

BZA APPROVAL: 8/10/11
BCC APPROVAL: 9/14/11
EFFECTIVE: 9/15/11

**MASTER PLAN
For
PLANNED DEVELOPMENT AREA NO. 80**

**CHRISTIAN SCIENCE PLAZA
Huntington Avenue/Prudential Center, Boston
Dated: August 16, 2011**

In accordance with Sections 3-1A and 80C-3 of the Boston Zoning Code (the "Code"), this plan constitutes a Master Plan for Planned Development Area No. 80 (the "PDA Master Plan") for development of the Christian Science Plaza (the "Project", as more particularly described below), an approximately 646,091 square-foot (approximately 14.83 acres) PDA Area (the "PDA Area") on Huntington Avenue and Massachusetts Avenue in Boston. The PDA Area is described in more detail below, and in the legal descriptions attached as **Exhibit A** hereto and shown on **Exhibit B** hereto. The PDA Area is comprised of properties owned by The First Church of Christ, Scientist, The Christian Science Board of Directors, or Church Realty Trust (such affiliated entities collectively, the "Proponent"), as well as a portion of Dalton Street between St. Germain Street and Belvidere Street and a portion of Belvidere Street west of the intersection of Dalton Street and Belvidere Street.

This PDA Master Plan (i) sets forth a statement of the development concept for the Site, including the planning objectives and character of the development, the proposed uses of the area, the range of dimensional requirements for each of the proposed structures, and the proposed phasing of construction, and (ii) provides for one or more Planned Development Area Development Plans (as defined in the Code; each such plan, a "PDA Development Plan") to be submitted providing more specific information about various Proposed Projects (as defined in the Code) and components thereof.

The PDA Master Plan consists of 8 pages of text plus attachments designated **Exhibits A** through **I**. All references to this PDA Master Plan contained herein will pertain only to these 8 pages and Exhibits. This PDA Master Plan shall be governed by the Code in effect as of the date hereof and unless otherwise set forth herein, all references to terms defined by the Code will have the meanings set forth in Section 2A of the Code, as amended to the effective date hereof, and not as amended hereafter.

PDA Area Description

The PDA Area consists of approximately 646,091 square feet (approximately 14.83 acres), bounded generally by Huntington Avenue to the east, Massachusetts Avenue to the west, and Clearway Street, Dalton Street, and Belvidere Street to the north, and includes two parking lots west of Dalton Street, south of Belvidere Street, as described on **Exhibit A** and shown on **Exhibit B**, the "PDA Area Plan," attached hereto.

The land is owned by the Proponent, except for approximately 8,462 square feet of Dalton Street and approximately 189 square feet of Belvidere Street within the PDA Area which are owned by the City of Boston. The PDA Area includes two Church edifices, a Sunday School Building, and buildings used for the worldwide headquarters of The First Church of Christ, Scientist, The Christian Science Publishing Society, and The Mary Baker Eddy Library, as well as buildings owned by the Proponent that are leased to others. The PDA Area also includes about ten acres of open space owned by the Proponent and accessible to the public, an underground parking garage, and two surface commercial parking lots.

Planning Objectives and Character of Development

The plan entitled "Plaza Revitalization Project Plan," which was submitted by the Proponent to the Boston Redevelopment Authority (the "Authority" or the "BRA") Board at a meeting held on January 13, 2011 for informational purposes and which studied various alternative building locations, heights, massing, relation to the Plaza and environmental impacts, serves as the planning basis for the PDA Master Plan. The Plaza Revitalization Project Plan was developed in collaboration with the Authority, which arranged and attended more than twenty meetings of the Citizens Advisory Committee appointed by Mayor Thomas M. Menino.

Nearly 40 years have passed since the development of the Christian Science Plaza. A review of the Christian Science Plaza's conditions concluded that improvements would be in keeping with the growth and vibrancy of the nearby neighborhoods and today's emphasis on greater environmental sustainability.

In addition, through the developments proposed in the Plaza Revitalization Project Plan, the Proponent seeks to have its real estate expenses, including the maintenance of the Christian Science Plaza's open space, covered by its real estate revenues, rather than by private donations, which the Proponent would like to devote more directly to its mission activities.

The Plaza Revitalization Project Plan was developed with the assistance of the BRA and the Citizens Advisory Committee in response to the Proponent's review of the Plaza conditions, and has three objectives:

- 1) Enhance the open space on the Christian Science Plaza to make it a more usable and attractive year-round destination accessible to the public.
- 2) Improve the environmental sustainability of the Christian Science Plaza with emphasis on better water and groundwater management.
- 3) Identify opportunities for underutilized real estate, including reuse of some existing buildings and the addition of new buildings, which would generate a revenue stream to help ensure that the Christian Science Plaza remains a valuable asset to the Boston community.

These objectives, combined with design criteria related to open space, land use, historic resources, transportation, environmental sustainability and economic sustainability, provided a framework for the proposed Plaza Revitalization Project Plan.

The Plaza Revitalization Project Plan envisions the construction of three new buildings on two sites (the "Project Sites") located on the Christian Science Plaza as shown on **Exhibit C**. The Project Site located on Huntington Avenue and adjacent to the Sunday School Building (the "Huntington Avenue Site") will include one new building that is proposed to be integrated with the Sunday School Building. The Project Site located at the intersection of Belvidere Street and Dalton Street (the "Belvidere/Dalton Site") will include two buildings separated by a roadway. In addition, the area of the Christian Science Plaza between the Children's Fountain and the intersection of Huntington Avenue and Belvidere Street shown on **Exhibit C** is being considered for a small retail pavilion.

This PDA Master Plan authorizes the buildout of not more than 950,000 square feet of Gross Floor Area (as defined in the Code) in three new buildings on the Huntington Avenue and Dalton/Belvidere Sites plus not more than 2,000 square feet of Gross Floor Area for the pavilion. This is in addition to the existing buildings in the PDA Area, which contain approximately 775,870 square feet of Gross Floor Area, as shown on Exhibit G. New building construction is only allowed in the areas described in the preceding paragraph.

Proposed Uses of the Area and Structures. Allowed uses for the PDA Area and Project Sites include continuation of all existing uses set forth in **Exhibit D** which may be relocated within the PDA Area as well as the allowed uses set forth in **Exhibit E** including, among others, residential, hotel, retail and/or restaurant and, depending on market demands, new office. Uses will also include below-grade accessory parking for all types of uses and non-accessory parking including existing commercial parking all as set forth in the "Parking" section of this PDA Master Plan. Other than as specified in this Master Plan or an approved PDA Development Plan the only use regulations applicable to the PDA Area are those set forth in this paragraph.

Public Benefits. The Project includes new open space of not less than 4,300 square feet on St. Germain Street within the Belvidere/Dalton Site. This space will provide separation between the new buildings and the existing residential buildings on St. Germain Street. The newly created open space will provide an amenity for the immediate neighbors and abutters and will incorporate trees, planters, seating and decorative pavers.

The Project proposes significant upgrades to the Christian Science Plaza's privately-owned open space, including reconstruction of the Reflecting Pool, additional green space, seating and other improvements ("Plaza Improvements"). Going forward, the Plaza's open space will continue to be accessible to the public, as it has since

constructed in the early 1970's, under reasonable rules and regulations and the Proponent will assure that the Plaza's open space is maintained in good condition.

The construction of the two buildings on the Belvidere/Dalton Site will include redesigning Dalton Street as a pedestrian-friendly public way. The new streetwall and retail spaces created by the new buildings will improve the pedestrian experience in this area adjacent to hotels and the Prudential Center area. New sidewalks will be included in the new section of Clearway Street that will be extended in the PDA Area to form a new connection to Belvidere Street at a location currently used for private vehicles associated with the Proponent and the Project will include additional sidewalk improvements where necessary.

The Project also proposes (subject to obtaining the necessary rights) the redesign of the intersection of Dalton Street and Belvidere Street to improve site access and neighborhood circulation in the area, as shown in **Exhibit F** hereto which, if implemented, would be included as part of one or more PDA Development Plans. The redesign will result in a clearer definition of the lane geometry and stop controls, improving the overall safety and functioning of the intersection. Clearway Street will be extended to Belvidere Street providing access and egress for the garage and loading areas as shown in **Exhibit F** hereto. The redesign of the intersection will be in cooperation with the Boston Transportation Department, Department of Public Works, Public Improvements Commission and other appropriate agencies.

All of the foregoing will be subject to design review by the Authority and, where subject to its jurisdiction, will be coordinated with the Boston Landmarks Commission.

