

DEVELOPMENT PLAN FOR
PLANNED DEVELOPMENT AREA NO. ____

159-201 WASHINGTON STREET

Brighton, Massachusetts

Dated: June 23, 2017

Plan. Pursuant to Section 3-1A and Articles 51 and 80C of the Boston Zoning Code (the “Code”), this plan constitutes a Planned Development Area (“PDA”) Development Plan (the “Plan”) for the development of an approximately 11.6-acre site in the Brighton neighborhood of Boston that is known as and numbered 159-201 Washington Street (the “Site”). The Site abuts Washington Street to the south, St. Elizabeth’s Hospital and an accessory parking garage to the west, Brighton High School to the north, and St. John’s Seminary and various multi-family residential buildings to the east. Significant improvements at the Site currently consist of the St. Gabriel’s Monastery, which is a City of Boston Landmark building, an associated Church, an attached retreat house building, and a large surface parking lot, and it further includes a wooded landscaped area along Washington Street, a cemetery, a vacant residence, and the Shrine of our Lady of Fatima. The Site is described in Exhibit A attached hereto and is shown on that certain “ALTA/ASCM Land Title Survey in Boston, Massachusetts,” dated December 2, 2015, and prepared by Feldman Land Surveyors, a copy of which is attached hereto as Exhibit B.

The Proponent (as hereinafter defined) proposes to redevelop the Site to create an extensively-landscaped residential neighborhood consisting of approximately 660 residential units. From an architectural standpoint, the redevelopment will center on the restoration and adaptive reuse of the existing St. Gabriel’s Monastery and the adjacent Church. Four striking new residential buildings will join these renovated structures, incorporating a variety of supporting amenities and new public spaces, all as more fully described below (the “Project”).

This Plan sets forth the proposed location and appearance of structures, open spaces and landscaping, proposed uses of the Site, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, and proposed dimensions of structures with respect to the Project. Upon approval, this Plan will constitute permanent zoning for the Site in accordance with Section 3-1A and Article 80C of the Code. The Project is subject to ongoing urban design, environmental, and other development review by the Boston Redevelopment Authority, doing business as the Boston Planning & Development Agency (the “BRA”) and by other governmental agencies and authorities, and the design of the Project may evolve in the course of such review, to the extent consistent with the use and dimensional limitations of this Plan. In accordance with Section 80C-8 of the Code, a building, use, or occupancy permit for the Project or for any Project Component (as hereinafter defined) will not be issued until the BRA has issued a Certification of Consistency pursuant to Code Article 80C-8 for such Project or such Project Component. To the extent that the Director of the BRA (the “Director”) certifies

that the Project or any Project Component is consistent with this Plan, the Project or Project Component will be deemed to be in compliance with the requirements of the Code, in accordance with Code Section 80C-9.

This Plan consists of 10 pages of text, plus attachments designated Exhibits A through G. All references to this plan contained herein pertain to such pages and exhibits. Capitalized terms used, but not defined, herein will have the meanings assigned to such terms in the Code as in effect as of the date hereof, without giving effect to any subsequent amendments to the Code.

Proponent. CCF-BVSHSSF Washington 1, LLC, a Delaware limited liability company, its successors and assigns (the “**Proponent**”), has an address of c/o Cabot, Cabot & Forbes, 185 Dartmouth Street, Suite 402, Boston, Massachusetts 02116.

Planned Development Area Overlay District. The proposed Planned Development Area (“**PDA**”) Overlay District (the “**PDA Overlay Area**”) consists of approximately 11.6 acres (506,531 square feet) in the Brighton neighborhood of Boston. The PDA Overlay Area, shown on Exhibit C, attached hereto, is directly adjacent to St. Elizabeth’s Medical Center on Washington Street. It currently features a mixture of existing but abandoned buildings and open spaces, including an Olmsted Brothers-designed landscaped buffer along Washington Street. The PDA Overlay Area also includes a cemetery, the Fatima Shrine, a vacant, Victorian-style residence, and a large surface parking lot.

Boston Zoning Map 7A/7B/7C/7D indicates that the PDA Overlay Area is located within the Allston Brighton Neighborhood District, Article 51 of the Code, and is further located within a Conservation Protection Subdistrict (“**CPS**”). A portion of the Project Site was formerly located within the St. Elizabeth’s Medical Center Institutional Master Plan overlay area. Following a recent rezoning process that included text and associated zoning map amendments by the Boston Zoning Commission, the PDA Overlay Area is now located entirely within the CPS zoning subdistrict.

Section 51-1 of the Code states that the Allston Brighton Neighborhood District Article seeks to “promote mixed-income residential development” as well as “affordable and market-rate housing for individuals and families,” and “to preserve, enhance and create open space.” This article recognizes PDAs as an appropriate device for advancing these goals. Section 51-44 provides that certain subdistricts of the Allston-Brighton Neighborhood District allow the establishment of PDAs, and indicates that the CPS is one such subdistrict. This section states that “[t]he purposes of establishing the areas specified above as ones within which a PDA may be permitted are to provide for a more flexible zoning law; to provide public benefits to the Allston-Brighton community, including the creation of new job opportunities and affordable housing; ... [and] to protect the significant open space and significant natural features of areas in a Conservation Protection Subdistrict.” Section 51-10, which establishes the CPS subdistrict within the Allston-Brighton Neighborhood District, further provides that this zoning designation is intended to facilitate development while promoting natural or scenic features in accordance with a well-considered plan. This Plan recognizes and adopts these principles with respect to the PDA Overlay Area.

This Project and the Proponent will comply with the public benefit requirements of Section 51-49 of the Code with respect to the approval of PDAs. The Project proposes approximately 7.3 acres of open space, representing more than 60 percent of the site. It will create numerous new affordable housing units, consistent with the Mayor's Executive Order Relative to Affordable Housing. It will also contribute to the city's economic well-being through the provision of much-needed market-rate and workforce housing units. It will improve the aesthetic character of the Site by remediating and completely restoring St. Gabriel's Monastery, a Boston Landmark Building, and the adjacent Church which are both currently vacant and in disrepair; restoring and making publicly accessible the approximately 3-acre, Olmsted Brothers-designed landscaped buffer along Washington Street; enhancing pedestrian pathways and connections to the Fatima Shrine and Monastery Path; and by implementing a tree repair program to restore many of the site's historic trees. The Project will also further expand Boston's economy and job opportunities through the creation of approximately 300 construction jobs and 30 permanent and part-time jobs, as well as through the significantly increased real estate tax revenues attributable to the Site's redevelopment.

The Project, as reflected in this Plan, will further many of the goals of the underlying zoning. As noted above, Article 51 seeks to promote mixed-income residential development and to provide for the development of affordable housing. This Project accomplishes both goals. It includes approximately 555 apartment units and approximately 105 condominium units for an approximate total of 660 new units, providing much-needed housing relief to the Allston-Brighton community. A subset of these units, equivalent to fifteen percent (15%) of the market-rate residential units at the Project, will be created as deed-restricted affordable units per the Mayor's Executive Order Relative to Affordable Housing. Code Section 51-10, as it applies specifically to CPSs, seeks to promote the most desirable use of land and siting of development in areas with special natural or scenic features in accordance with a well-considered plan. This Project likewise accomplishes these goals through the open space enhancements and restoration work detailed in this Plan.

The Site is an ideal location for housing due to its proximity to Brighton Center, along with the employment and educational opportunities provided by nearby institutions including St. Elizabeth's Medical Center, Boston College, Boston University, Harvard University, and the Longwood Medical and Academic area (LMA). Project residents will be within a half-mile walk of the MBTA Washington Street subway stop and multiple MBTA bus connections, as discussed in greater detail below. This Project also will provide on-site parking in the form of approximately 510 spaces, plus space for bike storage, and will implement a Transportation Demand Management program potentially including car-sharing services like Zipcar.

Therefore, and as more particularly set forth below, this Plan adequately and sufficiently states all criteria for the establishment of a PDA under Sections 51-10 through -13 and Sections 51-44 through -49 of the Code, Section 80C-4, and all other applicable provisions of the Code.

Project Description. The proposed development of the Site includes the construction of four new residential buildings; the restorations of St. Gabriel's Monastery, a Boston Landmark Building, and the adjacent Church; the retention on the property of the existing Fatima Shrine; the renovation of the vacant house at 201 Washington Street; and the

restoration and enhancement of other important, existing features of the Site, including the approximately 3-acre, Olmsted Brothers-designed landscaped buffer along Washington Street, which will mediate between the Project and nearby residential areas, and the Monastery Path.

