

**FACT SHEET**

**DEVELOPMENT PLAN**  
**FOR**  
**PLANNED DEVELOPMENT AREA NO. 91**

**UNIVERSITY PLACE RESIDENCES DEVELOPMENT**

Proponents: University Place Residences LLC, a Massachusetts limited liability company with respect to Lot 101, Bayside Holding LLC, a Massachusetts limited liability company with respect to Lot 102, and Bayside Merchandise Mart SPE, LLC, a Delaware limited liability company with respect to Lot 103, all of which are under common control with Corcoran Jennison Company, Inc., and their respective successors and assigns.

Planning Consultant: Fort Point Associates, Inc., 33 Union Street, 3rd Floor, Boston, MA

Architect: DiMella Shaffer, 281 Summer Street, Boston, MA

Legal Counsel: DLA Piper LLP (US), 33 Arch Street, 26th Floor, Boston, MA

Project Site: The project site (the "Project Site") is located at 140-150 Mount Vernon Street, Dorchester, Suffolk County, Massachusetts as more particularly shown, bounded, and described on Exhibit A attached hereto (the "Plot Plan"). The Project Site consists of approximately 184,816 square feet (approximately 4.1 acres) of land area, which is depicted as Lot 101, Lot 102 and Lot 103 on the Plot Plan. The Project Site is located in the Harborpark District: Dorchester Bay/Neponset River Waterfront, the Restricted Parking Overlay District, the Greenbelt Protection Overlay District, the Flood Hazard District and the Columbia Point Special Study Overlay District.

Proposed Project: The proposed project (the "Proposed Project") includes an existing office building (the "Existing Office Building"), an existing parking lot (the "Existing Parking Lot") and the construction of a new mixed-use six-story building (the "New Building") on the Project Site. The Existing Office Building consists of a five-story building located on Lot 103 containing up to 155,000 square feet of gross floor area. It is comprised of office uses, conference center uses and open space which may be reconfigured to contain up to fifteen (15) parking spaces. The Existing Parking Lot on Lot 102 consists of a 112 space parking lot that may be restriped to include up to 120 spaces and is located adjacent to William J. Day Boulevard. The New Building will be located on Lot 101 along Mount Vernon Street and the William J. Day Boulevard Connector and will have a building height of up to 70 feet, contain up to 175,000 square feet of gross floor area, and have a single-level below-grade parking garage beneath the building and a surface parking lot for up to eighty-three (83) vehicles in total.

Proposed Uses: Uses on Lot 103 are an Existing Office Building that contains up to 155,000 square feet of office uses and conference center uses. Lot 103 will also contain surface parking. The use on Lot 102 is surface parking. Uses on Lot 101 will include a New Building that as currently envisioned will contain up to 165,000 square feet of multi-family dwelling space (consisting of studio, one-bedroom and two-bedroom units, and common areas); up to 10,000 square feet of retail space that may include retail business, retail catering and restaurant uses, entertainment uses, recreational uses, and accessory uses thereto; and a parking garage with parking for up to seventy-six (76) vehicles and surface parking for up to seven (7) vehicles.

Proposed Densities: The Floor Area Ratio (FAR) of the New Building on Lot 101 will not exceed 2.7 and the FAR of the Office Building on Lot 103 will not exceed 2.3. As currently envisioned, the Proposed Project will contain a total of up to 330,000 square feet of gross floor area and the Project Site as a whole will have an FAR of up to 1.8.

Height: The New Building will have a maximum zoning height of up to 70 feet.

Construction Timetable: The New Building construction period will be approximately 18 months following final permitting approvals and receipt of a financing commitment.

Development Cost: The New Building development cost will be approximately \$40 million.

Benefits: The Proposed Project will be consistent with and implement the City's and the community's goals for the Project Site as expressed in the Columbia Point Master Plan. The New Building will provide housing opportunities, including affordable housing units in accordance with the Mayor's Executive Order on Inclusionary Development. The Proposed Project will have significant benefits to the urban design character of the area, including helping to create a street wall and reducing surface parking. The Proposed Project will support the City's goals for Transit Oriented Development through measures to create density in proximity to public transit and encourage alternatives to transportation by motor vehicle. The New Building will advance sustainability objectives as it will be LEED certifiable and will meet the requirements of Article 37 of the Boston Zoning Code. The New Building and surrounding area will be elevated to account for sea level rise and coastal flooding.