These improvements and the development contemplated by this Master Plan will provide:

- Improved open space for the public's use year-round
- Additional green space
- New affordable housing units in connection with any residential development that comply with Mayor Menino's Executive Order
- Decreased water use
- Less water from the Reflecting Pool and rainstorms discharged to the combined sewer system
- Decreased urban heat island effect
- Increased groundwater infiltration to support adequate groundwater levels
- New construction and permanent jobs

- Increased tax revenues for the City
- Statutory linkage from qualifying uses

The specific public benefits associated with each building shall be included in the PDA Development Plan for such building. The Plaza Improvements shall be included as part of a Proposed Project in one or more PDA Development Plans or a separate PDA Development Plan. The Project as a whole shall comply with Section 41-14 of the Code (Planned Development Areas: Public Benefit Criteria) and the specified benefits associated with each building shall be included in the applicable PDA Development Plan.

Parking. The PDA Area currently owned by the Proponent includes 613 parking spaces, 550 of which are located in the parking garage beneath the Christian Science Plaza and 63 of which are commercial parking spaces located in two surface parking lots. No additional parking spaces shall be required for the buildings on the Huntington Avenue Site or for the pavilion. In connection with the construction of buildings on the Belvidere/Dalton Site, additional parking (but not more than 320 spaces) will be provided, based on the actual uses and in consultation with the BRA and Boston Transportation Department, in an underground garage or garages which would be included as part of a Proposed Project and included as part of the PDA Development Plan for the applicable building(s). A total of 63 spaces in the existing or new garages may be used for commercial parking in place of the 63 commercial surface parking spaces that will be eliminated and spaces in the garage may continue to be used for performance parking by patrons of the Boston Symphony.

Range of Dimensional Requirements. The new building on the Huntington Avenue Site will be in Substantial Accord (as defined in Article 41 of the Code) with a height of 291 feet. The two new buildings on the Belvidere/Dalton Site will be in Substantial Accord with a height of 251 feet for the western portion of the Site and 512 feet for the eastern portion of the Site. The height of the retail pavilion building will be limited to no more than 35 feet.

The total Floor Area Ratio (as defined in the Code), including all existing and new buildings, for the entire PDA Area may not exceed 2.8.

The heights and Gross Floor Areas of all buildings existing within the PDA Area as of the effective date of this PDA Master Plan, which are set forth on **Exhibit G**, as well as all other structural dimensions of these buildings, are deemed to be in compliance with this PDA Master Plan.

Any additional buildings, and any increase in the height or Gross Floor Area or exterior dimensions of any existing building, shall require an amendment to this PDA Master Plan and a PDA Development Plan. Any increase in the height, Gross Floor Area or Floor Area Ratio of any new building shall require an amendment to this PDA Master Plan and an amendment to the applicable PDA Development Plan. Further,

reconstruction of pre-existing structures shall comply with Section 41-11.2 of the Code to the extent applicable.

Other than as specified in this PDA Master Plan or an approved PDA Development Plan, the sole dimensional regulations applicable to the PDA Area are those of building height, Gross Floor Area and Floor Area Ratio set forth in this PDA Master Plan.

Technical Studies Performed in Support of Development on the Christian Science Plaza. The Plaza Revitalization Plan included an analysis of certain environmental impacts, including transportation, wind, shadow, geotechnical conditions/groundwater, water and sewer infrastructure, sustainability and urban design. A list of the various studies performed is attached hereto as **Exhibit H**. Each Proposed Project shall comply with Section 41-16 (Planned Development Areas: General Design and Environmental Impact Standards) of the Code and the specifics for each Proposed Project shall be set forth in the applicable PDA Development Plan.

Transportation. To assess the transportation impacts associated with the proposed development on the Project Sites, a transportation impact analysis was conducted and included in the Plaza Revitalization Project Plan. The analysis examined vehicle traffic, parking conditions, public transportation services, and pedestrian and bicycle activity in the area surrounding the Christian Science Plaza based on a scope developed in coordination with the Boston Transportation Department. A discussion of the study methodology, as well as existing conditions (year 2009) and expected future conditions (year 2019) both with and without the proposed development, was included. Any transportation improvements, both on and off site associated with each building, shall be included in the PDA Development Plan for such building.

The key findings of the analysis were:

- The proposed development on the Project Sites will have minimal transportation impacts on nearby intersections because of the anticipated uses, combined with the proposed roadway improvements.
- The proposed development on the Project Sites will have a minimal net increase in parking needs because of the existing on-site parking supply and proposed development program.
- The area currently has a high use of transit, bicycling, and walking versus drive-alone commuting which will be encouraged as part of the development program.

Shadow. It is anticipated that the proposed development will have minimal net new shadow impacts on the surrounding area. In general, shadow created by the new building on the Huntington Avenue Site will be cast in the area between Massachusetts Avenue and Huntington Avenue, including at times portions of the Christian Science

Plaza open space, the Original Mother Church and The Mother Church Extension, and the Reflecting Pool. New shadow from the buildings on the Belvidere/Dalton Site will generally be in the zone north of Belvidere Street and east of Huntington Avenue, including the pedestrian areas at the intersection of Dalton and Belvidere Streets and along Belvidere Street. Most of the new shadow from the Belvidere/Dalton buildings will be cast on rooftops. Except for a small portion of Southwest Corridor Park at 6:00 pm on June 21, no new shadow is created on parks or open spaces in the vicinity of the Christian Science Plaza from the buildings on the Belvidere/Dalton Site.

Development Review

Proposed buildings on the Project Sites will undergo review as required by Article 80 of the Boston Zoning Code, as well as design review subsequent to the development of a PDA Development Plan for the Project Site(s). Review of environmental impacts will be studied during the Article 80 review process, taking into account the technical studies already performed. Among other matters, both shadow impacts and transportation impacts will be updated as needed if the proposed building on a Project Site is not consistent with the building envelope and program uses studied in the Plaza Revitalization Project Plan. Development on the Huntington Avenue Site, and other improvements or upgrades to the existing Christian Science Plaza open space and existing buildings will be in coordination with the Boston Landmarks Commission, as required and any applicable approvals shall be obtained.

Proposed Phasing of Construction

Construction and completion of buildings will depend upon market demand for the uses contemplated, the availability of construction labor and materials, and stability in the larger economy over a maximum period of twenty years. As more precise construction sequencing plans are developed, they shall be submitted to the Authority for confirmation and approval as part of the PDA Development Plan for the applicable building. The buildings may be constructed separately or simultaneously, depending on market demand and other factors. Each building will undergo the Authority's review and the applicable Article 80 review processes.

Zoning

The Assessor's Parcel Numbers of each of the properties located within the PDA Area are set forth on **Exhibit I**. The entire PDA Area is located in the Huntington Avenue/Prudential Center District and portions of the PDA Area are located in the Christian Science Institutional Area and the Massachusetts Avenue/Belvidere Street Protection Area. The entire PDA Area is also located within a Restricted Parking Overlay District and Groundwater Conservation Overlay District. The Proponent acknowledges that all buildings subject to Article 80B of the Code, Large Project Review, are subject to Article 37 of the Code (Green Buildings). With respect to the Groundwater Conservation Overlay District, systems will be incorporated into each applicable portion of the Project to meet groundwater conservation standards set forth in

Article 32 of the Code and a written determination from the Boston Water and Sewer Commission will be obtained as to whether such standards are met and such written determination will be provided to the BRA and the Boston Groundwater Trust prior to the issuance of a Certification of Consistency (in accordance with Section 80C-8 of the Code) for any such portion. Accordingly, no conditional use permit shall be required from the Board of Appeal for any such portion and such portion will be deemed to be in compliance with Article 32.

Effect of PDA Master Plan

This PDA Master Plan sets forth the zoning for all Proposed Projects for the PDA Area. Upon approval by the Authority and the Boston Zoning Commission, any PDA Development Plan for a Proposed Project within the PDA Area that is consistent with this PDA Master Plan will be presumed to be consistent with underlying zoning and all other provisions of the Boston Zoning Code to the extent that such requirements are made applicable and have been addressed in this PDA Master Plan or PDA Development Plan. The PDA Area is an assembly of various legal lots which were acquired over a period of time. In order to implement the Project, it is contemplated that new legal lots will be created and one or more may be leased or conveyed to third parties. Notwithstanding that lots may be in separate legal ownership and separated by streets, the dimensional requirements set forth in this PDA Master Plan shall apply to the PDA Area as a whole and not to each individual lot and a Certification of Consistency may be issued for each separate building; provided that non-compliance by a particular building shall not affect compliance by any other currently existing building or a building for which a Certification of Consistency has been issued.