The new residential buildings will be set back from Washington Street, and concentrated at the back and sides of the Site on land that today is primarily used for surface parking. Building 1, on the southeastern edge of the Site, will be up to 75 feet in height, and will contain up to six stories in sections. Building 2, on the northeast portion of the Site, will be up to 80 feet in height, and will contain up to six stories of residential units above podium parking. Building 3, on the northwestern portion of the Site, will be up to 80 feet in height, and will contain up to six stories of residential units above one story of podium parking. Building 4, on the western portion of the Site, will be up to 75 feet in height, and will contain up to five stories of residential units above one story of podium parking. Approximately 25 units will be provided in the restored St. Gabriel's Monastery. Of the approximately 105 condominium units, several of which may be located within the renovated and expanded Pierce House at 201 Washington Street, which is located just within one of the entrances to the Site.

The Project will provide a variety of unit types, with approximate minimum unit sizes as follows: studios of 400 square feet, one-bedrooms of 475 square feet, two-bedrooms of 700 square feet, and three-bedrooms of 1,000 square feet. Units of these types may (and in many cases will) be larger than the specified minimum areas. The Project may also include one or more four-bedroom units. Additionally, the Project will incorporate a variety of supporting amenity spaces, which may include, without limitation, a fitness center, common lounges, kitchens, game rooms, a café, an outdoor pool, outdoor grills, a business center, co-working space, function space, and a generous amount of landscaped areas. In total, the Project will include up to 630,000 square feet of gross floor area, approximately 660 residential units, and approximately 510 parking spaces. This Plan specifically acknowledges and approves the provision of new residential units meeting the above minimum square footage standards.

The final design of the Project will, to the extent that the Project team determines feasible, incorporate sustainability measures, potentially including those relating to conservation of energy, water, and other resources, transportation, efficient lighting and building energy management systems, recycling, indoor air quality, use of clean construction vehicles, and employment of locally produced building materials. The Project will comply with Article 37 of the Code, Green Buildings.

Proposed Location and Appearance of Structures. The Project, including both its architectural and landscaping components, will make an important aesthetic contribution to the Brighton Center neighborhood. The proposed buildings will use a warm material palette and varied massing to create a welcoming environment that reinforces the pedestrian experience. Those buildings closest to Washington Street will be relatively smaller in scale, to create an inviting entryway to the Project, with the Project's massing growing in scale as buildings move further away from Washington Street and toward the top of the Site. At the apex of the Site, the contemporary architecture of the new buildings will create a lively, meaningful contrast with the Monastery and Church.

The Project will include the substantial rehabilitation of the Monastery and Church, which will be used for both residential and amenity spaces. These buildings, along with the renovated Fatima Shrine, will face onto a historically evocative arrival courtyard that is oriented on the front door entry of the Monastery and the Church transept.

The Project's building heights are consistent with the scale of structures in the surrounding neighborhood, which contains a mixture of institutional, retail, and residential uses. To the south and east of the Site there is a mixture of three- to six-story multi-family residential buildings with single-family homes and duplexes. Buildings 2 and 3 will be the tallest structures at the Project, at up to six stories, and will be located on the northern portion of the Site, furthest from the street frontage. The massing of these buildings is consistent with that of neighboring properties, including St. Elizabeth's Medical Center, to the west, which features heights exceeding seven stories, and a large multi-family residential complex at Fidelis Way to the east.

The site plan attached hereto as Exhibit D shows the Project and the approximate locations of proposed buildings on the Site. The elevations attached hereto as Exhibit E (collectively, with Exhibit D, the "**Schematic Plans**") illustrate the Project's general appearance as currently envisioned.

Open Space and Landscaping. The Project's design will enhance neighborhood open space by featuring extensive landscaping, and increasing pedestrian access throughout the site. The existing Olmsted Brothers-designed landscaped buffer adjacent to Washington Street will be restored and maintained, and will be the subject of a permanent conservation easement. This area will also include a rosary walk, garden, cemetery and walking paths with views of the Monastery and Church. New benches and lighting will be incorporated within the Project's open spaces. The proposed Project landscaping is shown on Exhibit D.

Approved Uses. The Project may be used for the uses described in this Plan, which uses will be deemed to comply with the Code, including Residential, Community, Parking and Loading, and Accessory Uses set forth in Exhibit F attached hereto.

Densities and Proposed Dimensions of Structures. The only dimensional regulations applicable to the Project will be those of building height, floor-area ratio (FAR), dwelling units per acre, and setbacks, as more particularly set forth in this Plan.

Building Height. As discussed above, the Project's maximum building height is comparable to that of surrounding multi-family residential buildings and the adjacent St. Elizabeth's Medical Center. The maximum building height at the Project will be 80 feet, and no new building within the PDA Overlay Area will exceed six stories of living space, with some buildings having one or more levels of parking below. For the purposes of this Plan, rooftop mechanical equipment, whether or not screened, penthouses normally built above the roof and not used or designed to be used for human occupancy, and structures and facilities providing access to rooftop space, including roof decks, will not be included in calculating building height.

Proposed Density. The maximum FAR for the Project will be 1.3, and it will include up to 630,000 square feet of gross floor area. The Project's scale and massing are appropriate to its location in relation to Brighton Center and the surrounding neighborhood.

Minimum Setbacks. The minimum yard setbacks for the Project will be 10 feet, exclusive of balconies and other overhangs, which may extend up to three feet into setback areas, and provided that all new-construction buildings at the Project will be set back no less than 100 feet from Washington Street. For the purposes of this Plan, it is determined that such setbacks will effectively protect the significant natural features of the Site without substantially increasing the Project's impacts outside of this property.

Dwelling Units per Acre. The Project will include a maximum of 60 dwelling units per acre.

Parking and Loading Details. The Project proposes new, below-grade parking beneath Buildings 2, and 3, and 4 with space for approximately 510 cars in total. The Project will supply approximately 0.8 off-street parking spaces per residential unit overall, and approximately 1 space per condominium unit. The Proponent will explore the feasibility of allocating multiple garage or surface parking spaces to a car-sharing service such as Zipcar, and this Plan approves such use of the Project's parking spaces. Within the Site, the Project will supply a minimum of one secure bicycle parking/storage space per residential unit.

The Proponent will explore the possibility of a joint parking arrangement with the adjacent St. Elizabeth's Medical Center ("**St. Elizabeth's**"), given the proximity of its parking facilities to the Site, and the fact that the Medical Center's peak parking demand takes place during daytime hours, when more employees are staffed, whereas the Project's peak parking demand from residents will occur during overnight and weekend periods. Any such accommodation of St. Elizabeth's parking needs at the site will be deemed to be an allowed Project use, and if any such parking takes place within garage space approved by this Plan, it shall not be deemed to reduce or otherwise affect the Project's FAR compliance. Notwithstanding the foregoing provisions, nothing in this paragraph or Plan will be deemed to constitute an approval of such parking at the Project site absent express, prior authorization for this use in an approved Institutional Master Plan for St. Elizabeth's.

This Plan approves the number, location, dimensions, and design of the proposed parking spaces as described herein and as depicted on the Schematic Plans (which plans may be amended, consistently with this Plan, through the BRA design review process), including any percentage of compact spaces, and all such spaces will be deemed to meet the requirements of the Code. In addition, notwithstanding any parking-related requirements of the Code to the contrary, this Plan approves parking accessory to any Project use approved by this Plan, including without limitation: (a) proposed parking accessory to Project uses; (b) the use of proposed parking by residents of, customers of, employees at, and visitors to the Project, whether or not such parking is an accessory use under the Code; and (c) possible future re-allocations of accessory parking among Project uses.

In consultation with the Boston Transportation Department (“**BTD**”), the Proponent is committed to implementing Transportation Demand Management (“**TDM**”) measures to minimize vehicle usage and projected traffic impacts. Mitigation measures may include the hiring of an on-site transportation coordinator and shuttle services for residents, as well as bicycle storage areas for residents and distribution of transit maps and schedules to residents, guests, and employees. The Proponent may also explore joining and participating in a local Transportation Management Association on behalf of residents.

Loading facilities having the locations, dimensions, and design shown on the final Schematic Plans will be deemed to meet the requirements of the Code and this Plan.

