

SIXTH 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, 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 and which became effective on or about 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 and which became effective on June 15, 2018 (the “Fifth Amendment” and together with the Original Master Plan, the First Amendment, the Second Amendment, the Third Amendment, and the Fourth Amendment, collectively the “Master Plan”).

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

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

- (1) By amending subsection (v) 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:

(v) a Multifamily Dwelling and/or Dwellings Use together with accessory parking, loading, Restaurant Use, Retail Use, Service Use, Cultural Use, Banking Use, Barber Shop/Beauty Shop/Spa Use, and Take-Out Restaurant Use, (the “Residential Project”)

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

**“Residential Project.** The future Residential Project will entail construction of a new building with accessory parking and loading, on the southerly side of Guest Street to house a Multifamily Dwelling or Dwellings Use. The Residential Project may contain Restaurant Use, Retail Use, Service Use, Cultural Use, Banking Use, Barber Shop/Beauty Shop/Spa Use, and Take-Out Restaurant Use. This Proposed Project is expected to comprise up to 295,000 square feet of Floor

Area, Gross, exclusive of areas dedicated for parking and loading, and exclusive of areas devoted to Restaurant Use, Retail Use, Service Use, Cultural Use, Banking Use, Barber Shop/Beauty Shop/Spa Use, and Take-Out Restaurant Use. This Proposed Project is contemplated to be located easterly of the Sports Facility Project.”

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

The future Residential Project will contain up to 295,000 square feet of Floor Area, Gross, exclusive of areas dedicated for Restaurant Use, Retail Use, Service Use, Cultural Use, Banking Use, Barber Shop/Beauty Shop/Spa Use, and Take-Out Restaurant Use, and parking and loading, and will not exceed a Building Height of 198 feet.