

Yanni Tsipis
Senior Vice President | Boston

160 Federal Street
Boston, MA 02110
www.colliers.com

MAIN +1 617 330 8000
DIR +1 617 330 8151
FAX +1 617 330 8093
EMAIL yanni.tsipis@colliers.com



August 5, 2015

Mr. Brian Golden, Director
Boston Redevelopment Authority
One City Hall Plaza, 9th floor
Boston, MA 02201

Re: 380 Stuart Street, Boston

Dear Director Golden:

On behalf of our client, John Hancock, we are pleased to submit this Letter of Intent to develop the project known as 380 Stuart Street in Boston's Back Bay neighborhood. This submission is being made in accordance with the Mayor's Executive Order dated October 10, 2000 Relative to the Provision of Mitigation by Development Projects in Boston, as amended.

Currently, John Hancock occupies one of the largest corporate headquarters complexes in the City of Boston, where the company was founded in 1862. The proposed project represents a significant additional investment by John Hancock in its home town office portfolio.

The proposed project comprises approximately 625,000 gross square feet of new commercial office space in a 26-story building located at 380 Stuart Street on a site owned by John Hancock, along with approximately 175 below-grade parking spaces. The proposed project will include retail and cafe uses at street level, creating a seamless pedestrian environment along this section of Stuart Street, as well as a 21st century workplace environment intended to achieve the highest levels of environmental sustainability and world-class urban design quality.

The proposed project will be designed with owner-occupancy and commercial office use in mind. The proposed project's construction is not subject to third-party financing, market conditions, or pre-leasing requirements.

On behalf of the entire development team, we look forward to working with you and your staff, the City of Boston, and the community at large through the appointment of an Impact Advisory Group in furtherance of this major investment by John Hancock in the City of Boston.

Yours very truly,

A handwritten signature in blue ink, appearing to be "Yanni Tsipis", written over a blue circular stamp.

Yanni Tsipis
Senior Vice President

Cc: Mr. Bruce Pearson, John Hancock
Mr. Douglas Husid, Goulston & Storrs

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