Proposed Traffic Circulation. Access to and egress from the Project will be provided via two driveway entrances on Washington Street. The existing driveways to St. Gabriel’s Monastery, located at the intersection of Washington Street and Monastery Road on the southerly portion of the Site, and where Nantasket Avenue intersects with Washington Street on the southwesterly portion of the Site, will both be resurfaced as well as regraded/realigned to the extent necessary. Specifics of traffic circulation and transportation demand management will be developed in consultation with BTD and will be included in a Transportation Access Plan Agreement (“**TAPA**”) for the Project.

Access to Public Transportation. The Project is located within a half-mile walk of the MBTA Washington Street subway stop. Residents, visitors, customers, and employees also will have access to multiple MBTA bus connections in the immediate vicinity of the Site, including the 57 Bus on Washington Street, which connects the Site to Kenmore Square and downtown Boston via Commonwealth Avenue and Boylston Streets; the 64 bus on Cambridge Street, which connects the Site to Cambridge and Kendall Square; the 65 bus on Washington Street, which connects the Site to Brookline Village, the LMA and Kenmore Square via Washington Street and Brookline Avenue; and the 501 and 503 express buses, which provide access from Washington Street to downtown Boston. Additionally, the Site is located nearby a bicycle sharing station provided by Hubway, which has more than 1,600 shared bicycles at 160 stations across the greater Boston area.

Public Benefits. The public benefits of the Project include the following:

- Through a permanent deeded easement, enhancing and maintaining public access to the approximately 3-acre Olmsted Brothers-designed landscaped buffer along Washington Street;
- Providing enhanced pedestrian access through the site by extending Monastery Path to Washington Street, connecting Washington Street to Fidelis Way Park, providing ongoing maintenance, and installing new benches and lighting along this walkway;
- Granting a permanent easement to the Shrine of our Lady of Fatima to enable this facility to remain on the Site in perpetuity;
- Incorporating approximately 105 home ownership units;

- Complying with the Mayor’s Executive Order Relative to Affordable Housing, by creating a total of approximately 85 new onsite affordable rental and condominium units;
- Remediating and restoring St. Gabriel’s Monastery, a Boston Landmark Building, which is currently vacant and in disrepair;
- Remediating and restoring St. Gabriel’s Church, which is also currently vacant and in disrepair;
- Providing an approximately 1,000 square-foot, publicly-accessible art gallery space to feature local art and artists;
- Creating a multipurpose function room within the Church;
- Creating a gallery space within the Church illustrating the history of the site;
- Transforming what is currently a surface parking lot into an extensively landscaped, visually engaging development;
- Restoring and creating approximately 7.3 acres of open space, representing more than 60 percent of the site.
- Locating a transit-oriented development in an area supported by extensive transportation infrastructure, thereby minimizing effects on the environment and helping maximize the effectiveness of investments in public transportation and other infrastructure in the area;
- Bringing a substantial, formerly nonprofit-owned, parcel onto the City tax rolls, and adding significantly to its assessed value, thereby generating significant new property tax revenues to the City.
- Creating construction and permanent full-time and part-time employment through the development of a high-quality multifamily residential development, which will result in an anticipated 300 construction jobs as well as 30 permanent positions;

The foregoing are approved as satisfying the public benefits requirements of the Code.

Project Approvals. The Project is subject to Large Project Review pursuant to Article 80B of the Code. The Proponent submitted a Project Notification Form to the BRA on July 18, 2016.

General Design, Environmental Protection, and Safety Standards. The Project will comply with Article 37 of the Code, Green Buildings. The final plans and specifications for the Project or for any Project Component, as approved by the BRA pursuant to the Development

Review Procedures referred to below, will be deemed to be consistent with this Plan and to have otherwise addressed all general design, environmental impact, environmental protection, and safety standards set forth in Article 51 and the rest of the Code.

Project Team. Members of the Project team are identified on Exhibit G.

BRA Development Review Procedures. The Schematic Plans, design development plans, and final plans and specifications (i.e., contract documents) for any portion of the Project are subject to review and approval by the BRA in accordance with its Development Review Procedures. Project plans may be amended, consistently with this Plan, through the BRA design review process. The final Project plans and specifications, as approved by the BRA pursuant to these Development Review Procedures, will be deemed to be consistent with this Plan and to have addressed all design requirements of the Code.

The signage program for the Project will be subject to design review by the BRA, and any “sign” (as defined in the Code) approved as part of such review will be deemed to be in compliance with this Plan and the Code. Any wireless communications equipment (*e.g.*, antennae) that is visible from the exterior of a Building will also undergo BRA design review, and such equipment, when approved, will be deemed to comply with this Plan and the Code.

Development Schedule and Phasing of Project. Project construction is anticipated to begin in late 2017 and will last approximately 24 months. Completion of the Project, or any Project Component, will depend upon continued market demand for the residences contemplated, the availability of construction labor and materials, and stability in the larger economy.

This Plan approves: (i) construction of the Project Components in multiple phases or sub-phases, which phases or sub-phases may proceed sequentially or simultaneously, depending on market demand, construction sequencing strategies, and other factors; (ii) interruptions between completion of such phases or sub-phases and commencement of construction of the next phases or sub-phases; and (iii) construction of any infrastructure improvements in phases as the Project proceeds.

Project Subdivision. Although the Site is currently a single lot, it may be combined with other parcels and/or reconfigured into multiple parcels, which may be under common or separate ownership, and may include a condominium structure, developed sequentially or simultaneously, and separately developed and/or financed (each such parcel is referred to herein as a “**Project Component**”). Notwithstanding anything set forth herein or in the Code to the contrary, for purposes of this Plan, compliance of the individual Project Components with the requirements of this Plan and/or any applicable requirements of underlying zoning will be determined on an individual Project Component, rather than a Site-wide, basis, except as otherwise expressly provided in this section. The compliance or non-compliance of any one Project Component will not affect the compliance of any other Project Component. In the event the Site is divided into Project Components, a Certification of Consistency may be issued for any such Project Component.

In the future, and from time to time, one or more of the Project Components may be further subdivided into one or more separate parcels which may be under separate ownership, or one or more of the Project Components may be combined to create one single parcel, or a condominium ownership structure or another ownership structure may be created for all or part of the Site. This Plan approves any zoning nonconformity created or increased by the separation of ownership of individual Project Components, or by the subdivision, re-subdivision, combination, or submission to condominium ownership or other forms of ownership of Project Components, provided that (i) the use and height requirements of this Plan with respect to each Project Component are met by the resulting parcel or parcels; (ii) the Site-wide floor area ratio does not exceed the maximum density permitted under this Plan for the Site as a whole; (iii) the parking and loading requirements of this Plan are met with respect to the Site as a whole; and (iv) the public benefit obligations required by this Plan and any other agreements entered into by the Proponent as a condition of the BRA's Article 80 approval of the Project are not modified, nor their implementation changed, without the prior written consent of the BRA, and the scope of the public benefit obligations required by this Plan and any other agreements entered into by the Proponent as a condition of the BRA's Article 80 approval of the Project are not diminished.

Applicability. Consistency of the Project with this Plan, as evidenced by the issuance of a Certification of Consistency, constitutes compliance with the dimensional, use, and other requirements of the Code, to the extent that such items are addressed in this Plan, in accordance with Section 80C-9 of the Code.

Amendment of Plan. Any owner of an individual Project Component may seek amendment of this Plan as to such Project Component in accordance with the procedures prescribed by the Code without the consent of any other Project Component owner(s). In the event that any amendment affects the overall compliance of the Project with this Plan, this Plan will be deemed amended with respect to the Project as a whole to the extent necessary for the overall Project to comply with this Plan without requiring any modifications of the requirements of this Plan as to any of the other Project Components.

Proponent's Obligations to Proceed with Project. Notwithstanding anything set forth herein to the contrary, under no circumstances will the Proponent be obligated to proceed with all or any portion of the Project. If the Proponent proceeds with the Project, the Proponent will satisfy the public benefit obligations described above.

