

BRA APPROVAL: 11/17/11
ZC APPROVAL: 12/14/11
EFFECTIVE: 12/15/11

BOSTON REDEVELOPMENT AUTHORITY

DEVELOPMENT PLAN

for

1282 BOYLSTON STREET, BOSTON

within

PLANNED DEVELOPMENT AREA NO. 81

THE ABBEY GROUP, Developer

November 17, 2011

1. **Development Plan:** In accordance with Article 3, Section 3-1A and Article 80, Section 80C of the Boston Zoning Code (the "Code"), this development plan sets forth information on the development of a proposed project at 1282 Boylston Street, Boston (the "Proposed Project"), including the proposed location and appearance of structures, open spaces and landscaping, the proposed uses of the Project, the proposed dimensions of the structure, the proposed density, proposed traffic circulation, the proposed parking and loading facilities, access to public transportation and other major elements of the Proposed Project (the "Development Plan").
2. **Proponent:** The developer of the Proposed Project is The Abbey Group, 575 Boylston Street, Boston, MA, its successors and assigns (the "Proponent"), on behalf of Offsite Real Estate, LLC.
3. **Site:** The Proposed Project site consists of approximately 1.1 acres located at 1282 Boylston Street in Boston (the "Site"). A Site Location Plan is included in the set of plans referenced in Appendix 1. The Site has approximately 356 feet of frontage on Boylston Street. Currently it contains a surface parking lot for 169 vehicles. The Project Site was formerly used as a McDonald's restaurant; this building was demolished in 2010. The Site is more particularly bounded and described on Exhibit A attached hereto and as shown on the existing conditions plan prepared by Nitsch Engineering (the "Survey Plan"), a copy of which is included in the set of plans referenced in Appendix 1.
4. **Proposed Location and Appearance of Structures:** The Proposed Project consists of the construction of up to 337,000 square feet mixed-use building containing approximately 210 residential units, approximately 88,000 square feet of office space

and approximately 15,000 gross square feet of ground floor retail space, and with underground parking for approximately 295 vehicles. The parking spaces will be contained in a 3-story below-grade garage within the building. The loading bays and service areas will be located to the rear of the building on the Site.

The Proponent has engaged the architectural firm of Bruner/Cott & Associates, Inc. to design the Proposed Project. The Proposed Project is being designed to increase pedestrian accessibility in the area and to revive and reinvigorate a long-neglected parcel. The preliminary architectural drawings referenced in Appendix 1 reflect the following design intentions:

The Proposed Project maintains a focus on a design aesthetic that is warm, yet modern, and is sympathetic to the surrounding buildings. The multi-material façade articulation, as well as increased sidewalk width, added lighting and new landscape enhancements will bring a warm pedestrian “urban village” feeling to the area. The curtainwall system consists of a series of multiple-story projected frames, which are proposed to be painted aluminum and will likely contain low-E insulated glass units and colored spandrel panels. The more solid punched window and panel system is composed in multi-story vertical staggered modules, and is also working to reduce scale and add depth and shadow. The ground floor retail façade will be composed with significant areas of clear glass curtainwall systems paired with more durable stone or masonry columns and framing elements.

The exterior design of the retail and office floors will buffer the existing low and mid-rise residential buildings located to the south of the Site in the Fenway neighborhood and will provide retail and other ground floor uses that the entire neighborhood will enjoy. The uses and design of the Proposed Project will fulfill the applicable provisions of the Fenway Neighborhood Zoning District.

The massing along Boylston Street complies with the streetwall setback of 15 feet, and also incorporates a 7 foot setback along Jersey Street. The proposed accessway along on the east side of the Site (adjacent to the Baseball Tavern) will allow access to the Proposed Project garage as well as public vehicular and pedestrian access from Boylston Street to the public alley to the rear of the Site.

The Proposed Project will provide a dynamic, flexible, programmable neighborhood space (the “Community Space”) that is available to all individuals and groups in the neighborhood. It is located on the ground floor of the building. To make this space accessible to all in the neighborhood it is unaffiliated with any one particular group, but rather can be occupied by individuals throughout the day and by groups on a reservation or first come first served basis.

The space will be flexible to allow for individual and small group seating to meet and congregate, but when called upon can be segregated and the furniture rearranged to hold larger meetings.

Programming opportunities exist for the space as well. Ideas include free WiFi for personal use, a reading library, gallery shows of local artists and support for live music.

It is the goal of the Proponent to identify a café operator to occupy the adjacent commercial space to support the needs of the community center. The community center will be handicap accessible.

5. **Open Spaces and Landscaping:** The portion of the Site which faces Boylston Street will provide appropriate visual and physical transition from the Fenway neighborhood to Boylston Street. The Boylston street sidewalk will be approximately 23 feet wide (including a 10 foot sidewalk café seating zone) and the Jersey Street sidewalk will be approximately 13 feet wide. The ground floor retail spaces will enliven the pedestrian experience along Boylston Street. The widened sidewalk along Jersey Street will be inviting to the neighborhood as a more open transition to the Boylston Street.

6. **Project Uses:** The Proposed Project may be used for those retail, restaurant, office and residential, off-street parking, and loading uses listed in Appendix 2 attached hereto. It is intended that the uses of the Proposed Project will conform generally to the uses enumerated in Table B of Article 66 of the Code, but shall comply with this Development Plan.

7. **Size and Dimensions of Structures:** The Proposed Project consists of the construction of up to 348,235 gross square feet mixed-use building containing approximately 210 residential units, approximately 99,000 gross square feet of office space and approximately 15,000 gross square feet of ground floor retail space with underground parking for approximately 295 vehicles. The parking spaces will be contained in a 3-story below-grade garage within the building. The loading bays and service areas will be located to the rear of the building on the Site.

8. **The Project data and approximate dimensions** are as follows:

Height:

To roof ridge 180 feet

Street Wall Height 60 feet

Setbacks:

Setback above Street Wall height 18 feet (as per design massing)

Lot Area and Floor Area Ratio:

Lot Area: 47,379 SF

F.A.R. (excludes parking below-grade): 7.0 (331,653 SF)

Parking:

Parking Spaces (all below-grade) 295 spaces

*F.A.R. Square Feet excludes below-grade parking, voids in floor areas, such as mechanical shafts and elevator shafts, and space occupied by mechanical and electrical closets, laundry and storage areas.

9. **Zoning Actions:** The Proposed Project is presently situated within the South Boylston Neighborhood Shopping subdistrict of the Fenway Neighborhood District and is governed by Article 66 of the Code. Pursuant to Section 66-27 of the Code, Planned Development Areas (“PDA”) are allowed in this District, provided that a PDA must be approved prior to October 22, 2011. However, it is proposed that this time period be extended and this provision be amended to allow PDA’s in the South Boylston Neighborhood Shopping sub-district if approved prior to October 22, 2012. A PDA in this district is also required to devote 70% of the gross floor area of a project to residential uses, this amount may be reduced to 60% of the gross floor area if a community facility use operated by a non-profit is located within the project. A PDA is also required to contain Affordable Housing in the percentages set forth in Section 66-28.1(b) of the Code. The Proposed Project will devote more than 60% of the gross floor area to residential uses and the Community Space will be operated by a non-profit, and so will qualify as a contribution towards a community benefit as determined and agreed upon by the BRA and the Proponent.

Also, the Proposed Project will provide that ten percent (10%) of the residential units will be set aside (on-site) as Affordable Housing and the Community Space will fulfill the equivalent contribution required by Section 66-28.1(b)2 of the Code.

The Proposed Project will also seek an interpretation or modification of Section 66-28.1(c) of the Code in order to allow the parking ratio to be between 0.75 and 1.0 spaces per dwelling unit for longer-term residents and/or future condominium ownership.

10. **Dimensional Requirements.** The Proposed Project will be subject to the following dimensional requirements:

Dimensional Requirements	Proposed Project Dimensions
Maximum Floor Area Ratio	7.0
Maximum Building Height (ft)	180
Street Wall Height (ft.)	60
Setback above Street Wall Heights (ft.)	18 (as per design massing)

11. **Signs.** Section 66-41 of the Code regulates the size and location of signs in the Fenway Neighborhood District and provides that the sign requirements for the Proposed Project may be established through design review and Large Project Review under Article 80B of the Code. In accordance therewith, signs for the Proposed Project will be approved by the Urban Design Department of the Boston Redevelopment Authority (“BRA”).

12. **Other Zoning Approvals.** In addition to addressing the above-referenced zoning provisions, the Proposed Project is also subject to Large Project Review by the BRA. In accordance with the requirements set forth in Section 80B of the Code, the Proponent has filed an Expanded Project Notification Form with the BRA and will comply with the Development Impact Project requirements for the payment of Housing and Jobs Exactions as provided in Section 80B-7 of the Code. The Site will be subject to the use and dimensional controls set forth herein, which are comprehensive development controls delineating the uses and dimensions for the Proposed Project.

13. **Projected Number of Employees:** It is anticipated that the Proposed Project will generate approximately 600 construction jobs, 250 of which will be for trade jobs. It is anticipated that the Proposed Project will generate approximately 360 on site permanent jobs.

14. **Traffic Circulation:** Traffic circulation for the Proposed Project will be accomplished off of Jersey Street and Boylston Street. An approximately 30 ft wide private accessway (open to public travel) will be provided from Boylston Street to the public alley to the rear of the Site. The garage entrance to the Proposed Project will be located off this new accessway. This new accessway will allow vehicles to exit the garage and either take a right turn onto Boylston inbound or take a right from the garage and enter onto the public alley and exit onto Jersey Street. Vehicles coming to the Proposed Project will access the garage via the new accessway off Boylston Street or from the public alley off Jersey Street.

15. **Loading Requirements:** Truck and loading access to the Proposed Project will take place on the rear of the Site and trucks will enter the Site from Jersey Street and exit the Site to Boylston Street.

16. **Access to Public Transportation:** The Site is close to the Fenway subway stop on the MBTA Green Line. There are also MBTA bus routes that directly pass the Site. The sidewalk abutting the MBTA bus stop on Jersey Street will be widened to more easily accommodate the bus stop, the community use space and the retail space along Jersey Street.

17. **Compliance with the Groundwater Conservation Overlay District.** The Proposed Project Site is located within the Groundwater Conservation Overlay District. The Proponent will incorporate systems into its Proposed Project that meet the groundwater conservation standards of Article 32 and the Proponent will obtain a written determination from the Boston Water and Sewer Commission as to whether said standards are met. The Proponent will provide a copy of this letter to the BRA and Boston Groundwater Trust prior to the issuance of a Certification of Consistency or Certification of Compliance, as applicable. Accordingly, the Proponent will not be

required to obtain a conditional use permit from the Board of Appeal, and shall be deemed to be in compliance with Article 32.

18. **Green Building.** The Proponent has incorporated the LEED Building Rating System criteria in the design of the Proposed Project. As a result, the Proposed Project has been designed to meet LEED standards, which incorporates the following Green Building Attributes:

- Sustainable Site Credit with respect to site location, development density and community connectivity, public transportation access, bicycle storage and changing rooms, parking capacity, storm water design and light pollution reduction.
- Water Efficiency Credit with respect to efficient landscaping.
- Energy Atmospheric Credit with respect to optimizing energy performance.
- Materials and Resources Credit with respect to construction waste management and reuse of materials.
- Indoor Environmental Quality Credit with respect to air delivery monitoring system, construction IAQ Management Plan, use of low emitting materials.

The Proposed Project shall comply with the requirements of Article 37 of the Code.

19. **Public Benefits:** The direct public benefits of the Proposed Project are many. The Proposed Project will:

Fenway Neighborhood Community Center

- The Proposed Project will include a ground floor space, adjacent to a restaurant or café, that is for the use and enjoyment of the neighborhood. This space is discussed in more detail at the end of this section.

Affordable Housing

- The Proposed Project will provide 10% of its total residential units as affordable, onsite housing for the benefit of the neighborhood.

Economic Benefits

- Add over 200 new housing units to the ever-increasing demand of the Fenway Neighborhood.
- Introduce new retail and residential vitality along Boylston and Jersey Streets.