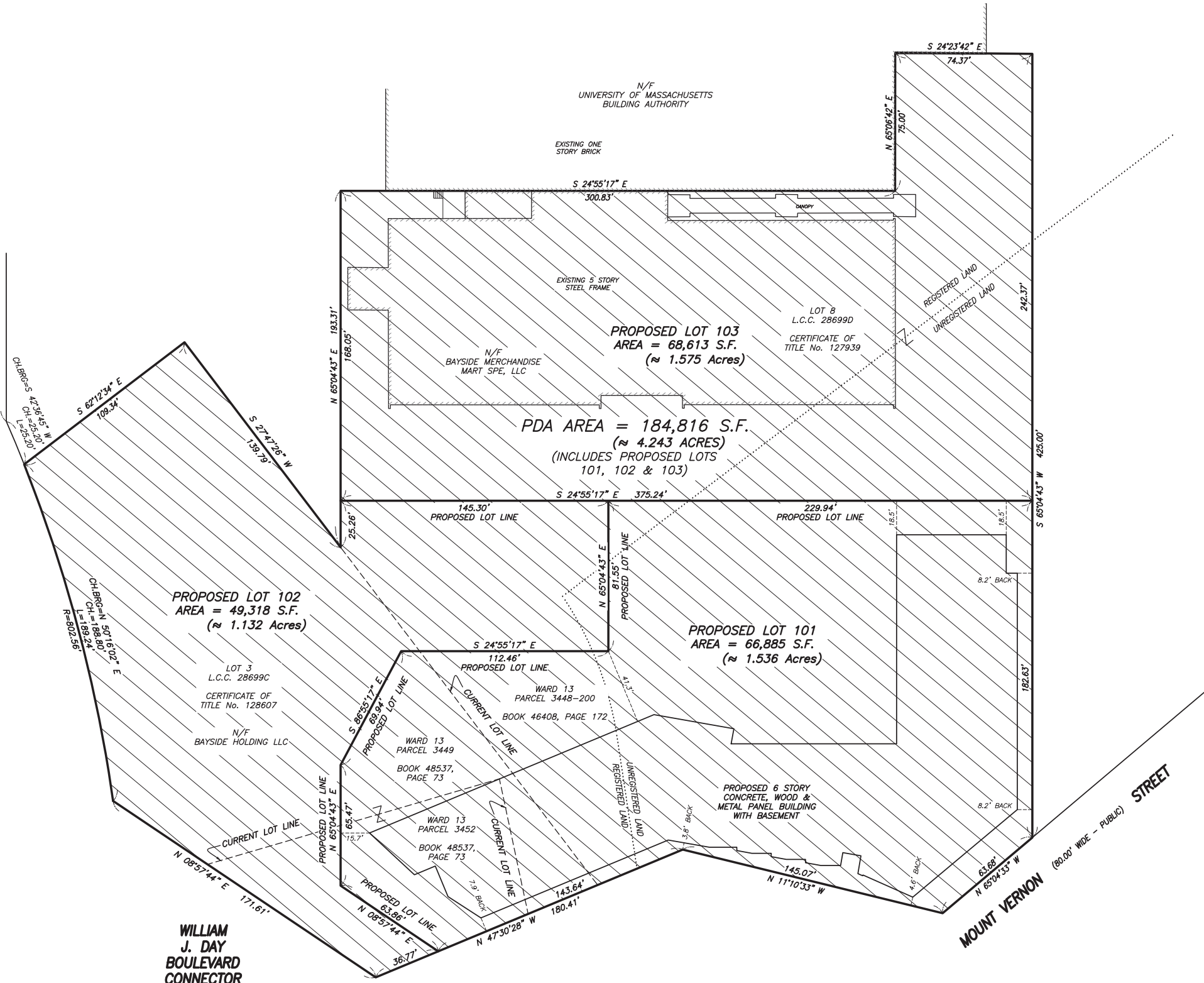
**Exhibit A**

Plot Plan

[See attached]

**LEGEND:**  
 N/F — NOW OR FORMERLY  
 CH. — CHORD  
 BRG — BEARING  
 S.F. — SQUARE FEET  
 PDA AREA

N/F  
COMMONWEALTH OF  
MASSACHUSETTS (M.D.C.)



**NOTES:**

- 1) THE PROPOSED LOTS SHOWN HEREON REPRESENT A FUTURE SUBDIVISION OF A CERTAIN PARCEL TO BE CREATED UPON THE CONSOLIDATION OF THE EXISTING PARCELS OF LAND COMPRISING THE PDA AREA.
- 2) THE PROPOSED BUILDING AND PROPOSED LOTS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY DIMELLA SHAFFER.

**PLOT PLAN**  
 150 MOUNT VERNON STREET  
**BOSTON (DORCHESTER DISTRICT), MASS.**

SCALE: 1"=30'      JANUARY 22, 2013  
 HARRY R. FELDMAN, INC.      LAND SURVEYORS  
 112 SHAWMUT AVENUE      PHONE: (617)357-9740  
 BOSTON, MASS. 02118      www.harryfeldman.com

**FELDMAN**  
 Professional Land Surveyors

RESEARCH MJB	FIELD CHIEF -	PROJ MGR MJB	APPROVED	SHEET NO. 1 OF 1
CALC MJB	CADD MJB	FIELD CHECKED -	CRD FILE -	JOB NO. 13625A

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## PUBLIC NOTICE

The Boston Redevelopment Authority (“BRA”) hereby gives notice pursuant to Sections 3-1A, 80A and 80C of the Boston Zoning Code (“Code”) that a Development Plan for Planned Development Area No. 91 at 140-150 Mount Vernon Street, Dorchester (“Development Plan”), together with a Fact Sheet describing the University Place Residences Development (“Proposed Project”) and a map of the area involved, was submitted to the BRA by University Place Residences LLC, Bayside Holding LLC, and Bayside Merchandise Mart SPE, LLC (collectively, “Applicant”) on \_\_\_\_, 2013. The Proposed Project site consists of certain land located at 140-150 Mount Vernon Street in the Harborpark District: Dorchester Bay/Neponset River Waterfront of Dorchester (the “Project Site”).

The Development Plan describes the Proposed Project, including an existing office building (the "Existing Office Building"), an existing parking lot (the "Existing Parking Lot") and the construction of a new mixed-use six-story building (the “New Building”) on the Project Site. The Existing Office Building consists of a five-story building located on Lot 103 containing up to 155,000 square feet of gross floor area. It is comprised of office uses, conference center uses and open space that may be reconfigured to accommodate up to fifteen (15) parking spaces. The Existing Parking Lot consists of a 112 space parking lot that may be restriped to accommodate up to 120 vehicles located on Lot 102 adjacent to William J. Day Boulevard. The New Building will be located on Lot 101 along Mount Vernon Street and the William J. Day Boulevard Connector, will have up to 175,000 square feet of gross floor area, and will have a single-level below-grade parking garage beneath the building and a surface parking lot for up to eighty-three (83) vehicles in total. The New Building may contain multi-family dwelling uses, retail business, retail catering and restaurant uses, entertainment uses, recreational uses, parking and accessory uses thereto. The maximum zoning height for the New Building will not exceed 70 feet and the Floor Area Ratio will not exceed 2.7.

The Applicant requests the approval of the Development Plan by the BRA pursuant to Article 80 of the Code. Approval would also authorize the Director of the BRA to petition the Boston Zoning Commission to approve the Development Plan.

The Development Plan may be reviewed at the Office of the Secretary of the BRA, Room 910, Boston City Hall, Boston, MA 02201 between 9:00 AM and 5:00 PM, Monday through Friday, except legal holidays. Public comments on the Development Plan, including the comments of public agencies, should be submitted in writing to John Fitzgerald, Project Manager, BRA, Boston City Hall, Boston, MA 02201, or via email [john.fitzgerald.bra@cityofboston.gov](mailto:john.fitzgerald.bra@cityofboston.gov) within 45 days of the receipt of the Development Plan by the BRA.