EXHIBIT A

Legal Description of Site

A certain parcel of land located in the Commonwealth of Massachusetts, County of Suffolk, City of Boston, situated on the northeasterly sideline of Washington Street, and is shown as Parcel A on "Plan of Land in Boston, MA" by Precision Land Surveying, Inc. dated January 24, 2014, more particularly bounded and described as follows:

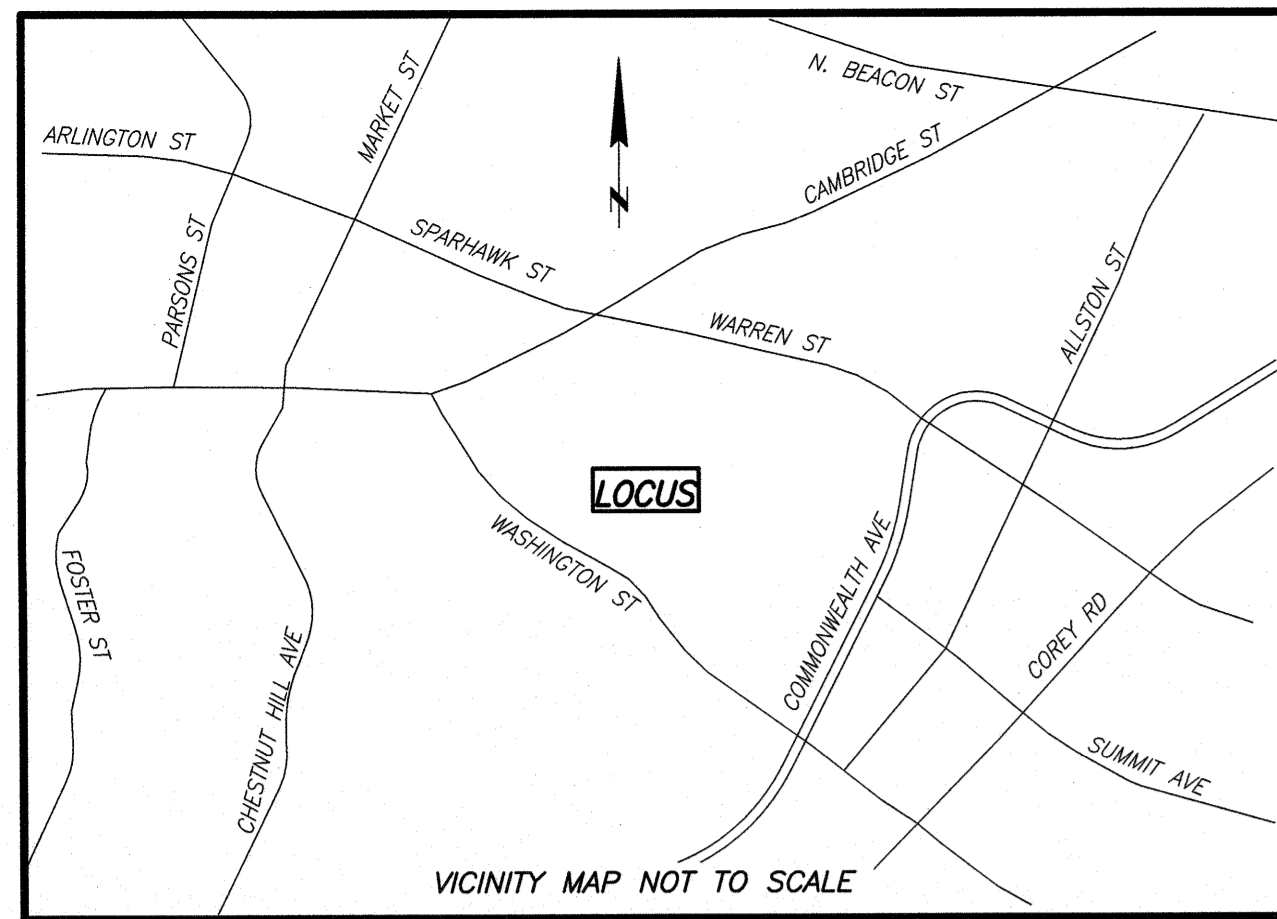
Beginning at a point on the northeasterly sideline of Washington Street, said point being the most southerly corner of the parcel; thence running

N 35°16'37" W	51.85' to a point; thence turning and running
N 62°04'32" W	450.04' to a point of curvature; thence running
NORTHWESTERLY	285.67' by a curve to the right having a radius of 1,302.00' to a point, said last three courses being by the northwesterly sideline of Washington Street; thence turning and running;
N 40°29'46" E	99.35' to a point; thence turning and running
N 39°31'06" E	147.16' to a point; thence turning and running
S 87°42'52" E	142.18' to a point; thence turning and running
S 50°28'54" E	71.80' to a point; thence turning and running
N 39°31'06" E	340.31' to a point; thence turning and running
S 72°22'43" E	77.60' to a point; thence turning and running
N 17°37'17" E	16.00' to a point; thence turning and running
S 72°22'43" E	101.00' to a point; thence turning and running
N 17°37'17" E	78.00' to a point; thence turning and running
S 72°22'43" E	14.00' to a point; thence turning and running
N 17°37'17" E	50.00' to a point; thence turning and running
S 72°22'43" E	273.85' to a point; thence turning and running
S 17°37'17" W	172.58' to a point; thence turning and running
N 72°22'43" W	3.00' to a point; thence turning and running
S 17°37'17" W	205.00' to a point; thence turning and running
S 72°22'43" E	11.00' to a point; thence turning and running
N 17°37'17" E	31.08' to a point; thence turning and running
S 66°46'50" E	106.23' to a point; thence turning and running
S 41°53'14" W	128.25' to a point; thence turning and running
S 43°30'53" W	138.87' to a point; thence turning and running
S 42°07'34" W	322.12' to the POINT OF BEGINNING.

Containing 506,531 square feet or 11.628 acres, more or less.

EXHIBIT B

“ALTA/ASCM Land Title Survey in Boston, Massachusetts,” dated December 2, 2015,
and prepared by Feldman Land Surveyors



BOUNDARY DESCRIPTIONS PER COMMITMENT NO. 15-04531N-FN ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF NOVEMBER 22, 2015.

PARCEL I (159 WASHINGTON STREET)
ST. GABRIEL'S MONASTERY

A CERTAIN PARCEL OF LAND AND BUILDINGS THEREON KNOWN AS ST. GABRIEL'S MONASTERY AND SITUATED ON WASHINGTON STREET IN THAT PART OF BOSTON FORMERLY CALLED BRIGHTON, BEING SHOWN AS PARCEL 1 ON THE PLAN ENTITLED "COMBINED SUBDIVISION PLAN OF LAND BOSTON (BRIGHTON DISTRICT) SUFFOLK COUNTY MASSACHUSETTS PREPARED FOR ST. ELIZABETH'S HOSPITAL BY THE ESC GROUP SURVEYING AND MAPPING, INC. DATED OCTOBER 22, 1990 AND RECORDED WITH SUFFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 16789, END.

PARCEL II (201 WASHINGTON STREET)

THE LAND IN THE BRIGHTON DISTRICT OF BOSTON, SITUATED ON THE NORTHERLY SIDE OF WASHINGTON STREET IN SAID DISTRICT, FORMERLY OCCUPIED BY THE BULL-HEAD TAVERN, SO-CALLED, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERN CORNER OF SAID LOT TO THE POINT OF INTERSECTION OF LAND NOW OR FORMERLY OF DAVID NEVINS, THENCE RUNNING NORTHWESTERLY BRACING SOUTHERLY ON WASHINGTON STREET, ONE HUNDRED FORTY-TWO (142) FEET, MORE OR LESS, TO A STONE MONUMENT AT THE DIVIDING POINT BETWEEN THE PREMISES HEREBY CONVEYED AND OTHER LAND NOW OR FORMERLY OF DAVID NEVINS ON THE WESTERLY SIDE THEREOF; THENCE TURNING AND RUNNING NORTHERLY AS THE FENCE NOW STANDING WESTERLY ON LAND NOW OR FORMERLY OF SAID DAVID NEVINS TO THE BACK WALL ON SAID PREMISES, MEASURING ON SAID LINE NINETY-TWO AND A QUARTER (92-1/4) FEET, MORE OR LESS; THENCE TURNING AND RUNNING BY TWO LINES AS THE FENCES AND WALLS NOW STANDING, SAID LINES RUNNING EASTERLY AND SOUTHWESTERLY, BOUNDING ON LAND NOW OR LATE OF SAID NEVINS TO THE POINT OF BEGINNING, MEASURING ON LAST TWO MENTIONED LINES TWO HUNDRED AND EIGHTY (211) FEET, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND:

A CERTAIN PARCEL OF LAND, SITUATED IN THAT PART OF SAID BOSTON, WHICH WAS FORMERLY THE TOWN OF BRIGHTON, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHEASTWARDLY BY THE LINE OF WIDENING OF WASHINGTON STREET BY THE TOWN OF BRIGHTON, UPON THE REPORT OF THE BOARD OF SELECTION OF SAID TOWN OF BRIGHTON, OF SEPTEMBER 15TH, 1873, THERE MEASURING ON TWO LINES, NINETY TWO & 50/100 FEET AND FORTY-NINE FEET, NORTHWESTWARDLY BY LAND TAKEN BY SAID TOWN OF BRIGHTON, FOR SAID WIDENING OF WASHINGTON STREET, FROM DAVID NEVINS, SEVEN FEET AND SOUTHWESTWARDLY BY THE LINE OF SAID WASHINGTON STREET AS IT EXISTED BEFORE SAID WIDENING, ONE HUNDRED FORTY-TWO AND 38/100 FEET.