- Increase economic activity to the Fenway with mixed-use property for residents, workers, shoppers, and diners.
- Create 600 construction jobs with as many as 250 trades-people working onsite.
- Create a public transit accessible employment center with up to 360 jobs on-site once completed.
- Create new job opportunities and provide diversification and expansion of the Fenway's economy
- Increase tax revenue for the city.
- Total Linkage payments of approximately \$132,000.

Neighborhood Design Enhancements:

- Create a vibrant pedestrian and public transit accessible multi-use residential, retail, and office project in an existing surface parking lot.
- Reduce the ground floor footprint of the building to create a dedicated truck drive lane away from the existing neighborhood alley to lessen vehicular congestion and pull the loading functions away from the neighboring residential buildings.
- Use varied multi-level and multi-material façade articulation to bring a warm pedestrian “urban village” feeling to the area.
- Support the Boylston Street Reconstruction Plan through sidewalk and streetscape design.
- Reduce building foot print on Jersey Street to align with existing building setback, extending to residential street wall to Boylston Street. At the corner of Jersey and Boylston reducing the building footprint even further to provide as much visual space as possible between the buildings of 1282 and 1330 Boylston at the gateway to the residential West Fens.
- Create a new, two lane private way (open to public travel) for alley access and development access.
- Eliminate two curb cuts on Boylston Street.
- Continue the recent trend of bringing high quality architecture to the neighborhood.

- Provide improvements to urban design characteristics and aesthetic character of the Site and its surrounding, and the enhancement of existing open space or the creation of new open space.

Sustainable Design Focus:

- Incorporate state of the art “green” design elements including energy efficient mechanical and building control systems and environmentally responsible materials.
- Build onsite bicycle storage with easy access to encourage bicycle use.

Additionally, pursuant to Section 80B-7 of Article 80 of the Boston Zoning Code, the Proposed Project will make total contributions to the City, as Housing and Jobs Exactions, of approximately \$132,160.00. This contribution is divided in the following manner: Housing Exaction of \$110,180.00, and a Jobs Exaction contribution of \$21,980.00.

20. **Development Review Procedures:** All design plans for the Proposed Project are subject to on-going development review and approval by the BRA. Such review is to be conducted in accordance with Article 80 of the Code and the BRA Development Review Guidelines, dated 2006.

LIST OF EXHIBITS AND APPENDICES

to

DEVELOPMENT PLAN

For

1282 BOYLSTON STREET

EXHIBIT A LEGAL DESCRIPTION OF THE SITE

APPENDIX 1

PROJECT DRAWINGS, SITE SURVEY AND PHOTOGRAPHS.

APPENDIX 2 ALLOWED USES - SEE ATTACHED

Exhibit A

Legal Description of Site

PARCEL ONE

A certain parcel of land with the buildings thereon situated in said Boston and being shown as Lot D on a Plan by William H. Whitney, C.E. Surveyors, dated June 14, 1899 and recorded with Suffolk Deeds in Book 2881, Page 520, bounded and described as follows:

Northerly by said Boylston Street, 161.93 feet;

Westerly by other land of grantor formerly of the Trustees of Boylston Street Land Co., by a line at right angles to the Southerly line of Boylston Street, 133.02 feet;

Southerly by land now or late of Moses Williams, et al, Trustees and by Lot E on said plan by a line at right angles to said last described line, 161.93 feet; and

Easterly by land now or late of Shurtleff, and being the westerly side line of the premises hereinafter described as Parcel 2, by a line at right angles to the southerly line of Boylston Street, 133.02 feet.

Containing about 21,539.5 square feet of land, or however otherwise said parcel may be bounded and described, and being any or all of said measurements or contents, more or less.

PARCEL TWO

A certain parcel of land situated in said Boston, with the buildings thereon, situated on the Southerly side of said Boylston Street, and bounded and described as follows:

Northerly by said Boylston Street, 42.46 feet;

Easterly by other land of grantor formerly of Albert Nickerson, 133.02 feet;

Southerly by the middle line of a passageway, 42.46 feet;

Westerly by other land of grantor formerly of James D. Colt et al, Trustees, 133.02 feet, being the easterly side line of the premises hereinbefore described as Parcel On.

Containing 5,648 square feet, more or less.

Parcel One and Two are known as and numbered 1272-1280 Boylston Street.

PARCEL THREE

A certain parcel of land together with the buildings thereon situated and now numbered 1286 on the Southerly side of Boylston Street in said Boston, bounded and described as follows:

Northerly by the Southerly side of Boylston Street, ninety-one and 23/100 (91.23) feet; and

Easterly by other land of grantor formerly of James D. Colt, et al Trustees, one hundred thirty-three (133) feet; and

Southerly by the middle line of a passageway ninety-one and 23/100 (91.23) feet; and

Westerly by other land of grantor being parcel 4 described herein formerly of Edith J. Fish, one hundred thirty-three (133) feet.

Containing 12,133.6 square feet, or however otherwise said premises may be bounded and described and be all or any of said measurements or contents more or less.

PARCEL FOUR

The land in said Boston, being a certain parcel of land with the buildings thereon as shown on a plan entitled "Plan of Land in Boston" dated February 26, 1925 by Aspinwall & Lincoln, C.E. recorded at Suffolk Deeds Book 4670, Page 402 being bounded and described as follows:

Northerly by Boylston Street, 60 feet;

Westerly by Jersey Street, 133 feet;

Southerly by the middle line of a passageway, as shown on said plan, 60 feet; and

Easterly in part by said passageway as in part by other land of the grantor, formerly of the Trustees of the Boylston Street Land Company, 133 feet.

Together with the benefit of rights in the sixteen (16') foot wide passageway, as more particularly set forth in the following instruments.

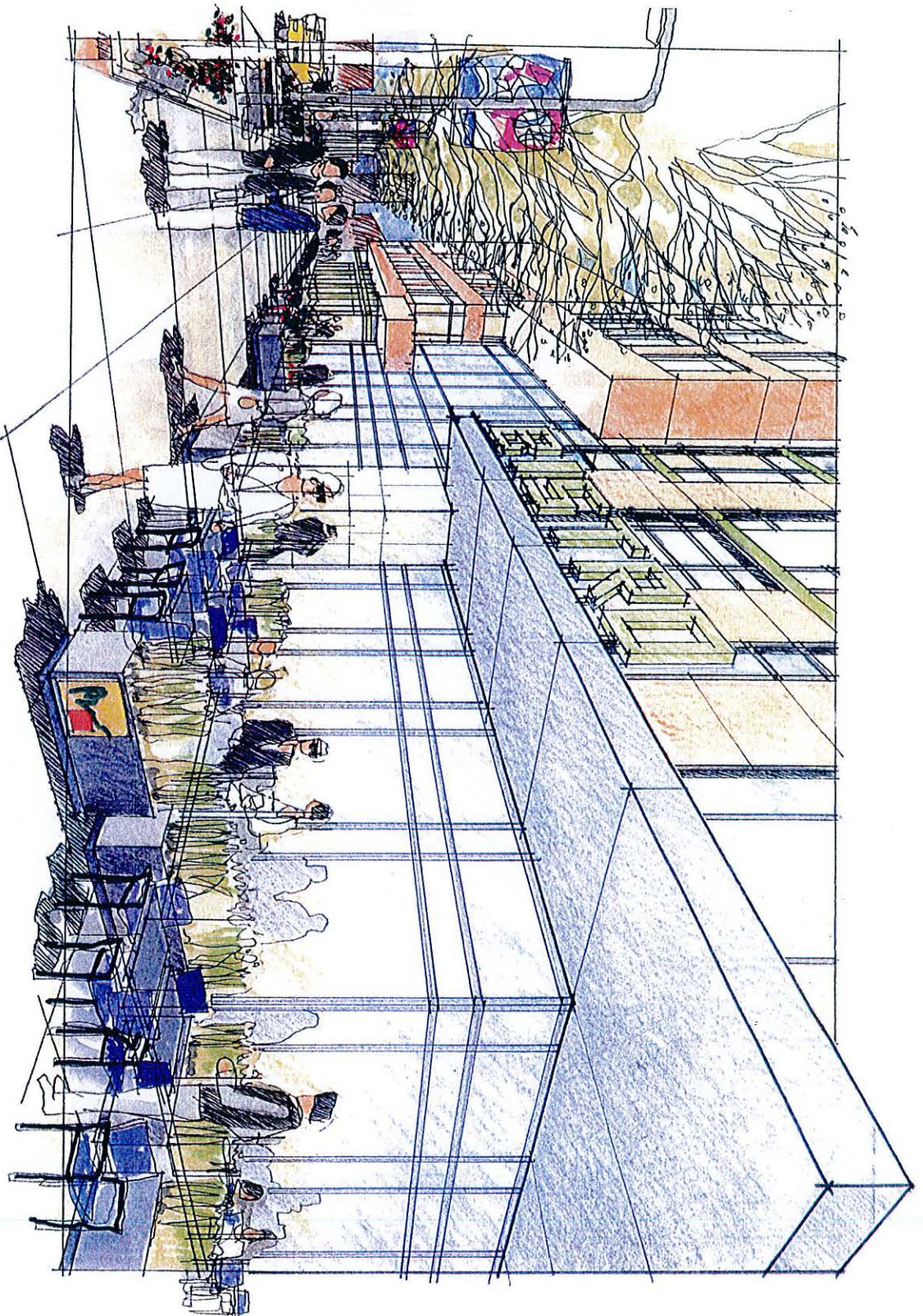
- a. Easement Agreement dated August 16, 1912 and recorded in Book 3703, Page 281.
- b. Passageway Agreement dated August 16, 1912 and recorded in Book 3703, Page 288.



128 BOYLSTON STREET

View to South

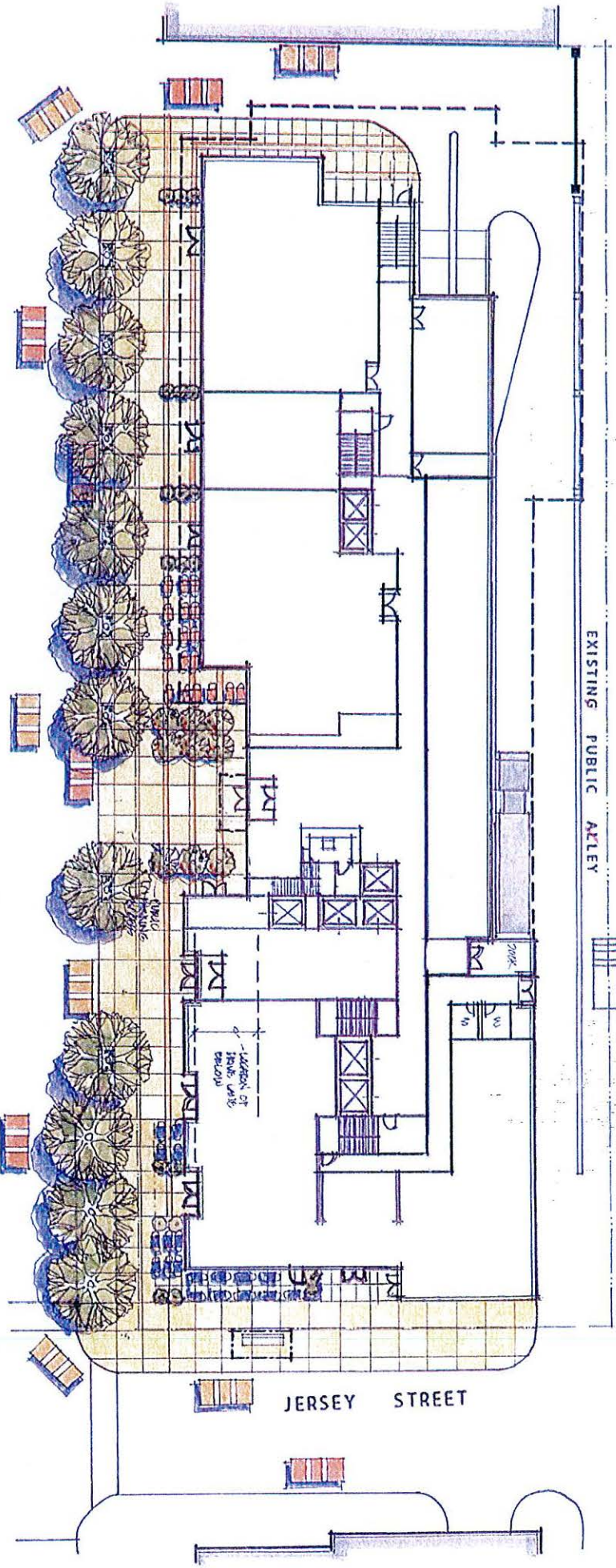
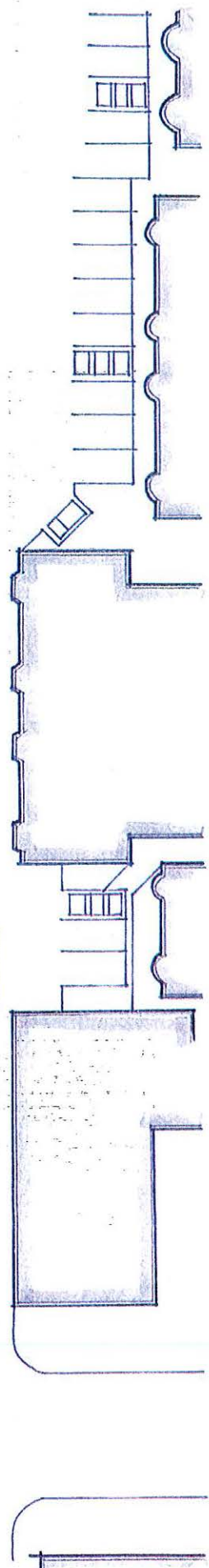
THE ABBEY GROUP
Bruner/Cott
ARCHITECTS