**Boston Redevelopment Authority**  
Brian P. Golden, Secretary

**BOSTON REDEVELOPMENT AUTHORITY**  
**DEVELOPMENT PLAN**  
**FOR**  
**PLANNED DEVELOPMENT AREA NO. 91**  
**UNIVERSITY PLACE RESIDENCES DEVELOPMENT**

140-150 Mount Vernon Street, Dorchester

University Place Residences LLC, Bayside Holding LLC, and Bayside Merchandise Mart SPE, LLC

\_\_\_\_\_, 2013

Development Plan: Pursuant to Section 3-1A and Section 80C of the Boston Zoning Code (as in effect on the date hereof, the “Code”), this Development Plan for Planned Development Area No. 91, the University Place Residences Development (this “Development Plan”), sets forth the proposed development (the “Proposed Project”) of the property located at 140-150 Mount Vernon Street in Dorchester, including the proposed location and appearance of structures, open spaces and landscaping, proposed uses, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, proposed dimensions of structures and public benefits.

This Development Plan provides for the development of the Proposed Project, which is also undergoing review under Section 80B of the Code. An Expanded Project Notification Form for the Proposed Project is being filed with the Boston Redevelopment Authority (the “BRA”) contemporaneously with the filing of this Development Plan. Based upon that process and approval of this Development Plan, final plans and specifications for the Proposed Project will be submitted to the BRA pursuant to Section 3-1A and Section 80C of the Code for final design review approval and certification as to consistency with this Development Plan.

This Development Plan consists of six (6) pages of text and Exhibits A and B. All references to this Development Plan contained herein shall pertain only to such six (6) pages of text and Exhibits A and B. The New Building (as defined below) is subject to design, environmental and other development review by the BRA and by other governmental agencies and authorities. Unless otherwise set forth herein, all references herein to terms set forth in the Code shall have the meanings set forth in the Code, as amended to the effective date hereof, and not as the same may be amended hereafter.

In accordance with Section 80C-9 of the Code, consistency with this Development Plan constitutes compliance with the requirements of the Code to the extent such requirements have been addressed in this Development Plan as determined through the issuance of a Certification of Consistency.

Proponents: University Place Residences LLC, a Massachusetts limited liability company with respect to Lot 101, Bayside Holding LLC, a Massachusetts limited liability company with respect to Lot 102, and Bayside Merchandise Mart SPE, LLC, a Delaware limited liability company with respect to Lot 103, all of which are under common control with Corcoran Jennison Company, Inc. and their respective successors and assigns (each, a “Developer”).

Location and Description of Site: The Proposed Project will be located on the property located at 140-150 Mount Vernon Street in the Dorchester neighborhood of Boston (the “Project Site”), as more particularly shown, bounded, and described in Exhibit A attached hereto (the “Plot Plan”) and consisting of proposed Lots 101, 102 and 103 as depicted on the Plot Plan. The Project Site is located in the

Harborpark District: Dorchester Bay/Neponset River Waterfront, the Restricted Parking Overlay District, the Greenbelt Protection Overlay District the Flood Hazard District and the Columbia Point Special Study Overlay District.

The Project Site consists of approximately 184,816 square feet (approximately 4.1 acres) of land area. The existing lots within the Project Site will be reconfigured into three proposed lots as shown on the Plot Plan, which lots may be under separate ownership. The Plot Plan shows the currently anticipated lot lines of each such lot, and the lot sizes and FARs described in the text of this Development Plan are consistent with the subdivision shown.

Location, Appearance and Proposed Dimensions of Structures and Proposed Density: The proposed project (the “Proposed Project”) includes an existing office building (the “Existing Office Building”), an existing parking lot (the “Existing Parking Lot”) and the construction of a new mixed-use six-story building (the “New Building”) on the Project Site. The New Building will be located on a 66,000 to 68,000 square foot portion of the Project Site (such portion, “Lot 101”), and is depicted as Lot 101 on the Plot Plan. The Existing Parking Lot (as defined below) is located on a 48,000 to 51,000 square foot portion of the Project Site (such portion, “Lot 102”), and is depicted as Lot 102 on the Plot Plan. The Existing Office Building (as defined below) is located on a 67,000 to 70,000 square foot portion of the Project Site (such portion, “Lot 103”), and is depicted as Lot 103 on the Plot Plan. For purposes of this Development Plan, compliance of the individual lots with the requirements of this Development Plan (and any applicable requirements of underlying zoning to the extent not addressed in this Development Plan) shall be determined on an individual rather than a Project Site-wide basis. The compliance or non-compliance of any lot within the Project Site with the provisions of this Development Plan and the Code shall not affect the compliance of any other lot within the Project Site with the provisions of this Development Plan or the Code.

The Proposed Project will include the development and construction of the mixed-use, six-story New Building along Mount Vernon Street and the William J. Day Boulevard Connector on Lot 101 and a single-level below-grade parking garage for up to seventy-six (76) vehicles beneath the building. The New Building will provide parking for not more than eighty-three (83) vehicles total in the below-grade parking garage (up to seventy-six (76) spaces) and up to seven (7) surface parking spaces. As currently envisioned, the New Building will have a building height of up to seventy (70) feet and will contain up to 175,000 square feet of gross floor area. The New Building will contain up to 165,000 square feet of multi-family dwelling space (consisting of studio, one-bedroom and two-bedroom units) and accessory uses thereto. The New Building is currently anticipated to include approximately 184 rental units, including approximately 24 affordable units. The New Building will also contain up to 10,000 square feet of retail space that may include retail business, retail catering and restaurant uses, entertainment uses, recreational uses and accessory uses thereto. The New Building is currently anticipated to be up to 360 feet long north-south along Mount Vernon Street and the William J. Day Boulevard Connector, up to 200 feet long east-west along the Mount Vernon Street Entrance and up to 65 feet wide. In keeping with many traditional multifamily residential buildings, the New Building is currently envisioned to be made of wood frame construction with metal panels on its exterior. The ground floor along Mount Vernon Street (including the entrance to be located on Mount Vernon Street) is anticipated to include retail space, thereby enlivening the street edge. Current development plans and a rendering of the New Building are attached hereto as Exhibit B.

