

FIFTH 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, 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, and which became 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 and which became 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 which became effective on or about December 9, 2015 (the “Fourth Amendment” and together with the Original Master Plan, the First Amendment, the Second Amendment, and the Third Amendment, collectively the “Master Plan”).

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

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

- (1) By amending and restating Section 4(d) of the Original Master Plan, as amended by the First Amendment, Second Amendment and Third Amendment, so that it now reads as follows:

**“Sports Facility Project.** The Sports Facility Project proposed the construction of one building, of up to 275,000 square feet of Floor Area, Gross, and up to 95 feet in Building Height, and may contain Office Use, Clinic Use, (but not to establish a Hospital or Institutional Use), Research and Development Use, including a Biotechnical and Laboratory Use (provided that no laboratory classified BSL-3 or BSL-4 shall be permitted), Studio Production Use, Facility of Public Assembly Use, Entertainment Uses, Cultural Uses, Day Care Center Uses and sports uses such as locker rooms, concessions, fitness uses, yoga studio uses, track and field, hockey, basketball, skateboarding, rock-climbing, volleyball, lacrosse, soccer, baseball, tennis and any and all other sports and recreational uses of any sort, all of which would include any accessory, ancillary or incidental uses thereto, such square footage being exclusive of parking, loading, Retail Uses, Restaurant Uses and/or Service Uses, including, without limitation, Local Retail Business Uses, Take-out Restaurant Uses, Banking and Postal Uses, Bank Uses, Automatic Teller Machine Uses, Bar Uses, and Barber Shop or Beauty Shop Uses all of which would include any accessory, ancillary or incidental uses thereto. Up to 250 parking spaces at grade and above may be provided within the Proposed Project. The Proposed Project may also entail up to 27,500 square feet of Floor Area, Gross, devoted to Retail Uses, Restaurant Uses and/or Service uses, including, without limitation, Local Retail Business Uses, Take-Out Restaurant Uses, Banking and Postal

Uses, Bank Uses, Automatic Teller Machine Uses, Bar Uses, and Barber Shop or “Beauty Shop  
Uses.”