

October 29, 2025

VIA EMAIL
AND BY HAND DELIVERY

Boston Planning and Development Agency
Attn: Kairos Shen, Director
Boston City Hall, 9th Floor
Boston, MA 02201

Re: Conveyance of 11 Ashmont Park to the BPDA

Dear Director Shen:

On behalf of 11 Ashmont Park, LLC (“Seller”), we are pleased to submit this letter to the Boston Redevelopment Authority, d/b/a Boston Planning and Development Agency (the “BPDA”) in connection with the BPDA’s plan to acquire by deed from Seller a certain parcel of land comprised of an approximately 3,900 square foot vacant lot located at and known commonly as 11 Ashmont Park in the Dorchester neighborhood in the City of Boston (the “Project Site”) as part of a “demonstration project” under General Laws Chapter 121B, Section 46(f), as amended, to facilitate the development and improvement of Boston Fire Department’s (“BFD”) Engine 18, located on the adjacent parcel (the “Demonstration Project”).

Background

The Project Site was acquired by the City of Boston through tax lien and sold by the City of Boston to Neighborhood Enterprises in 1981 for \$5,000. Seller acquired title to the Project Site from that entity by quitclaim deed signed on August 13, 2025, and recorded with the Suffolk County Registry of Deed on August 15, 2025 in Book 71759, at Page 120 for a purchase price of Five Hundred Thousand Dollars (\$500,000.00).

On August 15, 2025, Seller’s legal representation sent a letter to the City inquiring as to whether the City would be interested in purchasing the property.

Demonstration Project Plan Site

11 Ashmont Park is located in the Dorchester neighborhood and consists of one parcel (Parcel ID: 1603091000) bounded by Ashmont Park to the east, Lot 4 and part of Lot 2 to the south, by land to the west, and by land to the north. The Project Site contains approximately 3, 900 square feet and is and sixty-five (65) feet deep.

Demonstration Project Plan

The Demonstration Project Plan will facilitate the acquisition by the BPDA in order to use the 11 Ashmont Park site for development of the Engine 18 fire station. Engine 18 is one of the fire stations repeatedly highlighted by BFD as having poor conditions and being a priority capital

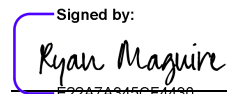
project. The Demonstration Project Plan will allow for Engine 18 to be updated to current BFD Design Standards.

The BPDA intends to adopt a demonstration project plan for the Demonstration Project in accordance with General Laws Chapter 121B, Section 46(f), as amended (the "Demonstration Project Plan"). As part of the Demonstration Project Plan, the BPDA would acquire title to the Project Site from Seller, by deed from Seller to the BPDA, to develop the Demonstration Project. The BPDA shall work with the City to undertake this unique redevelopment of the site to facilitate the development and rehabilitation of the 11 Ashmont Park site. The acquisition and development of the 11 Ashmont Park site will be a unique and innovative approach by the BPDA to allow for the renovation and development of the BFD's Engine 18 fire station which has been in less than acceptable conditions for years. The development will occur on a site that is currently blighted and decadent.

Summary

Seller hereby acknowledges and agrees that the BPDA may acquire title to the Project Site by a deed from Seller after the following conditions are satisfied: (i) the BPDA shall have adopted the Demonstration Project Plan for the Demonstration Project; (ii) A purchase price is paid to Seller at the time of the delivery of the Deed in the amount of One Million Three Hundred Fifty-One Thousand Nine Hundred Thirty- Seven Dollars and 50/100 cents (\$1,351,937.50); (iii) the Closing date shall not be more than five (5) business days after the BPDA Board Meeting on December 11, 2025, or such later date as may be required to satisfy all conditions precedent to Closing; (iv) the BPDA shall be responsible to pay the tax stamps due at the recording of the Suffolk Registry of Deeds, (v) Seller and BPDA will both be responsible for their respective closing costs.

Sincerely,

Signed by:
 10/29/2025
E22A7A345CF4430...
Ryan Maguire
Manager for 11 Ashmont Park, LLC

Encl:

ALTA Survey
Site Description
Zoning Analysis
Phase I ESA (email only)
Title Policy