

DEVELOPMENT PLAN
FOR
PLANNED DEVELOPMENT AREA NO. _____
RTH RESIDENTIAL BUILDING
FORMER MASSACHUSETTS MENTAL HEALTH CENTER SITE
MISSION HILL NEIGHBORHOOD, BOSTON

Dated: _____, 2010

The Development Plan: Pursuant to Section 3-1A and Article 59-29 of the Zoning Code of the City of Boston, Massachusetts, as amended (as so amended, the "Zoning Code"), this plan constitutes a Planned Development Area Development Plan (the "Plan") for the development of an approximately 48,640 square foot parcel at the corner of the Riverway and Fenwood Road in the Mission Hill neighborhood of Boston, Massachusetts (the "Project Site"). The Project Site is legally described in Exhibit A attached hereto and also shown on the plan dated October 16, 2009 entitled "Leasehold Division Plan in Boston, Massachusetts" prepared by Vanasse Hangen Brustlin, Inc., a copy of which is attached hereto as Exhibit B (the "Division Plan"). The Project Site is part of a larger, approximately 2.61 acre site owned by the Commonwealth of Massachusetts (the "Main MMHC Site"), which site is depicted in its entirety on Exhibit B attached hereto. The Main MMHC Site formerly housed the Massachusetts Mental Health Center ("MMHC"), which is operated by the Commonwealth of Massachusetts Department of Mental Health ("DMH"). MMHC has temporarily relocated its services and operations to the Lemuel Shattuck Hospital campus in the Mattapan neighborhood of Boston.

This Plan consists of 9 pages of text plus the attachments designated as Exhibits A-E. All references herein to "this Plan" refer to such pages and exhibits.

Subsequent to the approval of this Plan by the Boston Redevelopment Authority ("BRA") and the City of Boston Zoning Commission ("Zoning Commission"), the Division Plan will be recorded with the Suffolk County Registry of Deeds to codify the division of the Main MMHC Site into two separate "Lots," as such term is defined in Article 2A of the Zoning Code. The Project Site will comprise the "Residential Lot" as shown on the Division Plan.

The proposed project is expected to include multi-family residential uses, community uses, and open space, all as more fully described in this Plan (the "Project"). There will be no parking created as part of the Project, as discussed below. This Plan sets forth the proposed location, appearance and dimensions of the structure to be constructed on the Project Site, the new open spaces and landscaping improvements to be created, the proposed uses and densities at the Project, the proposed traffic circulation, the access to nearby public transportation resources, the anticipated public benefits of the Project, and the Proponent's plans for the Project's adherence to the green building standards promulgated by the City of Boston pursuant to Article 37 of the Zoning Code. This Plan also describes the planning history and context of the Project Site.

The Proponent: The Proponent is Roxbury Tenants of Harvard Association, Inc., a Massachusetts not-for-profit corporation (“RTH”). RTH is a community-based organization that was formed in 1969 to ensure the continued preservation and creation of affordable housing in the Mission Hill neighborhood, together with complementary community and social services, all in order to foster a diverse community. Today, RTH owns and operates over 940 units of housing in the Mission Hill neighborhood, including the 775-unit Mission Park rental housing development across Vining Street from the Project Site. The majority of RTH’s housing units are affordable units, consistent with RTH’s charitable mission. The members of RTH’s Project team are identified on Exhibit E attached hereto. Additional team members will be added as the design of the Project progresses. The Proponent has filed a Disclosure of Beneficial Interests Statement with the BRA, the Zoning Commission, and the Boston City Clerk, as required by Section 80B-8 of the Code.

The MMHC Redevelopment Project. The development of the Project is part of a three-phased, coordinated development project (the “MMHC Redevelopment Project”) being undertaken by Partners HealthCare System, Inc. and the Brigham and Women’s Hospital (collectively, “BWH”) and RTH involving not only the Main MMHC Site, but also two other nearby properties. In the first phase of the MMHC Redevelopment Project, BWH will construct two buildings for MMHC’s administrative and clinical needs: (1) a 56,540± s.f. building on a parcel of land that BWH owns adjacent to BWH’s ServiCenter Garage (the “Binney Street Building”), and (2) a 21,000± s.f. building at the property known as 20 Vining Street (the “Partial Hospital/Fenwood Inn Building”), which is the Commonwealth-owned site formerly occupied by the DMH Partial Hospital/Fenwood Inn. Phase Two of the MMHC Redevelopment Project will likely be development of the Project (dependent upon financing availability), while Phase Three will likely be BWH’s development of a new, approximately 358,670 s.f. building for clinical and research purposes (the “Brigham and Women’s Building”) on a 65,129± s.f. parcel of land directly to the east of the Project Site (the “Brigham and Women’s Site”), dependent upon financing availability.¹ Thus the Project and the Brigham and Women’s Building will both be located on the Main MMHC Site, although each will occupy a separate “Lot” for zoning purposes, as discussed above. When the Brigham and Women’s Building is completed, MMHC will relocate its administrative and clinical operations out of the Binney Street Building and into the new Brigham and Women’s Building, and BWH will locate BWH operations in the Binney Street Building. DMH will continue to operate the new Partial Hospital/Fenwood Inn Building for MMHC’s clinical operations. The entire MMHC Redevelopment Project is being permitted as part of a consolidated Article 80 Large Project Review/Institutional Master Plan Amendment under Sections 80B and 80C of the Zoning Code.

The Main MMHC Site will be ground leased by BWH from the Commonwealth for a term of 95 years. When RTH is ready to construct the RTH Building, RTH (or an affiliate thereof created to construct the Project), will sub-lease the Project Site from BWH. Each of RTH and BWH will develop, finance, own, and operate their respective buildings independently. This Plan addresses only the Project as it will be constructed and operated by RTH.