**Table 1**

Lot No.	Size (square feet)	Maximum Gross Floor Area	Maximum Floor Area Ratio	Maximum Height	Maximum Parking Spaces
101	66,000 – 68,000	175,000	2.7	70	83
102	48,000 – 51,000	0	0	0	120
103	67,000 – 70,000	155,000	2.3	64	15
Total			1.8		

The Existing Office Building is a five-story masonry building on Lot 103 that is approximately 275 feet long north-south and approximately 100 feet wide east-west with a building height of up to 64 feet. The Existing Office Building contains up to 155,000 square feet of gross floor area comprised of office uses and conference center uses. The Existing Office Building is set back from Mount Vernon Street and its visibility from Mount Vernon Street will be obstructed after construction of the New Building. In front of the Existing Office Building is an allée of trees and landscaping, and a small green space is located to the south of the Existing Office Building. The site may be reconfigured to create up to fifteen (15) parking spaces in existing open space areas. The elevation of the Existing Office Building is shown in Exhibit B, Figure DP4, Elevations.

The Existing Parking Lot consists of 112 parking spaces and may be restriped to accommodate up to 120 parking spaces, generally as shown in Exhibit B, Figure DP1, Site Plan.

The New Building will have a maximum building height (excluding mechanical roof structures and penthouses not used or designed for to be used for human occupancy) not to exceed seventy (70) feet. The Floor Area Ratio (“FAR”) of the New Building will not exceed 2.7, as calculated pursuant to the Code based on the 66,000-68,000 square foot area of Lot 101. As currently envisioned, the New Building will contain up to 175,000 square feet of gross floor area, and will not exceed the maximum gross floor area permitted in connection with the New Building’s maximum FAR of 2.7.

No material changes to the Existing Office Building are contemplated in connection with the Proposed Project. The size of the new lot on which the Existing Office Building is located will be reduced in accordance with the subdivision depicted on the Site Plan; and the size of the lot described in the text of this Development Plan is consistent with this reduction. Accordingly, to ensure the Existing Office Building’s continued compliance with the Code, (i) the maximum FAR permitted for Lot 103 shall be 2.3, as calculated pursuant to the Code, and (ii) the dimensional requirements applicable to the Existing Office Building shall be modified to the extent necessary to permit the subdivision depicted on the Site Plan.

No material changes to the Existing Parking Lot on Lot 102 are contemplated in connection with the Proposed Project other than potential restriping of the parking spaces that may increase the number of parking spaces from 112 spaces to up to 120 spaces.

Open Space and Landscaping: Lot 101 is anticipated to have improved landscaping, including a landscaped space behind the New Building and in front of the Existing Office Building, consisting of plantings and trees selected from indigenous species and a paved courtyard and walkways. Along Mount Vernon Street and the William J. Day Boulevard Connector, an existing fence is planned to be removed in connection with the Proposed Project so that the front pedestrian entrance to the New Building will connect through a small plaza to nearby Department of Conservation and Recreation property. The remainder of the open space on the Project Site will be used for pedestrian and vehicular circulation and surface parking.

In lieu of complying with the requirements of Article 29, Greenbelt Protection Overlay District,



of the Code to the extent the same would otherwise be applicable, the Developer of the New Building shall submit plans to the Boston Parks Commission and obtain a written determination from the Boston Parks Commission indicating whether it recommends project approval, denial, or modification with respect to the New Building. The New Building Developer shall provide a copy of said written determination to the BRA prior to any issuance of a Certification of Consistency for the New Building.

Proposed Uses of the Project Site: Uses on Lot 103 are an Existing Office Building that contains up to 155,000 square feet of office uses and conference center uses. Lot 103 will also contain the fifteen existing surface parking spaces. The use on Lot 102 is up to 112 surface parking spaces, which may be restriped to accommodate up to 120 parking spaces. Uses on Lot 101 will include a New Building that as currently envisioned may contain up to 165,000 square feet of multi-family dwelling space (consisting of studio, one-bedroom and two-bedroom units, and common areas), including approximately 184 rental units of which approximately 24 units will be affordable and accessory uses thereto; up to 10,000 square feet of retail space that may include retail business, retail catering and restaurant uses, entertainment uses, recreational uses, and accessory uses thereto; and a single level below-grade parking garage with parking for up to seventy-six (76) vehicles and surface parking for up to seven (7) vehicles. The Proposed Project may change as the New Building is further refined and implemented in accordance with and subject to further design, environmental and other development review by the BRA. Without limiting the foregoing, the design of the New Building in accordance with the foregoing program or as refined and implemented in accordance with such further review shall be deemed in compliance with this Development Plan. However, in no event shall any element of the Proposed Project exceed the applicable dimensions in Table 1.

Proposed Traffic Circulation, Parking, and Loading Facilities: As currently designed, primary access to and egress from the Project Site will continue to be provided via the existing access entrance/exit located adjacent to Mount Vernon Street (the "Mount Vernon Street Entrance"). The New Building will be designed so that, in connection with future development of the former Bayside Expo Center Site located adjacent to the Project Site, the Mount Vernon Street Entrance may become a Central Commercial Street that meets the City's Complete Streets Guidelines, all in accordance with the Columbia Point Master Plan.

The New Building on Lot 101 will include parking for not more than eighty-three (83) vehicles in a below-grade parking garage (up to 76 spaces) and in surface parking spaces (up to 7 spaces). The foregoing parking specifications will be the only parking requirements applicable to the New Building and Lot 101. All other parking requirements of the Code, including without limitation the provisions set out in Article 23 and Section 42A-10 of the Code, shall not be applicable to the New Building and Lot 101 and are superseded by this Development Plan.

By virtue of the subdivision as depicted on the Site Plan, a portion of the surface parking previously associated with the Existing Office Building will be eliminated. Accordingly, there shall be no minimum number of parking spaces required for the Existing Office Building, although Lot 103's open space may be reconfigured to include up to fifteen (15) parking spaces. The Existing Parking Lot on Lot 102 shall remain available as parking to serve the needs of the Project Site.

Loading and service functions such as trash and recycling removal and deliveries for the New Building will occur on-site and will be accessed from the north side of the New Building. Pedestrian access to the residential and ground-floor retail uses of the New Building will be provided from Mount Vernon Street and the Mount Vernon Street Entrance. Vehicles will have access and egress from the New Building through the Project Site to the Mount Vernon Street Entrance. Loading and service functions for the Existing Office Building shall remain as existing, which is to the north of the building.

