



February 4, 2014

HAND DELIVERY

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

Attention: Brian Golden, Executive Secretary and Acting Director

Re: Letter of Intent for One Design Center Place and
 21, 23, and 25 Drydock Ave., South Boston

Dear Secretary Golden:

On behalf of Jamestown 21-23-25 Drydock, L.P. and Jamestown 1 Design Place, L.P., and in accordance with the Mayor's Executive Order relative to the provision of mitigation by development projects in Boston, I am pleased to submit this Letter of Intent under Article 80B of the Boston Zoning Code for The Innovation and Design Building in the Boston Marine Industrial Park ("BMIP").

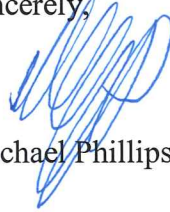
The proposed project (the "Project") is located on Parcel F (the "Boston Design Center") located at One Design Center Place and Parcel I (the "Bronstein Center") located at 21, 23, and 25 Drydock Avenue (collectively, the "Property") in South Boston. The Property currently contains two physically connected, eight-story buildings. The Project will include improvements to the existing buildings' infrastructure and mechanical systems; parking, loading, access, and other site and façade improvements, together with new signage. The Project will accommodate a wider range of commercial office uses in the Bronstein Building, in addition to the existing industrial office and warehouse uses. The Project will also add leasable area in new kiosks structures located on the north side of the Property and a greenhouse or other urban agriculture use on the rooftop.

The Project will retain the historic appearance of the existing buildings and complement the surrounding maritime uses while positioning The Innovation and Design Building as a commercial and light industrial activity center in the BMIP.

We anticipate filing with the Boston Redevelopment Authority as soon as possible and we understand that the Boston Marine Park Business Association ("BMPBA") Board of Directors will serve as the Impact Advisory Group for the Project. We look forward to working with your staff and with the BMPBA Board on this exciting project.

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

Sincerely,



Michael Phillips

cc: Ms. Heather Campisano
Mr. Richard McGuinness
Ms. Katie Scallon
Mr. Jacob Citrin