178 BOYLSTON STREET

Boylston Streetscape

THE ABBEY GROUP
Bruner/Coll
2007/08



1287 BOYLSTON STREET

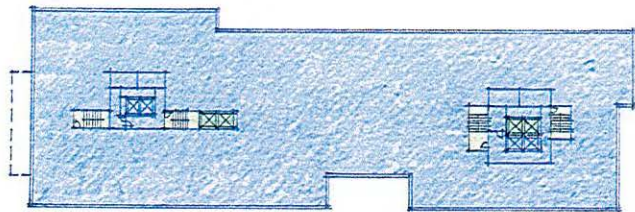
Site Plan

BOYLSTON STREET

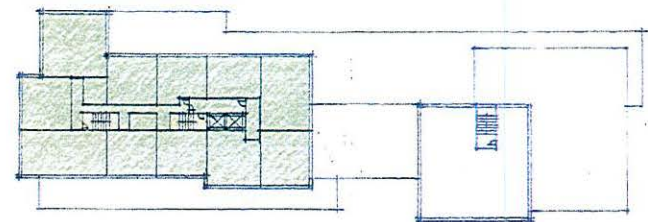
STREET

JERSEY STREET

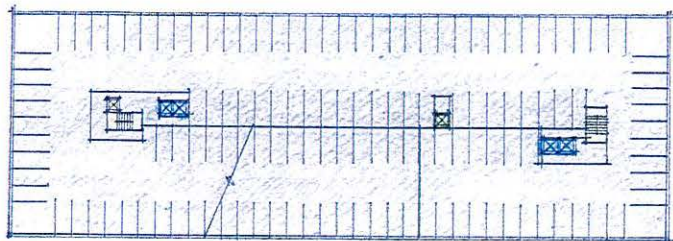
THE ABBEY GROUP
Drumner/Coll
2011.11.14



Office Plan (floors 2 - 4)



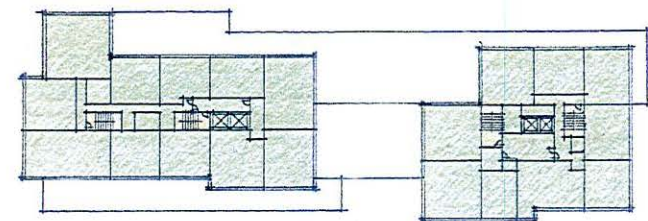
Residential Plan (floors 13 - 16)



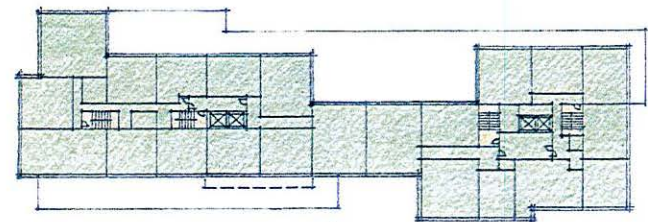
Parking Plan (floors P1 - P3)



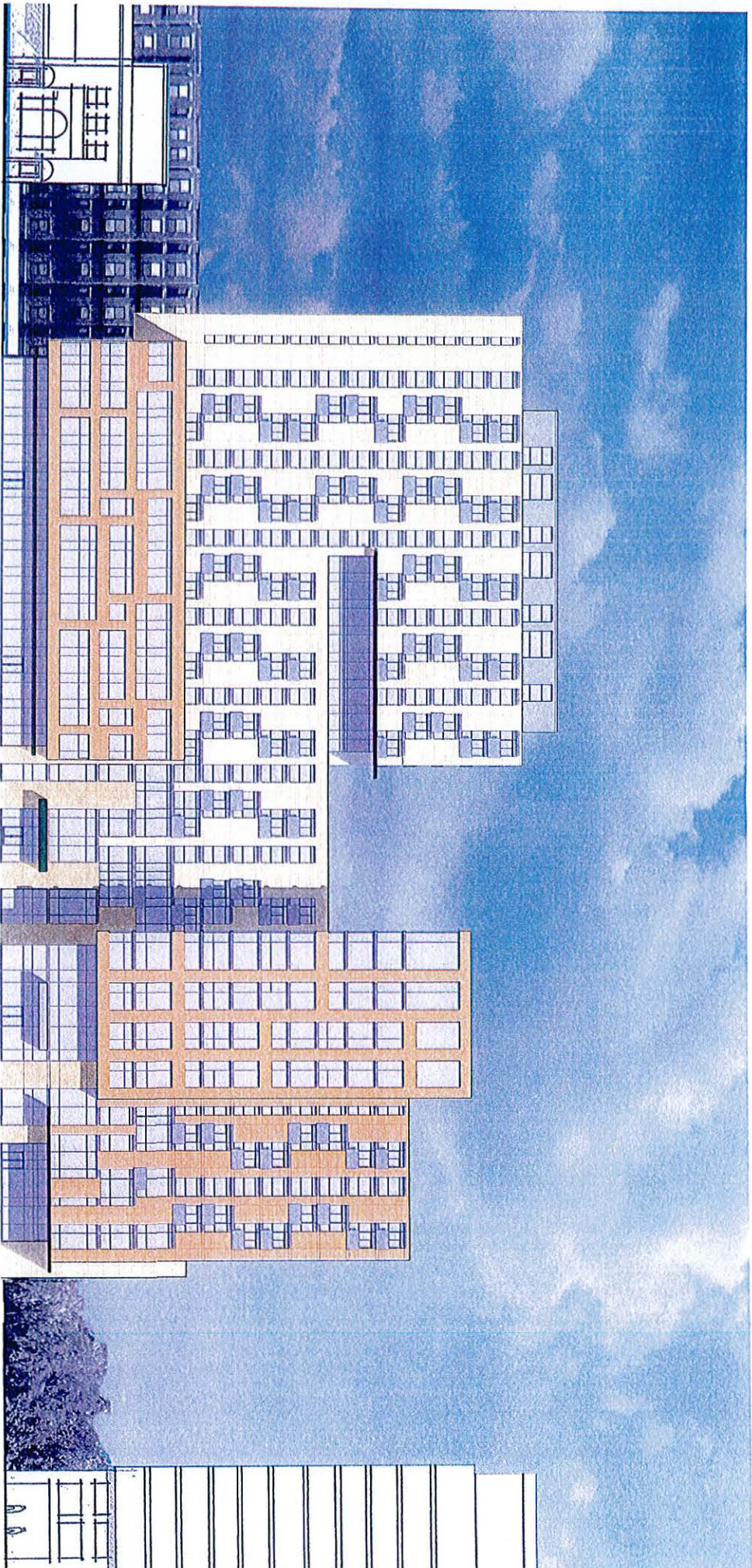
Bruner/Cott



Residential Plan (floors 9 - 12)



Residential Plan (floors 5 - 8)