The Project: The Project will involve the construction of an approximately 197,750 square foot, 15-story structure that is expected to contain approximately 136 residential

¹ The Brigham and Women’s Site is also depicted on Exhibit B.

units (including affordable rental apartments and market-rate and affordable condominium units) and approximately 10,000 square feet of community uses. If the planned community space is instead built at the nearby RTH-owned Mission Park development, then all or some of the space allocated to community uses will be allocated to residential uses. In addition, the design of the building is still at the conceptual stage; thus, the final design plans (including the floor layout plans) as approved by the BRA pursuant to Article 80B of the Zoning Code may allow for an additional increase in the final number of residential units and/or an increase in the square footage devoted to non-residential uses (i.e., the community space). Depending upon the final design plans and floor layouts, the Project could contain as many as 165 residential units and/or the non-residential space could exceed 10,000 s.f. The building will be approximately 182 feet in height, as such term is defined in the Zoning Code. The rooftop mechanical equipment will be sited away from the Riverway and so as to minimize its visual impact to pedestrians.

The conceptual plans for the Project are included in Exhibit D attached hereto. The first floor is expected to include lobby and community uses, Floors 2 through 7 will contain the rental apartments, and Floors 8 through 15 will contain the residential condominiums. As noted above, if all or a portion of the planned community space is built off-site, the first floor may include some residential units. No new on-site parking will be created as part of the Project. In order to meet the parking needs of the residents at the Project, up to 90 parking passes will be made available to the residents to enable them to park at the nearby RTH-owned Mission Park garage. The entrances to the residential units at the Project will be on the northern and eastern sides of the building off of Fenwood Road. The structure has been designed to maximize the amount of open space on the Project Site; about 70% of the Project Site will be maintained as open space (including a 30 to 40 foot green buffer along the Riverway, which together with the nearby Frederick Law Olmsted-designed Emerald Necklace, is listed on the National Register of Historic Places). This green space along the Riverway will extend the generous green buffer created by RTH at its adjacent Mission Park project, to Fenwood Road. The Project's Site and Traffic Circulation Plan is included herein as Exhibit C.

Because BWI's agreement with DCAM requires that the Project not be occupied until MMHC has taken occupancy of the Binney Street Building and the new Partial Hospital/Fenwood Inn Building, construction of the Project is not expected to commence before 2011. Therefore, the Project's design is still in its conceptual stage. When Project design has been advanced to the schematic design phase, the Proponent will submit the schematic design plans to both BRA and the Boston Civic Design Commission for review pursuant to Articles 80 and 28, respectively, of the Zoning Code. Community input will also be sought through community meetings. Upon schematic design approval by the BCDC and the BRA, the Project will thereafter undergo further design review by the BRA pursuant to the BRA's Development Review Guidelines.

The Project Site. The Project Site is bounded to the west by the Riverway, to the north by Fenwood Road, and to the east by the Brigham and Women's Site and includes a portion of a private way on the southerly portion of the Project Site. As noted above, the entirety of the Main MMHC Site, including the Project Site, is owned by the Commonwealth of Massachusetts acting by and through DCAM on behalf of DMH. In connection with the Project, BWI will enter into a long-term lease of the Main MMHC Site with DCAM, and BWI will sublease the Project Site to RTH or to an RTH affiliate formed to undertake the Project. After the Project's development,

it will be owned by RTH (or its affiliate), and RTH (or its affiliate) will be responsible for operating the Project and maintaining the Project Site.

Main MMHC Site - Existing Conditions. The Main MMHC Site currently contains five buildings comprising the former MMHC campus. The existing MMHC buildings contain substantially more square footage than MMHC requires for its services and operations, and DCAM and DMH have determined that the rehabilitation of those buildings to meet MMHC's needs would be prohibitively expensive. All of the former MMHC buildings are currently vacant and subject to further deterioration, and are scheduled to be demolished as part of the first phase of the MMHC Redevelopment Project; such demolition will provide a site for necessary interim parking and construction staging purposes. The Boston Landmarks Commission has reviewed the proposed demolition of the MMHC complex pursuant to Article 85 of the Zoning Code.

General Description of Proposed Development and Use Allocation: The proposed uses at the Project (multi-family residential and community uses) are allowed as-of-right under Section 59-24 of the Zoning Code, which governs uses within the Massachusetts Mental Health Center Institutional Subdistrict (as discussed below).

Subject to the design refinements and the design review process previously referenced, it is expected that all but approximately 10,000 square feet of the approximately 197,750 s.f. building will be dedicated to multi-family residential uses, comprised of approximately 66 rental apartments and approximately 70 condominium units. As noted above, refinements during the design process could result in a larger number of residential units and/or an increase in the non-residential (i.e., community) square footage in the building. It is expected that all of the rental apartments will be affordable units, and that the majority of the condominium units will be affordable units. If all or a portion of the planned community space is constructed at RTH's Mission Park development instead of at the Project, the unit mix may change, the Project may include some residential units on the first floor, and the allocation of residential/non-residential space within the building may change.

Zoning. The Project Site is located within the Mission Hill neighborhood zoning district established under Article 59 of the Zoning Code ("Article 59"). The Mission Hill Neighborhood District is shown on Map 6D of the Boston Zoning Maps. The western portion of the Project Site is also located within the Greenbelt Protection Overlay District as established by Article 29 of the Zoning Code and made applicable to the Project Site by Section 59-28 of the Zoning Code, and the Project Site is also located within the Restricted Parking Overlay District, as established by Section 3-1A.c of the Zoning Code. Pursuant to Section 59-23 of the Zoning Code, the Main MMHC Site comprises the Massachusetts Mental Health Center Institutional Subdistrict. The Project Site will contain at least one acre, as required by the Zoning Code. A Planned Development Area ("PDA") is not currently permitted at the Project Site. Upon the adoption of Text Amendment Application No. ___ to Article 59 and Map Amendment Application No. ___ to Map 6D of the Boston Zoning Maps to allow a PDA at the Project Site with a maximum height of 190 feet and a maximum floor area ratio ("FAR") of 4.5, the Project, with a planned FAR of 4.1± and a planned maximum height of 182± feet, will be consistent with the permitted PDA FAR of 4.5 and the maximum permitted PDA height of 190 feet.