Access to Public Transportation: The Project Site is located within one quarter mile of the

Massachusetts Bay Transportation Authority (MBTA) JFK/UMass Station. Both branches of the Red Line, the Commuter Rail and several MBTA bus lines serve this station. Several additional local bus service lines are also located within convenient walking distance to the Project Site.

Signage: The signage program for the Proposed Project shall be subject to design, environmental and other development review by the BRA, and any “Sign” approved as part of such review shall be deemed to be in compliance with this Development Plan.

Development Review Procedures: All plans for the New Building are subject to ongoing design, environmental and other development review and approval by the BRA, and the aspects of the Proposed Project approved as part of such review shall comply with the dimensional, design and development requirements applicable to the Proposed Project and set forth in this Development Plan. Such review will be conducted in accordance with Large Project Review under Section 80B of the Code. All other design, environmental, and other development review and parking requirements of the Code, including without limitation the Urban Design Guidelines set out in Section 42A-8 of the Code and the provisions of Articles 23, 25 and 29 and Section 42A-10 of the Code, shall not be applicable to the Proposed Project and are superseded by this Development Plan.

Public Benefits: The Proposed Project will provide substantial public benefits to the City of Boston and the Dorchester neighborhood, including many direct and indirect economic benefits. Among its many benefits, the Proposed Project will:

- a) Adhere to the goals of the Columbia Point Master Plan by encouraging a mix of uses (including a diversity of housing types), fostering multimodal transportation access, improving the public realm and supporting sustainable development objectives.
- b) Assist in the diversification and expansion of Boston's economy and job opportunities by stimulating economic activity such as private investment in commercial uses and by providing construction jobs in the short term and property management and retail jobs in the long term;
- c) Provide affordable housing for Dorchester and Boston residents in furtherance of the goals of the Mayor's Executive Order on Inclusionary Development; and
- d) Improve the aesthetic character of the Project Site and its surroundings by, among other things, developing an enhanced pedestrian realm along Mount Vernon Street and the William J. Day Boulevard Connector through the prominent siting of the Proposed Project's front entryway and removal of the existing perimeter fence and providing retail activity to enliven the area for visitors and residents.
- e) Advance sustainability objectives of the City as the New Building will be LEED certifiable, meet the requirements of Article 37 of the Boston Zoning Code and be elevated to account for sea level rise and coastal flooding.

**Exhibits:**

**Exhibit A** - Legal Description and Plan entitled “Plot Plan, 150 Mount Vernon Street in Boston, MA” prepared by Harry R. Feldman, Inc., dated January 22, 2013.

**Exhibit B** - PDA Development Plans, entitled: “PDA Development Plan, 150 Mount Vernon Street, DP1, DP2, DP3, and DP4.”

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

A certain Planned Development Area comprised entirely of Assessors Parcels 3448-200, 3449 & 3542 in Ward 13 situated in the City of Boston (Dorchester District), Suffolk County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the northeasterly sideline of Mount Vernon Street, said point being the southerly most corner of said Assessor's Parcel 3448-200;

Thence running N 65° 04' 33" W, along said sideline of Mount Vernon Street, a distance of 63.68 feet to a point;

Thence turning and running N 11° 10' 33" W, a distance of 145.07 feet to a point;

Thence turning and running N 47° 30' 28" W, a distance of 180.41 feet to a point;

Thence turning and running N 08° 57' 44" E, a distance of 171.61 feet to a point;

Thence turning and running along a curve to the left having a radius of 802.56 feet, a length of 189.24 feet, the chord of which is 188.80 feet along a bearing of N 50° 16' 02" E, to a point of non-tangency;

The preceding four courses run by land now or formerly of the Commonwealth of Massachusetts;

Thence turning and running S 62° 12' 34" E, a distance of 106.34 feet to a point;

Thence turning and running S 27° 47' 26" E, a distance of 139.79 feet to a point;

Thence turning and running N 65° 04' 43" E, a distance of 193.31 feet to a point;

Thence turning and running S 24° 55' 17" E, partly along the face of a one story brick building and partly through a party wall, a distance of 300.83 feet to a point;

Thence turning and running N 65° 06' 42" E, along the face of said one story brick building, a distance of 75.00 feet to a point;

Thence turning and running S 24° 23' 42" E, partly along the face of said one story brick building, a distance of 74.37 feet to a point;

Thence turning and running S 65° 04' 43" W, a distance of 425.00 feet to the point of beginning;