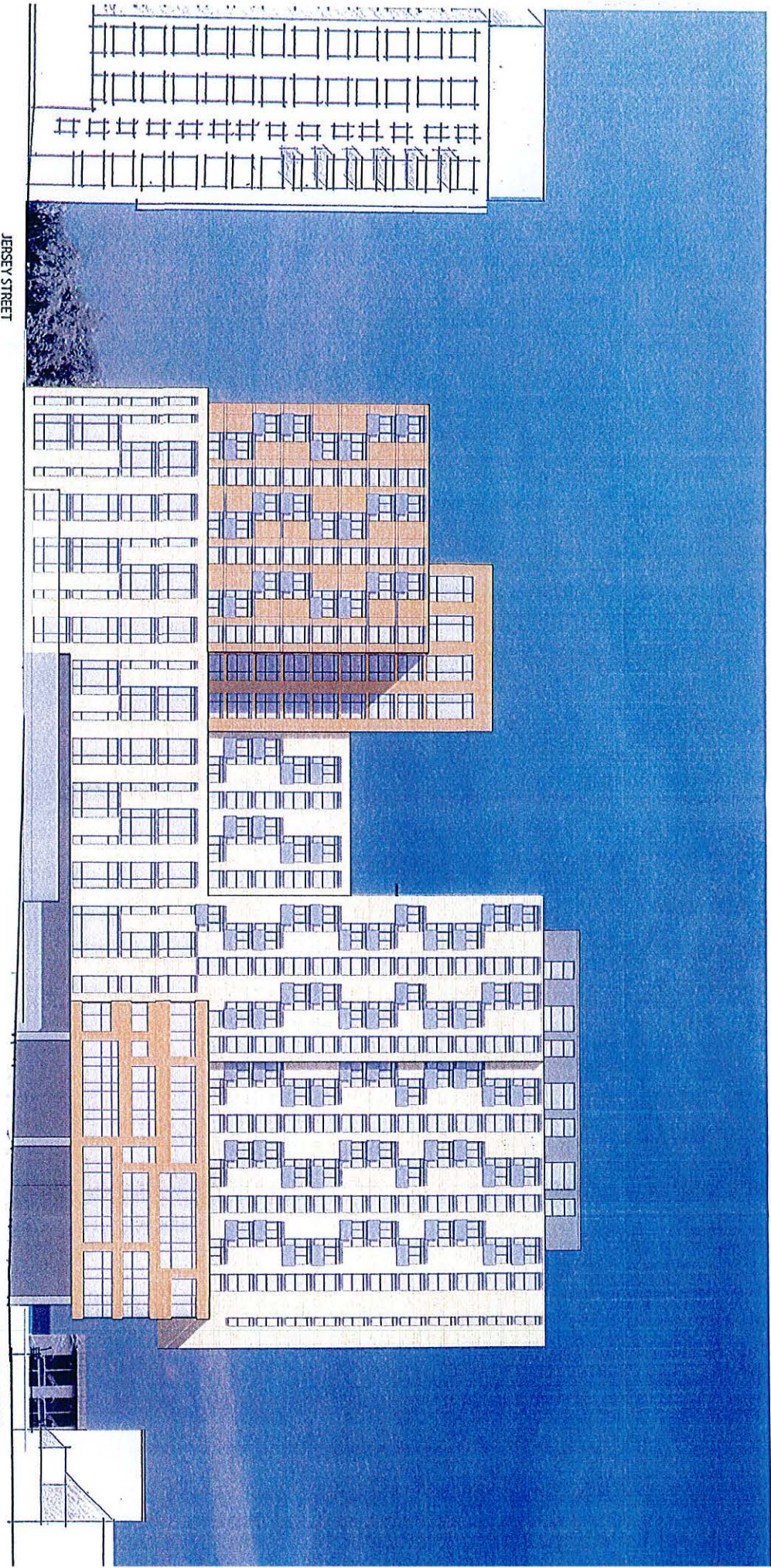
NEW STREET

JERSEY STREET

1287 BOYLSTON STREET

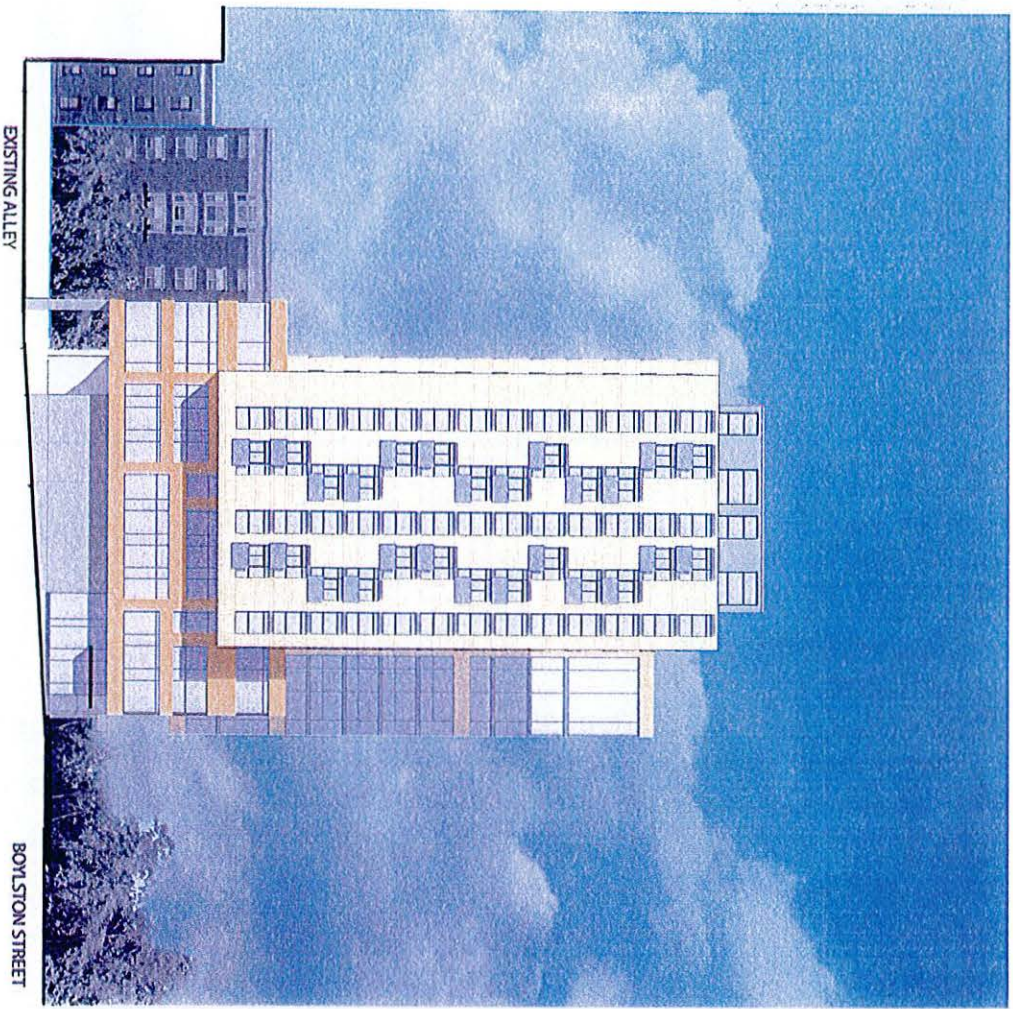
North Elevation

THE ABBEY GROUP
Bruner/Coll
2010.01.14



JERSEY STREET

NEW STREET

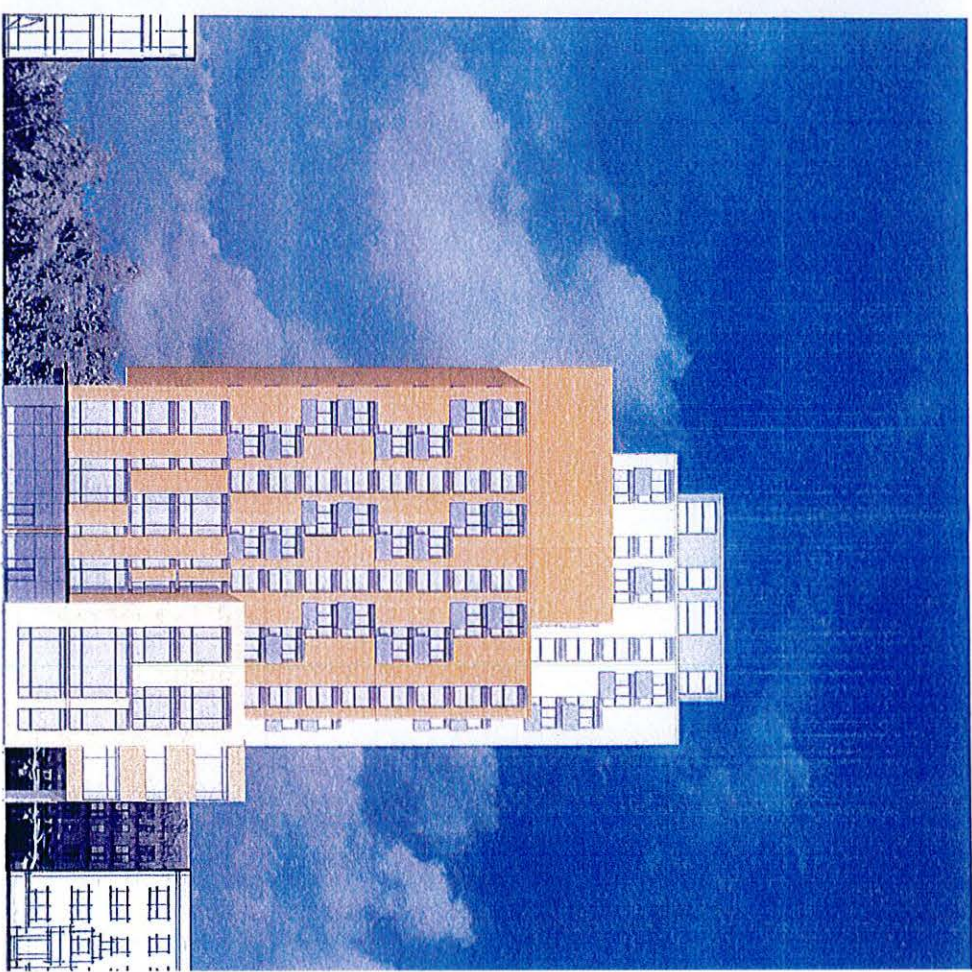


EXISTING ALLEY

BOYLSTON STREET

178 BOYLSTON STREET

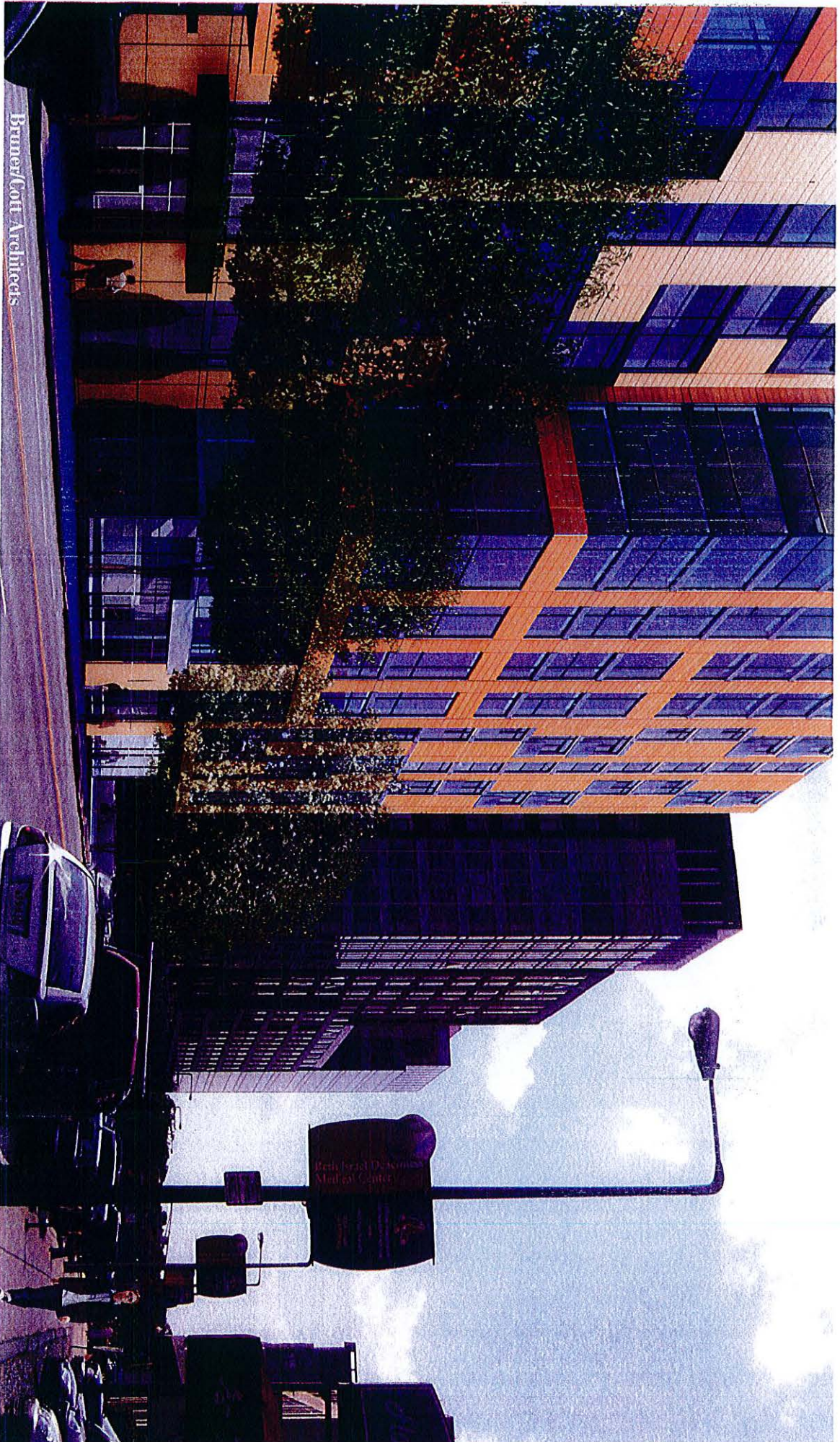
East and West Elevations



BOYLSTON STREET

EXISTING ALLEY

THE ABBEY GROUP
Bruner/Coll
2013.11.14



Bruner/Coll Architects

1287 BOYLSTON STREET

View from Boylston Street

THE ABBEY GROUP
Bruner/Coll
2011.11.06

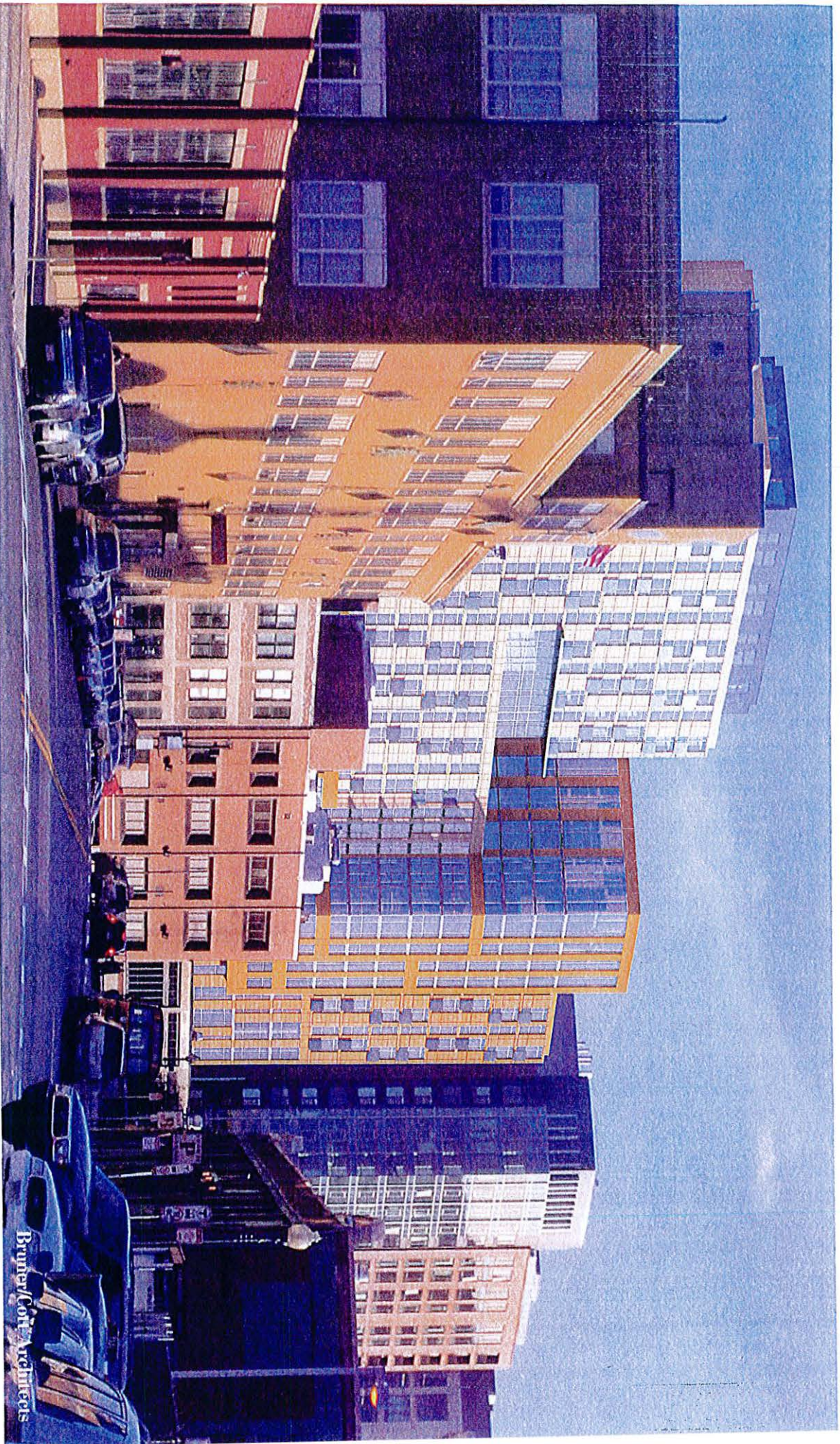


1287 BOYLSTON STREET

View from Boylston Street

Brunner/Coll Architects

THE ABBEY GROUP
Brunner/Coll
2013.11.16

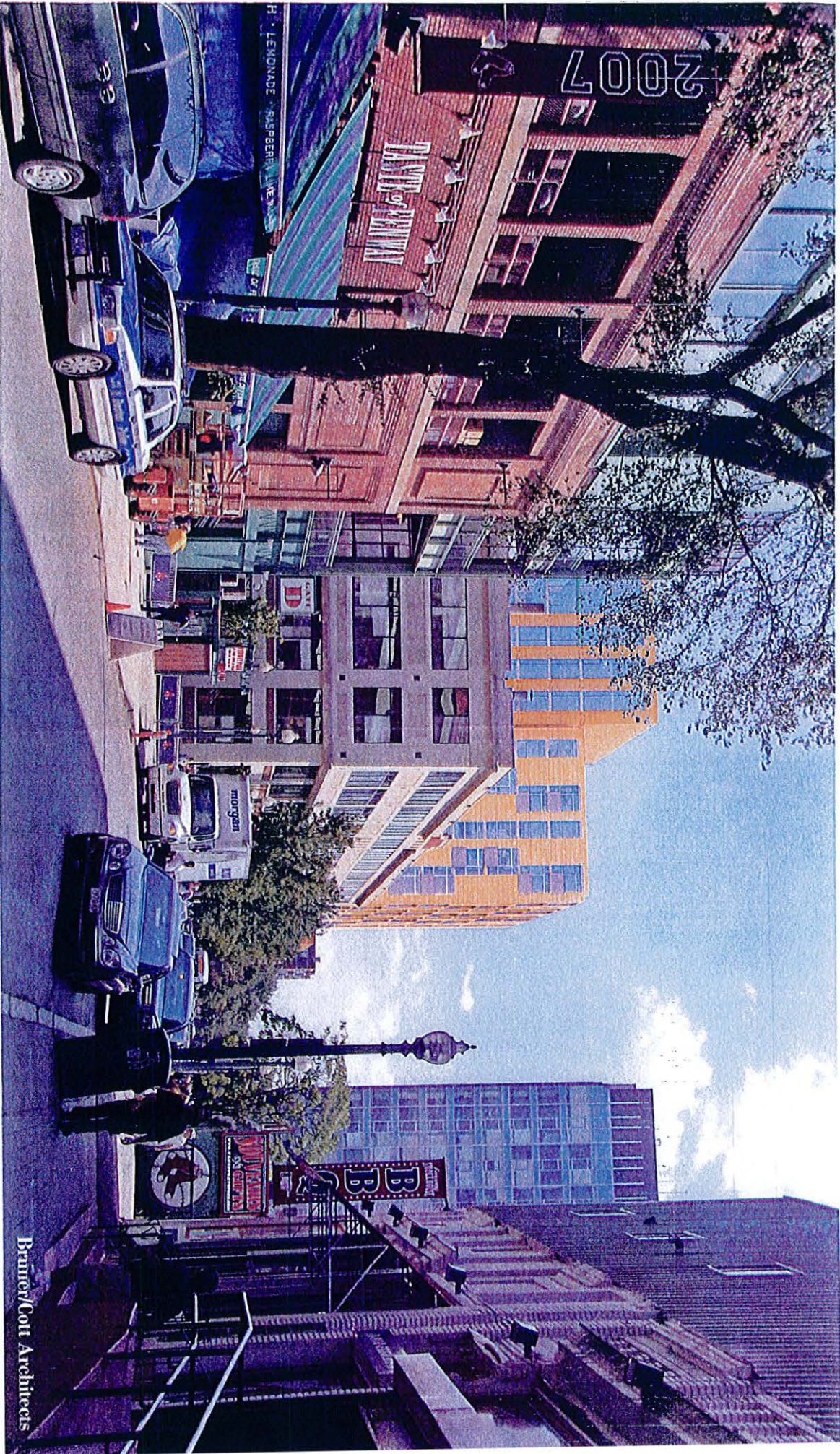


128 BOYLSTON STREET

View South from Ipswich Street

Bruner/Colt Architects

THE ABBEY GROUP
Bruner/Colt



1787 BOYLSTON STREET

View South from Yawkey Way

Bramley/Cott Architects

THE ABBEY GROUP
Bramley/Cott