CONTAINING FOUR HUNDRED FORTY-SEVEN SQUARE FEET MORE OR LESS, BEING SHOWN ON A PLAN MADE BY THE M. WINTHROP AND W. J. WOODS, CIVIL ENGINEERS, DATED BRIGHTON, SEPTEMBER 15, A.D. 1873 AND DEPOSITED IN THE OFFICE OF THE CITY SURVEYOR OF SAID CITY OF BOSTON.

PARCEL III

BEGINNING AT THE SOUTHWESTERN CORNER OF LAND NOW OR FORMERLY OF THE CITY OF BOSTON AT THE EASTERLY SIDE LINE OF NEVINS STREET, A FORTY FOOT WIDE PUBLIC STREET; THENCE

S 72° 23' 05" E ALONG THE SOUTHERLY LINE OF SAID LAND OF THE CITY OF BOSTON, A DISTANCE OF TWO HUNDRED FIFTEEN AND 85/100 (215.85) FEET; THENCE RUNNING

S 39° 30' 44" W ALONG OTHER LAND NOW OR FORMERLY OF ST. ELIZABETH'S HOSPITAL FOUNDATION, INC., A DISTANCE OF SIX HUNDRED THIRTY-NINE AND 35/100 (639.35) FEET; THENCE RUNNING

N 50° 29' 18" W ALONG SAID LAND A DISTANCE OF ONE HUNDRED EIGHTY FIVE AND 02/100 (185.02) FEET TO THE SOUTHWESTERLY LINE PARCEL I SHOWN ON SUBDIVISION PLAN OF LAND IN BOSTON, MASS., BRIGHTON DISTRICT, SUFFOLK COUNTY, SCALE 1 IN. = 40 FEET, AUGUST 20, 1982, PREPARED BY MILLER AND NYLANDER CO., AND RECORDED AT BOOK 10075, END, PUBLIC RECORDS OF THE SUFFOLK COUNTY REGISTRY OF DEEDS, SUFFOLK COUNTY, MASSACHUSETTS, THENCE RUNNING

N 39° 30' 44" E ALONG SAID PARCEL 1 AND ALONG PARCEL 2, ALSO SHOWN ON SAID PLAN RECORDED AT BOOK 10075, END, A DISTANCE OF FOUR HUNDRED NINETY SEVEN AND 51/100 (497.51) FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONVEX NORTHEASTERLY, FROM WHICH SAID POINT A RADIAL LINE BEARS N60° 12' 16" E; THENCE RUNNING

NORTHERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2 AND AS SHOWN ON THE PLAN RECORDED AT BOOK 10075, END, AND ALONG THE ARC OF SAID CURVE A DISTANCE OF SEVENTY ONE AND 72/100 (71.72) FEET TO THE SOUTHWESTERLY TERMINUS OF THE WESTERLY SIDE LINE OF SAID NEVINS STREET, THENCE RUNNING

S 72° 23' 05" E ALONG THE SOUTHERLY TERMINUS OF SAID NEVINS STREET A DISTANCE OF FORTY AND 42/100 (40.42) FEET TO THE POINT OF BEGINNING.

CONTAINING 113,483 SQUARE FEET, OR 2,605 ACRES, MORE OR LESS, AND BEING "PARCEL 2" AS SHOWN ON PLAN AT BOOK 16789, END.

UPON RECORDING OF A SUBDIVISION PLAN, ALL SATISFACTORY TO THE COMPANY, WITH SUFFOLK COUNTY REGISTRY OF DEEDS, THE FOLLOWING WILL CONSTITUTE THE INSURED PREMISES:

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN THAT PART OF BOSTON FORMERLY CALLED BRIGHTON, SUFFOLK COUNTY, MASSACHUSETTS, SITUATED ON WASHINGTON STREET, BEING SHOWN AS PARCEL A (INCLUDES 201 WASHINGTON STREET) ON A PLAN ENTITLED "PLAN OF LAND IN BOSTON (SUFFOLK COUNTY) SCALE 1" = 50' DATED JANUARY 24, 2014 AND LAST REVISED DECEMBER 23, 2015 BY PRECISION LAND SURVEYING, INC. AND RECORDED WITH THE SUFFOLK COUNTY REGISTRY OF DEEDS ON DECEMBER 23, 2015 IN BOOK NO. PAGE NO., MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

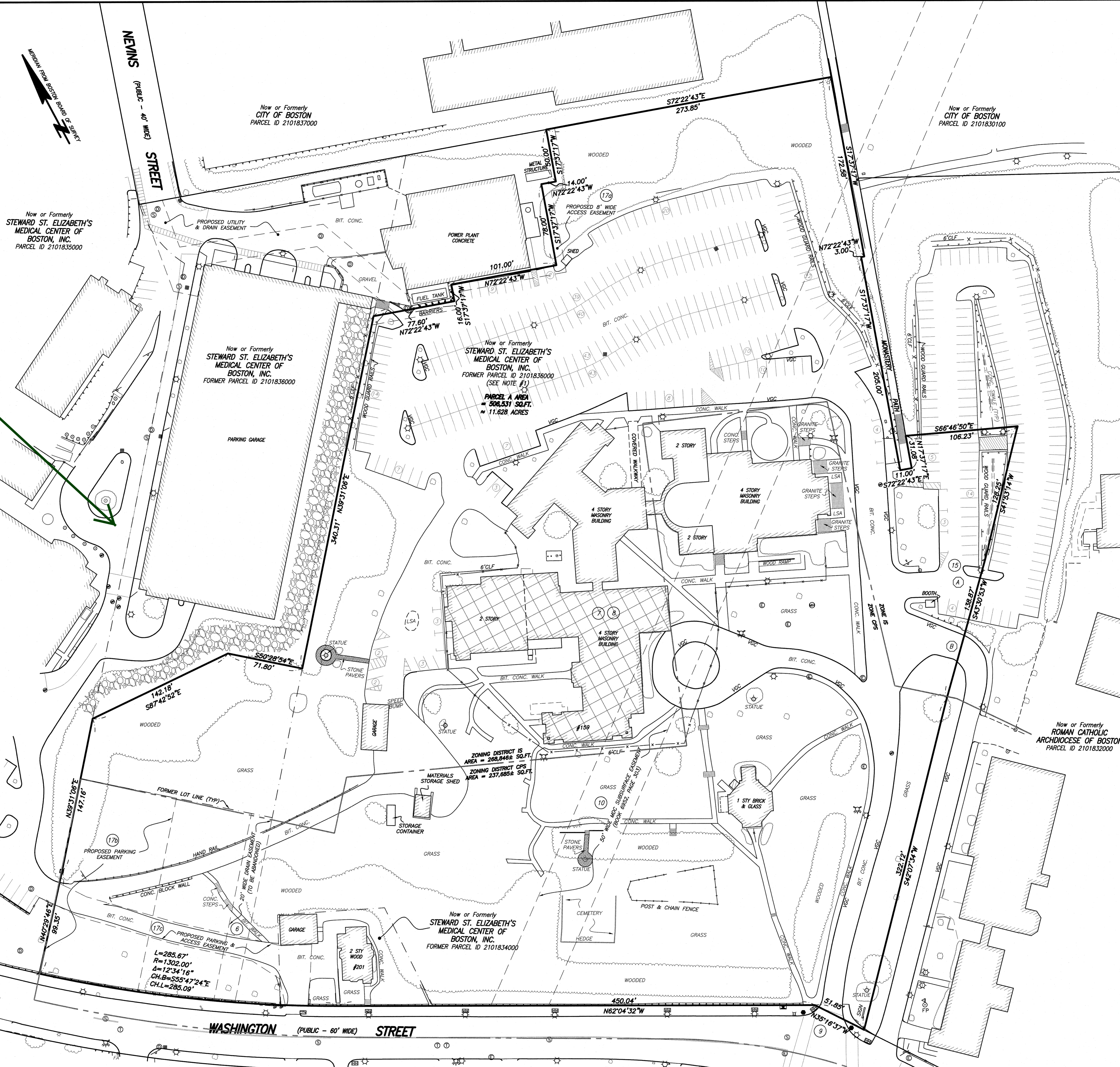
BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE LINE OF WASHINGTON STREET, SAID POINT BEING THE MOST SOUTHERLY CORNER OF THE PARCEL; THENCE RUNNING

