

BRA APPEAL: 12/14/04
BZC APPEAL: 1/12/05
EFFECTIVE: 1/12/05

BOSTON REDEVELOPMENT AUTHORITY
DEVELOPMENT PLAN
FOR
NATIONAL EMERGING INFECTIOUS DISEASES LABORATORIES
WITHIN
PLANNED DEVELOPMENT AREA NO. 41A
BIOSQUARE II
UNIVERSITY ASSOCIATES LIMITED PARTNERSHIP, DEVELOPER

December 14, 2004

Development Plan: On October 31, 2003, University Associates Limited Partnership (“University Associates”) submitted to the Boston Redevelopment Authority (“BRA”) the BioSquare II PDA Master Plan for Planned Development Area No. 41A (“BioSquare II PDA Master Plan”). As referenced in the BioSquare II PDA Master Plan, three or more development plans for projects within the BioSquare II PDA Master Plan, including plans for Parcels F, G and H, will be submitted to the BRA for approval.

In accordance with Article 3, Section 3-1A, Article 64 and Article 80, Section 80C of the Boston Zoning Code (the “Code”), this development plan sets forth information on the development of the National Emerging Infectious Diseases Laboratories (“NEIDL” or the “Project”), including the proposed location and appearance of the structure, open spaces and landscaping, the proposed uses of the Project, the proposed dimensions of the structure, the proposed density, the proposed traffic circulation, parking and loading facilities, access to public transportation, and other major elements of the Project (the “Development Plan”).

Owner-Developer: The Owner and Developer of the Project is University Associates Limited Partnership, a Massachusetts limited partnership, the general partners of which are: Univer Development Foundation, Inc., the sole member of which is Boston Medical Center Corporation, a Massachusetts non-profit corporation, and the Trustees of Boston University, a Massachusetts non-profit, educational corporation (the "Owner" or "Developer").

Site: The Project will be constructed on that certain parcel of land known as Parcel F within the BioSquare II PDA Master Plan site, containing approximately 150,741 SF (3.46 acres) of land area and located at Albany Street, Boston, Suffolk County, Massachusetts (the "Site" or "Property"), as more particularly shown, bounded, and described on the plan entitled: "PDA Parcel F, Planned Development Area No. 41A, BioSquare II," prepared by Harry R. Feldman, Inc., dated December 3, 2004 ("PDA Parcel F Site Plan"), which together with a description thereof is attached hereto as Exhibit A, and also included in the plans entitled, "BioSquare-NEIDL, PDA Concept Submittal," submitted by University Associates, dated December 7, 2004, prepared by CUH2A Smith Carter Hemisphere, Project Architect, ("Project Plans"), attached hereto as Exhibit B.

Proposed Location and Appearance of Structure: The Project consists of a structure dedicated for research, laboratory, and other related uses containing approximately 195,000 square feet of gross floor area with a building height projected to be 111 feet (7 stories), but not more than 120 feet, inclusive of a penthouse for mechanical systems necessary for the operation of the building. In addition, a 15 to 28 ft. screen wall extends above the rooftop that conceals additional mechanical equipment. The seven (7) story structure will be sited on Parcel F, which contains approximately 150,741 square feet (3.46 acres) of land area. The building will be an integral part of the research activities within the BioSquare Research Campus, which consists of

the BioSquare I and BioSquare II PDA Master Plans, and will serve as a scientific research laboratory. The building will face onto an open space area adjacent to Albany Street, east of the Boston University Center for Advanced Biomedical Research ("CABR") and the Evans Research Center ("Evans").

The Site is located in the BioSquare Research Campus in Boston's South End neighborhood, south of Albany Street and the Boston University Medical Center (BUMC) complex, and immediately west of the Flower Exchange Building. The Site is currently used as surface parking for the BioSquare Research Campus and the BUMC. The BioSquare Research Campus was planned to provide medical research facilities and supporting uses to serve the needs of the medical services industry, educational institutions, and hospitals in the area. The specific planning objective for the Site is to further expand the existing BioSquare medical/research campus in the South End.

By virtue of its location, the Project establishes a transition area between the Southeast Expressway and the mixed-use area across Albany Street. The Project has been designed to complement the residential character of the nearby East Brookline and East Canton Streets, as well as the institutional nature of the adjacent BUMC and BioSquare Research Campus.

The NEIDL project is positioned to achieve an important urban planning and design goal by terminating the view corridor from East Brookline Street with landscaped open space and tree groves, and by establishing and providing the necessary building setback required for security purposes from Albany Street. The NEIDL establishes itself as a significant presence within the BioSquare Research Campus with three "front doors" on the BioSquare Research Campus, Albany Street, and the Southeast Expressway.

The building expresses the facility's two primary functions through different forms: the main building block presents a cohesive rectangular mass that houses laboratory functions, while the tower portion identifies office and support programs. The tower is offset from the primary block by its height, extended width, expressed structure, and the lighted terminus at the roof. As a focused visual element, the tower serves as a beacon for the NEIDL building in particular and for the BioSquare Research Campus as a whole from both the Albany Street and Southeast Expressway sides of the building. A glass-faced, pedestrian-scaled entrance and lobby at the northwest corner of the building establishes the facility's front door on the BioSquare Research Campus. The building height and massing are consistent with the urban design approach established for the overall BioSquare Research Campus.

Open Spaces and Landscaping: The site and landscape development for the NEIDL project has been designed to be in keeping with the existing landscape vocabulary within the BioSquare Research Campus. The sidewalk along Albany Street will consist of trees, tree grates, brick paving, and City of Boston standard acorn lights matching the current streetscape development existing along the Evans and CABR facilities. The internal pedestrian mall that connects all of the BioSquare Research Campus will also be developed with brick paving, trees, relocated decorative benches, and acorn-style pedestrian lights. A 10 ft.-wide sidewalk will also be provided along the property line between the Boston Flower Exchange and the BioSquare Research Campus. This sidewalk will have trees in tree pits, Boston standard acorn lights, and will be constructed of concrete since this area will be disturbed in the future due to construction of Building "G." Upon construction of Building "G," this sidewalk will be changed to brick.

The Developer will build a pocket park along the Albany Street sidewalk at the terminus of East Brookline Street. This park will have an informal arrangement of trees, which will

provide a partial visual terminus at the end of East Brookline Street, as well as providing a shaded area to sit and relax. It is proposed that a change of pavement occur in this area to indicate the differentiation of the park from the rest of the Albany Street streetscape. Paving bands are proposed to be introduced within the pavement. Decorative benches to match those used within the BioSquare Research Campus will also be provided.

The landscape development within the NEIDL site will consist of an informal arrangement of plantings overlaid on a projection of the building facade into the landscape. A groundcover bed will reflect the continuation of the internal pedestrian mall. The brick walk will be continued in the future upon the completion of Building "G". Evergreen and deciduous shrubs will be utilized within the Site to accent pedestrian areas and to soften/buffer the view towards the NEIDL service area. All landscape development will be in the context and design of the BioSquare II PDA Master Plan. All lawn areas will be sodded and irrigated in keeping with the BioSquare Research Campus. Grass fire lanes will be provided along the east and west sides of the NEIDL building.

Proposed Project Uses: The Project, in addition to the laboratories now operating in the BioSquare Research Campus, will be a catalyst for the expansion of research and the affiliated uses as described in the BioSquare II PDA Master Plan. The NEIDL will contain biocontainment laboratories, support spaces, offices, and other related uses. The building will be designed to conform to the requirements of a state-of-the-art biocontainment facility and adhere to the strictest federal standards. The U.S. Department of Health and Human Services (DHHS) Centers for Disease Control and Prevention (CDC) has defined four types of biosafety levels (BSL), which require different levels of containment and security based on the biological agents used and the types of research being conducted at the laboratories. The NEIDL will contain

biosafety level (BSL) 2, 3, and 4 laboratories, as well as associated research and administrative space to support research on emerging infectious diseases.

Approximately 3,500 SF of the NEIDL will be used for a general clinical research center. Offices and support space will be provided to house administrative staff, safety staff, resident principal investigators (PI), visiting PIs, and facility support staff employed to operate the facility. Building support spaces will form the infrastructure backbone of the facility, including spaces for glassware cleaning, materials handling, waste handling, security, and housekeeping.

The Project's main uses may include one or more of the following:

Research and Development Uses;

Scientific laboratory;

Clinics and clinical laboratories; and

Affiliated Research uses. The Project's accessory or ancillary uses may include one or more of the following:

Office uses, auditorium, conference rooms, and all accessory and ancillary uses related to the above main uses.

Proposed Dimensions of Structure: The Project will be located on Parcel F of the BioSquare II PDA Master Plan area, which contains approximately 150,741 SF of land area. The building will have a footprint of approximately 27,000 SF, and will be set back from Albany Street approximately 146 feet. The building measurements will be approximately 120 feet by 225 feet. The building will have a height projected to be 111 feet (7 stories), but not more than 120 feet, inclusive of a penthouse for mechanical systems necessary for the operation of the building. In addition, a 15 to 28 ft. screen wall will extend above the rooftop that conceals additional mechanical equipment. The gross floor area of the building will be approximately

195,000 square feet, which is calculated based upon seven levels. For purposes of determining gross floor area in accordance with the Code, mechanical and electrical space on the penthouse floors was not included.

Proposed plans and elevations are included in the Project Plans attached hereto. The specific design elements of the building are subject to further design review and approval of the BRA.