2007

1278 BOYLSTON STREET

View North from Jersey Street

Brunner/Cott Architects





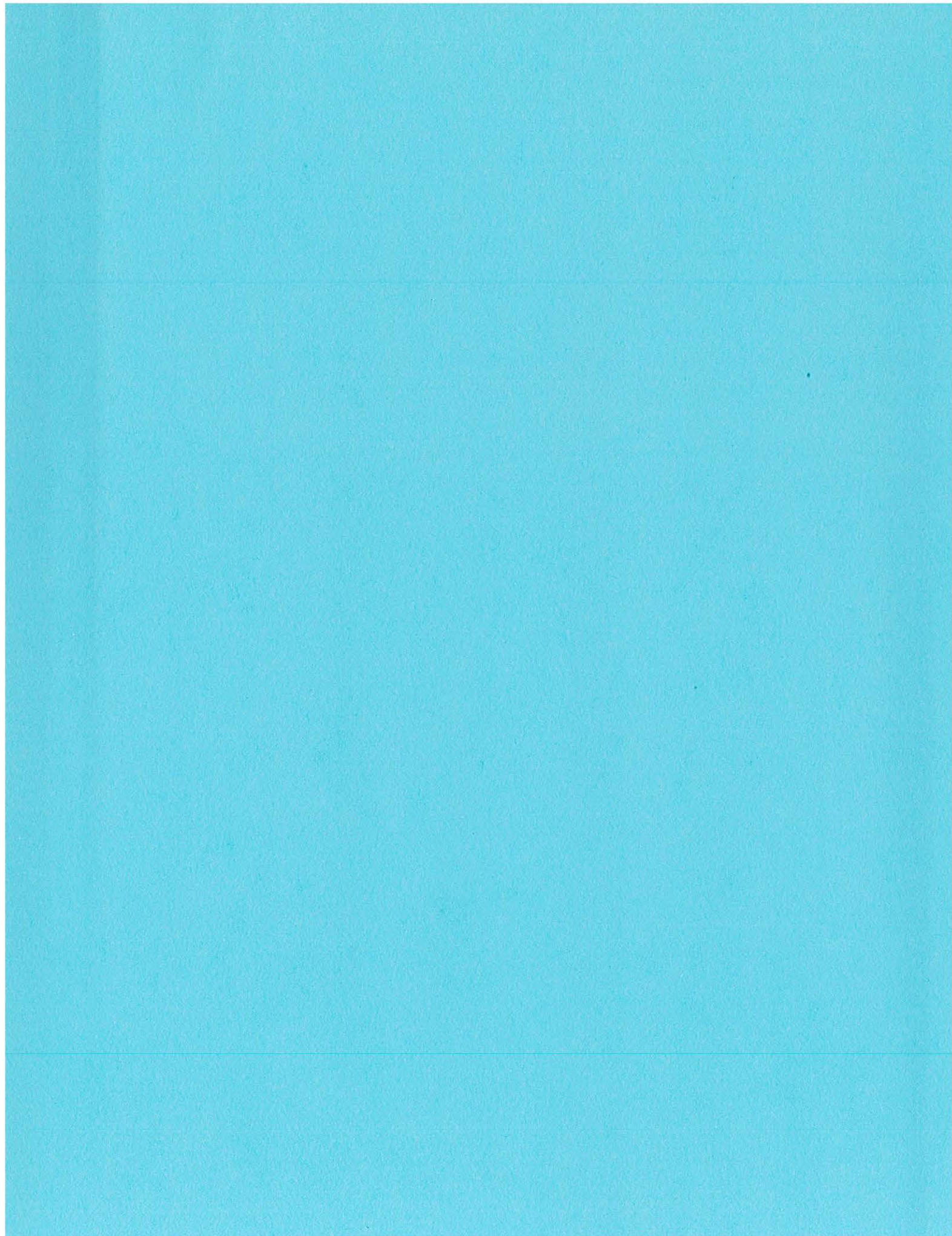
Bruner/Cott Architects

View from Boylston Street

1287 BOYLSTON STREET

THE ABBEY GROUP
Bruner/Cott

2011.11.08



APPENDIX 2

1282 BOYLSTON STREET

ALLOWED USES

Automatic Teller Machine

Bank

Community Uses

Library

Day Care Center

Community Center

Art Gallery

Art Use

Museum

Public Art

Display Space

Studios, Art

Studios, Production

Ticket Sales

Educational (excluding college and/or university uses)

Professional School

Trade School

Amusement Game Machines In Commercial Establishment

Restaurant With Live Entertainment, Not Operating After 10:30 pm

Restaurant With Live Entertainment Operating After 10:30 pm

Clinic

Clinical Laboratory

Artist Mixed Use

Agency or Professional Office

General Office (including office uses that do not qualify as Institutional Use pursuant to the definition of Hospital Use as defined in Article 2A)