N 35° 16' 37" W 51.85' TO A POINT; THENCE TURNING AND RUNNING
N 62° 04' 32" W 450.04' TO A POINT OF CURVATURE; THENCE RUNNING
NORTHWESTERLY 288.67' BY A CURVE TO THE RIGHT HAVING A RADIUS OF 1,302.00' TO A POINT, SAID LAST THREE COURSES BEING BY THE NORTHEASTERLY SIDE LINE OF WASHINGTON STREET; THENCE TURNING AND RUNNING

N 40° 29' 46" E 99.35' TO A POINT; THENCE TURNING AND RUNNING
N 39° 31' 06" E 147.16' TO A POINT; THENCE TURNING AND RUNNING
S 87° 42' 52" E 142.18' TO A POINT; THENCE TURNING AND RUNNING
S 50° 28' 54" E 71.80' TO A POINT; THENCE TURNING AND RUNNING
N 59° 31' 06" E 340.31' TO A POINT; THENCE TURNING AND RUNNING
S 72° 22' 43" E 77.80' TO A POINT; THENCE TURNING AND RUNNING
N 17° 37' 17" E 16.00' TO A POINT; THENCE TURNING AND RUNNING
S 72° 22' 43" E 10.00' TO A POINT; THENCE TURNING AND RUNNING
N 17° 37' 17" E 78.00' TO A POINT; THENCE TURNING AND RUNNING
S 72° 22' 43" E 14.00' TO A POINT; THENCE TURNING AND RUNNING
N 17° 37' 17" E 50.00' TO A POINT; THENCE TURNING AND RUNNING
S 72° 22' 43" E 273.85' TO A POINT; THENCE TURNING AND RUNNING
S 17° 37' 17" E 172.88' TO A POINT; THENCE TURNING AND RUNNING
N 72° 22' 43" W 3.00' TO A POINT; THENCE TURNING AND RUNNING
S 17° 37' 17" E 205.00' TO A POINT; THENCE TURNING AND RUNNING
S 72° 22' 43" E 11.00' TO A POINT; THENCE TURNING AND RUNNING
N 17° 37' 17" E 31.08' TO A POINT; THENCE TURNING AND RUNNING
S 68° 48' 50" E 108.23' TO A POINT; THENCE TURNING AND RUNNING
S 41° 53' 14" W 128.25' TO A POINT; THENCE TURNING AND RUNNING
S 42° 07' 34" W 138.87' TO A POINT; THENCE TURNING AND RUNNING
S 42° 07' 34" W 322.12' TO THE POINT OF BEGINNING.

CONTAINING 506,531 SQUARE FEET OR 11,628 ACRES, MORE OR LESS.

- NOTES:**
- PARCEL A, EASEMENTS LABELED AS 17a THROUGH 17c AND EASEMENT LABELED PROPOSED UTILITY & DRAIN EASEMENT WERE TAKEN FROM A PLAN ENTITLED "PLAN OF LAND IN BOSTON (SUFFOLK COUNTY)", DATED JANUARY 24, 2014, PREPARED BY PRECISION LAND SURVEYING, INC. TO BE RECORDED PRIOR TO CLOSING AND IS THE SAME AS THE PARCEL SHOWN HEREIN.
 - ZONING DISTRICTS SHOWN HEREON WERE TAKEN FROM BOSTON REDEVELOPMENT AUTHORITY MAP 7, ALLISTON/BRIGHTON NEIGHBORHOOD DISTRICT.
 - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADDED) AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 2502020202C, CITY OF BOSTON COMMUNITY NUMBER 250206, PANEL NUMBER 0207G, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
 - ZONING INFORMATION WAS NOT PROVIDED BY THE TITLE INSURER AS REQUIRED BY ITEM 6 (A OR B) OF TABLE "A" IN THE 2011 ALTA SURVEY REQUIREMENTS.
 - UTILITY INFORMATION SHOWN IS BASED ON OBSERVABLE FIELD EVIDENCE. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE NOT BEEN DETERMINED. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INCORRECTLY SHOWN ON SAID RECORD PLANS, SINCE SUB-SURFACE UTILITIES CANNOT BE VISIBLY VERIFIED BEFORE PLANNING FUTURE CONNECTIONS. THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
 - THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.



- LEGEND**
- ⊙ SEWER MANHOLE
 - ⊕ DRAIN MANHOLE
 - ⊖ ELECTRIC MANHOLE
 - ⊗ TELEPHONE MANHOLE
 - ⊘ CABLE TV MANHOLE
 - ⊙ MANHOLE
 - ⊖ HYDRANT
 - ⊕ WATER SHUT OFF
 - ⊖ GAS SHUT OFF
 - ⊕ BOSTON WATER VALVE
 - ⊖ CATCH BASIN
 - ⊙ TRAFFIC CONTROL BOX
 - ⊕ TRAFFIC SIGNAL
 - ⊖ LIGHT POLE
 - ⊗ ELECTRIC HANDHOLE
 - ⊘ BOLLARD
 - ⊙ SIGN
 - ⊖ VERTICAL GRANITE CURB
 - ⊕ BITUMINOUS
 - ⊖ CONCRETE
 - ⊕ SO. FT. SQUARE FEET
 - ⊖ CLF CHAIN LINK FENCE
 - ⊕ TYP

- LIST OF VISIBLE ENCROACHMENTS**
- (A) PARKING CROSSES PROPERTY LINES.
 - (B) ACCESS AND EGRESS TO LOCUS CROSSES THROUGH ABUTTING PROPERTY.

EXCEPTIONS FROM COVERAGE SCHEDULE B, SECTION 2, LISTED IN TITLE COMMITMENT NO. 15-04531N-FN ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF NOVEMBER 22, 2015.

