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VIA HAND DELIVERY

Peter Meade, Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201-1007

Re: Letter of Intent to File Project Notification Form for 161 South Huntington Avenue

Dear Director Meade:

In accordance with the Mayor's Executive Order dated October 10, 2000 Relative to the Provision of Mitigation by Development Projects in Boston, as amended, I am pleased to submit this letter of intent with respect to the redevelopment of the property located at 161 South Huntington Avenue in the Jamaica Plain Neighborhood District (the "Project"). The proposed project by BRG 161 South Huntington LLC (the "Proponent"), an affiliate of Boston Residential Group, LLC, will redevelop the site with a residential building that will provide needed rental housing to the Jamaica Plain Neighborhood.

The Project site includes approximately 3.49 acres of land. The Project will involve the demolition of the three existing buildings on the site and the construction of one mid-rise building with studio, one- and two-bedroom units. In total, it is anticipated that the Project will construct approximately 195 residential rental units. The Project will also include the construction of approximately 175 parking spaces, the great majority of which will be underground parking spaces.

Due to its size and location, the proposed project is subject to Large Project Review and requires relief from the Boston Zoning Code. It is contemplated that the Project may require certain modifications to Article 55 of the Boston Zoning Code and a conditional use permit from the Board of Appeals for construction within the Greenbelt Protection Overlay District. Further zoning analysis will be undertaken to determine the extent of the need for additional relief as the Project is developed. It is our understanding that upon receipt of this Letter of Intent, the BRA will initiate the appointment of an IAG for this Project.

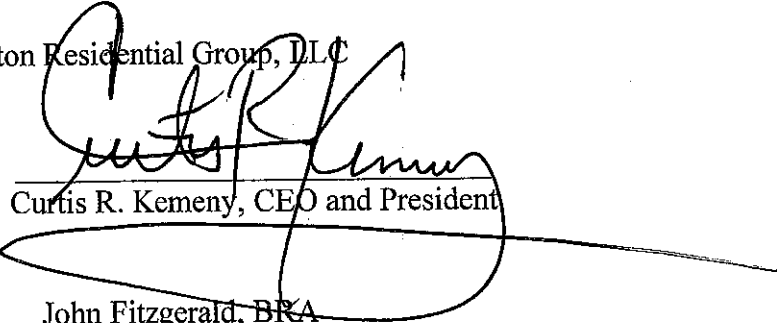
We plan to submit a Project Notification Form under Article 80 within the next 60 days.

Our team of professionals looks forward to working with the BRA, the City of Boston and the community on this exciting project. Please do not hesitate to contact me or any member of the Project team with any questions or concerns.

Sincerely,

Boston Residential Group, LLC

By:


Curtis R. Kemeny, CEO and President

cc: John Fitzgerald, BRA
Douglas J. Kelleher, Epsilon Associates
Lawrence S. DiCara, Esq.