

**FOURTH AMENDMENT TO MASTER PLAN**  
**FOR**  
**PLANNED DEVELOPMENT AREA NO. 69**  
**SOUTH BOSTON/THE 100 ACRES**  
**\_\_\_\_\_ , 2018**

Pursuant to Section 3-1A and Section 80C-7 of the Zoning Code of the City of Boston, as amended to date (as so amended, the “Zoning Code”), this amendment constitutes the Fourth Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres dated January 10, 2007, as amended (“Fourth Amendment”). Capitalized terms used but not defined in this Fourth Amendment are as defined in the Zoning Code as of the date hereof.

**1. The PDA Master Plan.** On August 10, 2006, the Boston Redevelopment Authority (“BRA”) approved an amendment to the Boston Zoning Maps to create Planned Development Area No. 69, and also approved a Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres. Such map amendment and plan were approved by the Boston Zoning Commission (the “Zoning Commission”) on January 10, 2007 and became effective on January 10, 2007, and were subsequently amended by (1) a First Amendment thereto approved by the BRA on June 12, 2012, by the Zoning Commission on July 11, 2012 and effective as of July 12, 2012, (2) a Second Amendment thereto approved by the BRA on June 13, 2013, by the Zoning Commission on July 10, 2013 and effective as of July 10, 2013, and (3) a Third Amendment thereto (“Third Amendment”) approved by the BRA on November 11, 2016, by the Zoning Commission on November 16, 2016, and effective as of November 18, 2016 (as so amended, the “PDA Master Plan”). The PDA Master Plan provides for the redevelopment of an approximately 47 acre area of land in South Boston, Massachusetts bounded generally by the Fort Point Channel and A Street to the west, Summer Street to the north, the South Boston Bypass Road to the east, and West First Street and Mt. Washington Avenue to the south, but excludes those properties identified as 249 A Street, 326 A Street, 21 Wormwood Street, 33 Wormwood Street and 285 Summer Street (the “Site”). In addition, the PDA Master Plan provides that the properties within Planned Development Area No. 53 (“PDA No. 53”) are to continue to be governed by the Development Plan for PDA No. 53, as the same may be amended from time to time. The Site is more particularly described and depicted on Exhibits B and C to the PDA Master Plan, and comprises a portion of the BRA planning area known as the “100 Acres.”

The PDA Master Plan was adopted in order to support the redevelopment of the 100 Acres area into a dense, varied and lively urban district that contains a broad range of uses such as residential, industrial, retail, service, research and development, office, open space and cultural uses.

**2. Redefinition of Open Space Parcel HW2 and Open Space Parcel HW3.** The proponents of this Fourth Amendment are the General Electric Company, a New York corporation with a mailing address of 33-41 Farnsworth Street, Boston, Massachusetts 02210

(“GE”) and the Massachusetts Development Finance Agency, a duly constituted agency of the Commonwealth of Massachusetts established pursuant to M.G.L. c. 23G, with a mailing address of 99 High Street, Boston, Massachusetts 02110 (“MassDevelopment” and together with GE, the “Proponent”).

Pursuant to the Third Amendment, the Proponent proposed coordinated development on an approximately 2.4 acre site along the Fort Point Channel described therein, of a new, approximately 293,300 square foot office/research and development building with ground floor facilities of public accommodation, the rehabilitation of two existing former Boston Wharf Company buildings for office/research and development uses and ground floor facilities of public accommodation, and related site and landscape improvements, including new public open space areas and public amenities (collectively, the foregoing as described in the Third Amendment comprise the “Project”). In connection with the development of the Project, an affiliate of MassDevelopment has acquired an additional approximately 9,387 square foot parcel of land along the Fort Point Channel, which is shown on Exhibit A-1 attached hereto and legally described on Exhibit A-2 attached hereto (the “Additional Open Space Parcel”). The Additional Open Space Parcel shall become a part of the Project Site (as defined in the Third Amendment) and thus, the Project Site will comprise approximately 2.7 acres. The Additional Open Space Parcel will be used as public open space and the Proponent will improve the portion of the City of Boston Harborwalk located therein.

