

April 28, 2014

HAND DELIVERY

Mr. Brian Golden
Acting Director
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, Massachusetts 02201

Re: Readville Yard 5, Boston, MA 02136
Letter of Intent (LOI) to File Expanded Project Notification Form (PNF)
Article 80-Large Project Review

Dear Director Golden:

In accordance with the Mayoral Executive Order, dated October 10, 2000 (as amended), relative to the provision of mitigation by development projects in Boston, I am writing to notify the intent of First Highland Management and Development Corporation ("First Highland") to file an Expanded Project Notification Form in accordance with Article 80B of the Zoning Code. The proposal is for a development of 350,000 square feet of industrial use buildings at Yard 5 in Readville, Massachusetts.

The site is approximately 21 acres located on Industrial Way in Readville. The Project is located 100 yards from the Readville Commuter Rail Station. The site has historically been used as a railyard for the MBTA.

First Highland proposes an 'Industrial Urban Service Center,— buildings that cater to small to mid-size 'light' industrial manufacturers. 'Light' industrial, also known as 'maker spaces', will bring together creative uses and manufacturing to foster collaboration and innovation within the community. The Project meets zoning dimensional requirements and the proposed uses are as of right.

First Highland has been a Readville community advocate for 15 years as it has owned and managed an adjacent 20-acre site totaling 650,000 SF of industrial and mixed-use space since 1999. In 2013, First Highland installed a 1-Megawatt, roof-mounted solar system on 65 Sprague Street—at the time, the largest solar system in Boston.

First Highland would like to commence "the Large Project Review" process under the Article 80 Code with the filing of this Letter of Intent. The Expanded Project Notification Form will be filed in the next couple of weeks. We look forward to working with your staff, the Impact Advisory Group, the elected officials, and the local community over the next couple months.

We are excited for the opportunity to foster growth in the "new economy" within the city limits.

If you have any questions, please do not hesitate to contact us,

Sincerely yours,

Peter Murphy