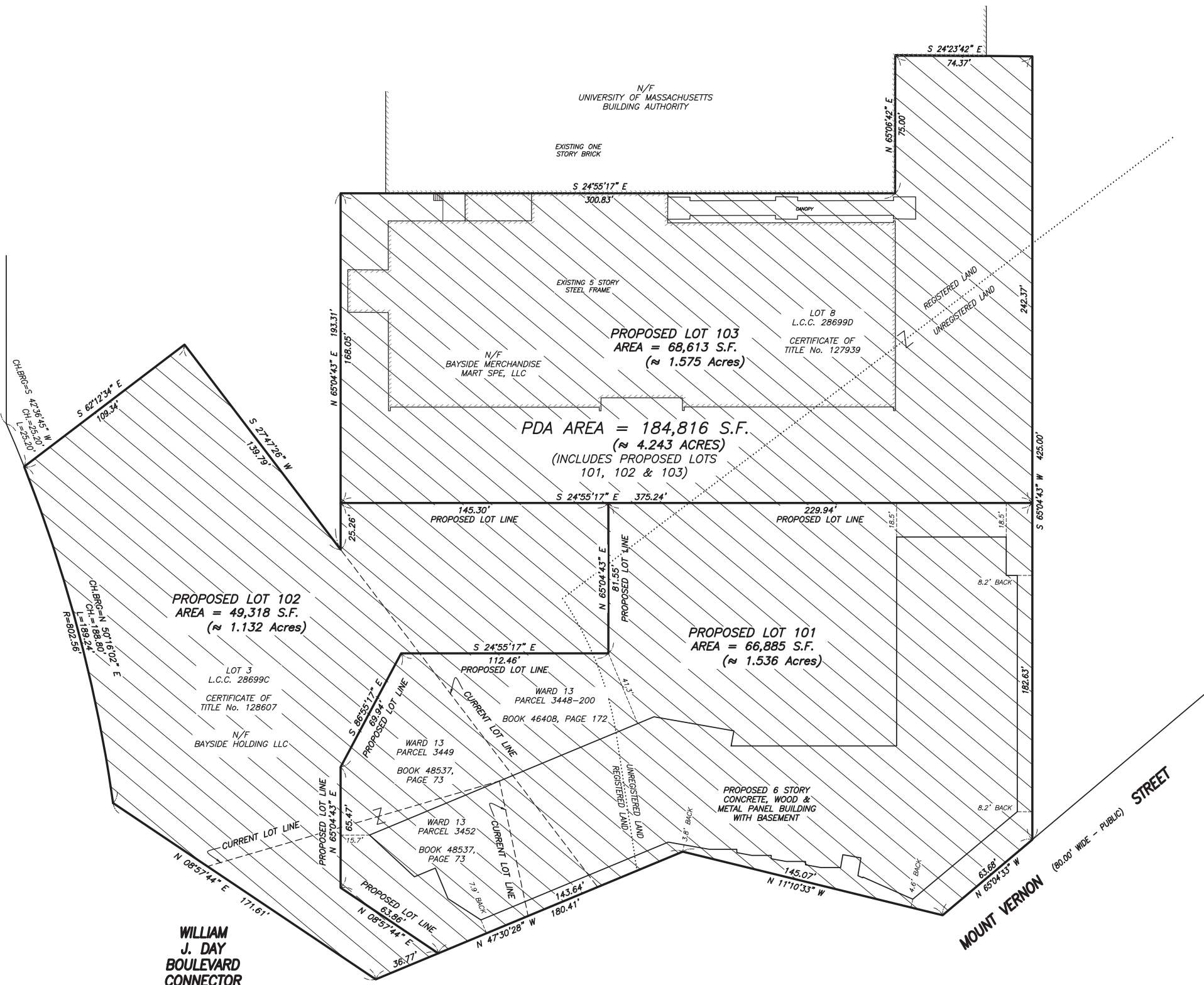
Containing an area of 184,816 square feet, or 4.243 acres, as shown on a plan prepared by Harry R. Feldman, Inc., Land Surveyors entitled "Plot Plan, 150 Mount Vernon Street, Boston (Dorchester District), Mass." dated January 22, 2013.

**LEGEND:**

N/F — NOW OR FORMERLY  
 CH. — CHORD  
 BRG. — BEARING  
 S.F. — SQUARE FEET



N/F  
 COMMONWEALTH OF  
 MASSACHUSETTS (M.D.C.)

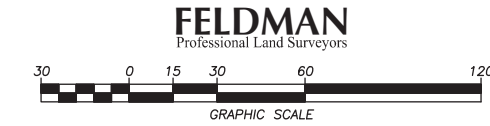


**NOTES:**

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- 2) THE PROPOSED BUILDING AND PROPOSED LOTS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY DIMELLA SHAFFER.

**PLOT PLAN**  
 150 MOUNT VERNON STREET  
**BOSTON (DORCHESTER DISTRICT), MASS.**  
 SCALE: 1"=30'  
 HARRY R. FELDMAN, INC.  
 112 SHAWMUT AVENUE  
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JANUARY 22, 2013  
 LAND SURVEYORS  
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RESEARCH MJB	FIELD CHIEF -	PROJ MGR MJB	APPROVED	SHEET NO. 1 OF 1
CALC MJB	CADD MJB	FIELD CHECKED -	CRD FILE -	JOB NO. 13625A