The Project Site will be located entirely within a planned development area zoning district pursuant to Section 3-1A.a of the Zoning Code, after giving effect to such proposed text and map amendments submitted for approval by the BRA and the Zoning Commission contemporaneously with this Plan.

In the future, a leasehold condominium ownership structure will be created at the Project in order to facilitate the sale of the residential condominiums planned for the upper 8 floors of the Project.

Planning Context/Objectives: The Project Site borders the large-scale institutional buildings of the Longwood Medical and Academic Area to the north, a portion of Frederick Law Olmsted's Emerald Necklace and the Riverway to the west, the RTH-owned Mission Park residential community to the south, and a relatively low-scale residential neighborhood to the east that contains a large number of smaller-scale, wood frame two and three-family buildings, most of which are owned by RTH affiliates. The Project has been designed to relate to the disparate scales and architectural appearances of these areas.

Proposed Location and Appearance of Structure: The location of the Project will be consistent with the Site and Traffic Circulation Plan attached as Exhibit C. The architectural design of the Project will be developed as the construction commencement date comes into clearer focus. The Project's design will evolve in the course of BCDC and BRA design review, and the design process will include community feedback at community meetings. During this process, final floor plans will be developed and the final program will be devised for the building, yielding the final allocations of space for the uses (residential/community) and the final unit count and mix (apartment/condominium; market/affordable). Final plans and specifications for the Project will be submitted to the BRA for approval and the issuance of a Certification of Consistency with this Plan, in accordance with Section 80C-8 of the Zoning Code.

Density and Dimensions of Proposed Improvements: This Plan seeks the approval of the height and massing of the Project, as set forth on the conceptual plans attached as Exhibit D. The Project is expected to have an FAR of approximately 4.1, and this Plan seeks approval of a 4.5 maximum FAR for the Project Site, to allow for design refinements during the design review process. Although the Project is expected to have a maximum height of approximately 182 feet, this Plan seeks approval of a maximum height of 190 feet, to allow for design refinements during the design review process. The Project shall be deemed to be in conformity with this Plan provided that it is constructed in accordance with the maximum FAR and building height for the Project Site approved by this Plan. Issuance of a Certification of Consistency pursuant to Section 80C-8 of the Zoning Code shall conclusively establish compliance with the maximum FAR and building height approved by this Plan, and all other provisions hereof.

Proposed Traffic Circulation: The Project Site is bounded by the Riverway to the west, Fenwood Road to the north, and the Brigham and Women's Site to the east, and includes a portion of a private way on its southerly border. Vining Street, Fenwood Road, and the Riverway are two-way streets. The private way, which currently exists, will continue to be one-way from the Riverway until the entrance to the Brigham and Women's Building garage, at which point it will become two-way to Vining Street. This use pattern for the private way will allow Commonwealth and Brigham and Women's Hospital patients, visitors, employees and

invitees to access the Brigham and Women's Building garage from the Riverway or from Vining Street (which is a public street), and also allow Brigham and Women's Hospital employees and RTH residents (Project or otherwise) to access the Mission Park garage from the Riverway or from Vining Street. Service vehicles such as trash removal trucks serving the Brigham and Women's Building (including the DMH facility located there) will access the private way to the Brigham and Women's Building loading area via Vining Street only, since such vehicles are not permitted on the Riverway. As noted below, the sidewalks along the private way will be reconstructed to provide pedestrian access to both the Project and the Brigham and Women's Building.

The Proponent has prepared a transportation study as part of the Draft Project Impact Report for the MMHC Redevelopment Project submitted to the BRA under the Article 80B Large Project Review process. The Project's proposed vehicular and pedestrian circulation patterns are shown on the Site and Traffic Circulation Plan.

Pedestrian access to the rental and condominium portions of the Project will be provided via two building entrances at the northern and eastern corners, respectively, of the building off of Fenwood Road. The entrance to the community space will be on the southeastern side of the Project, located off a pedestrian path connecting Fenwood Road and the private way on the southern portion of the Project Site.

Parking and Loading Facilities: The Project will not contain any parking facilities. Rather, parking will be available to residents of the Project at the nearby RTH-owned Mission Park garage. Upon the opening of the Project, BWH, which currently leases the Mission Park garage from RTH, will release to RTH, 90 parking passes for Project residents' use of the Mission Park garage.

Loading operations for the Project will occur at a planned drop-off lane on Fenwood Road, as shown on the Site and Traffic Circulation Plan. The residential uses at the Project are not expected to generate significant truck traffic.

Access to Public Transportation and Pedestrian Connections: The Project Site has ready access to public transportation services, including the MBTA Green Line (E and D lines), and MBTA bus service along Huntington Avenue, Brookline Avenue, and Longwood Avenue.

The sidewalk adjacent to the Project along Fenwood Road will be reconstructed as part of the Project. The private way on the southern edge of the Project Site will be reconstructed as part of the Brigham and Women's Building project, and these improvements will include new sidewalks on both sides of the private way. A new pedestrian connection through the Main MMHC Site, leading from Binney Street to the Riverway, will also be created as part of the Brigham and Women's Building project. The Proponent will seek to preserve the street trees adjacent to the Project along Fenwood Road and the Riverway to the extent practicable. The Proponent will also recreate the historic fence around the Riverway and Fenwood Road portions of the Project Site; the fence is now in a deteriorated condition.

