

WILMERHALE

B.R.A.

2008 JUL 10 P 4: 12

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July 10, 2008

By Hand

Mr. John F. Palmieri
Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

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Re: Letter of Intent for Mixed-Use Project at the Corner of Washington and Bromfield Streets

Dear Mr. Palmieri:

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, I am pleased to submit this letter of intent with respect to the redevelopment of property located on the corner of Washington and Bromfield Streets in Downtown Boston, encompassing properties located at 349-369 Washington Street and 11-21 Bromfield Street. My client, Midwood Management Corporation, has developed a plan for this site which will bring added energy and new excitement to the Downtown Crossing area.

The project site includes approximately 23,700 square feet of land. None of the buildings on the site are historically significant. The new project will involve the demolition of the existing buildings and the construction of a new building containing approximately 407,000 square feet of gross floor area. The new structure will consist of a base of six floors, with a tower of 22 floors rising above. The basement level and the first two floors will be devoted primarily to retail. The next three levels will be devoted to parking with up to 200 parking spaces. The sixth floor will be devoted primarily to the lobby and amenities for residential units, which will be located in the tower above. Current plans envision approximately 276 rentals units.

The project will require relief from the provisions of the Boston Zoning Code. Variances will be required for both height and floor area ratio. As the project is further developed, a further zoning analysis will be undertaken to determine if additional relief is required.

Wilmer Cutler Pickering Hale and Dorr LLP, 60 State Street, Boston, Massachusetts 02109

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We look forward to working together with you and your staff at the Authority to bring this project to fruition. We are excited to be a part of the revitalization of this critical area of Downtown Boston. Please do not hesitate to contact me or any member of the project team with any questions or concerns.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'M. Shuman', with a long horizontal flourish extending to the right.

Melvin R. Shuman

MRS/ped

cc: (all via e-mail)
Mr. Paul Davis
Mr. Kevin Cornell
Mr. Samuel Norod
Ms. Margaret B. Briggs
David A. Giangrasso, Esq.
Ms. Laura E. Miles