A site plan showing the proposed landscape improvements on the Project Site, including the Additional Open Space Parcel, is attached hereto as Exhibit B. Approximately 1.09 acres of the Project Site will be developed as public open space. The Additional Open Space Parcel will comprise open space Parcel HW2 under the Master Plan. A revised Illustrative Plan for 100 Acres Development is attached hereto as Exhibit C, a revised Use Plan for the PDA Master Plan is attached hereto as Exhibit D, and a revised Open Space Plan for the Master Plan is attached hereto as Exhibit E; the only change on each is the redefinition of open space Parcel HW2 and open space Parcel HW3. As shown on Exhibit E attached hereto, the area of Parcel HW2 will be 9,387 square feet or 0.22 acre (formerly 0.47 acre), and the area of Parcel HW3 will be commensurately increased from 0.51 acre to 0.76 acre (approximately 33,302 square feet). However, these open space parcel redefinitions do not reduce the amount of open space called for under the PDA Master Plan.

**3. Amendments to PDA Master Plan.** In recognition of the foregoing, the PDA Master Plan is hereby amended as follows:

(i) Exhibit D to the PDA Master Plan is replaced by the Exhibit C attached to this Fourth Amendment.

(ii) Exhibit E to the PDA Master Plan is replaced by the Exhibit D attached to this Fourth Amendment.

(iii) Exhibit G to the PDA Master Plan is replaced by the Exhibit E attached to this Fourth Amendment.

These new Exhibits set forth the redefined open space Parcel HW2.

5. **PDA Master Plan, as Amended.** Except as amended by this Fourth Amendment, the PDA Master Plan remains unmodified and is in full force and effect.

**Attachments:**

- Exhibit A-1: Plan of Additional Open Space Parcel
- Exhibit A-2: Legal Description of Additional Open Space Parcel
- Exhibit B: Landscape Site Plan including Additional Open Space Parcel
- Exhibit C: Illustrative Plan for 100 Acres Development
- Exhibit D: Use Plan for 100 Acres Development
- Exhibit E: Open Space Plan for 100 Acres Development

**Exhibit A-1**

**Plan of Open Space Parcel**

[See attached]

206-572

FOR REGISTRY USE ONLY

Map of City of  
COMMONWEALTH OF  
MASSACHUSETTS

FORT POINT CHANNEL

REGISTRY USE ONLY

Parcel 1W2  
AREA = 9,387 SQ. FT.

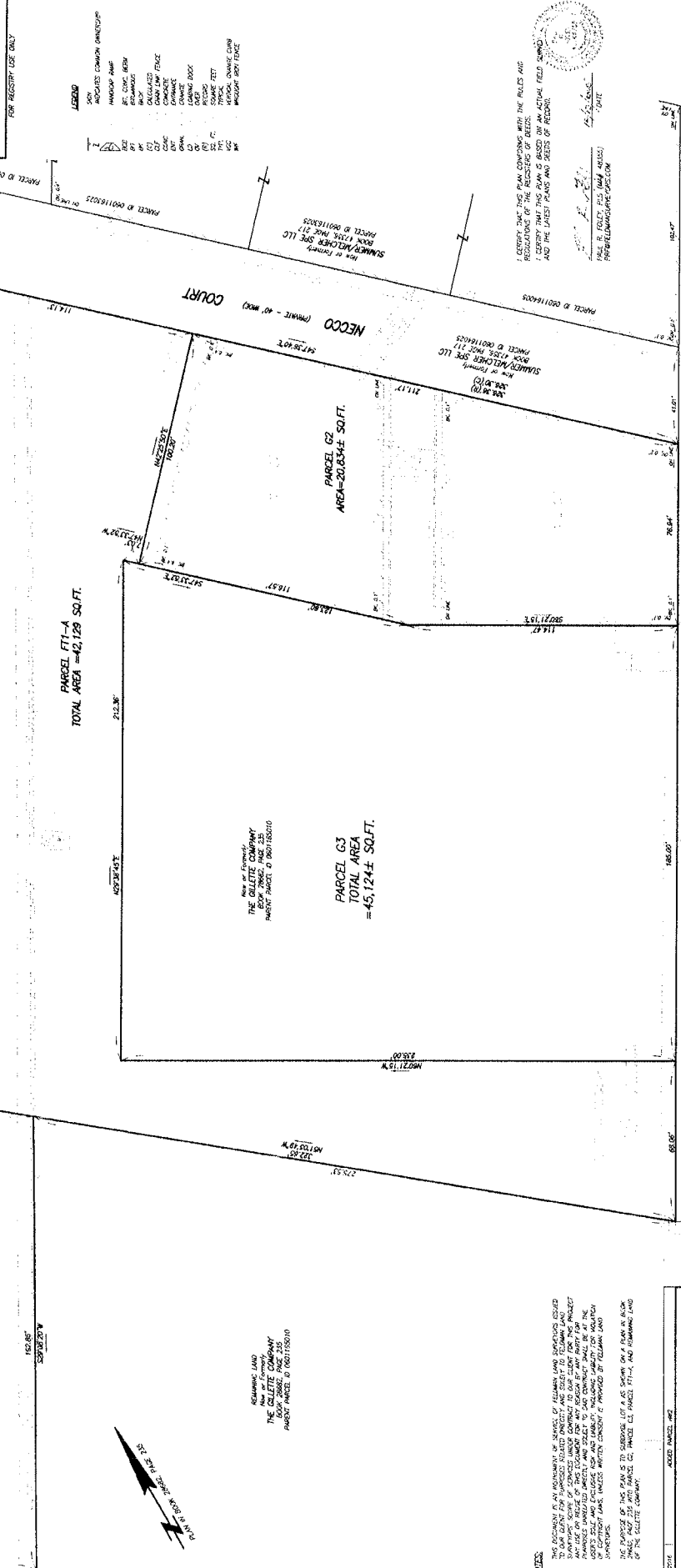
Parcel FT1-A  
TOTAL AREA = 42,129 SQ. FT.