Proposed Density and Zoning: This Development Plan provides for an overall FAR for the Site of approximately 1.3 based upon the ratio of 195,000 square feet of gross floor area of the Project to the total Site area of approximately 150,741 square feet, which may be subject to change depending upon the final calculations of “gross floor area,” “floor area ratio” and “lot area.”, but will not exceed 1.5 This FAR is consistent with the FAR limitation of 5.0 for the BioSquare II PDA Master Plan area, as set forth in Table 2 of Section 64-29 of the Code.

Projected Number of Employees: It is anticipated that the Project will generate approximately 1300 construction jobs. With respect to permanent jobs, based upon the current development scheme, approximately 660 jobs will be created.

Proposed Traffic Circulation: The present use of the Site as a parking lot generates traffic from Albany Street. With the development of the Project, traffic circulation will be limited to a new proposed master plan loop road connected to Albany Street (“Loop Road”), as shown on the Project Plans, to be constructed in connection with the NEIDL. Such roadway will be consistent with City of Boston standards for streets, including dual sidewalks and typical streetscape improvements.

Vehicular traffic access to the Project is thus limited to Albany Street and the future Loop Road. Parking for such vehicles will be available in the adjacent parking areas. Delivery and

loading facilities are located on the south side of the building and are accessible from the service road accessing the new master plan roadway.

Parking and Loading Requirements: The NEIDL will not contain parking areas either at grade or below grade for its occupants and users. It is contemplated that the parking requirements for the building will be satisfied with the existing garage and on-grade parking operated by the Owner on the undeveloped portions of the BioSquare Research Campus, and upon completion of the BioSquare II Garage, as defined in the BioSquare II PDA Master Plan, parking within such garage will be available to the users of the NEIDL building. In accordance with the provisions of the BioSquare II PDA Master Plan, upon the completion of the three Proposed Projects, as defined therein, it is contemplated that the interim surface parking will be phased-out and eliminated from the Master Plan Site. A parking access plan is included within the Inter-institutional Transportation Management Association Agreement (“ITMA”), which has been in effect for approximately 10 years, and which has provisions for the inclusion of new projects as participating members of the ITMA. The Project Plans include the construction of off-street loading bays, which will be accessible from the service road from the new master plan roadway. The loading area, as shown on the Project Plans attached hereto as Exhibit B, will be of sufficient depth and width to allow for off-street use by delivery vehicles to the NEIDL building.

Access to Public Transportation: With the relocation of the Orange Line to the Southwest Corridor, the availability of rapid transit service to the Project area has been reduced, although the MBTA has instituted the new Silver Line bus line on Washington Street and contemplates additional bus service along Albany Street. The Developer intends to coordinate with the MBTA in the promotion of public transportation together with carpools, vanpools, and

the caravan system. In connection with the 1991 PDA Master Plan, as described in the BioSquare II PDA Master Plan, the Developer had entered into an Inter-institutional Transportation Management Association ("ITMA") Agreement, which has as its specific objective the implementation of measures that minimize automobile use to and from the area. The ITMA seeks to accomplish this objective by the following measures: promoting the concept of ride sharing through project marketing efforts, implementing a computerized ride share program, establishing a public awareness program concerning transportation options, establishing a preferential parking program for carpools and vanpools, sponsoring a semi-annual transportation awareness day, promoting bicycle transportation, and encouraging employers to implement alternative work schedules and to promote increase usage of public transportation services. In connection with an amendment to or the execution of a new TAPA, the Developer will ensure that the users of the NEIDL Project become active participants in, and financial supporters of, the ITMA.

Public Benefits: The NEIDL Project, as part of the BioSquare II PDA Master Plan, will provide substantial public benefits to the City of Boston and the surrounding neighborhood. The Project will provide direct benefits due to its development, construction, and occupancy, and will also ensure the continuation, strengthening, and expansion of existing medical research institutions in the area. The Project will generate both direct and indirect economic benefits in terms of jobs, health care, and education, all of which are of great importance to the City. The additional benefits resulting from the NEIDL Project will include a unique educational and occupational opportunity for graduates of Boston high schools in biomedical research programs and the clinical sciences. This opportunity will allow City of Boston residents and their children

to make a contribution to the advancement of medical research in the city and to strengthen the economic fabric of both the South End and the city's larger medical and institutional community.

In addition to these long-term and substantial benefits from the NEIDL Project, it is expected to generate approximately \$208,000.00 in Jobs Linkage, \$1,041,100.00 in Housing Linkage, and significant contributions to the City in the form of taxes and the payment-in-lieu-of-taxes (PILOT) agreement to be executed between the Developer and the City. It is anticipated that the NEIDL Project will generate approximately 1,300 construction jobs and 660 permanent jobs. The Project, as part of the BioSquare II PDA Master Plan, will provide for the continuation and enhancement of numerous public benefits through the continuation of the medical research and institutional uses in the South End and the strengthening of such uses. The public and community benefits of the NEIDL Project will be memorialized in, and subject to, the provisions of a Cooperation Agreement with the BRA.

Consistency with the Code and the BioSquare II PDA Master Plan: This Development Plan provides for research, office, and laboratory uses within the NEIDL. Such uses are allowed uses in the BioSquare II PDA Master Plan and are consistent with the overall planning objectives and character of the development described in the BioSquare II PDA Master Plan.

Notwithstanding the provisions of Sections 64-27 and 80D of the Code, the provisions of Sections 64-24 through 64-27 and Section 80D of the Code shall not apply to the Project, but the provisions of Sections 64-28 through 64-31 and Section 80C of the Code shall apply and shall be the applicable zoning requirements for the Project and for all review thereof. Furthermore, inconsistent provisions of the Code notwithstanding, the NEIDL Project shall be reviewed and be subject to BRA approval under the provisions of Article 80, Section 80C of the Code for PDA review, and the uses and ownership of the parcel described herein shall not be deemed to be

institutional uses, nor shall the NEIDL Project or the Site be subject to review under Section 80D of the Code.

This Development Plan is situated within a location for which PDAs are allowed pursuant to Article 64, Section 64-28 of the Code. The Project complies with the provisions of Section 64-29 of the Code with respect to use and dimensional regulations as such uses and dimensions are specified in this Development Plan. This Development Plan complies with the provisions of Section 64-30 of the Code with respect to PDA review under Article 80 of the Code, including large project review and approval under Article 80, section 80B of the Code for the BioSquare II PDA Master Plan projects. This Development Plan complies with Section 64-31 of the Code as the Project provides public benefits, including but not limited to the following: (i) expansion of Boston's economy and job opportunities through economic activity including private investment in research, (ii) creation of new job opportunities, (iii) linkage payments for jobs and affordable housing, (iv) improvements to the aesthetic character of the BioSquare II PDA Master Plan area and its surroundings by the provision of open space, and (v) improvement of urban design characteristics of the Site and its surroundings.

In conclusion, and pursuant to Section 80C-4 of the Code, this Development Plan is not within a location or for a proposed project for which PDAs are forbidden by Article 64 of the Code; this Development Plan complies with the provisions of Article 64 of the Code, that establish use, dimensional, design, or other requirements for proposed projects in the South End EDA/South; this Development Plan complies with the provisions of Article 64 of the Code, that establish planning and development criteria, including public benefits for PDAs; this Development Plan conforms to the plan for the South End EDA/South, the subdistrict in which the PDA is located, and to the general plan for the City as a whole; on balance, nothing in this

Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens, referenced herein; and this Development Plan adequately and sufficiently satisfies all other development plan criteria and specifications for a PDA as set forth in the Code.

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

EXHIBIT A
TO
DEVELOPMENT PLAN
National Emerging Infectious Diseases Laboratories
PARCEL DESCRIPTION

Being a certain parcel of land in the City of Boston, County of Suffolk in the Commonwealth of Massachusetts. Said parcel is known as Parcel "F".

Beginning at a point in the southerly sideline of Albany Street at the northerly corner of the parcel herein described; thence running,

S44°03'20"E a distance of one hundred twenty-two and eighty hundredths (122.80') feet to a point; thence turning and running,

N45°56'40"E a distance of twenty and fourteen hundredths (20.14') feet to a point; thence turning and running,

S44°03'20"E a distance of one hundred sixty-four and fifty-five hundredths (164.55') feet to a point; thence turning and running,

N45°56'40"E a distance of one hundred forty-one and twenty-seven hundredths (141.27') feet to a point at land now or formerly of The Boston Flower Exchange; thence turning and running along said land,

S44°03'20"E a distance of one hundred forty-eight and fifty-two hundredths (148.52') feet to a point; thence turning and running,

S45°56'40"W a distance of ninety-six and twenty hundredths (96.20') feet to a point; thence turning and running,

S49°01'04"W a distance of sixty-three and twenty hundredths (63.20') feet to a point of curvature; thence running

Southwesterly along a curve to the right having a radius of two thousand two hundred and zero hundredths (2200.00') feet and a length of three hundred eighty-eight and eighty-seven (388.87') feet to a point; thence turning and running

N44°03'20"W a distance of eighty-one and eighty hundredths (81.80') feet to a point; thence turning and running,

N47°41'07"E a distance of one hundred twelve and fifty-one hundredths (112.51') feet to a point; thence turning and running

N44°03'20"W a distance of two hundred ninety-nine and thirteen hundredths (299.13') feet to a point; thence turning and running,

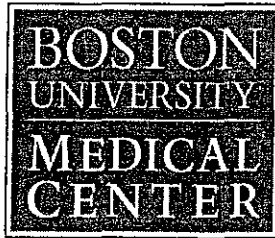
N45°56'40"E a distance of two hundred sixty-nine and eighty-nine hundredths (269.89') feet to the point of beginning.