- MATERS SET FORTH, INCLUDING DRAINAGE EASEMENTS, IN DEED BY ST. ELIZABETH'S HOSPITAL FOUNDATION, INC. TO SAINT ELIZABETH'S HOSPITAL OF BOSTON DATED APRIL 26, 1991 AND RECORDED AT BOOK 16819, PAGE 168. (SHOWN ON SURVEY)
- VOTE OF DESIGNATION BY THE BOSTON LANDMARKS COMMISSION AS TO ST. GABRIEL'S MONASTERY, DATED JANUARY 10, 1989, RECORDED AT BOOK 19834, PAGE 22; RE-RECORDED AT BOOK 19906, PAGE 218, TO INDEX UNDER OWNER'S NAME. (SHOWN HATCHED ON SURVEY)
- PRESERVATION RESTRICTION AGREEMENT BETWEEN THE COMMONWEALTH OF MASSACHUSETTS BY AND THROUGH THE MASSACHUSETTS HISTORICAL COMMISSION, AND THE ST. ELIZABETH'S HOSPITAL FOUNDATION, INC. FOR ST. GABRIEL'S MONASTERY BUILDING, DATED OCTOBER 3, 2002, RECORDED AT BOOK 31813, PAGE 52. (SHOWN HATCHED ON SURVEY)
- LICENSE MAINTENANCE AND MODIFICATION AGREEMENT WITH THE CITY OF BOSTON, ACTING BY AND THROUGH ITS PUBLIC IMPROVEMENT COMMISSION, DATED JUNE 11, 2007, RECORDED AT BOOK 42761, PAGE 178, AS SHOWN ON PLAN NO. 629 OF 2007 AND PLAN NO. 629 OF 2007. (SHOWN ON SURVEY)
- MDC SUBSURFACE EASEMENT RECORDED IN BOOK 6952, PAGE 303 AND SHOWN ON PLAN RECORDED IN BOOK 6844, PAGE 583. (NOT LOCUS)
- LICENSE FOR PASSAGEWAY SET FORTH IN AN INSTRUMENT DATED JANUARY 15, 1953 AND RECORDED IN BOOK 6844, PAGE 583. (NOT LOCUS)
- EASEMENT CONTAINED IN A DEED FROM ST. ELIZABETH'S HOSPITAL OF BOSTON, INC. TO ST. ELIZABETH'S HOSPITAL FOUNDATION, INC. DATED OCTOBER 14, 1988 AND RECORDED IN BOOK 10091, PAGE 230, AS AFFECTED BY A CONVEYANCY DEED FROM ST. ELIZABETH'S HOSPITAL OF BOSTON TO ST. ELIZABETH'S HOSPITAL FOUNDATION, INC. DATED SEPTEMBER 26, 1988 AND RECORDED IN BOOK 15050, PAGE 314. (NOT LOCUS)
- EASEMENT AGREEMENT FROM ST. ELIZABETH'S HOSPITAL FOUNDATION, INC. TO ST. ELIZABETH'S HOSPITAL FOUNDATION, INC. AS TRUSTEE U/D/T DATED DECEMBER 30, 1982, WHICH AGREEMENT IS DATED NOVEMBER 8, 1988 AND RECORDED IN BOOK 13663, PAGE 199. (NOT LOCUS)
- RECORDATION AGREEMENT BETWEEN STEWARD ST. ELIZABETH'S MEDICAL CENTER OF BOSTON AND STEWARD ST. ELIZABETH'S REALTY CORP. AND HIA ST. ELIZABETH'S MOB 1, LLC DATED MARCH 29, 2012 AND RECORDED AT BOOK 49309 PAGE 82. (NOT LOCUS)
- PARKING AND IMPROVEMENTS FROM ABUTTER N/F ROMAN CATHOLIC ARCHBISHOP OF BOSTON ENDRACOH ONTO LAND. (SHOWN ON SURVEY)
- RECORDATION AGREEMENT BETWEEN STEWARD ST. ELIZABETH'S MEDICAL CENTER OF BOSTON AND STEWARD ST. ELIZABETH'S REALTY CORP. AND HIA ST. ELIZABETH'S MOB 1, LLC DATED MARCH 29, 2012 AND RECORDED AT BOOK 49309 PAGE 82. (NOT LOCUS)
- PLAN OF LAND IN BOSTON (SUFFOLK COUNTY) SCALE 1" = 50' DATE JANUARY 24, 2014 BY PRECISION LAND SURVEYING INC. SHOWN (SHOWN ON SURVEY)
 - a. 8' ACCESS EASEMENT;
 - b. PARKING EASEMENT;
 - c. PARKING ACCESS EASEMENT
 - d. 20' UTILITY AND DRAIN EASEMENT (REMOVED)
- NOTICE OF RIGHT OF FIRST REFUSAL AGREEMENT AFFECTING 11 NEVINS STREET BY HIA-ST. ELIZABETH'S MOB 1, LLC DATED MAY 15, 2013, RECORDED WITH SAID DEEDS, BOOK 51465, PAGE 112. (NOT PLOTTABLE)
- AMENDED AND RESTATED RECORDATION EASEMENT AGREEMENT, DATED MAY 15, 2013, RECORDED WITH SAID DEEDS, BOOK 51465, PAGE 117. (NOT LOCUS)
- AMENDED AND RESTATED NOTICE OF LEASE, DATED MAY 15, 2013, BY HIA-ST. ELIZABETH'S MOB 1, LLC AS LANDLORD AND STEWARD ST. ELIZABETH'S MEDICAL CENTER OF BOSTON, INC. AS TENANT, RECORDED WITH SAID DEEDS, BOOK 51465, PAGE 136. (NOT PLOTTABLE)
- NOTICE OF RIGHT OF FIRST REFUSAL AGREEMENT, AFFECTING 280 WASHINGTON STREET, BY AND BETWEEN HIA ST. ELIZABETH'S MOB 2, LLC AS GRANITOR AND STEWARD ST. ELIZABETH'S MEDICAL CENTER OF BOSTON, INC. AS GRANTEE, DATED MAY 15, 2013, RECORDED WITH SAID DEEDS, BOOK 51466, PAGE 36. (NOT PLOTTABLE)
- AMENDED AND RESTATED NOTICE OF LEASE BY AND BETWEEN HIA-ST. ELIZABETH'S MOB 2, LLC AS LANDLORD AND STEWARD ST. ELIZABETH'S MEDICAL CENTER OF BOSTON, INC. AS TENANT, DATED MAY 15, 2013, RECORDED WITH SAID DEEDS, BOOK 51466, PAGE 41. (NOT PLOTTABLE)
- LICENSE ISSUED BY THE CITY OF BOSTON PUBLIC IMPROVEMENT COMMISSION, DATED AUGUST 29, 2013, RECORDED WITH SAID DEEDS, BOOK 52409, PAGE 85. (NOT LOCUS)
- RESERVATION OF THE RIGHT TO SLOPE OR BANK THE FILLING WHERE REQUIRED FOR GRADING, FILLING AND CONSTRUCTING NEVINS STREET AS SET FORTH IN DEED TO THE PASSIONIST MISSIONARY SOCIETY OF BOSTON DATED MARCH 26, 1917, RECORDED AT BOOK 4022, PAGE 521. (NOT LOCUS)
- RESERVATION OF THE RIGHT TO SLOPE OR BANK THE FILLING WHERE REQUIRED FOR GRADING, FILLING AND CONSTRUCTING NEVINS STREET AS SET FORTH IN DEED TO THE PASSIONIST MISSIONARY SOCIETY OF BOSTON DATED MARCH 26, 1917, RECORDED AT BOOK 4045, PAGE 341. (NOT LOCUS)
- EASEMENT AGREEMENT FROM ST. ELIZABETH'S HOSPITAL FOUNDATION, INC. TO ST. ELIZABETH'S HOSPITAL FOUNDATION, INC. AS TRUSTEE U/D/T DATED DECEMBER 30, 1982, WHICH AGREEMENT IS DATED NOVEMBER 8, 1988 AND RECORDED IN BOOK 13663, PAGE 199. (NOT LOCUS)
- EASEMENTS GRANTED TO JP MORGAN CHASE BANK AS ADMINISTRATIVE AGENT AS SET FORTH IN ARTICLE 9 OF THE MORTGAGE SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND FUTURE FILING BY STEWARD ST. ELIZABETH'S MEDICAL CENTER OF BOSTON, INC. TO JP MORGAN CHASE BANK, N.A., AS ADMINISTRATIVE AGENT, DATED APRIL 12, 2013, RECORDED WITH SAID DEEDS, BOOK 51295, PAGE 200, AS AFFECTED BY A SUBORDINATION AGREEMENT, RECORDED WITH SAID DEEDS, BOOK 51295, PAGE 206. (NOT PLOTTABLE)

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, STEWARD ST. ELIZABETH'S MEDICAL CENTER OF BOSTON, INC. CUSTOMERS BANK, AND ITS SUCCESSORS AND ASSIGNS;

THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 11(C), 13, 15, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 2, 2015.

FELDMAN LAND SURVEYORS

Karl A. McCarthy
KARL A. MCCARTHY, PLS (MA#138714)
kam@feldmansurveyors.com

12-24-2015 DATE

12-24-2015 PARCEL A & REVISED TITLE COMMITMENT ADDED

ALTA/ACSM LAND TITLE SURVEY
159 & 201 WASHINGTON STREET
BOSTON (BRIGHTON DISTRICT), MASS.

