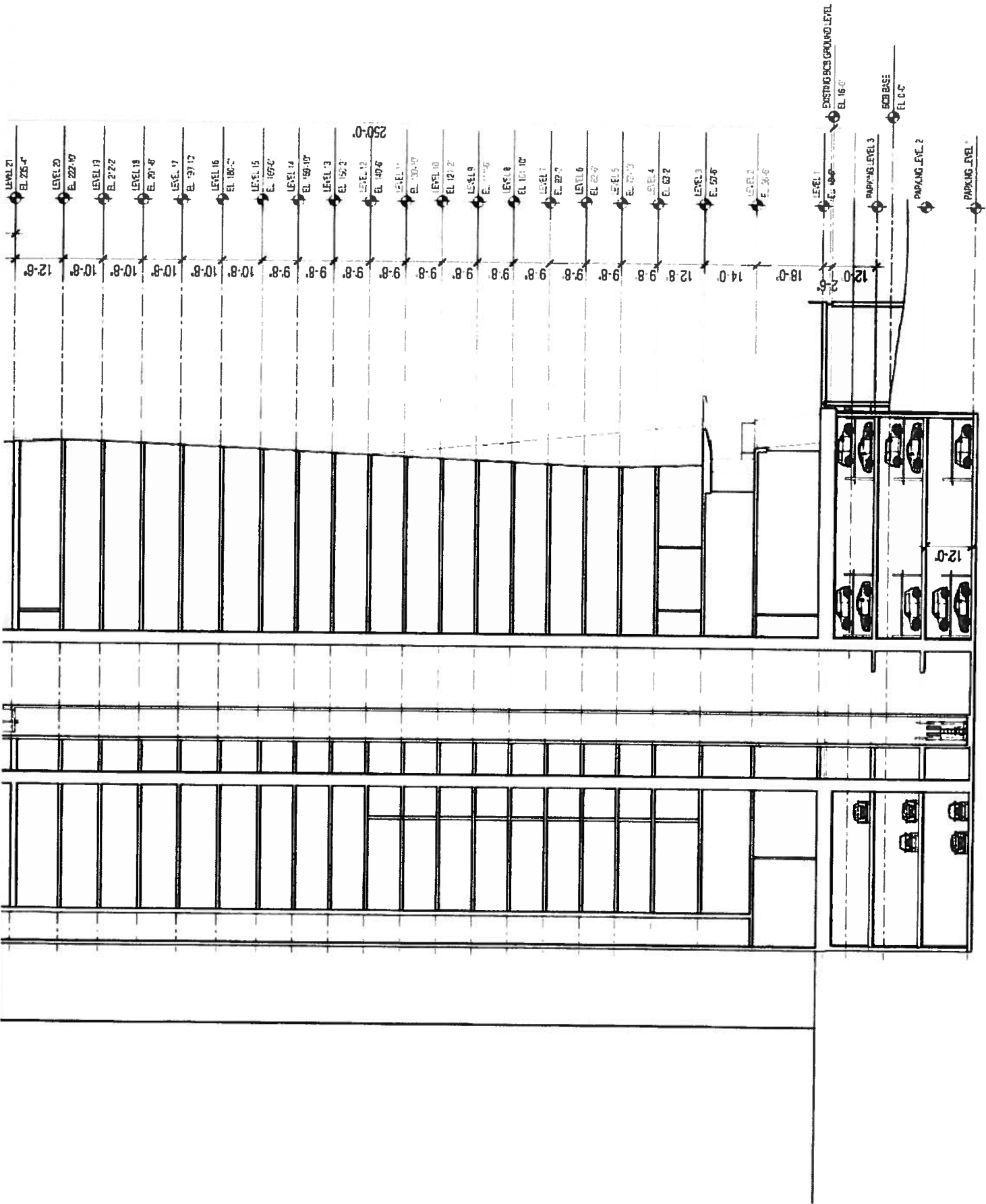


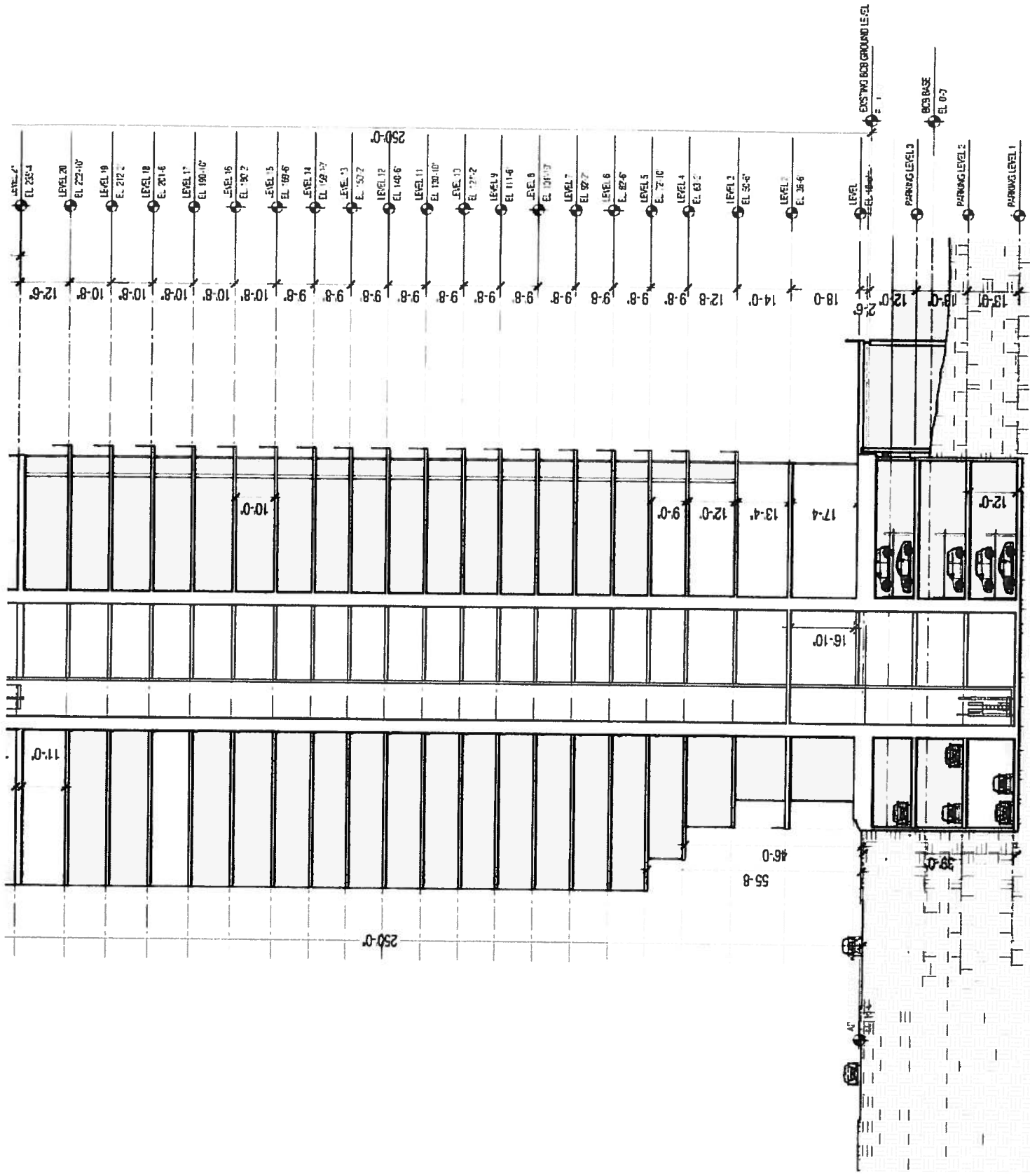












LEVEL 20
EL 235.4

LEVEL 19
EL 229.10'