Parcel G2  
AREA = 20,834± SQ. FT.

Parcel G3  
TOTAL AREA = 45,124± SQ. FT.

Parcel G3  
TOTAL AREA = 45,124± SQ. FT.

Parcel G3  
TOTAL AREA = 45,124± SQ. FT.



NECCO COURT (FRONT - 40' WIDE)

MELCHER STREET (FRONT - 60' WIDE)

NECCO STREET (FRONT - 60' WIDE)

STREET

PARCEL ID 090116005

PARCEL ID 090116006

PARCEL ID 090116007

PARCEL ID 090116008

PARCEL ID 090116009

PARCEL ID 090116010

SWANER/MELCHER SPE LLC  
112 SHAWMUT AVENUE  
BOSTON, MASS. 02116

THE GUILLETTE COMPANY  
5000 TRINITY PLACE 333  
ROXBURY, MASS. 02119

KEYT NECCO STREET CANAL LLC  
5000 TRINITY PLACE 333  
ROXBURY, MASS. 02119

40 MELCHER STREET LLC  
5000 TRINITY PLACE 333  
ROXBURY, MASS. 02119

112 SHAWMUT AVENUE  
BOSTON, MASS. 02116

112 SHAWMUT AVENUE  
BOSTON, MASS. 02116

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I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS. I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE SURVEY POINTS AND BEARINGS OF RECORD.

PAUL R. TOLLY, PLS. (M.D. 48855)  
REGISTERED PROFESSIONAL SURVEYOR  
STATE OF MASSACHUSETTS

NOTES:

- 1) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FIELDMAN LAND SURVEYING, INC. (FIELDMAN) TO SWANER/MELCHER SPE LLC (SWANER/MELCHER) FOR THE PURPOSES OF THE SUBMISSION OF THIS PLAN TO THE REGISTRARS OF DEEDS. FIELDMAN IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE SURVEY DATA, THE COMPLETENESS OF THE SURVEY, OR THE SUITABILITY OF THE SURVEY FOR ANY PARTICULAR PURPOSE. SWANER/MELCHER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. SWANER/MELCHER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE COVERAGE. SWANER/MELCHER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE COVERAGE.
- 2) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT A AS SHOWN ON A PLAN IN BOOK 112 SHAWMUT AVENUE, BOSTON, MASS. 02116, AND RETURNING LAND TO THE GUILLETTE COMPANY.

FIELDPOINT  
LAND SURVEYING, INC.  
112 SHAWMUT AVENUE  
BOSTON, MASS. 02116  
PHONE: (617) 557-9740  
WWW.FIELDPOINTSURVEYING.COM

SCALE: 1" = 20'

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FIELDPOINT  
LAND SURVEYING, INC.

SWANER/MELCHER SPE LLC  
112 SHAWMUT AVENUE  
BOSTON, MASS. 02116

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40 MELCHER STREET LLC  
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112 SHAWMUT AVENUE  
BOSTON, MASS. 02116

**Exhibit A-2**

**Legal Description of Additional Open Space Parcel**

Parcel HW2 as shown on a plan entitled “Subdivision Plan of Land, Necco Street and Necco Court, Boston, Mass.” Prepared by Feldman Land Surveyors dated May 18, 2016, revised to December 12, 2016, and recorded with the Suffolk County Registry of Deeds in Plan Book 2016, Page 572.