Exhibit A

LEGAL DESCRIPTION

A certain parcel of land with buildings thereon situated in the Huntington Ave/Prudential Center District of Boston, County of Suffolk, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the easterly side of Massachusetts Avenue and the southerly side of Clearway Street, said point being the Northwesterly corner of the premises, thence running;

- S 78°31'55" E A distance of six hundred twenty-five and sixty-three hundredths feet (625.63') by the sideline of Clearway Street to a point, thence running;
- N 41°42'05" E A distance of one hundred forty-eight and seventy-three hundredths feet (148.73') by the side line of Clearway Street to a point at Dalton Street, thence running;
- Northerly Along a non-tangent curve to the right having a radius of thirty-two and eighty-three hundredths feet (32.83'), a length of seventy-four and two hundredths feet (74.02') by Dalton Street to a point, thence running;
- N 20°16'25" W A distance of twenty-eight and twelve hundredths feet (28.12') by Dalton Street to a point, thence running;
- N 78°38'22" W A distance of one hundred fifty-one and eighty-four hundredths feet (151.84') across said Dalton Street and by St Germain Street to a point at land of Church Realty Trust, thence running;
- N 11°21'38" E A distance of sixty-five and zero hundredths feet (65.00') by land of Abbey St Germain LLC to a point at the centerline of a ten foot wide passageway, thence running;
- N 78°38'22" W A distance of one hundred thirty-five and five hundredths feet (135.05') by the centerline of a ten foot wide passageway to a point, thence running;
- N 11°21'38" E A distance of seventy-five and zero hundredths feet (75.00') by land of New England Telephone and Telegraph Co to a point at Belvidere Street, thence running;

- S 78°38'22" E A distance of sixty-two and seventy-four hundredths feet (62.74') by Belvidere Street to a point, thence running;
- N 45°41'26" E A distance of ten and eighty-three hundredths feet (10.83') by Belvidere Street to a point, thence running;
- Southerly Along a non-tangent curve to the left having a radius of two hundred fifty and zero hundredths feet (250.00'), a length of sixteen and ninety-seven hundredths feet (16.97') by Belvidere Street to a point, thence running
- S 78°38'22" E A distance of fifty-eight and sixty-six hundredths feet (58.66') by Belvidere Street to a point at Dalton Street, thence running;
- S 72°09'26" E A distance of one hundred two and forty-four hundredths feet (102.44') across said Dalton Street and by Belvidere Street to a point, thence running;
- S 78°38'21" E A distance of four hundred twenty-eight and four hundredths feet (428.04') by Belvidere Street to a point, thence running;
- Easterly Along a curve to the right having a radius of two hundred twenty-one and fifty-three hundredths feet (221.53'), a length of one hundred seventeen and thirty-three hundredths feet (117.33') by Belvidere Street to a point, thence running;
- S 48°17'40" E A distance of fifty-four and seventy-three hundredths feet (54.73') by Belvidere Street to a point, thence running;
- Southerly Along a curve to the right having a radius of twenty-two and ninety-six hundredths feet (22.96'), a length of thirty-six and seven hundredths feet (36.07') to a point at Huntington Avenue, thence running;
- S 41°42'20" W A distance of one thousand seventy-two and fifteen hundredths feet (1072.15') by Huntington Avenue to a point, thence running;
- N 47°45'27" W A distance of one and fifty hundredths feet (1.50') by Huntington Avenue to a point, thence running;
- S 41°42'20" W A distance of ninety-one and ninety-three hundredths feet (91.93') by Huntington Avenue to a point, thence running;
- Westerly Along a curve to the right having a radius of eight and zero hundredths feet (8.00'), a length of twelve and sixty-four hundredths feet (12.64') to a point at Massachusetts Avenue, thence running;

N 47°45'27" W A distance of two hundred fifty-two and thirty-five hundredths feet (252.35') by Massachusetts Avenue to a point, thence running;

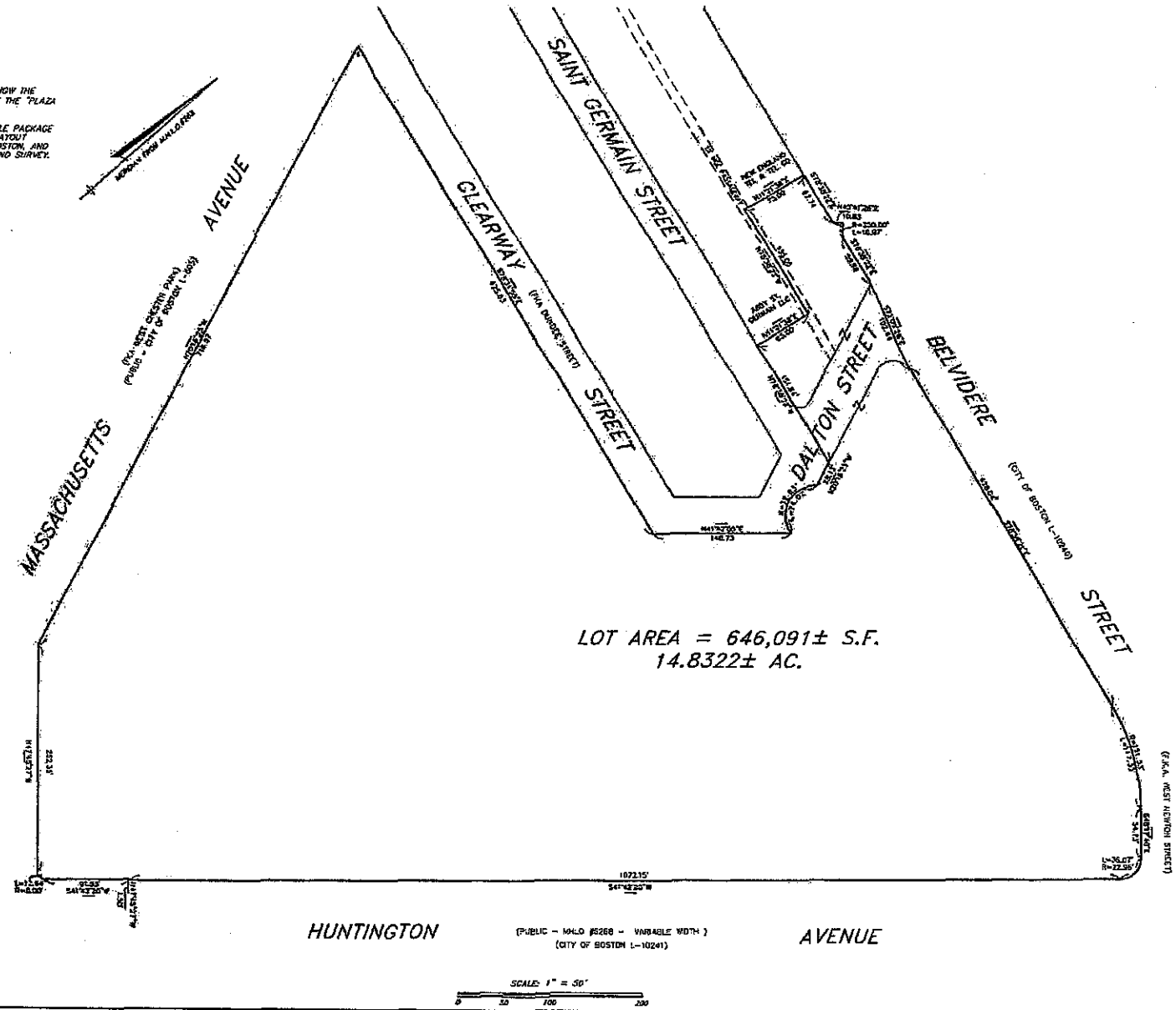
N 20°16'25" W A distance of seven hundred forty-six and fifty-seven hundredths feet (746.57') by Massachusetts Avenue to the point beginning.

The above-described parcel contains 646,091 square feet (14.8322 acres) more or less.

RECORD OWNERS:
 CHURCH REALTY TRUST
 THE FIRST CHURCH OF CHRIST, SCIENTIST

NOTES:
 1) THIS PLAN HAS BEEN PREPARED TO SHOW THE TOTAL PERIMETER METES AND BOUNDS OF THE "PLAZA REVITALIZATION PROJECT".
 2) THIS PLAN IS COMPILED FROM THE TITLE PACKAGE PROVIDED BY HANTZ LEVIN AND STREET LAYOUT PLANS AND NOTES FROM THE CITY OF BOSTON, AND DOES NOT REPRESENT AN ON-THE-GROUND SURVEY.