The parcel contains an area of 150,741± square feet., and is shown on a plan entitled: "Parcel F, Planned Development Area No. 41A, BioSquare II, Albany Street, Boston, Mass", prepared by Harry R. Feldman, Inc. dated December 3, 2004 ("PDA Parcel F Site Plan").

EXHIBIT B
TO
DEVELOPMENT PLAN
National Emerging Infectious Diseases Laboratories
Concept Design Submittal
for BRA Review

List of Drawings

C-0.00 Overall Plan
C-1.00 Existing Conditions Plan
C-1.10 Concept Site Plan
L-1.01 Concept Landscape Plan
L-1.02 Concept Landscape Vocabulary
L-1.03 Perimeter Fence Sections
A-1.00 Typical Building Section
A-2.00 North Building Elevation
A-3.00 South Building Elevation
A-4.00 East/West Building Elevations
A-5.00 Exterior Perspective



Submitted By:

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December 7, 2004

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BOSTON REDEVELOPMENT AUTHORITY
MASTER PLAN
FOR
PLANNED DEVELOPMENT AREA NO. 41A
BIOSQUARE II
UNIVERSITY ASSOCIATES LIMITED PARTNERSHIP
December 14, 2004

Planned Development Area Master Plan ("PDA Master Plan"): Pursuant to Article 3, Section 3-1A and Article 80, Section 80C of the Boston Zoning Code (the "Code"), this PDA Master Plan, originally submitted to the Boston Redevelopment Authority ("BRA") on October 31, 2003, constitutes a Planned Development Area Master Plan and sets forth a statement of the development concept for the development of an approximately 9.3 acre site on Albany Street within the South End Neighborhood, Boston, Suffolk County, Massachusetts (the "Property" or the "Site") within a Special Purpose Overlay District Planned Development Area ("PDA"), including the planning objectives and character of the development, the proposed uses of the area, the range of dimensional requirements contemplated for each of the proposed uses and the proposed phasing of construction of the entire development (the "BioSquare II Project"), as more particularly shown on Exhibits A and B.

This PDA Master Plan includes three Project Components on Development Parcels F, G, and H, as defined herein, and for purposes of compliance with the requirements of Article 80, Section 80B-7 of the Code with respect to such Project Components as Development Impact Projects, the Developer intends to execute a Development Impact Project Agreement ("DIP Agreement") with respect to the three Project Components with the BRA. The DIP Agreement will thus fulfill the requirements of Article 80, Section 80B-7 of the Code with respect to such Project

Components, which shall each then be bound by the provisions of the DIP Agreement. In addition, the three Project Components have been the subject of review by the BRA in accordance with Article 80, Section 80B of the Code with the filing of the joint FPIR/FEIR dated July 30, 2004 for the BioSquare II Project, and such filing and review by the BRA and MEPA has fulfilled the Development Review and Approval requirements of Article 80, Section 80B of the Code.

Furthermore, inconsistent provisions of the Code notwithstanding, the Project and the Site shall be reviewed and be subject to BRA approval under the provisions of Article 80, Section 80C of the Code for Master Plan PDA review, and the uses and ownership of the Property described herein shall not be deemed to be institutional uses, nor shall the Proposed Projects or Site be subject to review under Section 80D of the Code. One or more PDA Development Plans for each of the three Project Components, as described herein, shall be submitted either simultaneously with or subsequent to the submission of the PDA Master Plan.

Developer. The Owner and Developer of the Site is University Associates Limited Partnership ("University Associates"), a Massachusetts limited partnership, the general partners of which are: Univer Development Foundation, Inc., the sole member of which is Boston Medical Center Corporation, a Massachusetts non-profit corporation, and the Trustees of Boston University, a Massachusetts non-profit, educational corporation.

Location and Description of Property. The Site now consists of a parcel of land containing approximately 404,310 SF (approximately 9.3 acres) located on Albany Street, Boston, Suffolk County, Massachusetts, as more particularly shown, bounded and described on the plan entitled: "Master Plan, Planned Development Area No. 41A", prepared by Harry R. Feldman, Inc. dated December 3, 2004 ("Master Plan Site Plan"), which together with a legal description thereof is attached hereto as Exhibit A. Approximately 83,049 SF of Site area had previously been included

in the BioSquare I PDA Master Plan ("1991 PDA Master Plan"), but was removed by petition of the BRA to the Zoning Commission on July 22, 1999 and approved by vote of the Zoning Commission on August 19, 1999, effective August 20, 1999. At that time, it was contemplated that such area would be included within the boundary of the BioSquare II PDA Master Plan. The BioSquare II PDA Master Plan now includes the areas referenced in the Future Development Phasing section of the 1991 PDA Master Plan, as well as an additional area of approximately 62,524 SF (formerly Parcel F of BioSquare I).

In addition to the Master Plan Site Plan attached hereto, plans showing the site context, the location of the buildings, parcel and building areas, pedestrian and vehicular access areas, landscape improvements, and building elevations, entitled, "PDA Master Plan, Site Area, BioSquare II, Site Area Plan, Master Plan Drawings: Site Plan MP1, Landscape Plan MP2, Circulation Plan MP3, and Building Elevations MP4, University Associates, dated December, 2004, prepared by The Stubbins Associates Inc., Architects/Planners ("Project Drawings"), attached hereto as Exhibit B.

Statement of Development Concept. The BioSquare II Project concept involves the further expansion of a major medical research and office campus for the Boston region that is supported in part by its location proximate to the Boston University Medical Center ("BUMC"), and adjacent to the existing BioSquare I Project. This PDA Master Plan allows for the creation of multiple development parcels in order to accommodate a phased and multi-ownership development of the Site. As set forth on the Project Drawings, the Site consists of three (3) Development Parcels and Project Components, which are hereinafter referred to as "Proposed Projects." The development of major research uses within the BioSquare II Project will reinforce Boston's standing as a city at the forefront of bio-medical research.

Planning Objectives and Character of Development: The planning objectives for the development of the Site as a medical/research campus are to (i) promote the development of research facilities in the South End, (ii) provide for sufficient office areas to service the medical institutional uses within the South End area, (iii) provide sufficient on-site and above-grade parking suitable for the development, and (iv) provide for accessory and ancillary uses necessary and/or convenient for the main uses on the Site. In fulfillment of those goals, the BioSquare II PDA Master Plan will allow for the continued development of a major medical research campus and the establishment of additional research institutes and laboratories, including those affiliated with BUMC and the medical institutions in the South End, and will thereby make a significant contribution to Boston's leading role in biomedical research. More specifically, the development will include the construction of the National Emerging Infectious Diseases Laboratories ("NEIDL"), the 1400-car BioSquare II Garage (the "BioSquare II Garage," or the "Garage"), and the construction of the Parcel G Research Laboratory on Albany Street.

The planning objectives of the BioSquare II Project are consistent with the goals and provisions of the South End Urban Renewal Plan, as amended ("Urban Renewal Plan"), which was initially adopted by the City of Boston ("City") on December 6, 1965. The Urban Renewal Plan has as one of its specific objectives the promotion of industry, commerce, and institutions in appropriate locations and the provision of appropriate sites for the necessary expansion and reorganization of medical, institutional, and industrial facilities. The planning and design concept set forth in Section 202 of the Urban Renewal Plan recognizes that there are several major communities in the South End Urban Renewal Project Area: residential, industrial, and medical/institutional. The Urban Renewal Plan focuses the future development of medical/institutional uses in that area of the South End between Harrison Avenue and the

Southeast Expressway, the area within which the Site is located. Thus, the use of the BioSquare II Project for medical/institutional uses complies with the planning and design concepts of the Urban Renewal Plan.

These planning objectives are also consistent with the Development Policy Plan for the South End/Lower Roxbury ("Development Policy Plan"), which was prepared by the South End/Lower Roxbury Working Group, the BRA, and the Mayor's Office in January, 1994. The Development Policy Plan summarizes the recommendations of the Working Group and the BRA for guiding development in the South End/Lower Roxbury area over the ensuing 20 years, and establishes as one of its goals the creation of employment opportunities for South End residents within specific South End districts, including the Site.

These planning objectives have been codified in new neighborhood zoning, Code Article 64, the South End Neighborhood District. This Article designates the Site as the South End Economic Development Area (EDA)/South, within which PDAs are allowed. The Site is also adjacent to the BioSquare EDA, which was established to facilitate the development of a medical/research campus in the South End to promote the creation of research facilities, to provide for sufficient office areas to service the medical institutional uses in the neighborhood, and to provide support services, including parking areas.

The character of the BioSquare II Project will be manifest in two key elements: uses and the design/dimensional elements of the Proposed Projects. Two major use components are proposed for the Site: a research laboratory use with approximately 410,000 square feet of space in two buildings, and a structured parking garage with 1,400 parking spaces (496,000 SF of building area). The entire proposed build-out will contain approximately 906,000 square feet of space, including the 1400-car garage, on a site consisting of approximately 9.3 acres of land area,

resulting in a site coverage of approximately 28%. The Site will also accommodate additional office and retail uses that are consistent with the development of the Site as a research campus. As discussed in more detail below, accessory and uses customarily incident to main uses of any Proposed Project and any use ancillary and ordinarily incident to such uses, shall also be permitted at the Site, and may include medical, institutional, retail business, service establishments, day care, retail catering, restaurants, office, parking, recreational uses, and open spaces.