Office of Wholesale Business

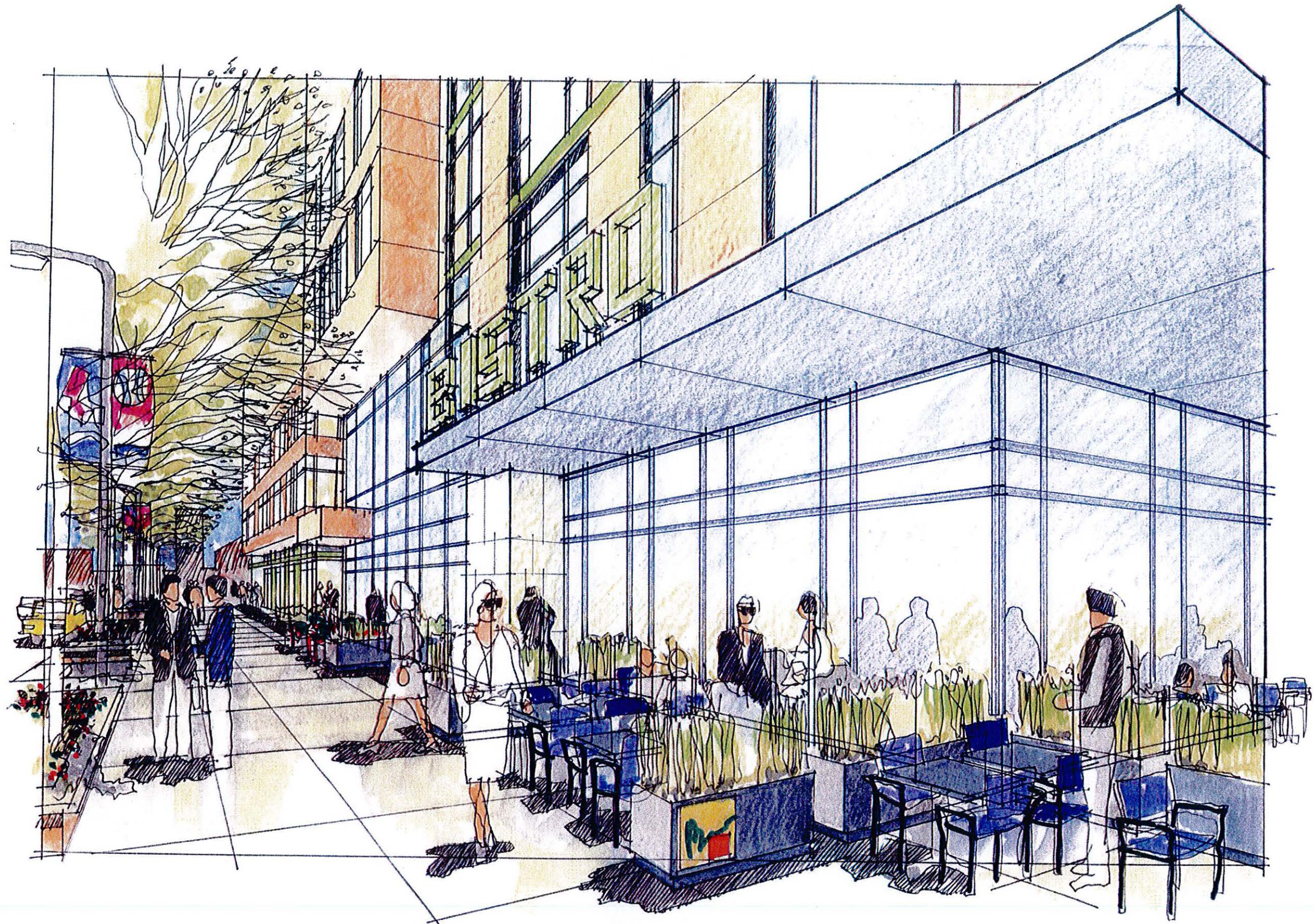
Product Development or Prototype Manufacturing
Research Laboratory
Multi-Family Dwelling
Restaurant
Take-Out Restaurant – Small
Take-Out Restaurant – Large
Sidewalk Cafe
Bakery
General Retail Business
Liquor Store
Local Retail Business
Barber or Beauty Shop
Caterer’s Establishment
Dry Cleaning Shop
Laundry, Retail Service
Laundry, Self-Service
Photocopying Establishment
Shoe Repair
Tailor Shop
Photographer’s Studio
Radio/Television Repair
Upholsterer’s Shop
Indoor Sale Without Installation Of Automotive Parts, Accessories And Supplies
Public Parking Garage (including, without limitation, parking for Fenway Park)
Rental Agency For Cars
All Accessory Uses To The Foregoing
Accessory Storage of flammable liquids and gases, small and large
Accessory Outdoor Cafe
Accessory Service Use
Accessory Services for Apartments
Accessory Services for Accessory Parking
Accessory Car Wash
Ancillary Parking

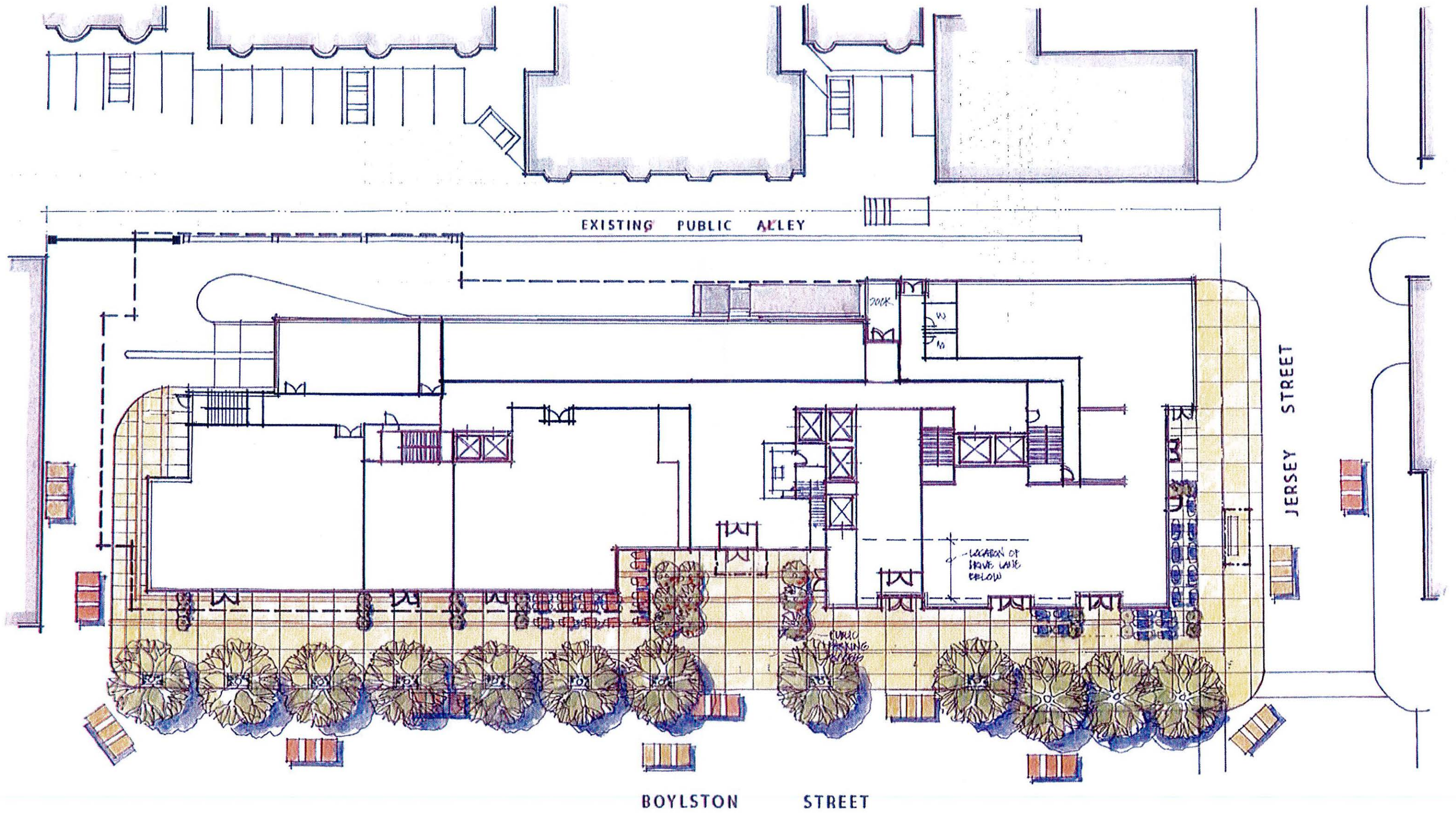


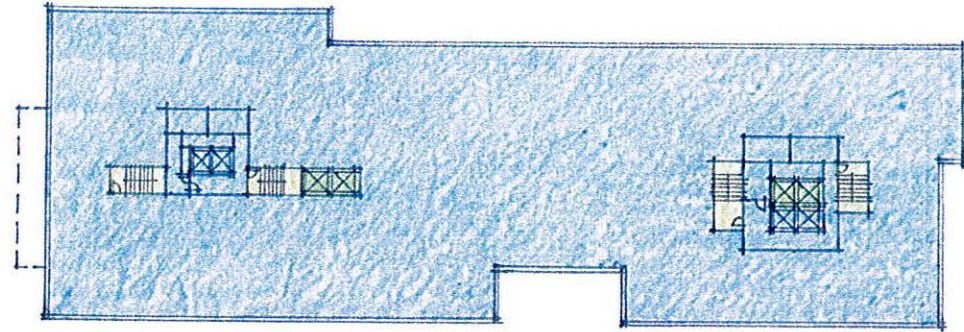
128 BOYLSTON STREET

View to South

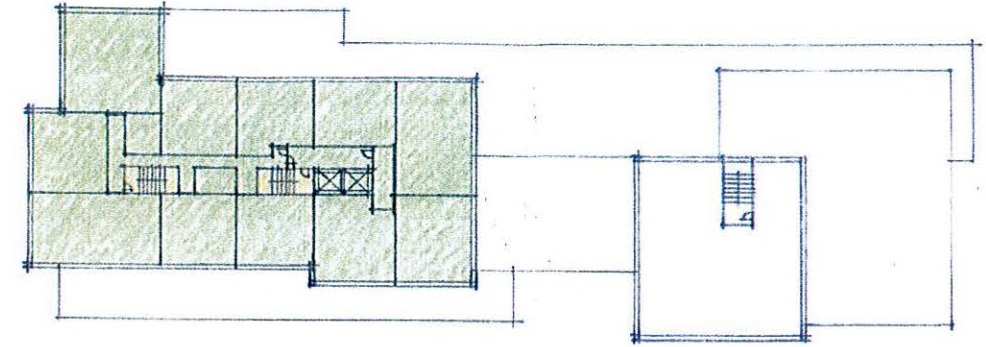
THE ABBEY GROUP
Bruner/Cott



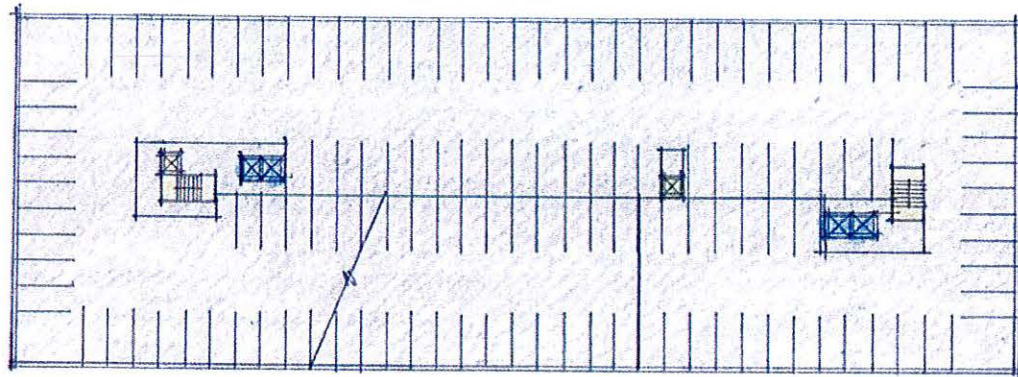




Office Plan (floors 2 - 4)