Open Space and Landscaping: At the current time, there is almost no open space at the Project Site, as it is almost entirely occupied by hardscape surfaces and vacant buildings. Upon

completion of the Project, about 70% of the Project Site will comprise open space areas, including a prominent green space at the corner of the Riverway and Fenwood Road, as well as ample green space around the Project, a children's playground, and pedestrian pathways. The pedestrian pathway between the Project and the Brigham and Women's Building will create a new pedestrian connection between Fenwood Road and the private way, linking up with the Riverway.

As noted above, the Project will also include new sidewalks and streetscape improvements adjacent to the Project Site. A portion of the Project Site slated to be permanently improved as open space will be used temporarily as a staging area for Brigham and Women's Building construction activities.

Public Benefits: The Project is expected to provide the following benefits:

- The Project will create approximately 136 units of much-needed housing, most of which will be affordable housing. (As noted herein, design of the Project is at an early stage and some or all of the community space may be built off-site. Thus, the Project has the potential to create up to 165 residential units, which would make the Project an even more key housing resource in the Mission Hill community.) The Project will create new affordable homeownership opportunities in a neighborhood where such opportunities are relatively rare;
- The Project will be a smart-growth development that places residential uses close to the Longwood Medical and Academic Area's centers of employment and to public transportation resources such as the MBTA's Green Line and bus service;
- As part of the MMHC Redevelopment Project, the Project will replace a campus of vacant, deteriorating buildings with an attractive, active building;
- The Project Site will comprise approximately 70% open space, including green areas, pedestrian paths, and a children's playground, replacing a site that is now nearly 100% covered with structures or hardscape (parking);
- The Project will be subject to City of Boston taxation, and thereby enhance the City of Boston's real estate tax base consistent with the affordable housing restrictions on the Project;
- The Project will be a sensitive and sustainable design that responds to the surrounding context;
- The Project will continue the broad, green landscaped setback area created by the RTH-owned Mission Park development, thereby enhancing the pedestrian experience along the historic Riverway;

- The Project will include sidewalk and streetscape improvements along Fenwood Road adjacent to the Project, and the private way on the southern boundary of the Main MMHC Site will also be improved as part of the construction of the Brigham and Women's Building, all of which improvements will complement the other new sidewalk and streetscape improvements to be constructed by BWH along Fenwood Road and Vining Street in connection with the Brigham and Women's Building.
- The Project will create approximately 100 annual full-time equivalent construction period jobs (a daily range of approximately 20 - 200 jobs), as well as an estimated 13 permanent jobs related to the management and operation of the Project and the staffing of community programs at the Project;
- Long-term community-based stewardship of the Project will be afforded through the role of RTH, a community-based organization with a proven track record of effectively owning and managing residential housing and addressing the needs and interests of Mission Hill residents; and
- The Project will have sustainable design features that will minimize environmental impacts.

Green Building: Article 37 of the Code was promulgated to promote sustainable development in the City of Boston, and requires certain proposed projects to be "LEED Certifiable" (as defined in Article 37). That is, such projects must be planned, designed, and constructed to achieve the level "certified" using the LEED building rating system (Version 2.2), promulgated by the U.S. Green Building Council. The Proponent is committed to sustainable design for the Project, and the Project will be "LEED Certifiable." The Project design is currently only in the conceptual stage. As Project design progresses further, the Proponent will file additional appropriate LEED information with the BRA as contemplated in Article 37.

Approvals: As noted above, the Project design is subject to future Boston Civic Design Commission review at the schematic design stage, as well as further design review by the BRA pursuant to the BRA's Development Review Guidelines and Article 80B of the Zoning Code. The BRA's review will include review of the final building program. The MMHC Redevelopment Project, including the Project, is undergoing review under the Massachusetts Environmental Protection Act ("MEPA"). A MEPA Certificate for the MMHC Redevelopment Project was issued on August 7, 2009 requiring an Environmental Impact Report, and a consolidated Draft Project Impact Report/Environmental Impact Report has been submitted to the BRA and the MEPA Office. A final Environmental Impact Report on the MMHC Redevelopment Project will also be submitted to the MEPA Office and a final MEPA Certificate obtained therefor. The Project is also subject to the review of other governmental agencies and authorities with jurisdiction thereof, including without limitation, the City of Boston's Parks and Recreation Commission, which has jurisdiction over the construction of structures within 100 feet of parks and parkways (e.g., the Riverway) and also enforces a 20 foot setback requirement along the portion of the Riverway adjacent to the Project. (The Project will exceed the 20-foot setback requirement.)

Development Schedule: Construction of the Project is expected to take approximately twenty-four months. Construction commencement will occur after MMHC occupies the Binney Street Building and the Partial Hospital/Fenwood Inn Building, and will be dependent upon the completion of design and development review, market conditions, and the availability of Low Income Housing Tax Credits and other appropriate public subsidies for the Project.

Applicability: In accordance with Section 80C-9 of the Zoning Code, consistency of the Project with this Plan constitutes compliance with the dimensional, use and all other requirements of the Zoning Code. To the extent that any aspect of the proposed uses at the Project Site and the structure constructed pursuant to this Plan are in conflict with any requirement of the Zoning Code not specifically addressed in this Plan, such requirements shall be deemed inapplicable to the Project and shall be deemed to be waived upon approval of this Plan.