An essential element of the character of the BioSquare II Project is its provision for pedestrian plazas and open space within the Site, as shown on the Project Drawings attached hereto as Exhibit B. The pedestrian plazas will involve a combination of grass and large and small trees in an informal pattern, coordinated with building entrances and facades. Street furniture and benches also will be integrated into the pedestrian plaza design.

An interior access road as shown on the Project Drawings and subject to BRA design review ("Interior Access Roadway") will be constructed extending from BioSquare I and will connect the Site and the BioSquare II Garage to the I-93 Southbound Frontage Road.

Proposed Uses of the Area: In accordance with the provisions of Code Section 64-29 and Article 80C, the Proposed Projects within the Site may include the following uses. A description of the major use components is set forth below:

Health Care Uses: Health care uses including clinic and clinical laboratory.

Office Uses: Office uses accessory to research uses.

Hotel and Conference Center: Conference Center use, including auditoriums accessory to research uses.

Research and Development Uses: Research and development uses include research laboratory and product development and prototype manufacturing. The NEIDL on Parcel F will contain approximately 195,000 square feet of scientific research and laboratory space. The Parcel G Research Laboratory will contain approximately 215,000 square feet of scientific research and laboratory space.

Restaurant Uses: Restaurant uses include restaurant and small and large take-out restaurants.

Vehicular Uses: Vehicular uses include parking garage, parking lot (for interim use only), accessory car wash/cleaning within the parking garage, and rental agency for cars. The BioSquare II Garage, a 1,400-car parking garage, is planned for Parcel H on the southerly portion of the Site. The Garage will contain approximately 496,000 square feet of floor area with parking on eight (8) levels. Primary access to and from the BioSquare II Garage will be provided from the Southbound Frontage Road curb cut, which will intersect with the Interior Access Roadway. During the development of the Proposed Projects, interim surface parking lots will be retained on an interim basis on the undeveloped portion of the Site.

Open Space Uses: A landscaping and paving plan for the Site, as shown on the Project Drawings, includes the creation of an enclosed open space along Albany Street, in conjunction with the development of Parcel F. Landscaping within the Site will employ a rich vocabulary of pavers, plantings, lighting, signage, and street furniture throughout the Site, and will include a combination of grass and large and small trees in an informal pattern which will be coordinated with building entrances. Street furniture and benches also will be integrated into the pedestrian plaza design. Additionally, the Project Drawings include a planted buffer zone between the

Proposed Projects and the Massachusetts Avenue Connector, to be completed in conjunction with the Garage project.

Accessory and Ancillary Uses: Accessory uses customarily incident to main uses of any Proposed Project and any use ancillary and ordinarily incident to such uses, including any and all uses which are integral to the operation of the uses referenced herein and required for the development, construction, and operation of the uses within the Site.

Range of Dimensional Requirements: The dimensional limitations for each of the Proposed Projects and the BioSquare II Project are set forth below and are subject to BRA approval:

Parcel	Area/SF	Building	FAR	Footprint	Lot Coverage	Height	Floors
F	150,741	195,000 (+ 100 ¹)	1.3	27,000	18 %	111 ²	7
G	43,069	215,000	5.0	22,450	52%	110/150	8&11
H	210,500	496,000 ³	2.4	62,000	29%	80	8
Totals	404,310	410,000	1.0 ⁴	111,450	28%	N/A	N/A

¹ The Proposed Project on Parcel F will also contain one accessory building for the proposed NEIDL Lab; such building will function as a security entry point for the facility.

² The height for the NEIDL project shall not exceed 120 feet, and present project drawings indicate a height of 111 feet.

³ The garage area of 496,000 square feet is dedicated for parking use necessary for the Proposed Projects and thus is not required to be included in the FAR calculation for Parcel H nor for the Site. However, if such area were included, the FAR for Parcel H would equal 2.4, which is consistent with the overall FAR maximum of 5.0 for the South End EDA/South.

⁴ The FAR of 1.0 is the FAR for the research space only and does not include the garage area. If such areas were to be included, the FAR for the entire Site would total 2.3, which is consistent with the overall FAR maximum of 5.0 for the South End EDA/South.

In accordance with the provisions of Article 64, Section 64-29.2, Table 2 and Article 80, Section 80C of the Code, the BioSquare II Project is subject to and complies with the following dimensional requirements, notwithstanding separate dimensional specifications for each Proposed Project, which are specifically allowed under this Master Plan:

<u>Dimensional Category</u>	<u>EDA South</u>	<u>BioSquare II Project</u>
Maximum Floor Area Ratio	5.0	1.0 (w/garage, 2.3)
Maximum Building Height ⁵	110 and 150	110 and 150
Residential Use	N/A	N/A
Minimum Lot Size	none	N/A
Minimum Lot Width	none	N/A
Minimum Lot Frontage	none	N/A
Minimum Front Yard	none	N/A
Minimum Side Yard	none	N/A
Minimum Rear Yard	Determined through Article 80 review.	

Proposed Phasing of Construction: The Proposed Projects contemplated in the BioSquare II Project involve a building program with three elements: the development of the NEIDL on Parcel F, the BioSquare II Garage on Parcel H, and the Parcel G Research Laboratory. It is anticipated that the development and construction of the first building, the NEIDL, will take approximately 18 to 24 months from the start of construction, and, subject to financing and approvals, it is expected to commence construction during the summer of 2005. Subsequent buildings, the garage BioSquare II Garage and the Parcel G Research Laboratory, are subject to BRA approval of development plans to be submitted in accordance with Code Section

80C. It is contemplated that upon approval by the BRA, construction will take approximately 18 to 24 months from commencement. It is expected that a development plan for the 1400 car BioSquare II Garage will be filed with the BRA during the first quarter of 2005.

In addition to the development and construction of the buildings, additional site work involving the Interior Access Roadway to the BioSquare II Garage, landscaping, and plantings will be developed, as well as a reconfiguration of the existing parking areas on the remaining undeveloped portion of the Site.

It is contemplated that each Proposed Project and parcel within the Site may either be sold or leased for development, and this will necessitate the establishment of separate zoning parcels, or "lots," and the creation of separate PDA development plans for each parcel. Development Plans for all Proposed Projects will be submitted to the BRA for approval in accordance with Section 80C of the Code.

Additional Information Concerning the BioSquare II PDA Master Plan Development

Concept:

Projected Number of Employees: It is anticipated that the BioSquare II Project will generate approximately 2,100 construction jobs over the entire life of the Proposed Project. With respect to permanent jobs, based upon the current development planning, approximately 1,400 jobs will be created.

Proposed Traffic Circulation: The former use of the Site as a parking lot generated traffic from Albany Street and Massachusetts Avenue to two main parking lots within the Site. A curb cut from I-93 Southbound Frontage Road, is to be constructed in conjunction with the Garage project and is planned as a major entrance to the Site and the BioSquare Research

⁵ The building heights of 110' and 150' are established pursuant to Code Section 64-29.2, Table No. 2, Footnote 1. In accordance with such Section, a building within 100' of Albany Street shall not exceed 110' and within an area

Campus. The extension of East Brookline Street will no longer be completed, as once planned, and instead will be replaced by an enclosed landscaped area. Access to and from the new BioSquare II Garage and the Site will be provided in conjunction with the BioSquare II Garage project and this access will consist of the Interior Access Roadway east and west of the BioSquare II Garage, which will intersect with the I-93 Southbound Frontage Road and connect with BioSquare I.

The Developer and the City of Boston Transportation Department have executed a Transportation Access Plan Agreement ("TAPA") for the BioSquare I Project, dated December, 1993, which outlines specific strategies such as roadway and traffic control improvements, traffic demand management measures, use of public transportation, parking management, loading, pedestrian improvements, and construction traffic management. The goal of the TAPA was to create a comprehensive plan sensitive to the needs of those likely to be affected by the BioSquare I Project, including the related construction activities, and to ensure that construction activities were coordinated with the reconstruction of the Central Artery. The Developer proposes to amend or enter into a new TAPA for the BioSquare II Master Plan to address BioSquare II Project-related issues. With respect to pedestrian circulation, a Pedestrian Circulation Plan is included within the Project Drawings, attached hereto as Exhibit B.

Within this area of the South End, the Urban Ring Project is a significant component of the overall transportation strategy for the area and a critical way for the BioSquare II Project to achieve its transportation demand management goals. As Urban Ring Project design and permitting progresses, the BioSquare II Project will continue to be supportive of the MBTA's efforts and to work cooperatively with the BRA to integrate Urban Ring operations into the site and on Albany Street.

between 100' and 160' of Albany Street, a building shall not exceed 150'.

Parking and Loading Requirements: Project Drawings call for the construction of a 1,400-car parking garage on Parcel H, and such parking will be made available to BUMC and the BioSquare I and II Project users. During the construction of the Proposed Projects, surface parking lots will be retained on an interim basis only on the undeveloped portion of the Site and such surface parking will be made available to BUMC and the BioSquare I and II Project users.

The loading areas for the Proposed Projects will consist of off-street loading facilities as shown on the Site Plan. Proposed loading areas will be located at ground level and all loading activity will be off-street. Specific elements of the loading bays and the number and size of each will be described in the Development Plan for each Proposed Project.