EXHIBIT B
 PDA Area Plan



PREPARED FOR

THE FIRST CHURCH OF CHRIST SCIENTIST

Huntington Avenue
 Boston, Massachusetts

PLAZA REVITALIZATION PROJECT

PERIMETER BOUNDARY

HANCOCK ASSOCIATES

Civil Engineers
 Land Surveyors
 Environmental Consultants

185 CENTRE STREET, BOSTON, MA 02123
 PHONE (617) 771-7500 FAX (617) 771-7615
 HANCOCKASSOCIATES.COM

DATE	DESCRIPTION
1/25/21	ISSUE FOR PERMITS
1/25/21	ISSUE FOR PERMITS

PERIMETER PLAN OF LAND IN BOSTON, MA

PROJECT NO: 13254

Exhibit C

Illustrative Plan Showing Project Sites

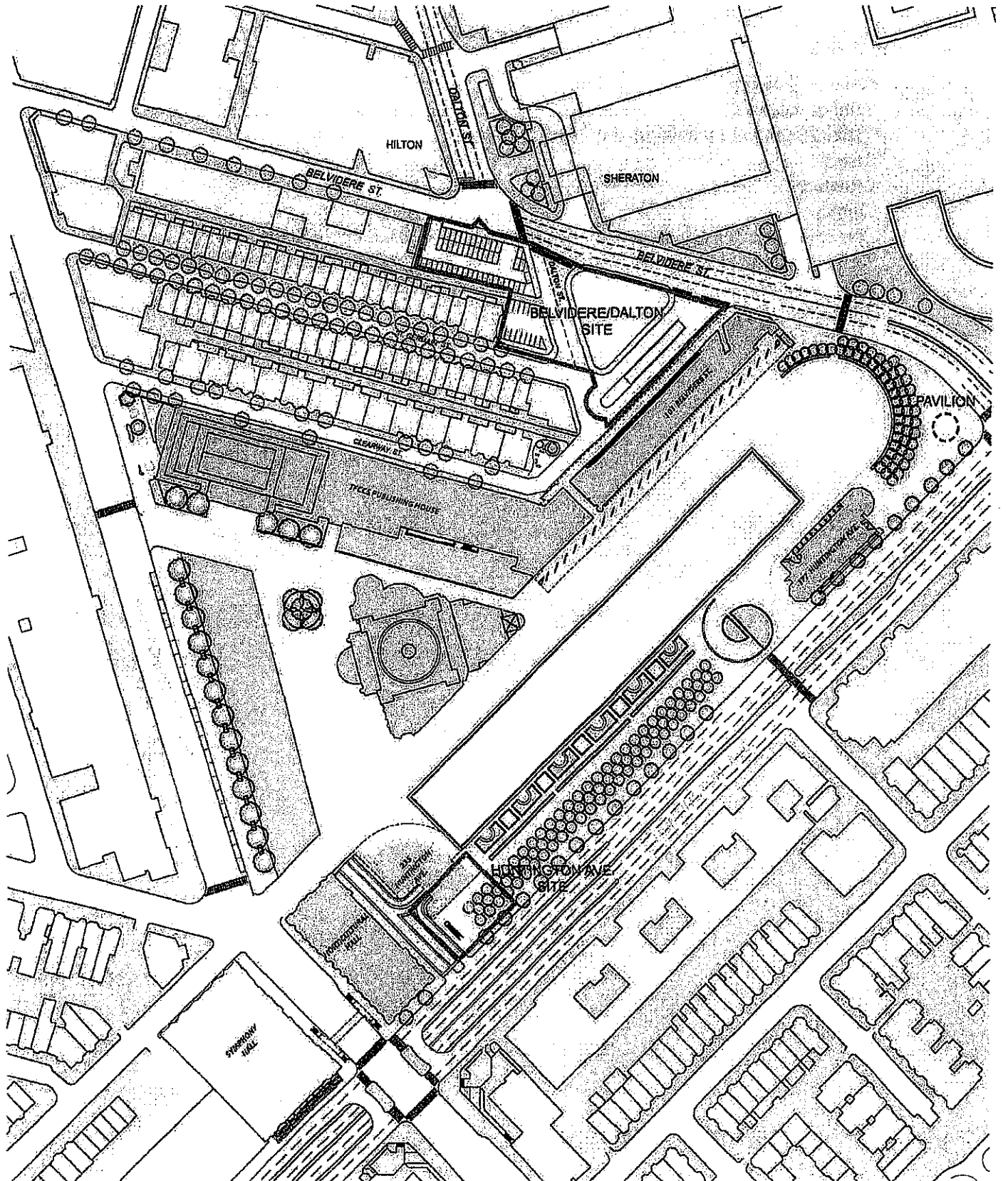


Exhibit D

Existing Uses

Place of Worship

Sunday School

Offices (including institutional offices)

Retail

Restaurant

Library

Communications (including audio and television studios, including institutional)

Parking (as an accessory use to all existing uses and non-accessory commercial)

Urban Plaza

Rehearsal Hall

Exhibit Space

Exhibit E

Allowed Uses

1. Residential Uses. Limited to: multifamily dwellings, artists' live/work space, apartment house.
2. Restaurant and Entertainment Uses. Limited to: the service or sale of food or drink for on-premises or off-premises consumption whether or not dancing or entertainment is provided; concert hall, theater (including motion picture or video theater, but not drive-in theater), dance theater, or music training or rehearsal facility, artist studio or work space, commercial or nonprofit; art galleries and other exhibit space, nonprofit or for profit.
3. Office Uses. Limited to: offices of community service organizations; dental offices; business or professional offices; offices of real estate, insurance, or other agency; administrative or government offices; office building; post office, or bank (including automatic teller machines but not including drive-in bank) or similar establishment.
4. Hotel or motel.
5. Day care center, nursery school, kindergarten, elementary or secondary school.
6. Recreational and Community Uses. Limited to: private club (not including quarters of fraternal or sororal organizations) operated for members only; adult education center or community center building.
7. Service Uses. Limited to: video, film or audio production studio; barber shop; beauty shop; shoe repair shop; self-service laundry; pick-up and delivery station of laundry or dry-cleaner; tailor shop; hand laundry; dry-cleaning shop; framer's studio; caterer's establishment; photographer's studio; printing plant; upholsterer's shop; carpenter's shop; electrician's shop; plumber's shop; radio and television repair shop; key and lock shop; express mail operation; ticket outlet; or similar use provided that in laundries and cleaning establishments, only nonflammable solvents are used for cleaning.
8. Retail Uses. Limited to: stores primarily serving the local retail business needs of the neighborhood; artist supply store; grocery store; department store, furniture store, general merchandise mart or other store serving the general retail business needs of a major part of the city, including accessory storage.
9. Parking. Limited to: parking garage (including commercial parking).
10. Place of worship or parish house; non-profit library or museum.

Exhibit G

Existing Heights and Gross Floor Area

Building	Gross Floor Area (square feet)	Zoning Height (feet)
Christian Science Publishing House	239,058	133'
177 Huntington Avenue Building	214,023	341'
101 Belvidere Street Building	146,321	64'
The Mother Church Original and Extension	98,705	216'*
Horticultural Hall	49,774	71'
Sunday School Building	27,989	49'
TOTAL	775,870	---

* Physical Height shown for Church edifices

Exhibit H

Christian Science Plaza Revitalization Project
List of Environmental & Planning Studies
2008 - 2010

1. **TRANSPORTATION**
Vanasse Hangen Brustlin, Inc.
2. **WIND**
Rowan Williams Davies & Irwin Inc.
3. **SHADOW**
Elkus Manfredi Architects Ltd.
4. **GEOTECHNICAL CONDITIONS/GROUNDWATER**
GEI Consultants, Inc.
Simpson Gumpertz & Heger Inc.
5. **WATER & SEWER INFRASTRUCTURE**
Vanasse Hangen Brustlin, Inc.
6. **REFLECTING POOL**
Waterarchitecture, Inc.
Simpson Gumpertz & Heger Inc.
7. **ARCHITECTURAL PLANNING**
Elkus Manfredi Architects Ltd.
8. **LANDSCAPE PLANNING**
Halvorson Design Partnership, Inc.
9. **URBAN DESIGN**
Sasaki Associates, Inc.
10. **SUSTAINABILITY**
Sasaki Associates, Inc.

Exhibit I

<u>Assessor's Parcels</u>
0401185000
0401180000
0401162000
0401164000
0401150000
0401150001
0401323000
0401324000
0401325000
0401326000
0401282000
0401283000
0401160000

5305229v.28

FACT SHEET FOR
MASTER PLAN
For
PLANNED DEVELOPMENT AREA NO. 80

CHRISTIAN SCIENCE PLAZA
Huntington Avenue/Prudential Center, Boston
Dated: August 16, 2011

- I. Proponent** The First Church of Christ, Scientist, The Christian Science Board of Directors, and Church Realty Trust.
- II. Project Location** The Planned Development Area (“PDA Area”) consists of approximately 646,091 square feet (approximately 14.83 acres), bounded generally by Huntington Avenue to the east, Massachusetts Avenue to the west, and Clearway Street, Dalton Street, and Belvidere Street to the north, and includes two parking lots west of Dalton Street, south of Belvidere Street.
- III. Development Concept** The Master Plan is the first formal step in implementing a “Plaza Revitalization Project Plan,” which was submitted by the Proponent to the Boston Redevelopment Authority (“Authority”) Board at an informative meeting held on January 13, 2011. The Plaza Revitalization Project Plan was developed in collaboration with the Authority, which arranged and attended more than twenty meetings of the Citizens Advisory Committee appointed by Mayor Thomas M. Menino.