Exhibits to Plan:

- Exhibit A – Legal Description of Project Site
- Exhibit B – Survey of Main MMHC Site (i.e., Project Site and Brigham and Women’s Site)
- Exhibit C – Site and Traffic Circulation Plan
- Exhibit D – Conceptual Plans of Project
- Exhibit E – Project Team Members

Exhibit A

Legal Description of Project Site

A certain parcel of land located at the southeasterly intersection of Fenwood Road and Brookline Avenue in the City of Boston (Roxbury District) and being more particularly described as follows:

Beginning at a point on the southerly sideline of Fenwood Road and the easterly sideline of Brookline Avenue, said point being the northwest corner of said parcel; thence

S 49° 07'11" E a distance of three hundred fifteen and one hundredths feet (315.01') by the southerly sideline of Fenwood Road to a point; thence

S 40° 52'49" W a distance of eighty and sixty seven hundredths feet (80.67') to a point; thence

N 49° 07'11" W a distance of three and fifty hundredths feet (3.50') to a point; thence

S 40° 52'49" W a distance of one hundred thirty seven and sixteen hundredths feet (137.16') to a point; thence

S 49° 07'11" E a distance of one hundred three and forty five hundredths feet (103.45') to a point; thence

S 41° 01'32" W a distance of thirty and eighty seven hundredths feet (30.87') to a point; thence

N 48° 58'28" W a distance of one hundred sixty three and ninety five hundredths feet (163.95') by land now or formerly Mission Park LLC to a point of curvature; thence

Southwesterly and curving to the left along the arc of a curve having a radius of fifteen and no hundredths feet (15.00'), a length of four and fifty nine hundredths feet (4.59') continuing by said land to a point of curvature; thence

Northwesterly and curving to the left along the arc of a curve having a radius of four hundred seventy eight and thirty four hundredths feet (478.34'), a length of two hundred twenty two and twenty four hundredths feet (222.24') to a point of curvature; thence

Northwesterly and curving to the left along the arc of a curve having a radius of eight hundred sixty five and ninety seven hundredths feet (865.97'), a length of one hundred two and eighty hundredths feet (102.80') to a point of reverse curvature; thence

Northeasterly and curving to the right along the arc of a curve having a radius of twenty and no hundredths feet (20.00'), a length of twenty one and twenty hundredths feet (21.20') to a point, the last three (3) courses by the easterly sideline of the Riverway; thence

N 38° 49'22" E a distance of twenty four and sixty eight hundredths feet (24.68') by the northeasterly line of Brookline Avenue to the point of beginning.

Said parcel containing 48,640 square feet (1.117 acres), more or less.

Included in the above described legal description is a portion of registered land shown as Lot 1 on a plan entitled "Subdivision Plan of Land in Boston, Massachusetts (Roxbury District) being a subdivision of land in Land Court Case No. 31095B," dated September 8, 1972, by Whitman & Howard, Surveyors.

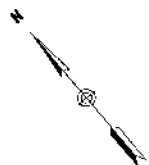
As affected by grant of easement between the Commonwealth of Massachusetts acting by and through the trustees of the Boston State Hospital pursuant to Chapter 99 of the Acts of 1976 and the President and Fellows of Harvard College, dated November 12, 1980, recorded in Book 9601, Page 131 and shown on a plan entitled "Plan of Land in Boston (Roxbury), Mass.," dated September 9, 1974, recorded in the Suffolk County Registry of Deeds Book 8825, Page 198.

As affected by grant of easement between the Commonwealth of Massachusetts acting by and through the trustees of the Boston State Hospital pursuant to Chapter 99 of the Acts of 1976 and the President and Fellows of Harvard College, dated November 13, 1980, filed in the Suffolk Registry District as Document No. 353370.

As affected by terms and provisions of a deed from the President and Fellows of Harvard College to the Commonwealth of Massachusetts Department of Mental Health, dated March 7, 1973, filed in the Suffolk Registry District as Document No. 313626.

Exhibit B

Division Plan
[See attached]

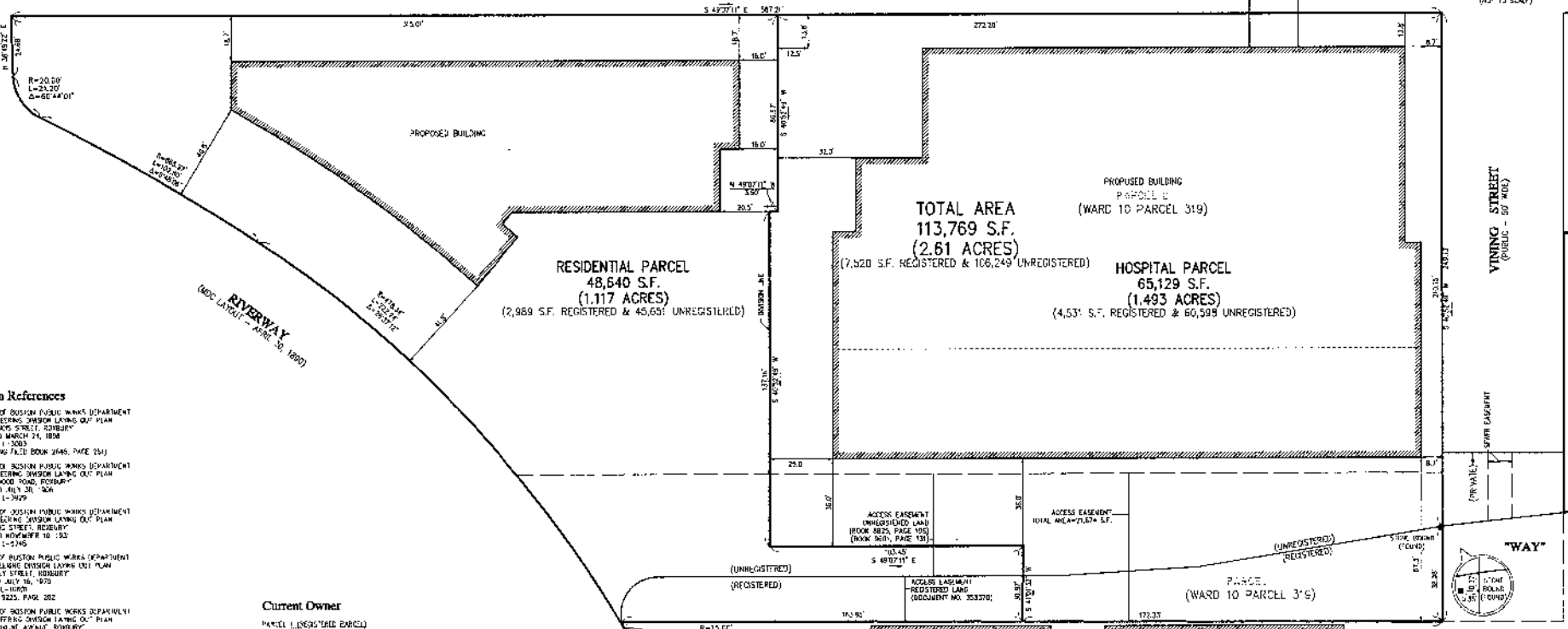


FENWOOD (PUBLIC - 50' WIDE/L-3329 & L-10576) ROAD



Locus
(NOT TO SCALE)