Access to Public Transportation: With the relocation of the Orange Line to the Southwest Corridor, the availability of rapid transit service to the Project area has been reduced, although the MBTA has instituted the new Silver Line bus line on Washington Street and contemplates additional bus service along Albany Street. As outlined in the joint FPIR/FEIR dated July 30, 2004 for the BioSquare II Project, the Developer has committed to the mitigation measures listed therein. Additionally, the Developer intends to coordinate with the MBTA in the promotion of public transportation together with carpools, vanpools, and the caravan system. In connection with the 1991 PDA Master Plan, the Developer had entered into an Inter-institutional Transportation Management Association ("ITMA") Agreement, which has as its specific objective the implementation of measures that minimize automobile use to and from the area. The ITMA seeks to accomplish this objective by the following measures: promoting the concept of ride sharing through project marketing efforts, implementing a computerized ride share program, establishing a public awareness program concerning transportation options, establishing a preferential parking program for carpools and vanpools, sponsoring a semi-annual

transportation awareness day, promoting bicycle transportation, and encouraging employers to implement alternative work schedules and to promote increase usage of public transportation services. In connection with an amendment to or the execution of a new TAPA, the Developer will ensure that the users of the Proposed Projects become active participants in, and financial supporters of, the ITMA.

Public Benefits: The Proposed Projects will provide substantial public benefits to the City of Boston and the surrounding neighborhood due to their development, construction, and occupancy, and will ensure the continuation, strengthening, and expansion of the area's existing medical research institutions. The BioSquare II Project will generate both direct and indirect economic benefits and directly improve the following economic indicators: jobs, health care, and education, all of which are of great importance to the City. Additional benefits resulting from the BioSquare II Project will include a unique educational and occupational opportunity for graduates of Boston high schools in biomedical research programs and the clinical sciences. This opportunity will allow City of Boston residents and their children to make a contribution to the advancement of medical research in the City and to strengthen the economic fabric of both the South End and the city's larger medical and institutional community.

In addition to these long-term and substantial benefits from the BioSquare II PDA Master Plan, the BioSquare II Projects are expected to generate approximately \$450,000.00 in Jobs Linkage, \$2,225,000.00 in Housing Linkage and significant contributions to the City in the form of taxes and the payment-in-lieu-of-taxes (PILOT) agreement to be executed between the Developer and the City. It is anticipated that the BioSquare II Project will generate approximately 2,100 construction jobs over the entire life of the Project. With respect to permanent jobs, based upon the current development planning, approximately 1,400 jobs will be

created. The public and community benefits of the BioSquare II PDA Master Plan Proposed Projects will be memorialized in, and subject to, the provisions of a Cooperation Agreement with the BRA.

Zoning Compliance: In compliance with Code Section 64-31, the BioSquare II PDA Master Plan provides for: (a) the diversification and expansion of Boston's economy and job opportunities through economic activity and private investment in research and development; (b) the provision of affordable housing and job opportunities available to Boston residents pursuant to a DIP Agreement with the payment of approximately \$450,000.00 in Jobs Linkage and \$2,225,000.00 in Housing Linkage; and (c) improvements to the aesthetic character of the Site and its surroundings, which includes the provision of open space connections, street trees, and other improvements that enhance open space, and the improvement of the urban design characteristics of the Site and its surroundings with buildings of superior design, which will replace open-air parking lots.

Moreover, pursuant to the requirements of Code Section 80C-4, the BioSquare II Project is not within a location or for a proposed project for which PDAs are forbidden by Article 64 of the Code; the BioSquare II PDA Master Plan complies with the provisions of Article 64 of the Code, that establish use, dimensional, design, or other requirements for Proposed Projects in the South End EDA/South; the BioSquare II PDA Master Plan complies with the provisions of Article 64 of the Code, that establish planning and development criteria, including public benefits for PDAs; the BioSquare II PDA Master Plan conforms to the plan for the South End EDA/South, the subdistrict in which it is located, and to the general plan for the City as a whole; on balance, nothing in the BioSquare II PDA Master Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens, referenced

herein; and the BioSquare II PDA Master Plan adequately and sufficiently satisfies all other development plan criteria and specifications for a Master Plan PDA as set forth in the Code.

Further Development Review and Approval in accordance with Article 80, Section 80C of the Code shall be required for each development plan filed for the Proposed Projects.

Development Review Procedures: All design plans for Proposed Projects are subject to on-going development review and approval of the BRA. Such review is to be conducted in accordance with Article 80 of the Code and the BRA Development Review Procedures.

LIST OF EXHIBITS

to

BOSTON REDEVELOPMENT AUTHORITY

MASTER PLAN

for

PLANNED DEVELOPMENT AREA NO. 41A

BIOSQUARE II

UNIVERSITY ASSOCIATES LIMITED PARTNERSHIP

- Exhibit A Description of Master Plan area and plan entitled: "Planned Development Area No. 41A, PDA Master Plan, BioSquare II, Albany Street, Boston, Mass.", prepared by Harry R. Feldman, Inc. dated December 3, 2004 ("Master Plan Site Plan").
- Exhibit B Set of Illustrative Project Drawings entitled: PDA Master Plan, Site Area, BioSquare II, Site Area Plan, Master Plan Drawings: Site Plan MP1, Landscape Plan MP2, Circulation Plan MP3, and Building Elevations MP4, University Associates, dated December, 2004, prepared by The Stubbins Associates, Inc.

EXHIBIT A

PLANNED DEVELOPMENT AREA NO. 41A

BIOSQUARE II

SITE AREA DESCRIPTION

Being a certain parcel of land in the City of Boston, County of Suffolk in the Commonwealth of Massachusetts. Said parcel is known as "BioSquare II".

Beginning at a point in the southerly sideline of Albany Street at the northwesterly corner of the parcel herein described; thence running by said sideline,

N45°56'40"E a distance of four hundred thirty-one feet and thirty hundredths (431.30') feet to a point at land now or formerly of The Boston Flower Exchange; thence turning and running by said land,

S44°03'20"E a distance of four hundred thirty-five and eighty-seven hundredths (435.87') feet to a point; thence turning and running by said land,

N55°21'57"E a distance of seventy-six and eighteen hundredths (76.18') feet to a point of curvature; thence running,

Northeasterly along a curve to the left having a radius of one thousand one hundred eighty-four and sixteen hundredths (1184.16') feet and length of three hundred sixty-six and seventy-nine hundredths (366.79') feet, to a point of non-tangency along the westerly sideline of Frontage Road; thence running,

Southwesterly along a curve to the left having a radius of one thousand two hundred eighty-five and zero hundredths (1285.00) feet and a length of one hundred thirty-seven and eighty hundredths (137.80') feet, the chord of which is one hundred thirty-seven and seventy-four hundredths (137.74') feet and which chord bears S09°38'00"W, to a point of non-tangency; thence running,

Southwesterly along a curve to the left having a radius of one thousand nine hundred fifty and no hundredths (1950.00') feet and a length of twenty-seven and thirty-nine hundredths (27.39') feet, the chord of which is twenty-seven and thirty-nine hundredths (27.39') feet and which chord bears S47°50'12"W, to a point of non-tangency; thence running,

Southerly along a curve to the left having a radius of one thousand eight hundred fifty-three and no hundredths (1853.00') feet, a length of one hundred sixty-three and twenty-nine hundredths (163.29') feet, the chord of which is one hundred sixty-three and twenty-three hundredths (163.23') feet and which chord bears S04°39'07"W, to a point of reverse curvature; thence running,

Westerly along a curve to the right having a radius of two hundred thirty-nine and zero hundredths (239.00) feet and a length of three hundred twenty-one and fifty hundredths (321.50') feet to a point of tangency; thence turning and running,

S79°12'04"W a distance of two hundred six and fifty-four hundredths (206.54') feet to a point of non-tangency, thence running,

Westerly along a curve to the left having a radius of eight hundred ninety-eight and zero hundredths (898.00) feet and a length of three hundred twenty-five and eighty-one hundredths (325.81') feet, the chord of which is three hundred twenty-four and two hundredths (324.02') feet and which chord bears S68°51'52"W to a point; thence running,

Southwesterly along a curve to the left having a radius of three thousand nine hundred sixty and zero hundredths (3960.00') feet and a length of six hundred forty-three and forty hundredths (643.40') feet to a point; thence turning and running,

N44°03'20"W a distance of sixty-five and fourteen hundredths (65.14') feet to a point; thence turning and running,

N47°41'07"E a distance of seven hundred ninety-three and ninety-five hundredths (793.95') feet to a point; thence turning and running,

N44°03'20"W a distance of two hundred ninety-nine and thirteen hundredths (299.13') feet to the point of beginning.

The parcel contains an area of 404,310 (9.28 acres) ± square feet, and is shown on a plan entitled: "Planned Development Area No. 41A, PDA Master Plan, BioSquare II, Albany Street, Boston, Mass.", prepared by Harry R. Feldman, Inc. dated December 3, 2004.

EXHIBIT B

PLANNED DEVELOPMENT AREA NO. 41A

BIOSQUARE II

Set of illustrative project drawings entitled:

PDA Master Plan, Site Area, BioSquare II, Site Area Plan, University Associates, dated December, 2004.

PDA Master Plan, Master Plan Drawings, BioSquare II, Site Plan MP1, University Associates, dated December, 2004.