The Project would consist of significant upgrades to the Christian Science Plaza’s privately-owned open space including reconstruction of the Reflecting Pool, additional green space, seating and other improvements, as well as a new 4,300 square foot open space near the intersection of Belvidere and Dalton Streets, and envisions the construction of three new buildings as well as a small pavilion building, all of which would be Proposed Projects in one or more subsequently filed PDA Development Plans. One new building will be located adjacent to the existing Sunday School building and will not exceed a height of approximately (as described in the Master Plan) 291 feet. Two new buildings will be at the intersection of Belvidere and Dalton Streets, one of which will not exceed a height of approximately (as described in the Master Plan) 251 feet and the other of which will not exceed a height of approximately (as described in the Master Plan) 512 feet and one or both of which will contain underground parking. These three buildings, in the aggregate, will contain not more than 950,000 square feet of gross floor area. The pavilion building will be located near the intersection of Huntington Avenue and Belvidere Streets, will not exceed a height of 35 feet and will contain not more than 2,000 square feet of gross floor area. The overall floor area ratio for the entire PDA Area (including existing buildings) will not exceed 2.8.

IV. Project Uses Allowed uses for the PDA Area Sites include continuation of all existing uses (which may be relocated within the PDA Area), as well as the allowed uses set forth in the Master Plan including, among others, residential, hotel, retail, restaurant, office and below-grade parking.

V. Public Benefits In addition to the additional open space and Plaza improvements described above, Dalton Street will be redesigned as a pedestrian-friendly public way and Clearway Street will be extended to form a new connection to Belvidere Street. The Project also proposes (subject to obtaining the necessary rights) the redesign of the intersection of Dalton Street and Belvidere Street to improve site access and neighborhood circulation in the area.

These improvements and the development contemplated by the Master Plan will provide:

- Improved open space for the public's use year-round
- Additional green space
- New affordable housing units in connection with any residential development that comply with Mayor Menino's Executive Order
- Decreased water use
- Less water from the Reflecting Pool and rainstorms discharged to the combined sewer system
- Decreased urban heat island effect
- Increased groundwater infiltration to support adequate groundwater levels
- New construction and permanent jobs
- Increased tax revenues for the City
- Statutory linkage from qualifying uses

VI. Existing Zoning The entire PDA Area is located in the Huntington Avenue/Prudential Center District and portions of the PDA Area are located in the Christian Science Institutional Area and the Massachusetts Avenue/Belvidere Street Protection Area. The entire PDA Area is also located within a Restricted Parking Overlay District and Groundwater Conservation Overlay District. The Master Plan sets forth the zoning for all Proposed Projects for the PDA Area.

MEMORANDUM

AUGUST 16, 2011

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: BRENDA MCKENZIE, DIRECTOR OF ECONOMIC DEVELOPMENT
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
RANDI LATHROP, DEPUTY DIRECTOR FOR COMMUNITY
PLANNING
INÉS SOTO PALMARIN, SENIOR PLANNER II
LAUREN SHURTLEFF, PLANNER II
KRISTIN KARA, SENIOR PROJECT MANAGER

SUBJECT: CHRISTIAN SCIENCE PLAZA, FENWAY NEIGHBORHOOD
PUBLIC HEARING TO CONSIDER THE MASTER PLAN FOR
PLANNED DEVELOPMENT AREA NO. 80, CHRISTIAN SCIENCE
PLAZA, HUNTINGTON AVENUE/PRUDENTIAL CENTER, BOSTON,
LOCATED AT HUNTINGTON AVENUE, BELVIDERE STREET AND
MASSACHUSETTS AVENUE

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (the "BRA" or "Authority"): (i) approve the Master Plan for Planned Development Area No. 80, Christian Science Plaza, Huntington Avenue/Prudential Center, Boston (the "PDA Master Plan") for the proposed revitalization and development of the Christian Science Plaza and the associated map amendment in accordance with Article 80C of the Boston Zoning Code (the "Code") and in substantial accord with the version attached to this Memorandum; (ii) authorize the Director to petition the Boston Zoning Commission to approve the PDA Master Plan and the associated map amendment, in substantial accord with the version presented to the Authority at its hearing on August 16, 2011; (iii) authorize the Director of the Authority to execute and deliver a Cooperation Agreement, and any and all other documents as may be necessary and appropriate; and (iv) adopt a minor modification to the Fenway Urban Renewal Plan with respect to Parcel 23 and Parcels on Belvidere Street and Huntington Avenue.

PDA MASTER PLAN BACKGROUND AND PLANNING OBJECTIVES

The Christian Science Plaza (the "Plaza") is located at the intersection of several Boston neighborhoods, including the South End, Back Bay, and Fenway. More specifically, the site is on Huntington and Massachusetts Avenues, and its Plaza functions as a large privately-owned space that is accessible to the public. Aside from The First Church of Christ, Scientist, the site houses the administrative headquarters of the Church and the Christian Science Publishing Society. The original Mother Church was built in 1894 and expanded to include the domed Church "Extension" in 1906. The publishing building was added in 1934 to house the Christian Science Publishing Society. The site was further extended in the 1970s with a design by I.M. Pei & Partners and Araldo Cossutta, Associated Architects. At that time the Reflecting Pool, the Children's Fountain, the Colonnade Building (101 Belvidere Street), the Administration Building (177 Huntington Avenue), and the Sunday School building were constructed.

The First Church of Christ, Scientist, The Christian Science Plaza Board of Directors, and Church Realty Trust (the "Proponent") reviewed the existing conditions of the Plaza, which has remained largely unchanged for several decades, concluding that improvements were necessary and that additional buildout of the Plaza should be explored. In April 2006, the Proponent announced its intention to revitalize the Plaza. The Proponent took the first step in what has been a multi-year process by consolidating all of its employees into the largest building on the site, the Christian Science Publishing House, which also houses The Mary Baker Eddy Library. The consolidation of employees was completed in 2008, which made portions of other buildings, including the 26-story Administration Building, available for lease.

In January 2009, Mayor Thomas M. Menino appointed a Citizens Advisory Committee ("CAC"), comprised of a group of residents, business owners, community organizations, and professionals, as well as several ex-officio elected officials, to review and help guide the Proponent's proposed revitalization and development of the Plaza (see attached list of CAC members). The PDA Master Plan is the result of an extensive public process and is the first formal step in implementing a "Plaza Revitalization Project Plan," which was presented to the BRA Board on January 13, 2011. The Plaza Revitalization Project Plan was developed in collaboration with the BRA and the CAC and serves as the planning basis for the PDA Master Plan.

The Plaza Revitalization Project Plan includes comprehensive studies of various alternative building locations, height, massing, relation to the Plaza, and environmental impacts, including transportation, wind, shadow, geotechnical conditions, groundwater, water and sewer infrastructure, sustainability and urban design. Additionally, the Plaza Revitalization Project Plan has three main objectives:

- 1) enhance the open space on the Plaza to make it a more usable and attractive year-round destination accessible to the public;
- 2) improve the environmental sustainability of the Plaza with emphasis on better reflecting pool water and groundwater management; and
- 3) identify opportunities for underutilized real estate, including reuse of some existing buildings and the addition of new buildings, which would generate a revenue stream to help ensure that the Plaza remains a valuable asset to the Boston community.

These objectives, combined with design criteria related to open space, land use, historic resources, transportation, environmental sustainability and economic sustainability, provided a framework for the proposed Plaza Revitalization Project Plan.

PDA MASTER PLAN

On May 17, 2011, the Proponent filed a PDA Master Plan with the Authority for the proposed revitalization and development of the Plaza, containing approximately 14.83 acres of land bounded generally by Huntington Avenue to the east, Massachusetts Avenue to the west, and Clearway Street, Dalton Street, and Belvidere Street to the north, and including two commercial parking lots located west of Dalton Street and south of Belvidere Street (the "PDA Area").

The PDA Area is owned by the Proponent, except for approximately 8,462 square feet of Dalton Street and approximately 189 square feet of Belvidere Street, which are owned by the City of Boston. The PDA Area includes six existing structures: The Original Mother Church and The Mother Church Extension; the Sunday School Building; The Christian Science Publishing House, which houses the worldwide headquarters of The First Church of Christ, Scientist, as well as The Christian Science Publishing Society, and The Mary Baker Eddy Library; the Colonnade Building; the Administration Building; and Horticultural Hall. The PDA Area also includes approximately ten acres of open space, including the Reflecting Pool and the Children's Fountain, all of which are accessible to the public, an underground parking garage and two surface parking lots.

The PDA Master Plan (i) codifies the long-term development concept for the PDA Area, including the planning objectives and character of the development, the proposed uses, dimensional regulations, and the proposed phasing of future construction, and (ii) provides for one or more Planned Development Area Development Plans ("PDA Development Plans") to be submitted to the BRA and the Boston Zoning Commission, providing more specific information about each phase of the PDA Area's long-term buildout.