RESERVED FOR REGISTERED USE ONLY



Plan References

- CITY OF BOSTON PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION LAYOUT OF PLAN "FRANKS STREET, ROXBURY" DATED MARCH 24, 1884 PLAN L-1000 (TAKING FIELD BOOK 2646, PAGE 234)
- CITY OF BOSTON PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION LAYOUT OF PLAN "FENWOOD ROAD, ROXBURY" DATED JULY 30, 1904 PLAN L-7609
- CITY OF BOSTON PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION LAYOUT OF PLAN "FRANKS STREET, ROXBURY" DATED NOVEMBER 10, 1932 PLAN L-5745
- CITY OF BOSTON PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION LAYOUT OF PLAN "FRANKS STREET, ROXBURY" DATED JULY 16, 1970 PLAN L-10070 BOOK 9323, PAGE 202
- CITY OF BOSTON PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION LAYOUT OF PLAN "FRANKS STREET, ROXBURY" DATED APRIL 22, 1989 PLAN L-3187
- PLAN BY W.E. WILKINSON DATED JANUARY 15, 1988 BOOK 2504, PAGE 620
- PLAN OF LAND BY WILLIAM S. CRONIN, INC. DATED JANUARY 1, 1979 BOOK 8074, PAGE 25
- PLAN BY PROPERTY OWNED BY PRESIDENT AND FELLOW OF HARVARD COLLEGE DATED APRIL 24, 1975 BY CULLINAN ENGINEERING, INC. BOOK 3155, PAGE 285
- PLAN OF LAND IN BOSTON, MASS. DATED JUNE 19, 1913 BY HENRY F. BRYANT BOOK 3000, PAGE 31
- PLAN OF LAND AND BOSTON (INDIVIDUALLY) MADE DATED SEPTEMBER 8, 1974 BY HARRY R. FEILMAN, INC. BOOK 3625, PAGE 188
- PLAN BY LAND IN THE CITY OF BOSTON, MASSACHUSETTS NEW YORK, NY CONVEY TO PARK BUREAU CHARTER 105 OF THE ACTS OF 1913 "HARBOR LAYOUT" DATED APRIL 1989 BY ALAN H. FRENCH SUP'N PG BY 029

Current Owner

PARCEL 1 (UNREGISTERED PARCEL)
COMMONWEALTH OF MASSACHUSETTS
WARD 10 ASSESSORS PARCEL 319
LAND COURT CERTIFICATE 10041

PARCEL 2 (UNREGISTERED PARCEL)
COMMONWEALTH OF MASSACHUSETTS
WARD 10 ASSESSORS PARCEL 319
DIED BODY 2005, PAGE 551

General Notes

- THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN AERIAL PHOTO SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. BETWEEN JULY 2002 AND MAY 2005 AND FROM DEEDS AND PLANS OF RECORD.
- PROPOSED STRUCTURES AND FEATURES SHOWN ARE TAKEN FROM AN ELEVATION FILE SUPPLIED BY VANASSE HANGEN BRUSTLIN, INC. ON AUGUST 14, 2009 AND SHOWN LOCATED TO THEIR EXISTING LOCATION.
- THE PURPOSE OF THIS PLAN IS TO DIVIDE THE EXISTING PARCELS INTO TWO LEASEHOLD PARCELS.

Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERED PROFESSIONAL LAND SURVEYORS OF MASSACHUSETTS.



DATE: _____ PROFESSIONAL LAND SURVEYOR

LEASEHOLD DIVISION PLAN
IN
BOSTON
MASSACHUSETTS

PREPARED FOR: BRIGHAM WOMEN'S HOSPITAL
PREPARED BY: Vanasse Hangen Brustlin, Inc.
Transportation, Land Development &
Environmental Services
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 20 FEET DATE: OCTOBER 16, 2009

Exhibit C

Site and Traffic Circulation Plan
[See attached]