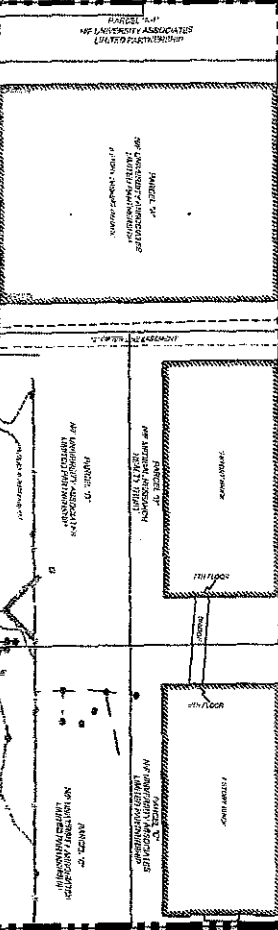
PDA Master Plan, Master Plan Drawings, BioSquare II, Landscape Plan MP2, University Associates, dated December, 2004.

PDA Master Plan, Master Plan Drawings, BioSquare II, Circulation Plan MP3, University Associates, dated December, 2004.

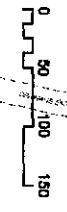
PDA Master Plan, Master Plan Drawings, BioSquare II, Building Elevations MP4, University Associates, dated December, 2004.

EAST CONCORD STREET
 STOUGHTON STREET
 EAST NEWTON STREET
 SHARON STREET
 EAST BROOKLINE STREET
 EAST CANTON STREET

ALBANY (part of SITE AREA)



