

SEVENTH AMENDMENT TO MASTER PLAN
FOR
PLANNED DEVELOPMENT AREA NO. 87
BOSTON LANDING
BRIGHTON AREA OF BOSTON

DATED: _____, 2018

Reference is made to the Master Plan for Planned Development Area No. 87, approved by the Boston Redevelopment Authority, now doing business as the Boston Planning & Development Agency (“BPDA”) on June 12, 2012, adopted by the Boston Zoning Commission (“BZC”) as well as Map Amendment No. 549 on July 11, 2012, both effective on July 12, 2012 (the “Original Master Plan”), as amended by a First Amendment to Master Plan for Planned Development Area No. 87, approved by the BPDA on September 13, 2012, adopted by the BZC on October 10, 2012, both effective on October 14, 2012 (the “First Amendment”), as amended by the Second Amendment to Master Plan for Planned Development Area No. 87, approved by the BPDA on October 17, 2013, adopted by the BZC as well as Map Amendment No. 574 on November 20, 2013, both effective on November 21, 2013 (the “Second Amendment”), as amended by the Third Amendment to Master Plan for Planned Development Area No. 87, approved by the BPDA on August 14, 2014, adopted by the BZC on September 3, 2014, both effective on September 5, 2014 (the “Third Amendment”), as amended by the Fourth Amendment to Master Plan for Planned Development Area No. 87, approved by the BPDA on August 13, 2015, adopted by the BZC on December 9, 2015, both effective on December 9, 2015 (the “Fourth Amendment”), as amended by the Fifth Amendment to Master Plan for Planned Development Area No. 87, approved by the BPDA on May 17, 2018, adopted by the BZC on June 13, 2018, both effective on June 15, 2018, as amended by the Sixth Amendment to the Master Plan for Planned Development Area No. 87, approved by the BPDA on August 16, 2018, adopted by the BZC on September 12, 2018, both effective on September 14, 2018 (the “Sixth Amendment” and together with the Original Master Plan, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, and the Fifth Amendment collectively the “Master Plan”).

Capitalized words not defined herein shall have the meanings ascribed to them in the Master Plan.

This Seventh Amendment to Master Plan is intended to modify the Master Plan in the manner set forth below:

- (1) By amending subsection (ii) of the fourth paragraph in Section 1 of the Original Master Plan as amended in the First Amendment, Second Amendment, and Third Amendment, so that it now reads as follows:

“(ii) a new Office Use, Clinic Use (but not to establish a Hospital or Institutional Use), Research and Development Use, including biotechnology and laboratory use, building or buildings (provided, however, that no laboratory classified by the U.S. Centers for Disease Control as a Biosafety Level 3 or 4 (“BSL-3” or “BSL-4”) shall be permitted), and/or a Multifamily Dwelling or Dwellings Use, and/or an athletic and/or Sports Use that may contain venues for ice hockey and basketball, together with accessory parking, loading, Restaurant Use, Retail Use, Service Use, Fitness Center Use, Spa Uses, Private Club Uses, Dance, Yoga, Entertainment Uses, Cultural Uses, Day Care Center Uses, Sports Uses, all General Sports and Recreation Uses, Studio Production Uses and other Uses typical of a professional or other athletic or sports organizations and their guests (which may include the hosting of media, sponsorship and community activities) and that may include seating areas for spectators, Local Retail Business Uses, Take-out

Restaurant Uses, Banking and Postal Uses, Bank Uses, ATM Uses, Bar Uses, Barbershop and/or Beauty Shop Uses, Agency or Professional Office Uses, Amusement Game Machine in Commercial Establishment Uses, Art Use, Bakery Uses, Facility of Public Assembly Uses, General Retail Business Uses, Kennel Animal Care Uses, Studio Arts Uses, Theatre Uses, Brewery and/or Distillery Uses, Food Production Uses, Commissary Uses, and Roastery Uses (the “Office Buildings/Sports Project”).”

- (2) By amending and restating Section 4(c) of the Master Plan, as inserted by the First Amendment, Second Amendment, and Third Amendment, so that it now reads as follows:

“Office Buildings/Sports Project. “The future Office Buildings/Sports Project will entail the construction of one or more buildings for Office Use, Clinic Use (but not to establish a Hospital or Institutional Use), Research and Development Use, including biotechnology and laboratory use building or buildings (provided, however, that no laboratory classified by the U.S. Centers for Disease Control as a Biosafety Level 3 or 4 (“BSL-3” or “BSL-4”) shall be permitted), and/or a Multifamily Dwelling and/or Dwellings Use, and/or an athletic and/or Sports Use that may contain venues for ice hockey and basketball, together with accessory parking, loading, Restaurant Use, Retail Use and Service Use, containing, 705,000 square feet of Floor Area, Gross, exclusive of areas dedicated for parking and loading and exclusive of areas devoted to Retail Use, Restaurant Uses, Service Use, Fitness Center Use, Spa Uses, Private Club Uses, Dance, Yoga, Entertainment Uses, Cultural Uses, Day Care Center Uses, Sports Uses, all General Sports and Recreation Uses, Studio Production Uses and other Uses typical of a professional or other athletic or sports organizations and their guests (which may include the hosting of media, sponsorship and community activities) and that may include seating areas for spectators, Local Retail Business Uses, Take-out Restaurant Uses, Banking and Postal Uses, Bank Uses, ATM Uses, Bar Uses, Barbershop and/or Beauty Shop Uses, Agency or Professional Office Uses, Amusement Game Machine in Commercial Establishment Uses, Art Use, Bakery Uses, Facility of Public Assembly Uses, General Retail Business Uses, Kennel Animal Care Uses, Studio Arts Uses, Theatre Uses, Brewery and/or Distillery Uses, Food Production Uses, Commissary Uses, and Roastery Uses. This Proposed Project is contemplated to be located westerly of the New Balance World Headquarters Project and the Hotel Project”.

- (3) By amending and restating the second paragraph of Section 8 of the Master Plan, as amended by the Third Amendment, so that it now reads as follows:

“The future Office Buildings/Sports Project will contain up to 720,000 square feet of Floor Area, Gross, exclusive of areas dedicated for Retail Use, Restaurant Uses, Service Use, Fitness Center Use, Spa Uses, Private Club Uses, Dance, Yoga, Entertainment Uses, Cultural Uses, Day Care Center Uses, Sports Uses, all General Sports and Recreation Uses, Studio Production Uses and other Uses typical of a professional or other athletic or sports organizations and their guests (which may include the hosting of media, sponsorship and community activities) and that may include seating areas for spectators, Local Retail Business Uses, Take-out Restaurant Uses, Banking and Postal Uses, Bank Uses, ATM Uses, Bar Uses, Barbershop and/or Beauty Shop Uses, Agency or Professional Office Uses, Amusement Game Machine in Commercial Establishment Uses, Art Use, Bakery Uses, Facility of Public Assembly Uses, General Retail Business Uses, Kennel Animal Care Uses, Studio Arts Uses, Theatre Uses, Brewery and/or Distillery Uses, Food Production Uses, Commissary Uses, Roastery Uses, and parking and loading, and will not exceed a Building Height of 165 feet.”