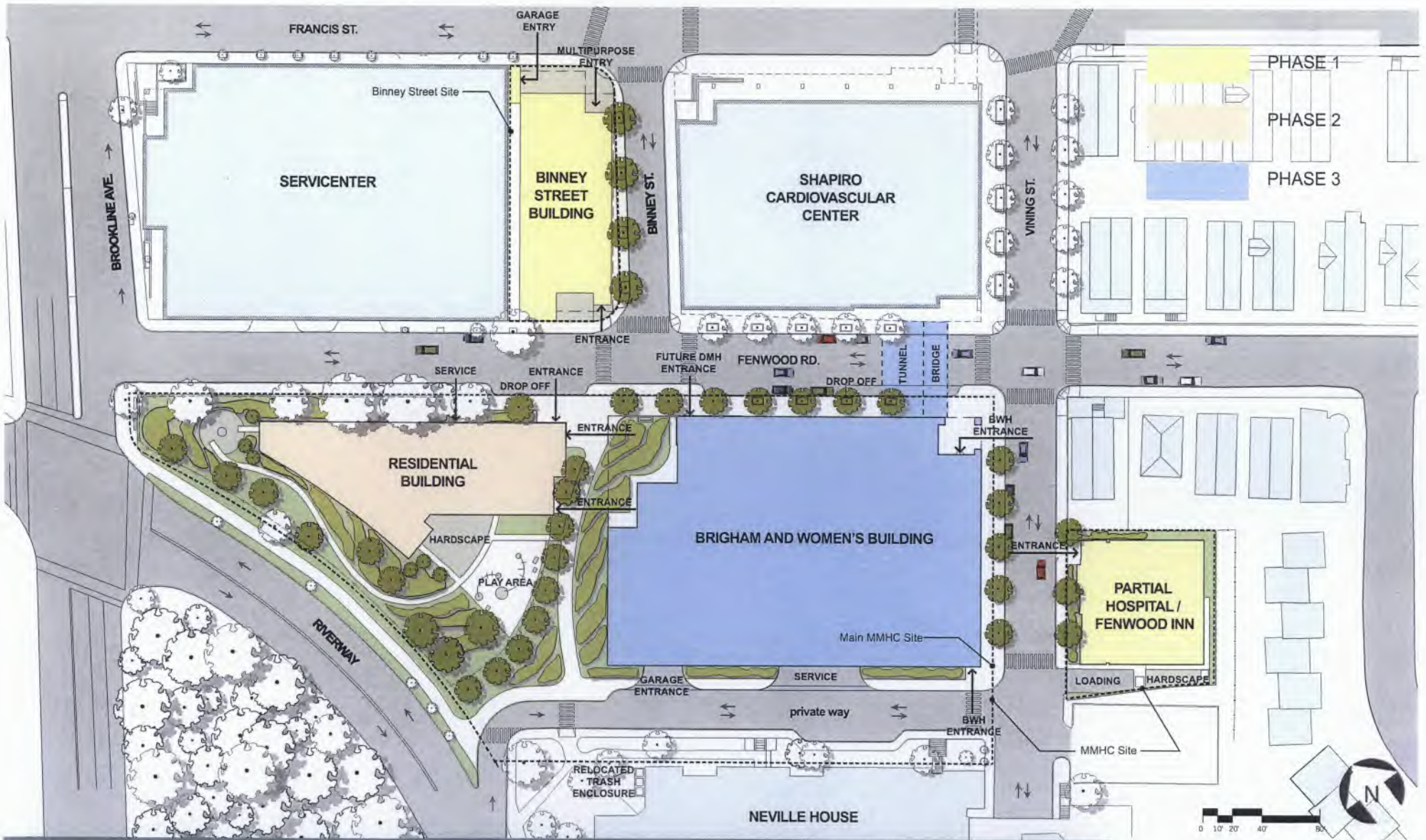


Exhibit D

Conceptual Plans of Project
[See attached]



Massachusetts Mental Health Center
Boston, MA

RTH Residential Building
North Elevation

October 16, 2009

ARCHITECT : The Architectural Team | Linea 5

tat | the architectural team



Massachusetts Mental Health Center
Boston MA

RTH Residential Building
South Elevation

October 16, 2009

ARCHITECT The Architectural Team | *Linea 5*

tat | the architectural team



Massachusetts Mental Health Center
Boston MA

RTH Residential Building
West Elevation

October 16, 2009

ARCHITECT : The Architectural Team Linica 5

tat | the architectural team



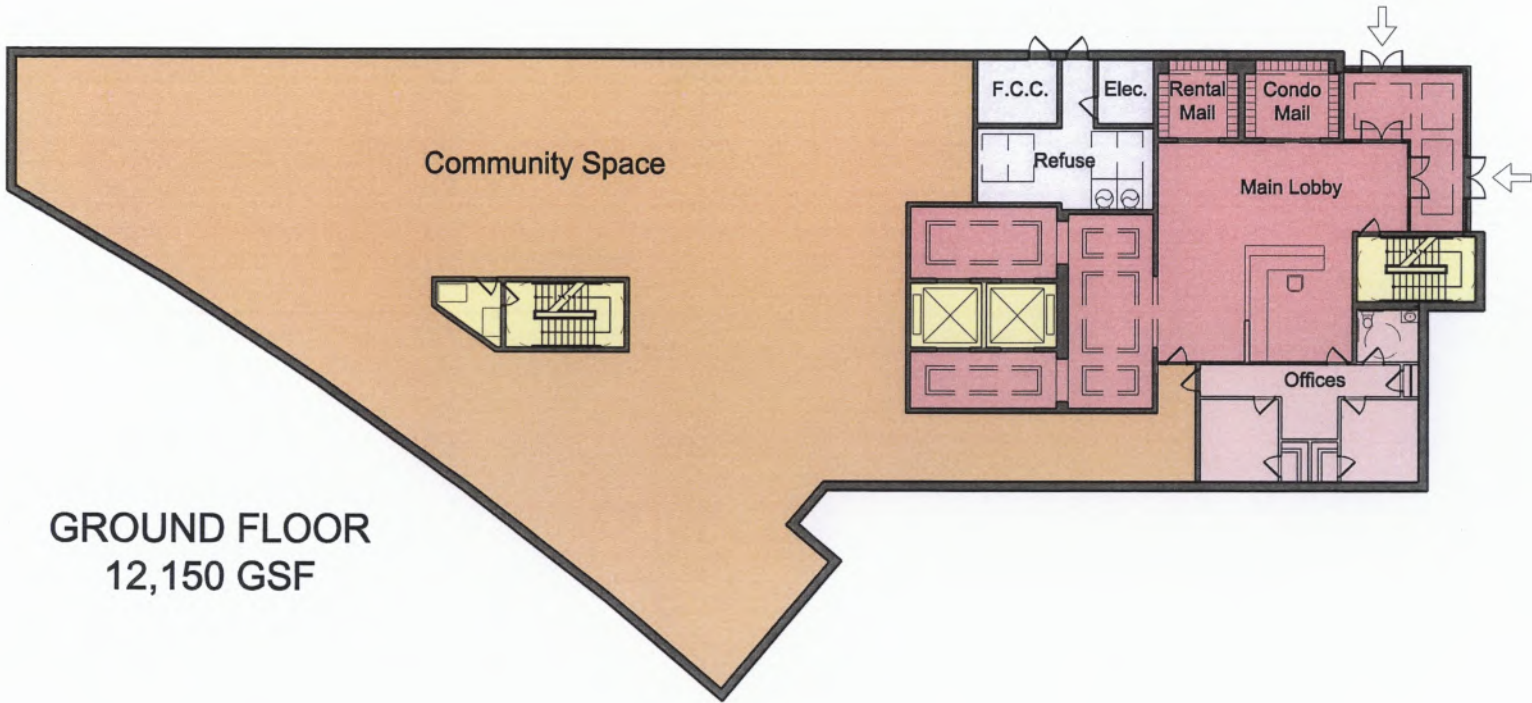
Massachusetts Mental Health Center
Boston MA