FILENAME: S:\PROJECTS\13600s\13625\DWG\13625A-PP.dwg

**EXHIBIT B**

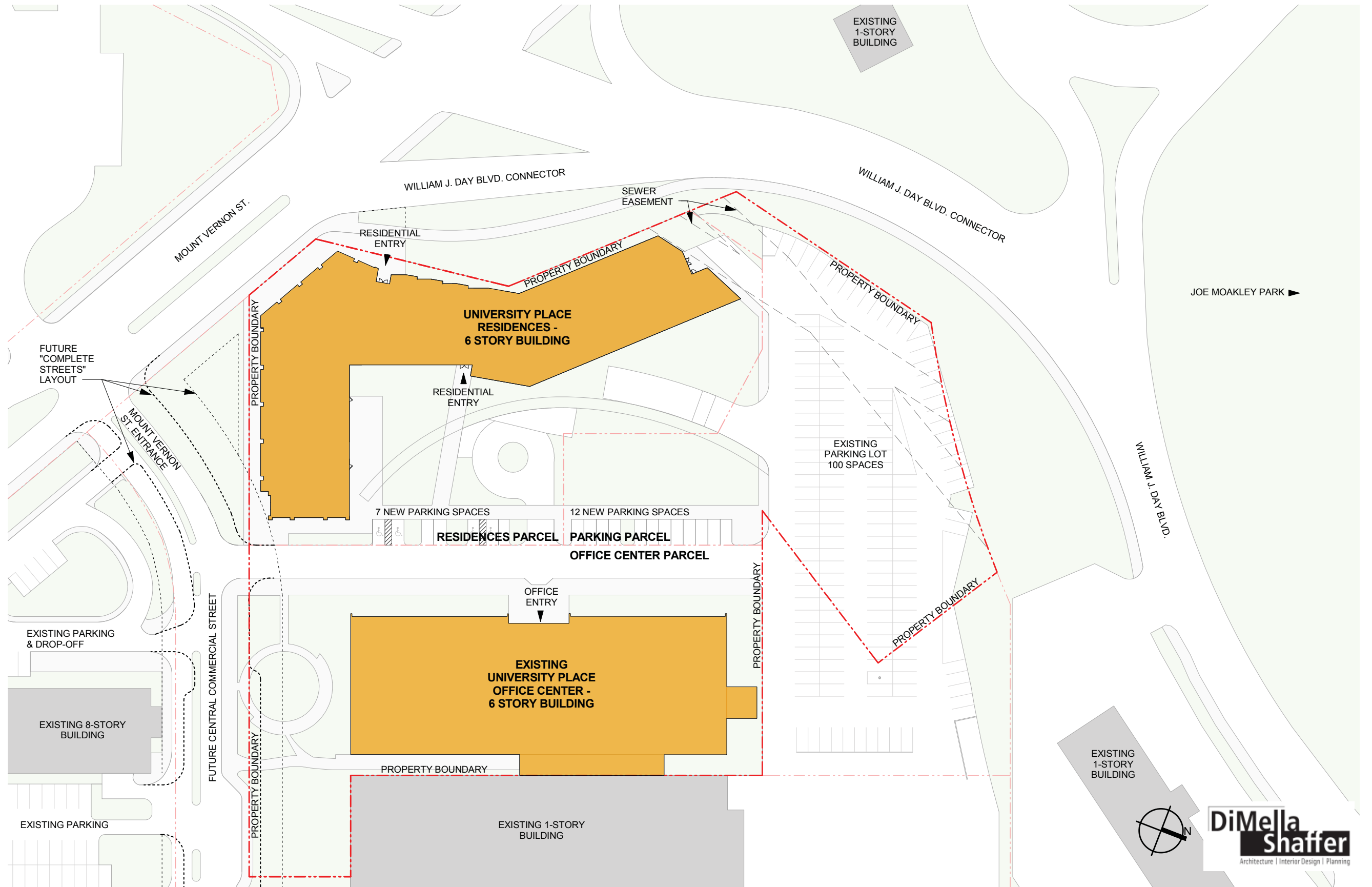
**PDA DEVELOPMENT PLANS**

PDA Development Plan, 150 Mount Vernon Street, Site Plan DP1

PDA Development Plan, 150 Mount Vernon Street, Landscape Plan DP2

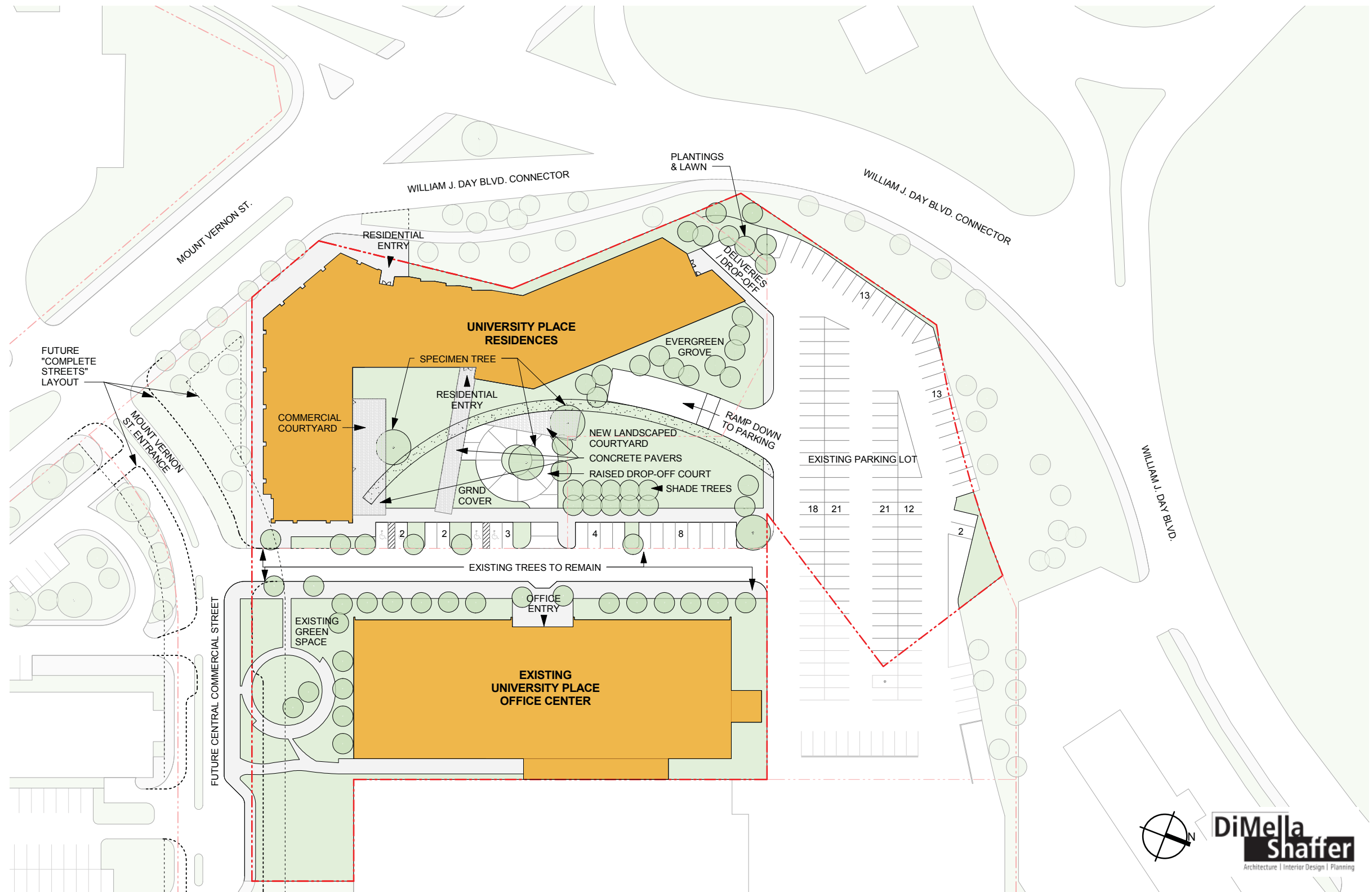
PDA Development Plan, 150 Mount Vernon Street, Circulation Plan DP3