Allowed uses for the PDA Area include the continuation of all of the existing uses (which may be relocated within the PDA Area), as well as the allowed uses set forth in the PDA Master Plan including, among others, residential, hotel, retail, restaurant, office and below-grade parking.

The entire PDA Area is located in the Huntington Avenue/Prudential Center District as well as a Restricted Parking Overlay District, and Groundwater Conservation Overlay District. Portions of the PDA Area are located in the Christian Science Institutional Area and the Massachusetts Avenue/Belvidere Street Protection Area. The PDA Master Plan sets forth the zoning for all Future Proposed Projects for the PDA Area.

FUTURE DEVELOPMENT, BUILDING HEIGHTS AND BUILDING DENSITY

The proposed revitalization and development of the Plaza would consist of significant upgrades to the privately-owned open space, including reconstruction of the Reflecting Pool, additional green space, seating and other improvements, as well 4,300 square feet of new open space near the intersection of Belvidere and Dalton Streets, and envisions the construction of three new buildings, as well as a small pavilion building, all of which would be Future Proposed Projects within one or more subsequently filed PDA Development Plans.

These three buildings, in the aggregate, would contain no more than 950,000 square feet of Gross Floor Area, and the pavilion building would include no more than 2,000 square feet of Gross Floor Area. Each of these is hereinafter referred to as a "Future Proposed Project."

Huntington Avenue Site:

Specifically, one new building would be located on Huntington Avenue adjacent to and proposed to be integrated with the existing Sunday School building, and would be in Substantial Accord (as defined in Article 41 of the Code) with a height of 291 feet and would include approximately 150,000 square feet of Gross Floor Area.

Belvidere Street/Dalton Street Site:

Two new buildings would be located at the intersection of Belvidere and Dalton Streets. One of the two buildings would be in Substantial Accord (as defined in Article 41 of the Code) with a height of 251 feet and would include approximately 200,000 square feet of Gross Floor Area. The other building would be in Substantial Accord (as defined in Article 41 of the Code) with a height of 512 feet and would include approximately 600,000 square feet of Gross Floor Area. One or both of these buildings would contain underground parking.

Pavilion Building:

The pavilion building, which would be located between the Children's Fountain and

the intersection of Huntington Avenue and Belvidere Street, would not exceed a height of 35 feet and would contain no more than 2,000 square feet of Gross Floor Area.

Floor Area Ratio:

The existing buildings within the PDA Area contain approximately 775,870 square feet of Gross Floor Area. The maximum Floor Area Ratio for the PDA Area, including the existing buildings and the new buildings, would not exceed 2.8.

PARKING

The PDA Area currently includes 613 parking spaces, 550 of which are located in the parking garage beneath the Plaza and 63 of which are commercial parking spaces located in two surface parking lots. No additional parking spaces are proposed for the building on the Huntington Avenue Site or for the pavilion. In connection with the construction of the buildings on the Belvidere/Dalton Site and based on the actual uses, up to 320 additional spaces will be provided in an underground garage or garages.

A total of 63 spaces in the existing or new garages may be used for commercial parking in place of the 63 commercial surface parking spaces that will be eliminated. Spaces in the garage may continue to be used for performance parking by patrons of the Boston Symphony.

ARTICLE 80 REVIEW

The Proponent submitted the PDA Master Plan on May 17, 2011, which initiated a forty-five day public comment period that ended on July 1, 2011. Notice of the receipt by the Authority of the PDA Master Plan was published in the Boston Herald on May 18, 2011. Notice of the receipt by the Authority of the PDA Master Plan was sent to the City's public agencies, pursuant to Section 80A-2 of the Code, as well as to the CAC members, and to State Senator Sonia Chang-Diaz, Representative Byron Rushing, Representative Marty Walz, City Councilor Tito Jackson, and City Councilor Michael Ross.

The Proponent conducted a publicly-advertised public meeting on June 9, 2011, at The First Church of Christ, Scientist, 3rd Floor Conference Room, 210 Massachusetts Avenue.

The PDA Master Plan was submitted to the Boston Civic Design Commission ("the BCDC") for determination of scope and initial review on July 5, 2011. BCDC Review, as established by Article 28 of the Code, is part of the Article 80 Project and Plan review processes. At the July 5, 2011, BCDC meeting, the Proponent presented the PDA Master Plan and was referred to the Design Sub-Committee by the BCDC Commissioners.

Subsequently, the Proponent made a presentation to the BCDC's Design Sub-

Committee on July 12, 2011. On August 2, 2011, the BCDC voted a conditioned recommendation of approval for the PDA Master Plan. The BCDC recommended that the height on the Huntington Avenue site not exceed the height of the Sunday School Building and supports a greater height and density than those proposed for the Belvidere/Dalton site. The BCDC feels that the general level of density and building sites in the PDA Area are appropriate to accomplish the goal of perpetuating this open space resource for the public; and that additional development sites should also be considered if required to provide the economic balance needed to achieve this aim. As an additional condition of approval, the individual projects listed in the PDA Master Plan shall return to the BCDC for further review and votes of recommendation. Furthermore, the design, massing and appearance of each of the Future Proposed Projects within the PDA Area are expected to evolve, and are subject to ongoing design review by the BRA, through the applicable Article 80 review processes.

In 2007, a petition to Landmark the Plaza was submitted to the Boston Landmarks Commission ("BLC"). Ultimately, on January 25, 2011, the BLC voted to designate a portion of the Plaza a Landmark (the Belvidere/Dalton Site and Horticultural Hall are excluded from the Landmark designation. Subsequently, in June of 2011, a petition to Landmark Horticultural Hall was submitted and accepted by the BLC for further study). Mayor Thomas M. Menino signed the Landmark designation on January 31, 2011 and the Boston City Council confirmed the designation on March 9, 2011, making the Landmark designation official.

The BLC Study Report that was issued on June 26, 2010, and amended on January 25, 2011, includes Standards and Criteria, which will guide future changes to the Plaza and the new development of each of the Future Proposed Projects within the PDA Area. The Future Proposed Projects except for those on the Belvidere/Dalton Site will require BLC review and approval.

Environmental impacts will be studied during the applicable Article 80 review process for the Future Proposed Projects, taking into account the technical studies already performed that are included in the "Plaza Revitalization Project Plan." Shadow impacts and transportation impacts will be updated as needed if any Future Proposed Project is not consistent with the building envelope and program uses studied in the Plaza Revitalization Project Plan. Development on the Huntington Avenue Site and other proposed improvements or upgrades to the existing open space and existing buildings will be in coordination with the BLC, as required, and any applicable approvals shall be obtained.

PROJECT TEAM

Barbara Burley, Senior Manager, Real Estate Planning and Operations; Harley Gates, Senior Manager, Capital and Business Operations; and Robert Herlinger, Chief

Architect and Strategist are the representatives from The First Church of Christ, Scientist. Frederick Pittaro of Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, P.C. is the legal counsel. Robert Ryan of ML Strategies and Mahmood Malihi of Leggat McCall Properties provide advisory services.

PHASING OF CONSTRUCTION

Construction and completion of the Future Proposed Projects within the PDA Area are expected to occur over a maximum period of twenty years, and will depend upon market demand for and financial feasibility of the uses and stability in the larger economy. Depending on market demand and other factors, the buildings may be constructed separately or simultaneously. The PDA Development Plans for each of the Future Proposed Projects will include more specific construction sequencing plans.

PUBLIC BENEFITS

The specific public benefits associated with each Future Proposed Project shall be included in the PDA Development Plan for such building. The Plaza improvements shall be included as part of a Proposed Project in one or more PDA Development Plans or a separate PDA Development Plan.

Public benefits of the PDA Master Plan include:

- Improved open space for the public's use year-round;
- Additional green space;
- New affordable housing units that comply with Mayor Menino's Executive Order in connection with any residential development;
- Decreased water use;
- Less water from the Reflecting Pool and rainstorms discharged to the combined sewer system;
- Decreased urban heat island effect;
- Increased groundwater infiltration to support adequate groundwater levels;
- New construction and permanent jobs;
- Increased tax revenues for the City; and

- Statutory linkage from qualifying uses.

HUNTINGTON AVENUE/PRUDENTIAL CENTER DISTRICT

On July 14, 2011, the BRA Board authorized the Director to petition the Boston Zoning Commission to adopt text and map amendments to Article 41 (Huntington Avenue/Prudential Center District) and "Map 1D, Huntington Avenue/Prudential Center District," with respect to areas where Planned Development Areas ("PDAs") may be permitted. Said text and map amendments expand the areas in which PDAs may be permitted from one (1) to four (4) areas and establish a more flexible zoning law to encourage large-scale redevelopment on sites in the Huntington Avenue/Prudential Center District while ensuring high-quality design by providing planning and design controls, and encouraging economic development that enlivens the district and knits together the surrounding neighborhoods in a vibrant, mixed-use manner. The four (4) areas within the Huntington Avenue/Prudential Center District where PDAs are permitted include the existing Prudential Center Redevelopment, the existing Back Bay Hilton, the Christian Science Center campus, and the area around and including Copley Place. On August 10, 2011, the Boston Zoning Commission approved the aforementioned text and map amendments, effective August 10, 2011.