RTH Residential Building
East Elevation

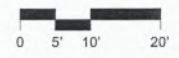
October 16, 2009

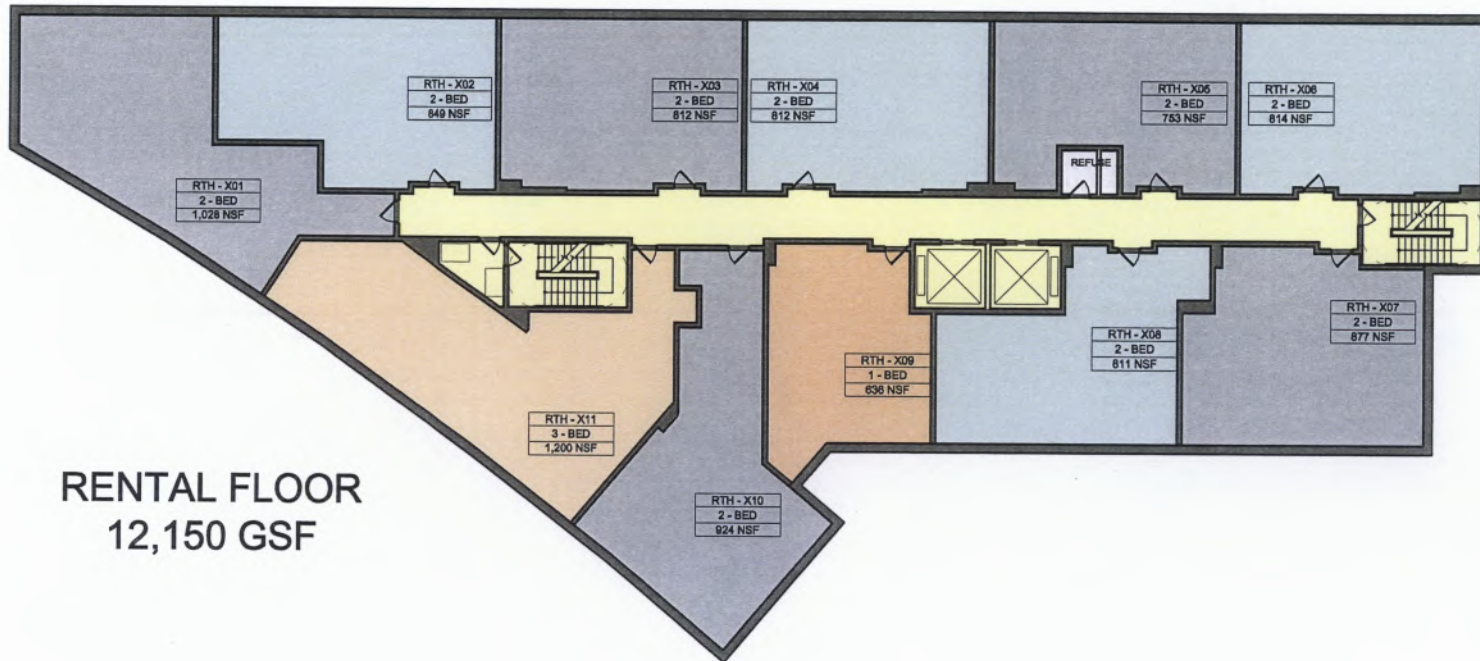
ARCHITECT : The Architectural Team | Línea 9

tat | the architectural team



GROUND FLOOR
12,150 GSF





RENTAL FLOOR
12,150 GSF

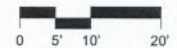


Exhibit E

Project Team Members

Proponent:	Roxbury Tenants of Harvard Association, Inc. 11 New Whitney Street Boston, MA 02115 <i>Girma Belay, Executive Director</i>
Architect:	The Architectural Team 50 Commandant's Way at Admiral's Hill Chelsea, MA 02150 <i>Michael Liu, Principal</i> <i>Tom Schultz</i>
Development Consultant:	Peter Munkenbeck 145 Tremont Street Boston, MA 02111
Environmental and Permitting Consultant:	Epsilon Associates 3 Clock Tower Place, Suite 250 Maynard, MA 01754 <i>Cindy Schlessinger, Principal</i> <i>Katherine Fuller</i> <i>Ronald Moran</i>
Legal Counsel:	Edwards Angell Palmer & Dodge LLP 111 Huntington Avenue Boston, MA 02199 <i>Rebecca A. Lee, Esq.</i>
Surveyor/Transportation Engineer/Civil Engineer:	Vanasse Hangen Brustlin, Inc. 99 High Street Boston, MA 02110 <i>Howard Moshier, Project Manager</i> <i>Sean Manning, Transportation Engineer</i>

Landscape Design:

Copley-Wolff Design Group
160 Boylston Street, 4th Floor
Boston, MA 02116
John Copley, Principal