**Exhibit B**

**Landscape Site Plan including Additional Open Space Parcel**

[See attached]

# PLAN OF ADDITIONAL OPEN SPACE PARCEL



GE Headquarter Project  
Boston Massachusetts



**Gensler**



**Exhibit C**

**Illustrative Plan for 100 Acres Development**

[See attached]

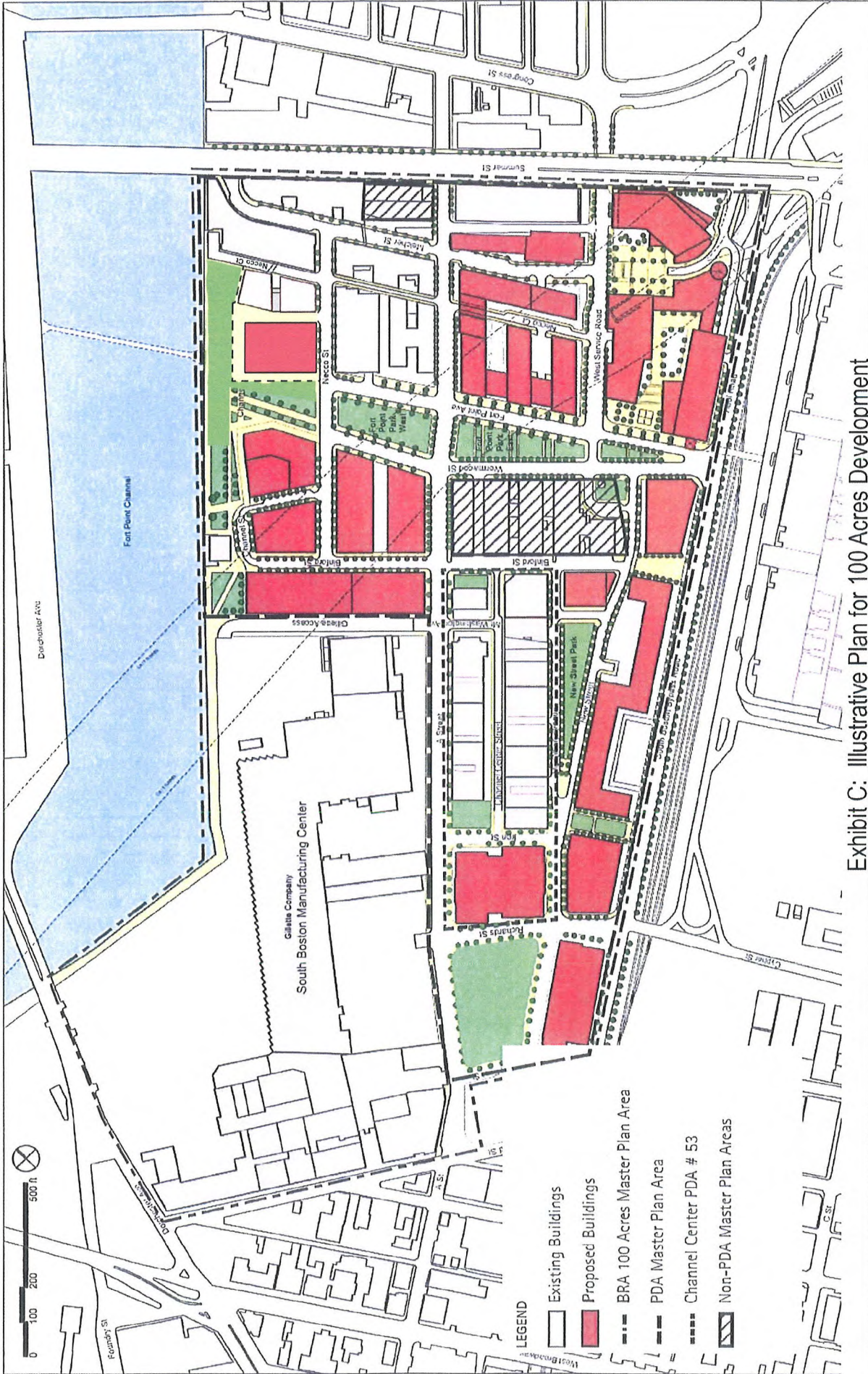


Exhibit C: Illustrative Plan for 100 Acres Development

**Exhibit D**

**Use Plan for 100 Acres Development**

[See attached]