MINOR MODIFICATION

The implementation of the PDA Master Plan will require a Minor Modification to the Fenway Urban Renewal Plan, as amended (the "Plan"), that will modify Section 602 of the Plan with respect to Parcel 23. Action of the Authority is requested to modify the Plan by changing the permitted land use of Parcel 23 to include "Commercial" in addition to Residential Use and to change the Maximum Floor Area Ratio from 3.0 to "AA." The designation "AA" in the Plan indicates that the Maximum Floor Area Ratio is subject to Authority approval. In addition, Map No. 2 shall be modified to reflect the additional Commercial Use for Parcel 23 and changes to uses of certain parcels on Belvidere Street and Huntington Avenue.

In the opinion of the General Counsel, such proposed modifications are minor and do not substantially or materially alter or change the Plan. The staff has determined that the foregoing modifications of the Plan, and any proposed improvements undertaken pursuant thereto, will not result in significant damage to, or impairment of, the environment, and, further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment. This modification may, therefore, be effectuated by vote of the Authority pursuant to Section 1201 of the Plan.

RECOMMENDATION

Based on the foregoing, Authority staff recommends that the Authority: (i) approve the PDA Master Plan for the proposed revitalization and development of the Plaza and the associated map amendment, in accordance with Article 80C of the Boston Zoning Code (the "Code"), and in substantial accord with the PDA Master Plan and map amendment presented to the Authority on August 16, 2011; (ii) authorize the Director to petition the Boston Zoning Commission to approve the PDA Master Plan and the associated map amendment, in substantial accord with the versions presented to the Authority at its hearing on August 16, 2011 (iii) authorize the Director to execute and deliver a Cooperation Agreement and any and all other agreements deemed appropriate and necessary by the Director; and (iv) adopt a minor modification to the Fenway Urban Renewal Plan with respect to Disposition Parcel 23.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority (the "Authority") at the conclusion of the public hearing on August 16, 2011, finds and determines that the proposed Master Plan for Planned Development Area No. 80, Christian Science Plaza, Huntington Avenue/ Prudential Center, Boston (the "PDA Master Plan") for the proposed revitalization and development of the Christian Science Plaza complies with Section 80C-4: Standards for Planned Development Area Review Approval of the Boston Zoning Code; and

FURTHER

VOTED: That the Authority hereby approves the PDA Master Plan and the associated map amendment, both in substantial accord with the PDA Master Plan and map amendment presented to the Authority at its hearing on August 16, 2011, and attached hereto; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for approval of the PDA Master Plan and adoption of the accompanying map amendment, both in substantial accord with the PDA Master Plan and map amendment presented to the Authority at its hearing on August 16, 2011, and attached hereto; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver a Cooperation Agreement and any and all other documents deemed necessary and appropriate by the Director in connection with the foregoing; and

FURTHER

VOTED: That the Authority adopts the Resolution entitled: "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS TO THE FENWAY URBAN RENEWAL PLAN, PROJECT NO. MASS. R-115 WITH RESPECT TO PARCEL 23 AND PARCELS ON BELVIDERE STREET AND HUNTINGTON AVENUE."

Map Amendment Application No. 598
Boston Redevelopment Authority
Planned Development Area No. 80
Map 1D, Huntington Avenue/Prudential
Center District

MAP AMENDMENT NO. 532

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956, as amended, after due report, notice and hearing, does hereby approve the Master Plan for Planned Development Area No. 80, Christian Science Plaza, and amends "Map 1D, Huntington Avenue/Prudential Center District", of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended, as follows:

1. By adding the suffix "D", indicating a Planned Development Area overlay district, to approximately 646,091 square feet (approximately 14.83 acres) of area, in Boston Proper, as described in Exhibit A hereto and shown on Exhibit B hereto.

Exhibit A

LEGAL DESCRIPTION

A certain parcel of land with buildings thereon situated in the Huntington Ave/Prudential Center District of Boston, County of Suffolk, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the easterly side of Massachusetts Avenue and the southerly side of Clearway Street, said point being the Northwesterly corner of the premises, thence running;

S 78°31'55" E A distance of six hundred twenty-five and sixty-three hundredths feet (625.63') by the sideline of Clearway Street to a point, thence running;

N 41°42'05" E A distance of one hundred forty-eight and seventy-three hundredths feet (148.73') by the side line of Clearway Street to a point at Dalton Street, thence running;

Northerly Along a non-tangent curve to the right having a radius of thirty-two and eighty-three hundredths feet (32.83'), a length of seventy-four and two hundredths feet (74.02') by Dalton Street to a point, thence running;

N 20°16'25" W A distance of twenty-eight and twelve hundredths feet (28.12') by Dalton Street to a point, thence running;

N 78°38'22" W A distance of one hundred fifty-one and eighty-four hundredths feet (151.84') across said Dalton Street and by St Germain Street to a point at land of Church Realty Trust, thence running;

N 11°21'38" E A distance of sixty-five and zero hundredths feet (65.00') by land of Abbey St Germain LLC to a point at the centerline of a ten foot wide passageway, thence running;

N 78°38'22" W A distance of one hundred thirty-five and five hundredths feet (135.05') by the centerline of a ten foot wide passageway to a point, thence running;

N 11°21'38" E A distance of seventy-five and zero hundredths feet (75.00') by land of New England Telephone and Telegraph Co to a point at Belvidere Street, thence running;

- S 78°38'22" E A distance of sixty-two and seventy-four hundredths feet (62.74') by Belvidere Street to a point, thence running;
- N 45°41'26" E A distance of ten and eighty-three hundredths feet (10.83') by Belvidere Street to a point, thence running;
- Southerly Along a non-tangent curve to the left having a radius of two hundred fifty and zero hundredths feet (250.00'), a length of sixteen and ninety-seven hundredths feet (16.97') by Belvidere Street to a point, thence running
- S 78°38'22" E A distance of fifty-eight and sixty-six hundredths feet (58.66') by Belvidere Street to a point at Dalton Street, thence running;
- S 72°09'26" E A distance of one hundred two and forty-four hundredths feet (102.44') across said Dalton Street and by Belvidere Street to a point, thence running;
- S 78°38'21" E A distance of four hundred twenty-eight and four hundredths feet (428.04') by Belvidere Street to a point, thence running;
- Easterly Along a curve to the right having a radius of two hundred twenty-one and fifty-three hundredths feet (221.53'), a length of one hundred seventeen and thirty-three hundredths feet (117.33') by Belvidere Street to a point, thence running;
- S 48°17'40" E A distance of fifty-four and seventy-three hundredths feet (54.73') by Belvidere Street to a point, thence running;
- Southerly Along a curve to the right having a radius of twenty-two and ninety-six hundredths feet (22.96'), a length of thirty-six and seven hundredths feet (36.07') to a point at Huntington Avenue, thence running;
- S 41°42'20" W A distance of one thousand seventy-two and fifteen hundredths feet (1072.15') by Huntington Avenue to a point, thence running;
- N 47°45'27" W A distance of one and fifty hundredths feet (1.50') by Huntington Avenue to a point, thence running;
- S 41°42'20" W A distance of ninety-one and ninety-three hundredths feet (91.93') by Huntington Avenue to a point, thence running;
- Westerly Along a curve to the right having a radius of eight and zero hundredths feet (8.00'), a length of twelve and sixty-four hundredths feet (12.64') to a point at Massachusetts Avenue, thence running;

N 47°45'27" W A distance of two hundred fifty-two and thirty-five hundredths feet
(252.35') by Massachusetts Avenue to a point, thence running;

N 20°16'25" W A distance of seven hundred forty-six and fifty-seven hundredths
feet (746.57') by Massachusetts Avenue to the point beginning.

The above-described parcel contains 646,091 square feet (14.8322 acres) more or less.