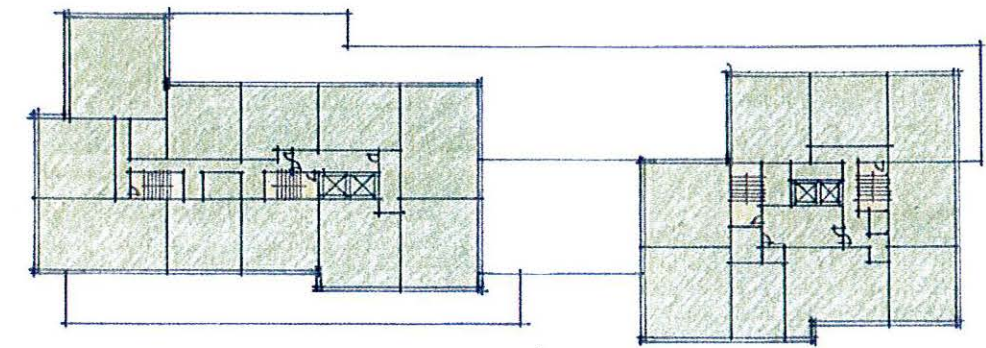
Residential Plan (floors 13 - 16)



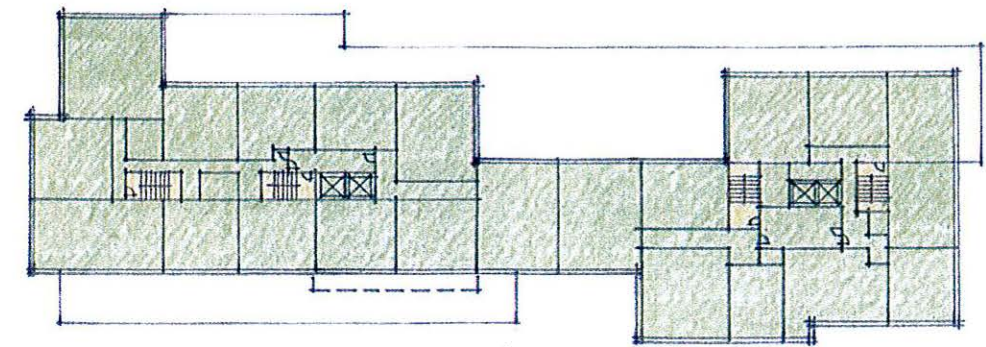
Parking Plan (floors P1 - P3)



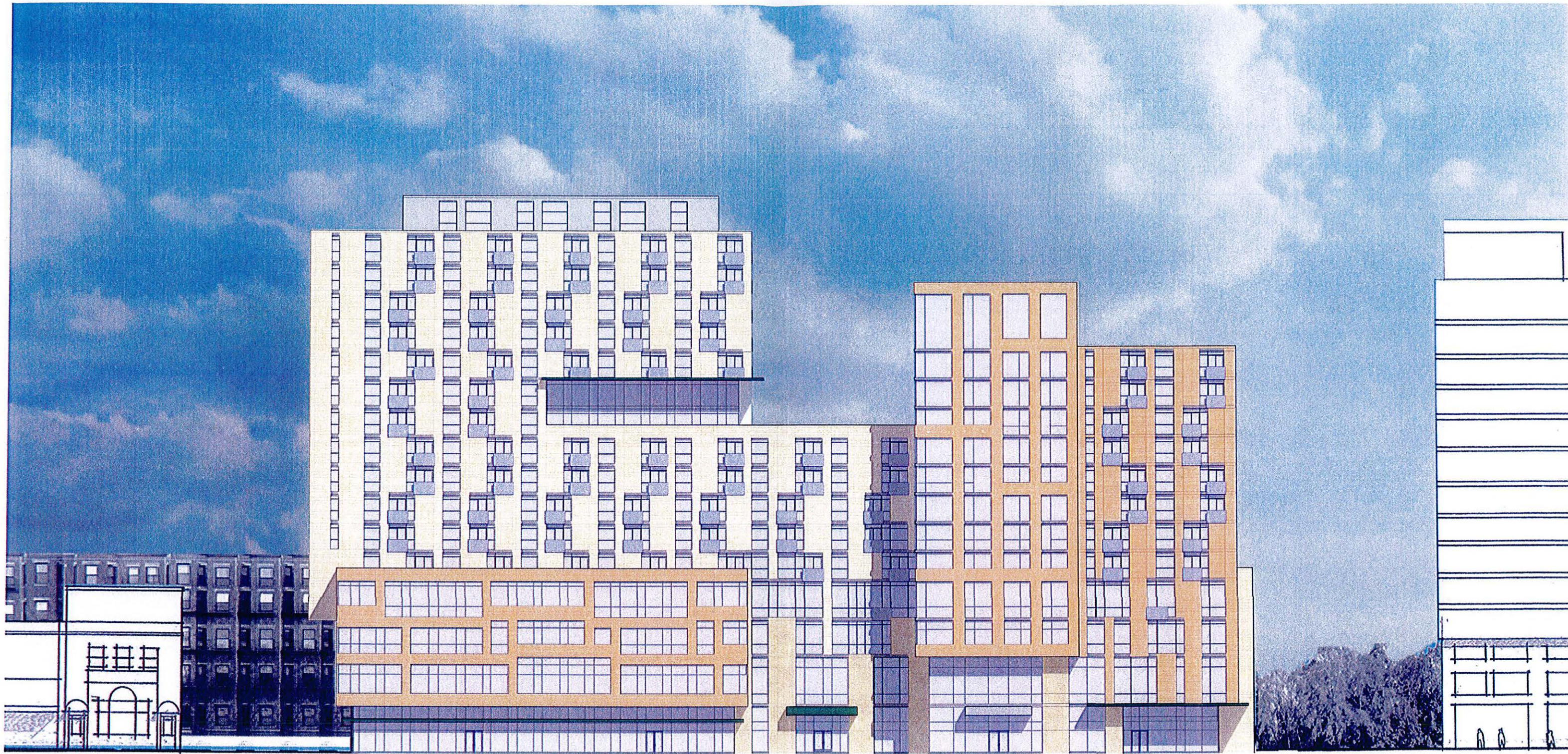
Bruner/Cott



Residential Plan (floors 9 - 12)



Residential Plan (floors 5 - 8)