PDA Development Plan, 150 Mount Vernon Street, Elevations DP4

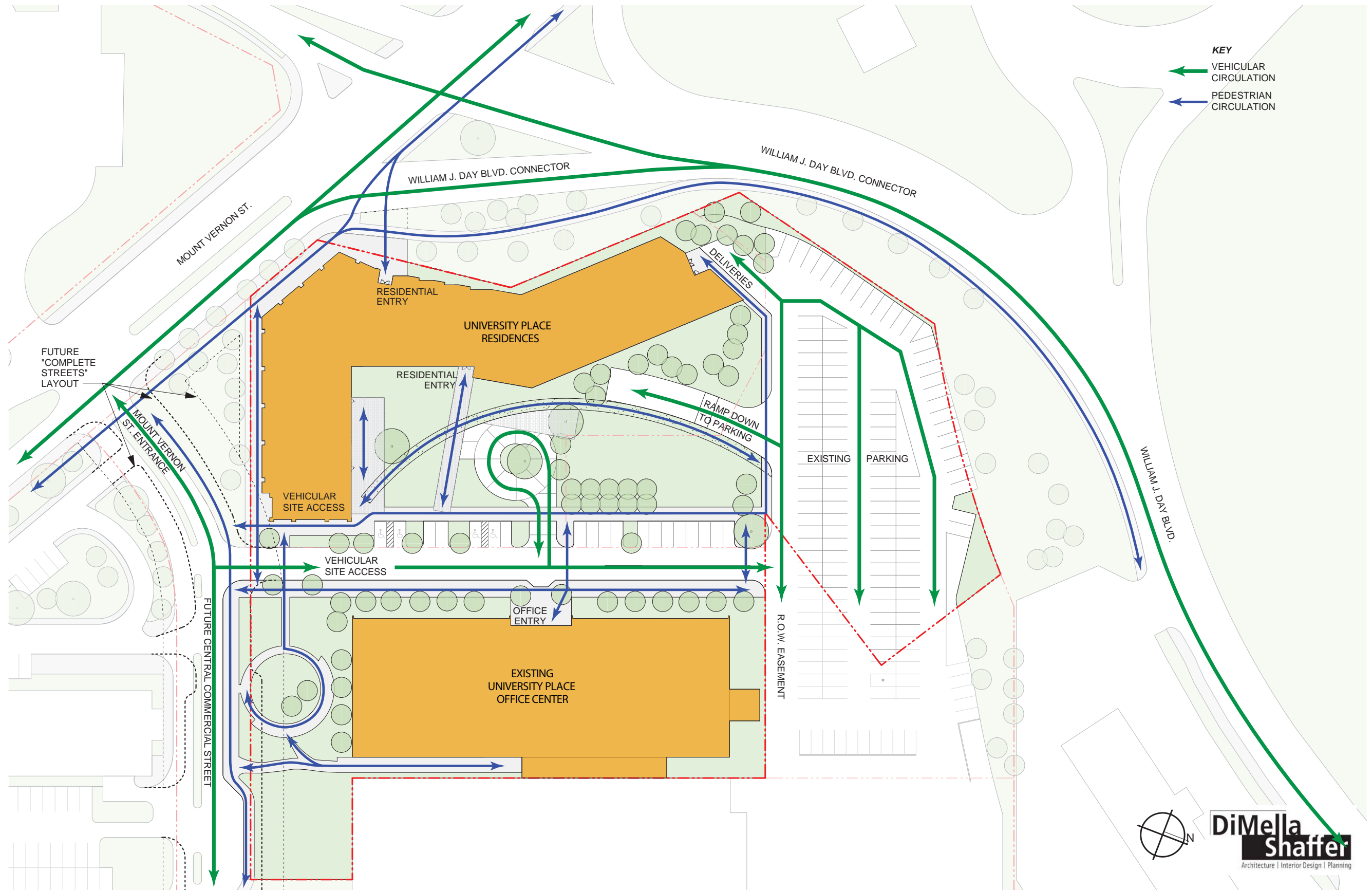


**PDA Development Plan**

**University Place Residences**  
 Dorchester, Massachusetts







**PDA Development Plan**

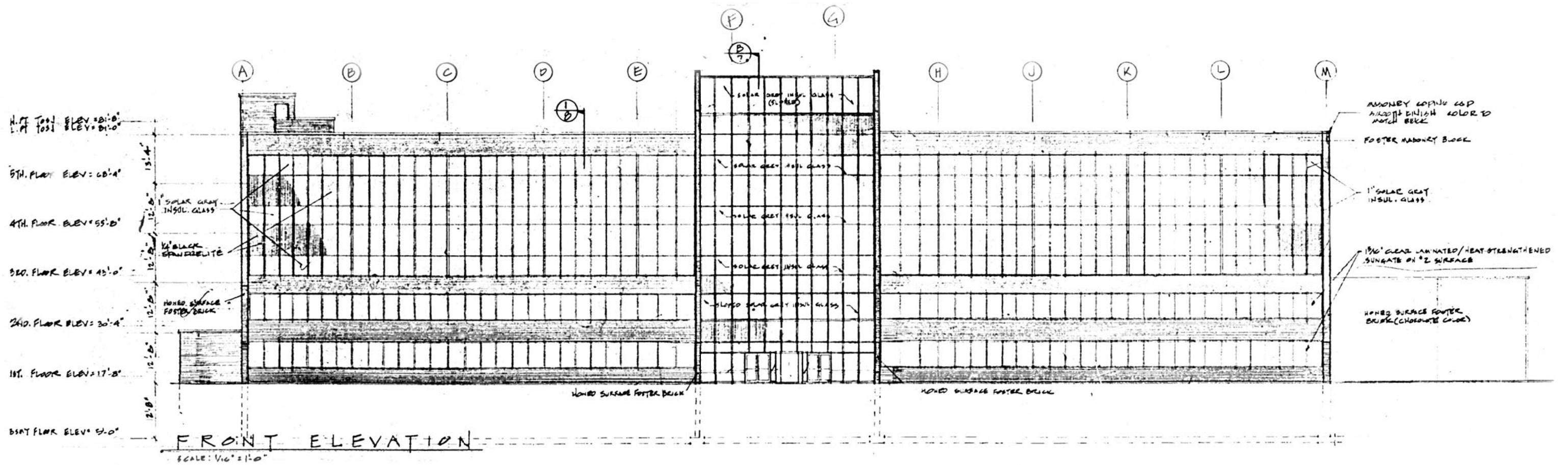
**University Place Residences**  
Dorchester, Massachusetts







West Elevation of University Place Residences



West Elevation of University Place Office Center