LEVEL 18
EL 212.2

LEVEL 17
EL 201.6

LEVEL 16
EL 190.10'

LEVEL 15
EL 180.2

LEVEL 14
EL 169.6

LEVEL 13
EL 159.17

LEVEL 12
EL 150.2

LEVEL 11
EL 140.6

LEVEL 10
EL 130.10'

LEVEL 9
EL 120.2

LEVEL 8
EL 111.6

LEVEL 7
EL 104.9

LEVEL 6
EL 97.7

LEVEL 5
EL 89.6

LEVEL 4
EL 81.0

LEVEL 3
EL 72.10'

LEVEL 2
EL 63.2

LEVEL 1
EL 54.6

LEVEL 0
EL 46.0

EXISTING BOB GROUND LEVEL
EL 38.6

BOB BASE
EL 0.7

12'-6"

10'-8"

10'-8"

10'-8"

10'-8"

9'-8"

9'-8"

9'-8"

9'-8"

9'-8"

9'-8"

9'-8"

9'-8"

12'-8"

14'-0"

18'-0"

2'-6"

12'-0"

13'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

9'-0"

12'-0"

13'-4"

17'-4"

12'-0"

11'-0"

250'-0"

250'-0"

55'-8"

46'-0"

16'-10"

49'-5"

49'-5"

PARKING LEVEL 3

PARKING LEVEL 2

PARKING LEVEL 1

EXHIBIT D
ALLOWED USES

Water-Dependent Uses

Dock, slip, pier, wharf, anchorage, or moorage for Commercial Vessels and Recreational Vessels awaiting servicing, provisions, on or offloading of people or cargo at delivery;

Water-Dependent recreational facility, Recreational Marina, facilities for the use, hire or charter of Commercial vessels, Boat Rental Establishment, recreational sailing or boating school, yacht club;

Parks, esplanades, boardwalks, and other pedestrian facilities that promote public use and enjoyment of the water and are located at or near the water's edge;

Aquarium, including uses reasonably appurtenant thereto such as gift shop, laboratory space, classrooms, restaurant, and food service uses, office space, conference facilities, meeting rooms;

Other cultural, educational, research, or training facilities dedicated primarily to marine purposes, or water-oriented exhibits;

Waterborne passenger transportation facilities, such as those serving ferries, cruise ships, commuter and excursion boats, and water shuttles and taxis;

Navigation aids, marine police and fire stations, and other waterways public safety and law enforcement facilities;

Shore protection structures, such as seawalls, bulkheads, revetments, dikes, breakwaters, rip rap, wave deflectors, and the like.

Water-Related Uses

Installation, repair, or servicing of boating accessories, marine equipment, marine instruments, or marine motors;

Chandlery, woodworking shop, electrical shop, or similar use for the repair and maintenance of Vessels;

Sale of marine hardware, or boating or diving supplies and equipment.

Open Space/Recreational Uses

Open space for active or passive recreational use or dedicated to the conservation of natural resources, including but not limited to the waterways areas, beaches, reservations, parks, public gardens, and playgrounds; nonprofit sailing center or other public recreational

facility operated by a nonprofit organization; publicly accessible garden conservatory or botanical garden.

Recreational building (other than a nonprofit sailing center, other public recreational facility operated by a nonprofit organization, or publicly-accessible garden conservatory or botanical garden) on an Open Space area that is necessary and/or appropriate to the enhanced enjoyment of the particular Open Space area and is open to the public.

Community Uses and Cultural Facilities

Library, museum, gallery, concert hall, legitimate theater, auditorium, performance space, aquarium, or historical exhibit open to public generally;

Community center or community service facility;

Day care center.

Residential Uses

Multifamily residential uses.

Hotel Uses

Hotel, conference and meeting facilities, restaurant, lounge, bar, store primarily serving the retail needs of hotel, conference, and meeting guests, health club, swimming pool, storage and office use accessory to hotel use.