NEW STREET

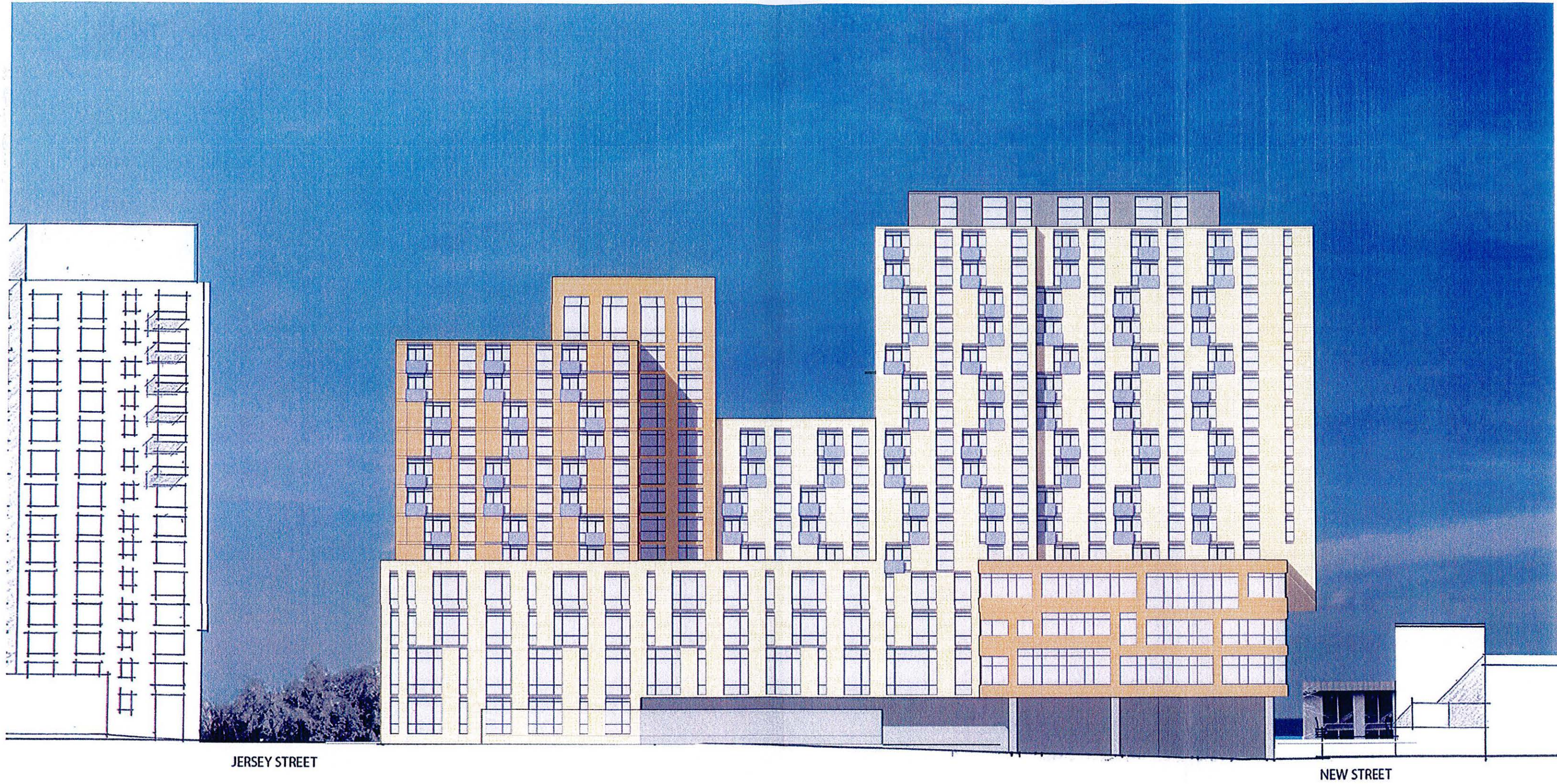
JERSEY STREET

128 BOYLSTON STREET

North Elevation

THE ABBEY GROUP
Bruner/Cott

2011.11.14



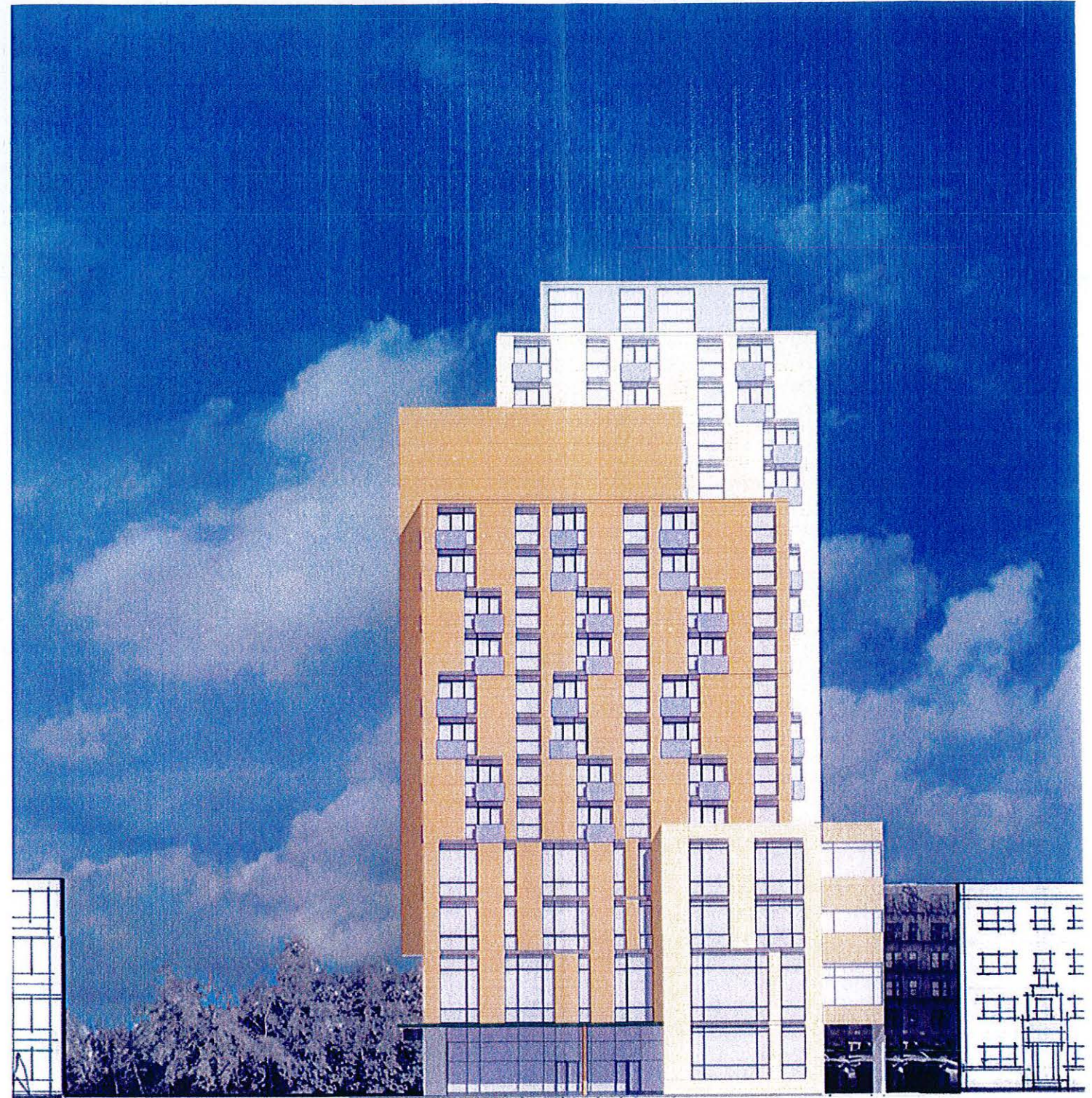
JERSEY STREET

NEW STREET



EXISTING ALLEY

BOYLSTON STREET



BOYLSTON STREET

EXISTING ALLEY



Bruner/Cott Architects

1287 BOYLSTON
STREET

View from Boylston Street

THE ABBEY GROUP
Bruner/Cott



Bruner/Cott Architects

1287 BOYLSTON STREET

View from Boylston Street

THE ABBEY GROUP
Bruner/Cott



Bruner/Cott Architects

1282 BOYLSTON STREET

View South from Ipswich Street

THE ABBEY GROUP
Bruner/Cott

2011.11.01



Bruner/Cott Architects

1282 BOYLSTON STREET

View South from Yawkey Way

THE ABBEY GROUP
Bruner/Cott

2011-11-05



Brunner/Cott Architects

View North from Jersey Street

128 BOYLSTON STREET

THE ABBEY GROUP
Brunner/Cott

2013.10.06

Map Amendment Application No. 603
Planned Development Area No. 81
1282 Boylston Street
Map 1Q, Fenway Neighborhood District

MAP AMENDMENT NO. 537

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 Development Plan for Planned Development Area No. 81, 1282 Boylston Street, and amends "Map 1Q, Fenway Neighborhood District," of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended, as follows:

1. By changing the existing zoning designation of several parcels of land from "South Boylston Street NS-1," indicating a Neighborhood Shopping Subdistrict, to "South Boylston Street NS-3," as shown on Exhibit B.
2. By adding the designation "D", indicating a Planned Development Area overlay district, to an area in the Fenway section of Boston measuring approximately 1.1 acres in area bounded generally by Jersey Street to the west, a public alley to the north, Boylston Street to the south and existing buildings to the east. Said area is further described in Exhibit A and shown on Exhibit B.

Exhibit A

Legal Description of Site

PARCEL ONE

A certain parcel of land with the buildings thereon situated in said Boston and being shown as Lot D on a Plan by William H. Whitney, C.E. Surveyors, dated June 14, 1899 and recorded with Suffolk Deeds in Book 2881, Page 520, bounded and described as follows:

- Northerly by said Boylston Street, 161.93 feet;
- Westerly by other land of grantor formerly of the Trustees of Boylston Street Land Co., by a line at right angles to the Southerly line of Boylston Street, 133.02 feet;
- Southerly by land now or late of Moses Williams, et al, Trustees and by Lot E on said plan by a line at right angles to said last described line, 161.93 feet; and
- Easterly by land now or late of Shurtleff, and being the westerly side line of the premises hereinafter described as Parcel 2, by a line at right angles to the southerly line of Boylston Street, 133.02 feet.

Containing about 21,539.5 square feet of land, or however otherwise said parcel may be bounded and described, and being any or all of said measurements or contents, more or less.

PARCEL TWO

A certain parcel of land situated in said Boston, with the buildings thereon, situated on the Southerly side of said Boylston Street, and bounded and described as follows:

- Northerly by said Boylston Street, 42.46 feet;
- Easterly by other land of grantor formerly of Albert Nickerson, 133.02 feet;
- Southerly by the middle line of a passageway, 42.46 feet;
- Westerly by other land of grantor formerly of James D. Colt et al, Trustees, 133.02 feet, being the easterly side line of the premises hereinbefore described as Parcel One.

Containing 5,648 square feet, more or less.

Parcel One and Two are known as and numbered 1272-1280 Boylston Street.

PARCEL THREE

A certain parcel of land together with the buildings thereon situated and now numbered 1286 on the Southerly side of Boylston Street in said Boston, bounded and described as follows:

- Northerly by the Southerly side of Boylston Street, ninety-one and 23/100 (91.23) feet; and

Easterly by other land of grantor formerly of James D. Colt, et al Trustees, one hundred thirty-three (133) feet; and

Southerly by the middle line of a passageway ninety-one and 23/100 (91.23) feet; and

Westerly by other land of grantor being parcel 4 described herein formerly of Edith J. Fish, one hundred thirty-three (133) feet.

Containing 12,133.6 square feet, or however otherwise said premises may be bounded and described and be all or any of said measurements or contents more or less.

PARCEL FOUR

The land in said Boston, being a certain parcel of land with the buildings thereon as shown on a plan entitled "Plan of Land in Boston" dated February 26, 1925 by Aspinwall & Lincoln, C.E. recorded at Suffolk Deeds Book 4670, Page 402 being bounded and described as follows:

Northerly by Boylston Street, 60 feet;

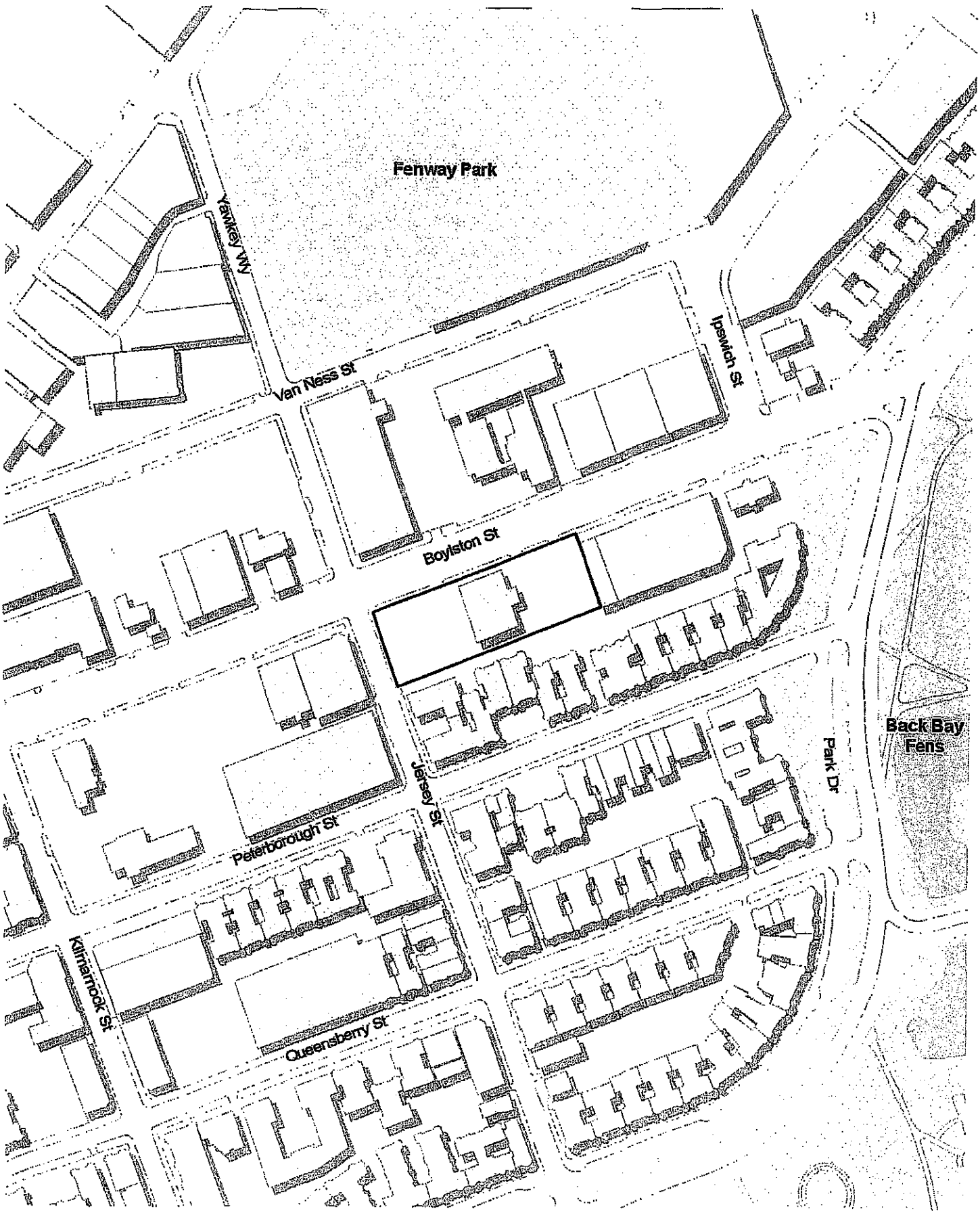
Westerly by Jersey Street, 133 feet;

Southerly by the middle line of a passageway, as shown on said plan, 60 feet; and

Easterly in part by said passageway as in part by other land of the grantor, formerly of the Trustees of the Boylston Street Land Company, 133 feet.

Together with the benefit of rights in the sixteen (16') foot wide passageway, as more particularly set forth in the following instruments.

- a. Easement Agreement dated August 16, 1912 and recorded in Book 3703, Page 281.
- b. Passageway Agreement dated August 16, 1912 and recorded in Book 3703, Page 288.



Fenway Park

Yawkey WY

Van Ness St

Ipswich St

Boylston St

Peterborough St

Jersey St

Park Dr

Back Bay Fens

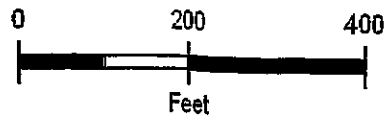
Kilmerock St

Queensberry St



Boston
Redevelopment
Authority

Planned Development Area No. 81
1282 Boylston Street
Fenway



Robert London

Chairman

James C. Clark

Vice Chairman

[Signature]

J. J. McDonnell

John S. Hutton

Paul J. [Signature]

James [Signature]

In Zoning Commission

Adopted: December 14, 2011

Attest:

[Signature]

Secretary

Development Plan for Planned Development Area No. 81, 1282 Boylston Street

Robert Jordan

Chairman

James C. Clark

Vice Chairman

[Signature]

[Signature]

John McInnell

John G. Bradford

John Huiley

Jim Statton

In Zoning Commission

Adopted: December 14, 2011

Attest:

[Signature]

Secretary

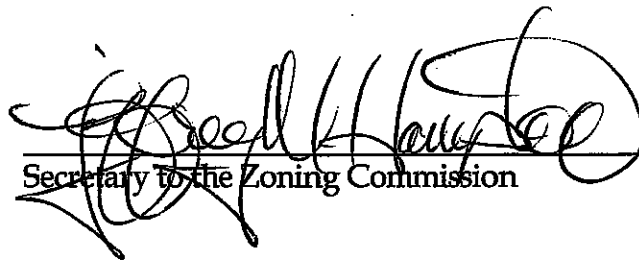


Mayor, City of Boston

Date: 12-15-11


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

Attest:



Secretary to the Zoning Commission

Development Plan for Planned Development Area No. 81, 1282 Boylston Street




Mayor, City of Boston

Date: 12-15-11

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

Attest:



Secretary to the Zoning Commission