RECORD OWNERS:

CHURCH REALTY TRUST
THE FIRST CHURCH OF CHRIST, SCIENTIST

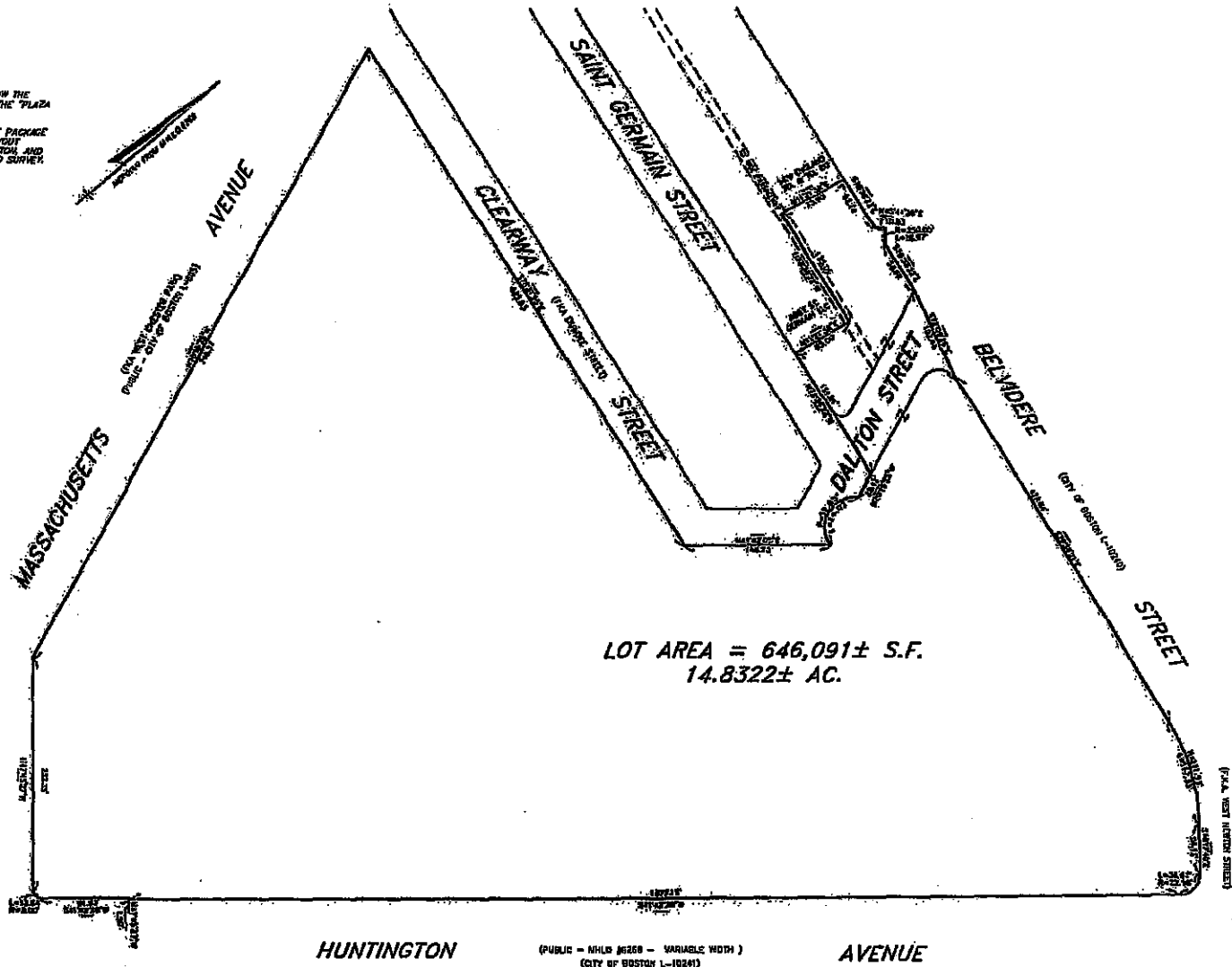
NOTES:

1) THIS PLAN HAS BEEN PREPARED TO SHOW THE TOTAL PERIMETER METES AND BOUNDS OF THE "PLAZA REVITALIZATION PROJECT".

2) THIS PLAN IS COMPILED FROM THE FILE PACKAGE PROVIDED BY METEOR LEVIN AND STREET LAYOUT PLANS AND METES FROM THE CITY OF BOSTON, AND DOES NOT REPRESENT AN ON-THE-GROUND SURVEY.

EXHIBIT B

PDA Area Plan



Prepared For:

THE FIRST CHURCH OF CHRIST SCIENTIST

Huntington Avenue
Boston, Massachusetts

PLAZA REVITALIZATION PROJECT

PERIMETER BOUNDARY

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Environmental Consultants

100 CENTER STREET, CAMBRIDGE, MA 02142
VOICE: 617-552-3700, FAX: 617-552-7864
hancock@hancock.com

NO. OF SHEETS	13
SHEET NO.	1
DATE	10/10/2006
PROJECT NO.	13254

PERIMETER PLAN OF LAND IN BOSTON, MA

DATE: 12/21/2006
LAYOUT: Sheet 1
SHEET 1 OF 1

1

PROJECT NO. 13254

Robert Jordan

Chairman

James C. Clark

Vice Chairman

Kevin A. Washburn

Bob Bryan

~~_____~~

Gill Statton

Paul H. [unclear]

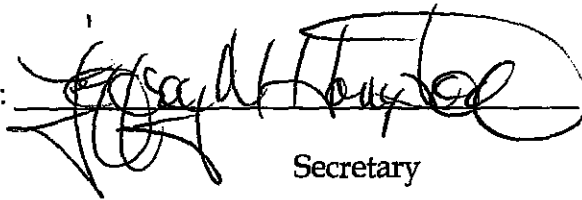
Eric [unclear] Bray

John J. McDonnell

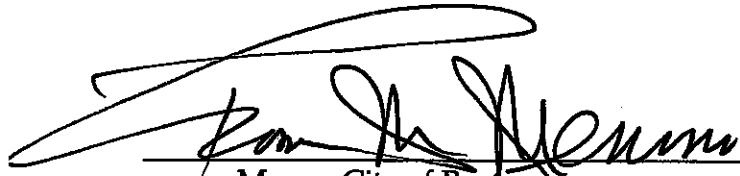
In Zoning Commission

Adopted: September 14, 2011

Attest:



Secretary



Mayor, City of Boston

Date: 9/15/11

The foregoing amendment was presented to the Mayor on ~~SEPTEMBER 14, 2011~~, and was signed by him on ~~SEPTEMBER 15, 2011~~, whereupon it became effective on ~~SEPTEMBER 15, 2011~~, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:

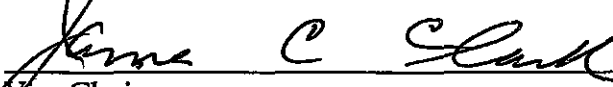


Secretary to the Zoning Commission

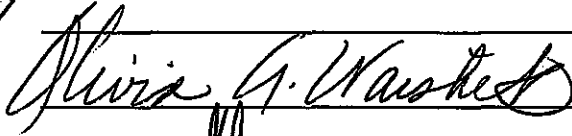
Master Plan for Planned Development Area No. 80, Christian Science Plaza

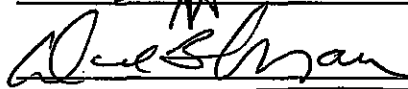


Chairman

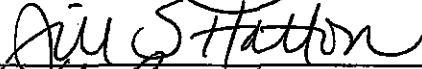


Vice Chairman

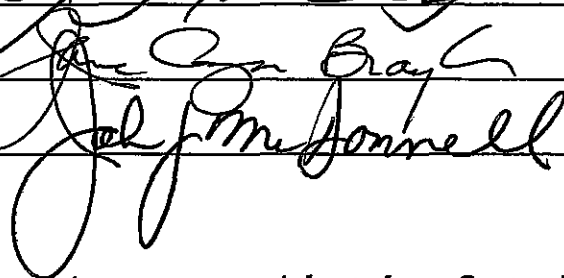








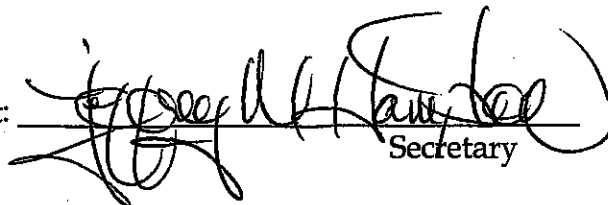




In Zoning Commission

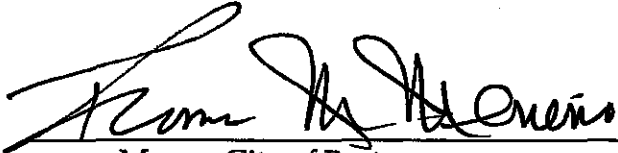
Adopted: September 14, 2011

Attest:



Secretary

Master Plan for Planned Development Area No. 80, Christian Science Plaza



Mayor, City of Boston

Date: 9/15/11

The foregoing Master Plan, was presented to the Mayor on ~~SEPTEMBER 14, 2011~~, and was signed by him on ~~SEPTEMBER 15, 2011~~, whereupon it became effective on ~~SEPTEMBER 15, 2011~~, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Secretary to the Zoning Commission