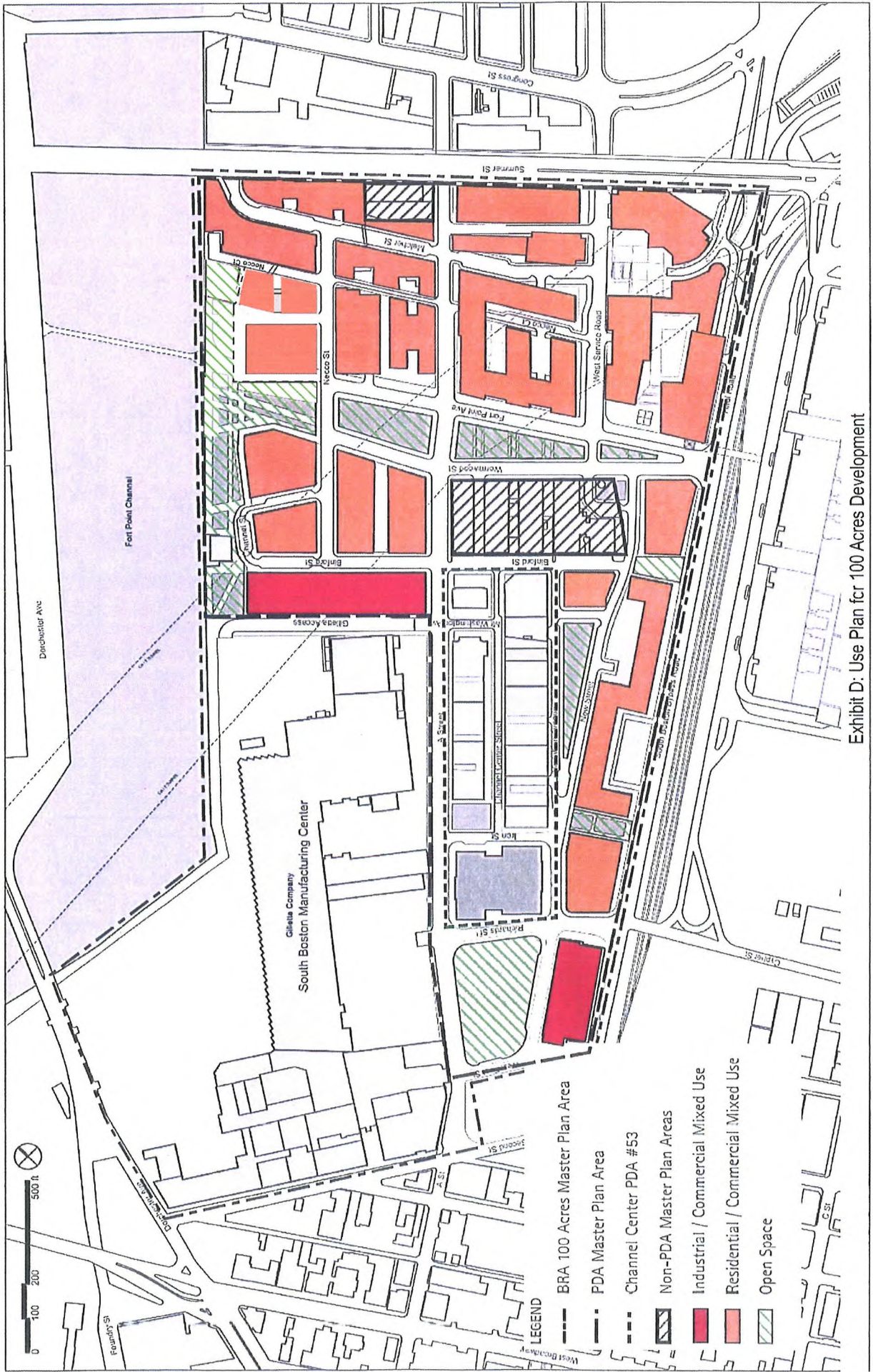


Exhibit D: Use Plan for 100 Acres Development



- LEGEND**
- BRA 100 Acres Master Plan Area
  - - - PDA Master Plan Area
  - - - Channel Center PDA #53
  - ▨ Non-PDA Master Plan Areas
  - Industrial / Commercial Mixed Use
  - Residential / Commercial Mixed Use
  - Open Space

**Exhibit E**

**Open Space Plan for 100 Acres Development**

[See attached]



Exhibit E: Open Space Plan for 100 Acres Development