BOSTON
 FLOWER
 EXCHANGE



BIOSQUARE II
 404,310 SF
 9.28 ACRES

MASSACHUSETTS AVENUE CONNECTOR

MASSACHUSETTS AVENUE OFF RAMP

FRONTAGE ROAD - SOUTH
 SOUTHEAST EXPRESSWAY - SOUTH



**BIO
 SQUARE**

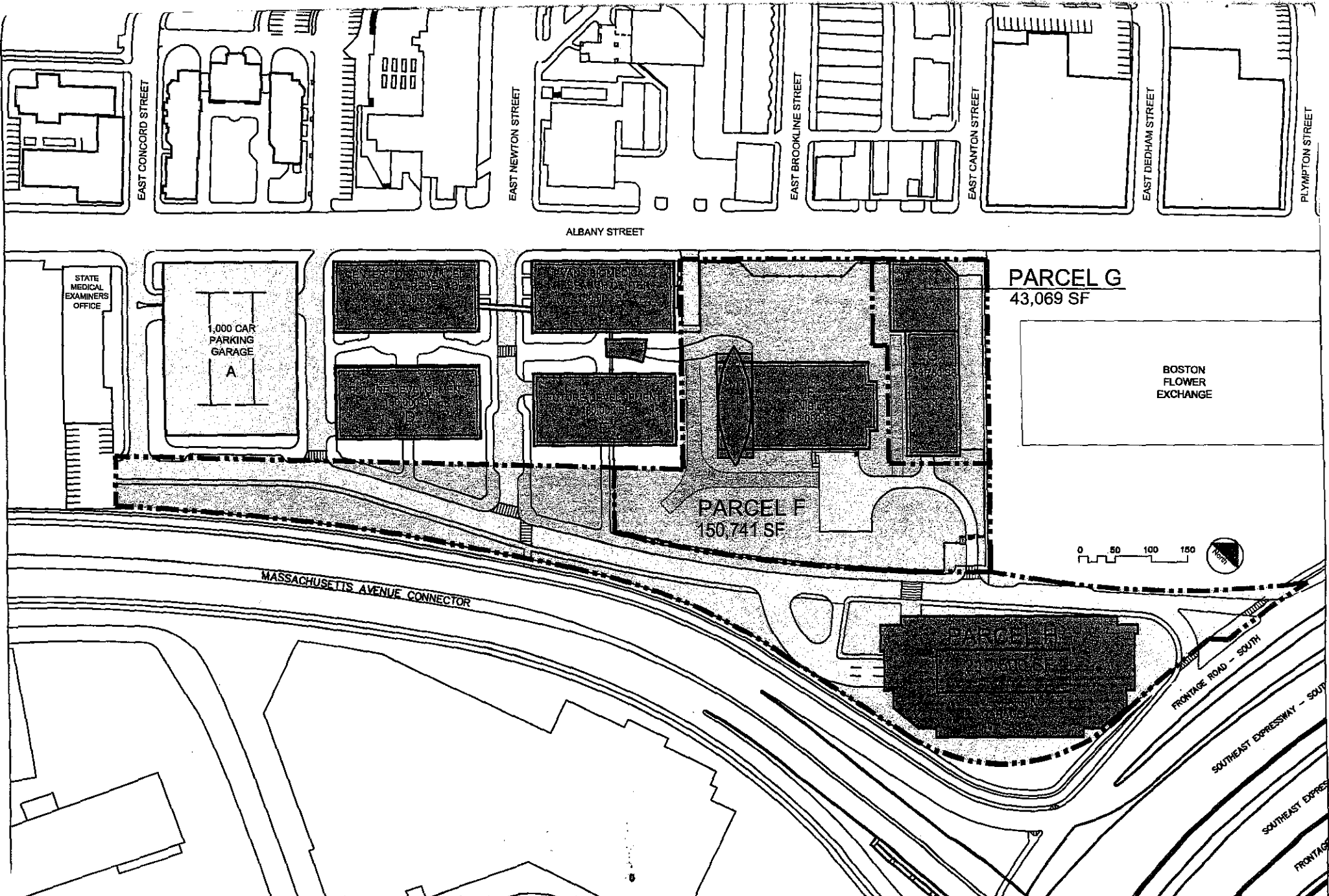
UNIVERSITY ASSOCIATES

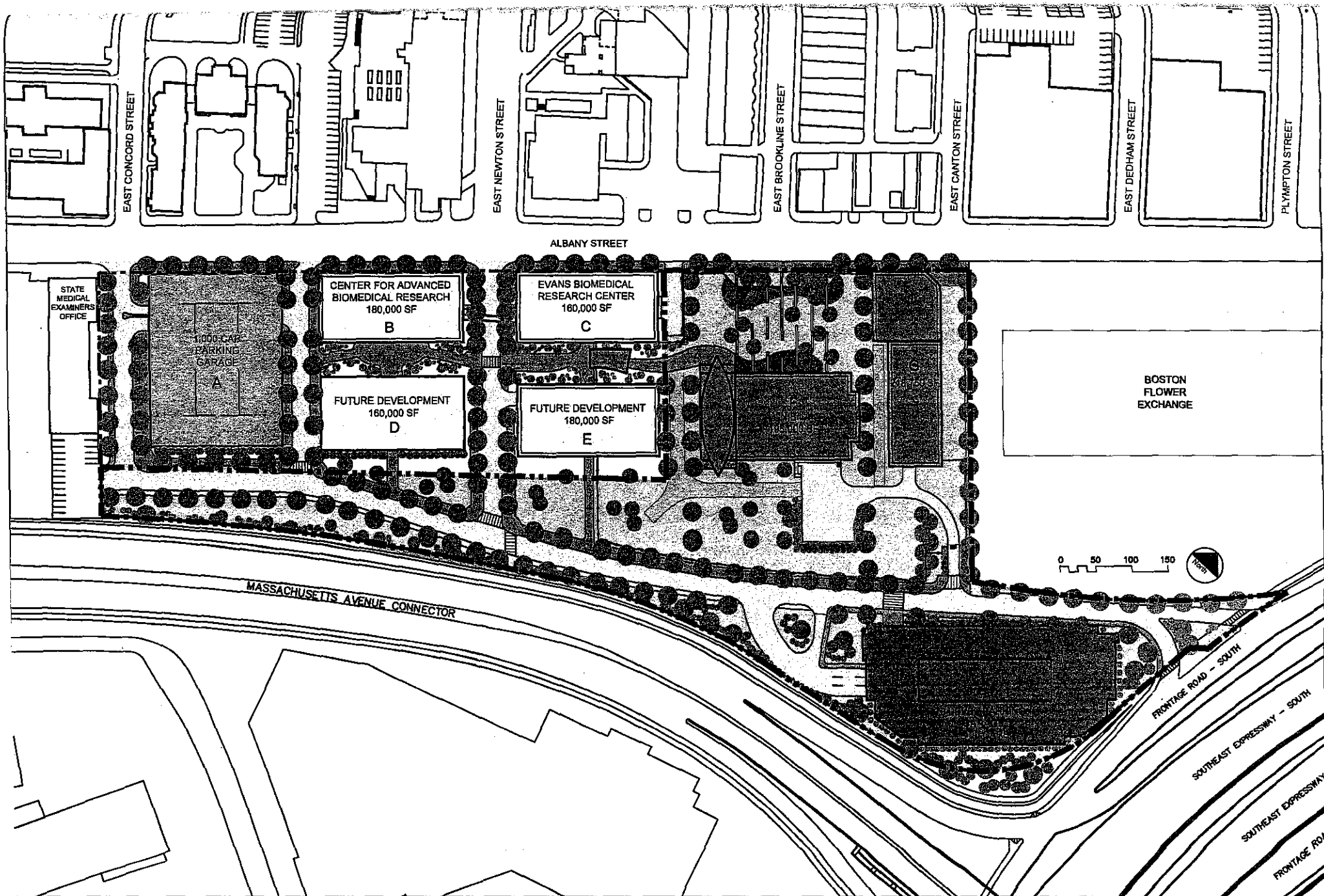
PDA MASTER PLAN, SITE AREA, BIOSQUARE II
 SITE AREA PLAN

December 2004



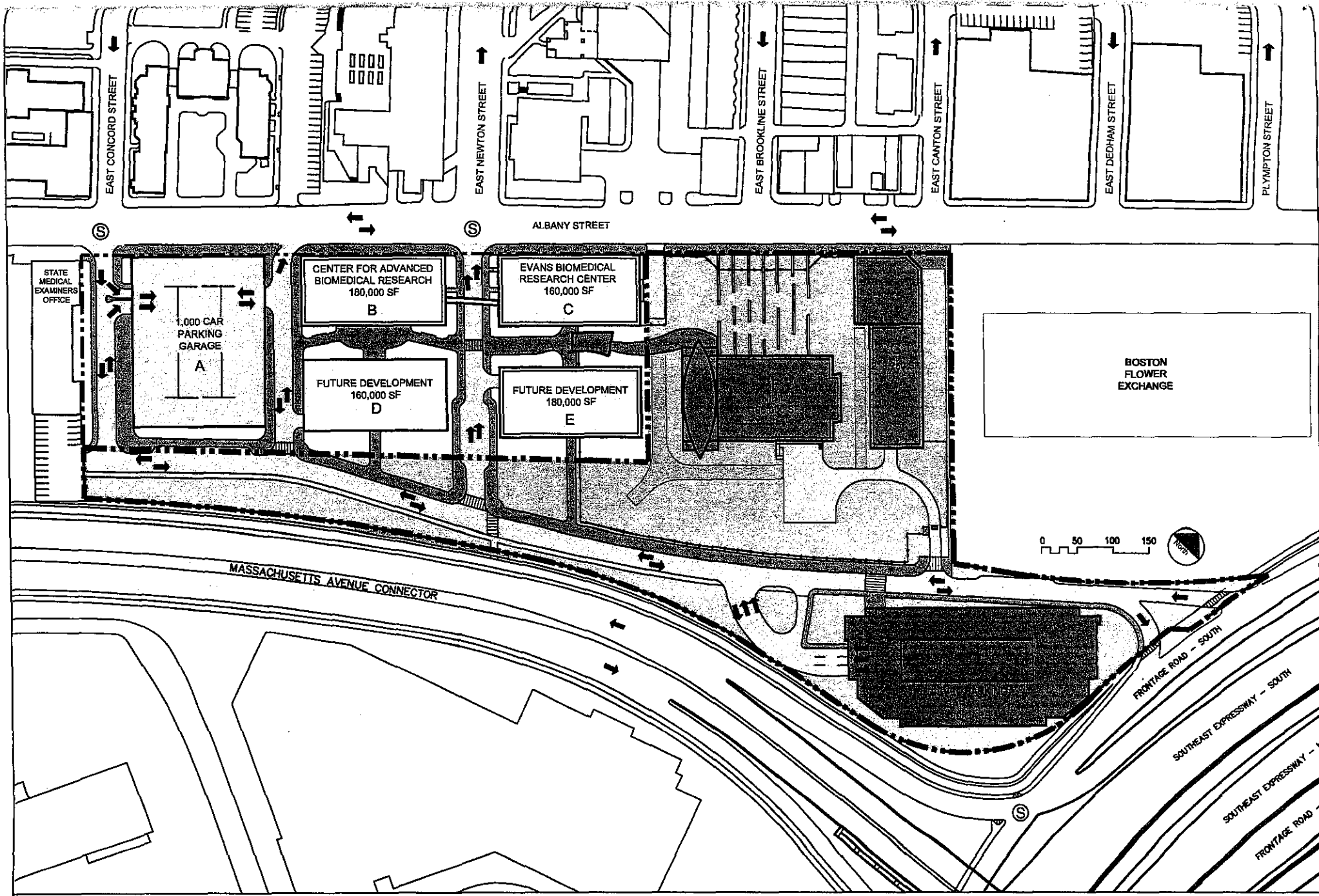
Architects / Planners





**BIO
SQUARE**
UNIVERSITY ASSOCIATES

PDA MASTER PLAN, MASTER PLAN DRAWINGS
 BIOSQUARE II LANDSCAPE PLAN MP-2
 December 2004

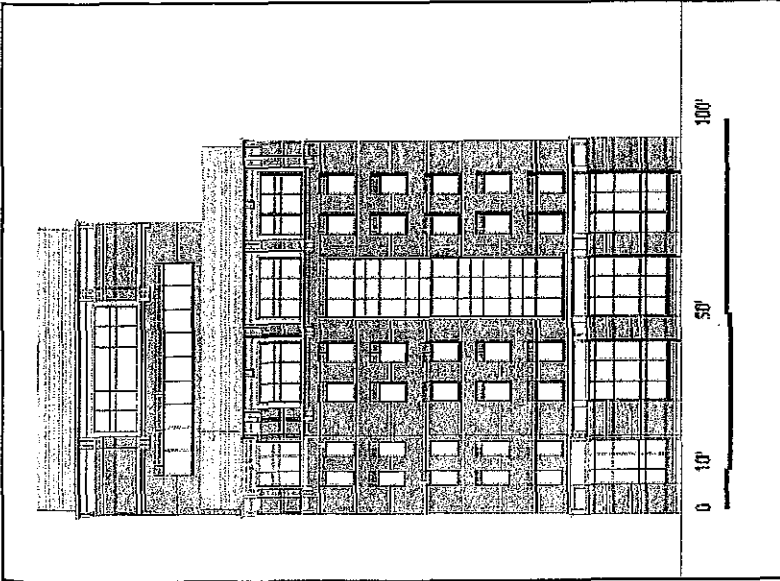


Architects / Planners

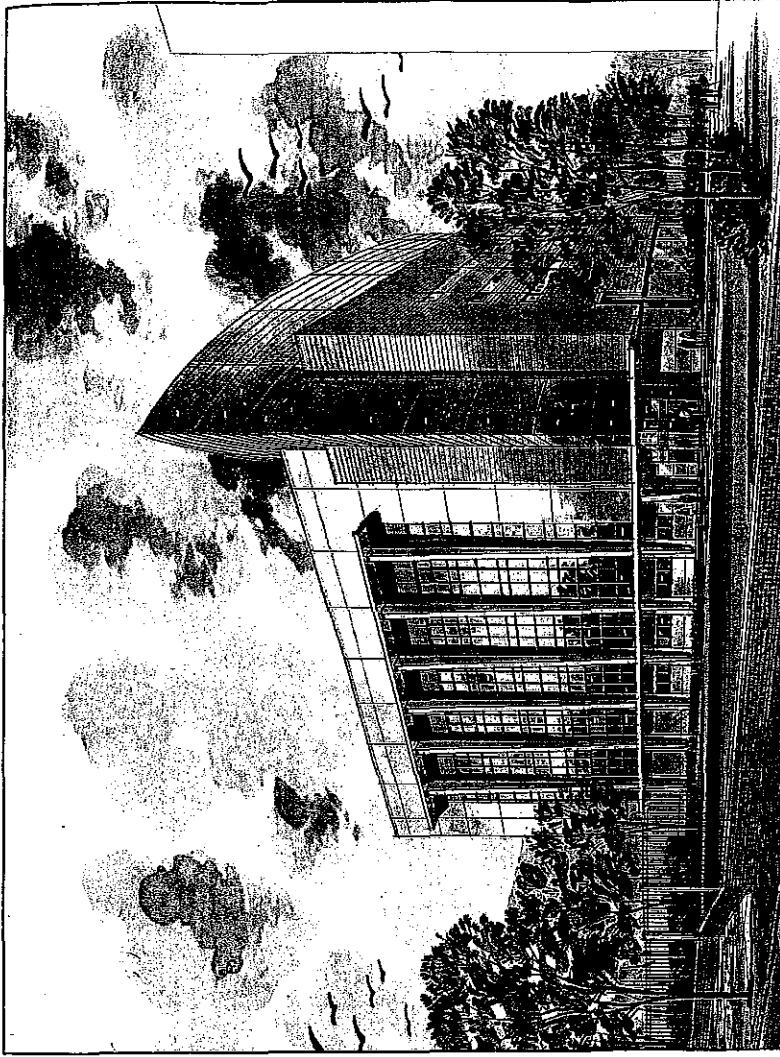
**BIO
SQUARE**
UNIVERSITY ASSOCIATES

PDA MASTER PLAN, MASTER PLAN DRAWINGS
BIOSQUARE II CIRCULATION PLAN MP-3

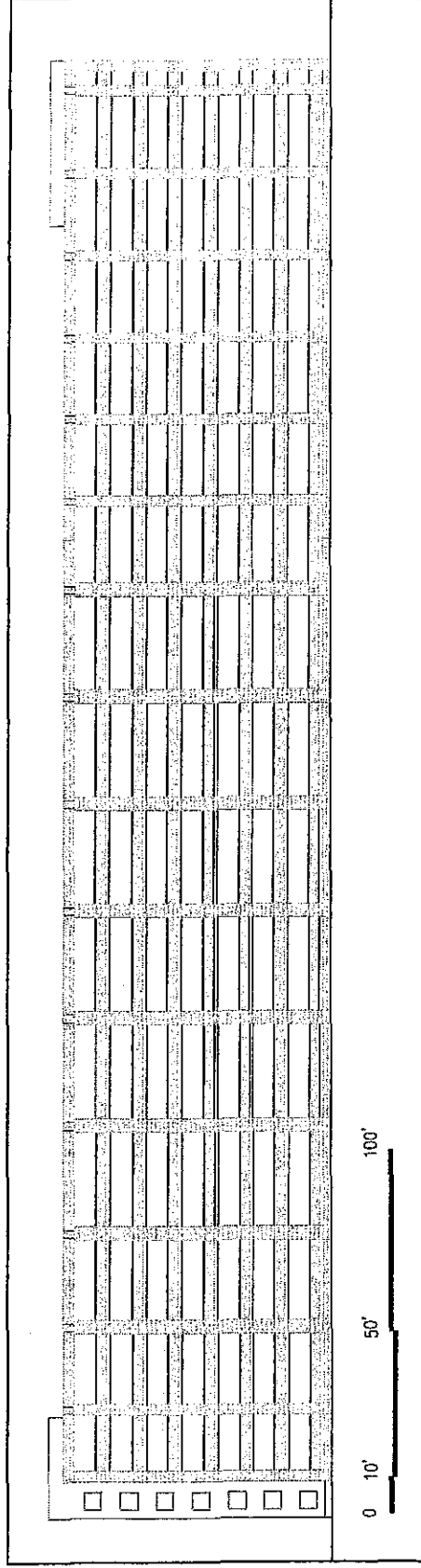
December 2004



BUILDING G ELEVATION



BUILDING F ELEVATION



BUILDING H ELEVATION

Map Amendment Application No. 504
Master Plan for Planned Development
Area No. 41A
Boston Redevelopment Authority in
be half of University Associates Limited
Partnership
Map 1P, South End Neighborhood
District