Office Uses

Office of professional persons, not accessory to a main use;

Real estate, insurance, financial service institution, or other agency or government office; Office or display or sales space of a wholesale, jobbing, or distributing house, provided that the office or display or sales space of the wholesale, jobbing, or distributing house is associated with a Water-Dependent Use;

Office building, post office, bank (other than drive-in bank), or similar establishment.

Research Center Uses

Laboratories and facilities for teaching and for theoretical, basic, and applied research, product development and testing, prototype fabrication, or production of experimental products; the keeping of marine life or laboratory animals incidental to a research or development use; storage and office use accessory to a research or development use;

Design, development, manufacture, compounding, packaging, processing, fabrication, altering, assembly, repair, servicing, renting, testing, handling, or transfer of products as would be included in research and development uses, consistent with the provisions of Subsection 36-4.1.

Local Retail/Services Uses

Store primarily serving the local retail business or service needs of the neighborhood and harbor/waterfront users, including but not limited to chandlery, barber shop, beauty shop, shoe repair shop, self-service laundry, pick-up and delivery station of laundry or drycleaner, tailor shop, hand laundry;

Store retailing one or more of the following but not limited to: food, baked goods, groceries, drugs, tobacco products, clothing, drygoods, books, film, video, art, flowers, paint, hardware, and small household appliances.

General Retail Uses

Department store, furniture store, general merchandise mart, or other store serving the general retail business needs of a major part of the city, including accessory storage.

Restaurant, Take-Out Restaurant, and Entertainment Uses

Lunchroom, restaurant, cafeteria, or other place for the service or sale of food or drink for on-premises consumption, including outdoor cafes;

Place for sale and consumption of food and beverages (other than drive-in restaurants) providing dancing or entertainment or both;

In a structure, sale over the counter, not wholly incidental to a local retail business or restaurant use, of food or drink prepared on premises for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out.

Pushcart food vendors.

Educational Uses

Marine research and/or training institute for educational institution provided that water access is required for the facility or its operation.

Public Services Uses (subject to St. 1956, Chapter 665, Section 2)

Public service pumping station, public service substation, automatic telephone exchange, fire station, police station;

Flood, water level, or tidal control facility;

Cable conduit, pipeline crossing, stormwater outlet, or other similar utility structure.

Transportation Uses

Public transportation facility, bus station, trolley station.

Place of Worship

Place of Worship; monastery; convent; parish house.

Exhibition and Conference Use

Exhibition hall, conference center, meeting facilities, auditorium.

Art Uses/Artists' Mixed Use

Fish Processing Use

Fish processing facility and accessory wholesale and retail sale of fish and fish products.

Parking Uses

Parking garage or parking lot.

Accessory and Ancillary Uses

Any of the following uses accessory or ancillary to an allowed use, subject to the limitations and restrictions of Article 10:

- (i) any use accessory or ancillary to, and ordinarily incident to, a lawful main use; provided that such use is not specifically forbidden in the district; and provided further that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory;
- (ii) an office, within a main building, of an accountant, architect, attorney, dentist, physician, or other professional person who resides in such building;
- (iii) an occupation for profit customarily carried on in a dwelling unit by a person residing therein provided that such occupation is carried on in a main building and requires only equipment ordinarily incident to a dwelling unit and that no nonresident help is employed and that there is no trading in merchandise;
- (iv) the keeping of marine life or laboratory animals incidental to a lawful educational, research center, aquarium, or institutional use;
- (v) as accessory uses to hotel uses, restaurants, conference facilities, retail and service establishments serving guests and visitors and other uses incidental to the operation of a hotel;
- (vi) as accessory uses to research center uses, restaurant, office, and other uses incidental to the operation of such research center uses;
- (vii) the storage of flammable liquids and gases incidental to a lawful use;

- (viii) permanent dwellings for personnel required to be resident on a Lot for the safe and proper operation of a lawful main use;
- (ix) day care center;
- (x) health club facility, tennis court, swimming pool.

Accessory Parking Uses

Parking garage or on-street parking.