

August 21, 2012

HAND DELIVERY

Boston Redevelopment Authority  
Boston City Hall, Ninth Floor  
Boston, Massachusetts 02201

Attention:     Peter Meade, Director

Re:     Letter of Intent to File a Project Notification Form  
         40 Trinity Place/426 Stuart Street, Boston, Massachusetts

Dear Director Meade:

On behalf of Trinity Stuart LLC and in accordance with Mayor Menino's Executive Order relative to the provision of mitigation by development projects in Boston, we are pleased to submit this Notice of Intent to File a Project Notification Form initiating Large Project Review under Article 80B of the Boston Zoning Code for a hotel/residential/retail/club development (the "Project") to be located at 40 Trinity Place/426 Stuart Street, between Clarendon and Dartmouth Streets (the "Property").

The Project will involve the construction of an approximately 33-story building containing approximately 220 hotel rooms, approximately 142 residential units, approximately 100 parking spaces, potential replacement/expansion space for the University Club, and ground-floor retail/restaurant space. The Project will entail the demolition of the existing building at 40 Trinity Place and will cantilever over the adjacent University Club property. The Project will be subject to Large Project Review under Article 80B of the Boston Zoning Code, and zoning relief will be required.

We anticipate filing a Project Notification Form for the Project in September, 2012. We look forward to working with your staff and with the Impact Advisory Group that the Mayor will appoint to advise the BRA with respect to appropriate mitigation efforts regarding this Project.

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If you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Matthew J. Kiefer', with a stylized, looping flourish at the end.

Matthew J. Kiefer

MJK:CM

cc: Mr. Jordan D. Warshaw, Trinity Stuart LLC  
Mr. Gary L. Saunders, Trinity Stuart LLC  
Mr. Jeffrey G. Saunders, Trinity Stuart LLC  
Mr. John F. Fish, Suffolk Construction Company  
Mr. Michael E. Liu, The Architectural Team  
Ms. Susan M. Tracy, The Strategy Group, Inc.  
Mr. David E. Newman, The Strategy Group, Inc.  
Mr. Albert G. Tierney, University Club  
Mr. Robert M. Dickey, University Club