MAP AMENDMENT NO. 441

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 BioSquare II PDA Master Plan for Planned Development Area No. 41A and the Development Plan for the National Emerging Infectious Diseases Laboratories ("NEIDL") Project within said BioSquare II PDA Master Plan and Planned Development Area No. 41A, and further amends "Map 1P South End Neighborhood District," of the series of maps entitled "Zoning Districts City of Boston", dated August 15, 1962, as amended, as follows:

1. By establishing the Master Plan Planned Development Area No. 41A within the South End EDA/South Subdistrict and;
2. By adding to the South End EDA/South Subdistrict the suffix "D", indicating a Master Plan Planned Development Area Overlay District on the parcel of land in the South End, being the BioSquare II Master Plan Site, which parcel is bounded and described as follows:

Being a certain parcel of land in the City of Boston, County of Suffolk in the Commonwealth of Massachusetts. Said parcel is known as "BioSquare II".

Beginning at a point in the southerly sideline of Albany Street at the northwesterly corner of the parcel herein described; thence running by said sideline,

N45°56'40"E a distance of four hundred thirty-one feet and thirty hundredths (431.30') feet to a point at land now or formerly of The Boston Flower Exchange; thence turning and running by said land,

S44°03'20"E a distance of four hundred thirty-five and eighty-seven hundredths (435.87') feet to a point; thence turning and running by said land,

N55°21'57"E a distance of seventy-six and eighteen hundredths (76.18') feet to a point of curvature; thence running,

Northeasterly along a curve to the left having a radius of one thousand one hundred eighty-four and sixteen hundredths (1184.16') feet and length of three hundred sixty-six and seventy-nine hundredths (366.79') feet, to a point of non-tangency along the westerly sideline of Frontage Road; thence running,

Southwesterly along a curve to the left having a radius of one thousand two hundred eighty-five and zero hundredths (1285.00) feet and a length of one hundred thirty-seven and eighty hundredths (137.80') feet, the chord of which is one hundred thirty-seven and seventy-four hundredths (137.74') feet and which chord bears S09°38'00"W, to a point of non-tangency; thence running,

Southwesterly along a curve to the left having a radius of one thousand nine hundred fifty and no hundredths (1950.00') feet and a length of twenty-seven and thirty-nine hundredths (27.39') feet, the chord of which is twenty-seven and thirty-nine hundredths (27.39') feet and which chord bears S47°50'12"W, to a point of non-tangency; thence running,

Southerly along a curve to the left having a radius of one thousand eight hundred fifty-three and no hundredths (1853.00') feet, a length of one hundred sixty-three and twenty-nine hundredths (163.29') feet, the chord of which is one hundred sixty-three and twenty-three hundredths (163.23') feet and which chord bears S04°39'07"W, to a point of reverse curvature; thence running,

Westerly along a curve to the right having a radius of two hundred thirty-nine and zero hundredths (239.00) feet and a length of three hundred twenty-one and fifty hundredths (321.50') feet to a point of tangency; thence turning and running,

S79°12'04"W a distance of two hundred six and fifty-four hundredths (206.54') feet to a point of non-tangency, thence running,

Westerly along a curve to the left having a radius of eight hundred ninety-eight and zero hundredths (898.00) feet and a length of three hundred twenty-five and eighty-one hundredths (325.81') feet, the chord of which is three hundred twenty-four and two hundredths (324.02') feet and which chord bears S68°51'52"W to a point; thence running,

Southwesterly along a curve to the left having a radius of three thousand nine hundred sixty and zero hundredths (3960.00') feet and a length of six hundred

forty-three and forty hundredths (643.40') feet to a point; thence turning and running,

N44°03'20"W a distance of sixty-five and fourteen hundredths (65.14') feet to a point; thence turning and running,

N47°41'07"E a distance of seven hundred ninety-three and ninety-five hundredths (793.95') feet to a point; thence turning and running,

N44°03'20"W a distance of two hundred ninety-nine and thirteen hundredths (299.13') feet to the point of beginning.

The parcel contains an area of 404,310 (9.28 acres) ± square feet, and is shown on a plan entitled: "Planned Development Area No. 41A, PDA Master Plan, BioSquare II, Albany Street, Boston, Mass.", prepared by Harry R. Feldman, Inc. dated December 3, 2004.

Chairman

Robert Forder

Vice Chairman

Ralph Lopez

SM

Mary Young

Lynda Belsue

Jim Hatton

Jay Heuler

James Clark

In Zoning Commission

Adopted: January 12, 2005

Attest:

Jeffrey A. Hart

Secretary

Master Plan for Planned Development Area No. 41A, BioSquare II

Chairman

Robert Foubert

Vice Chairman

Ray Hurley

James Clark

Jim S. Hutton

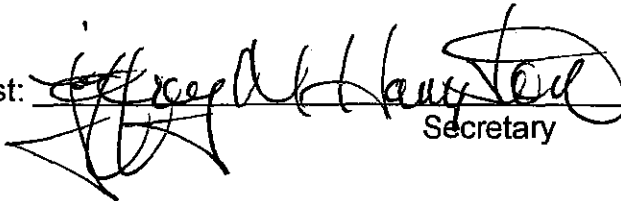
Mark Long

Mary Brown

In Zoning Commission

Adopted: January 12, 2005

Attest:



Secretary

Development Plan for National Emerging Infectious Diseases Laboratories within Planned Development Area No. 41A, BioSquare II

Chairman

Robert Forster

Vice Chairman

Ralph Lopez

SMA

Mary P. Jones

Lynette Lopez

Jim S. Hatter

Jay Hurler

James Clark

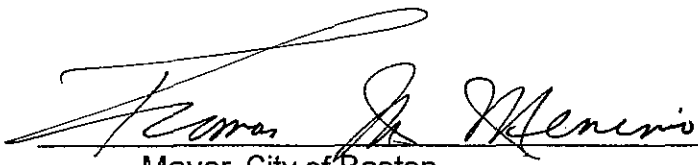
In Zoning Commission

Adopted: January 12, 2005

Attest:

[Signature]


Secretary



Mayor, City of Boston

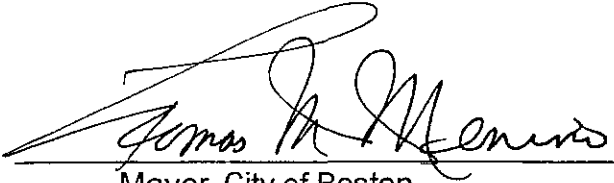
Date: 1/12/2005

The foregoing amendment was presented to the Mayor on JANUARY 12, 2005, and was signed by him on JANUARY 12, 2005, whereupon it became effective on JANUARY 12, 2005, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest: 

Secretary of the Zoning Commission

Master Plan for Planned Development Area No. 41A, BioSquare II

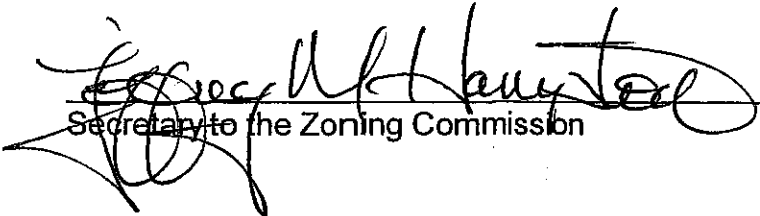


Mayor, City of Boston

Date: 1/12/2005

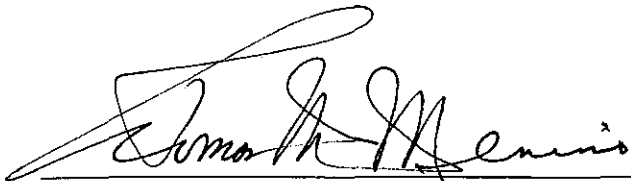
The foregoing Master Plan was presented to the Mayor on JANUARY 12, 2005, and was signed by him on JANUARY 12, 2005, whereupon it became effective on JANUARY 12, 2005, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Secretary to the Zoning Commission

Development Plan for National Emerging Infectious Diseases Laboratories within Planned Development Area No. 41A, BioSquare II



Mayor, City of Boston

Date: 1/12/05

The foregoing Development Plan was presented to the Mayor on JANUARY 12, 2005 and was signed by him on JANUARY 12, 2005, whereupon it became effective on JANUARY 12, 2005, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Secretary to the Zoning Commission