FELDMAN LAND SURVEYORS DECEMBER 2, 2015
112 SHAWMUT AVENUE PHONE: (617)357-9740
BOSTON, MASS. 02118 www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS

SCALE: 1"=40'

RESEARCH FIELD CHIEF AB PROJ MGR MDS APPROVED KAM SHEET NO. 1 OF 1
CALC MDS CADD MDS FIELD CHECKED CRD FILE 14944 JOB NO. 14944
FILENAME: S:\PROJECTS\14900a\14944.DWG\14944-ALTA.dwg

EXHIBIT C

PDA Overlay Area

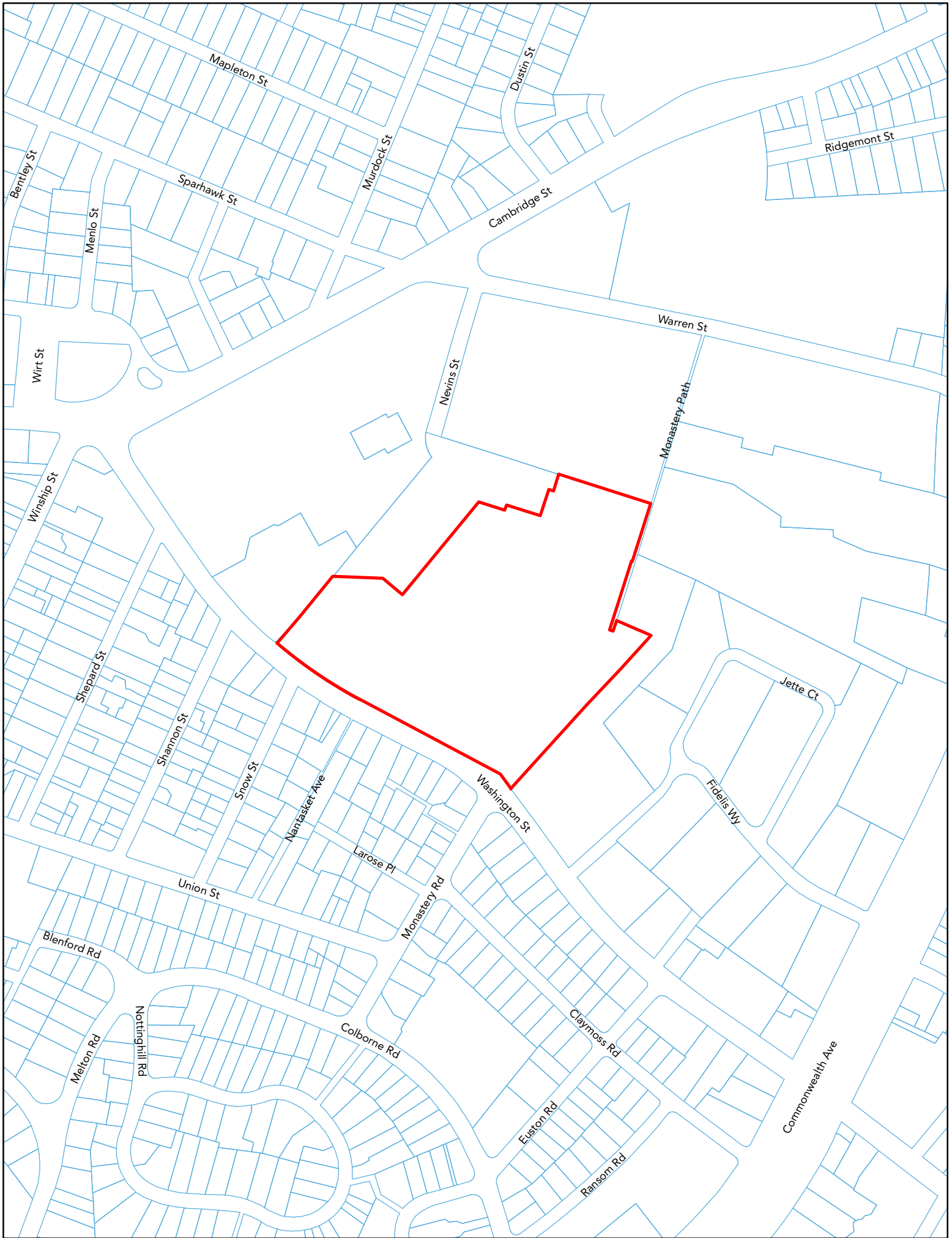


EXHIBIT D

Site Plan



Site Plan

06/19/17

360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com

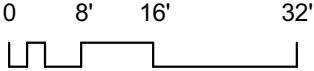
EXHIBIT E

Project Elevations

St. Gabriel's Monastery



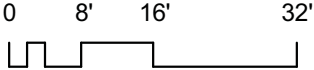
North Elevations



St. Gabriel's Monastery



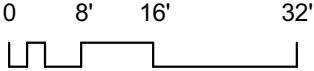
South Elevation



St. Gabriel's Monastery



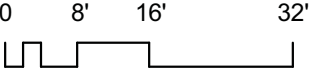
East Elevation



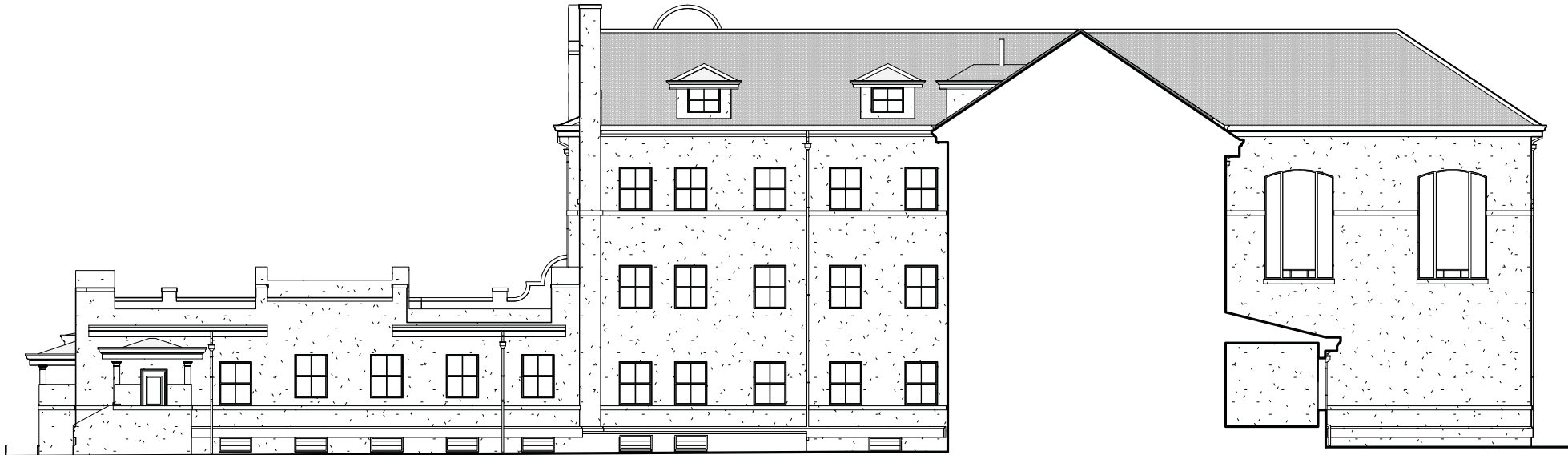
St. Gabriel's Monastery



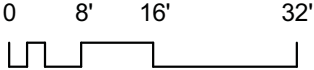
West Elevation



St. Gabriel's Monastery



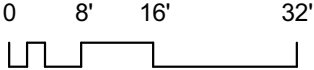
North Courtyard Elevation



St. Gabriel's Church



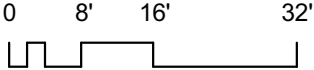
North Elevation



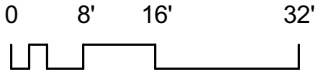
St. Gabriel's Church



South Elevation



St. Gabriel's Church

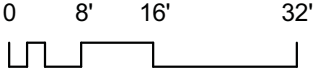


East Elevation

St. Gabriel's Church



West Elevation





Building 1 - East Elevation

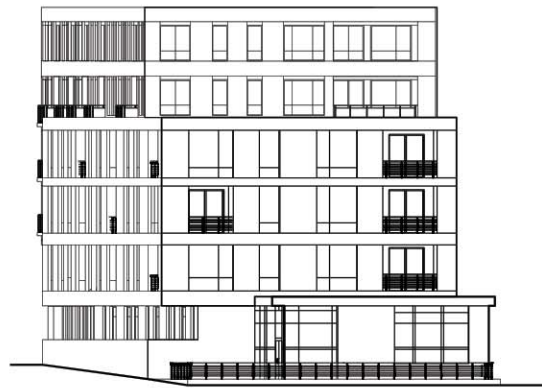
06/19/17

360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com



Building 1 - North Elevation
06/19/17

360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com



Building 1 - South Elevation

06/19/17

360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com



Building 1 - West Elevation

06/19/17

360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com



Building 2 - East Elevation

06/19/17

360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com



Building 2 - North Elevation

06/19/17

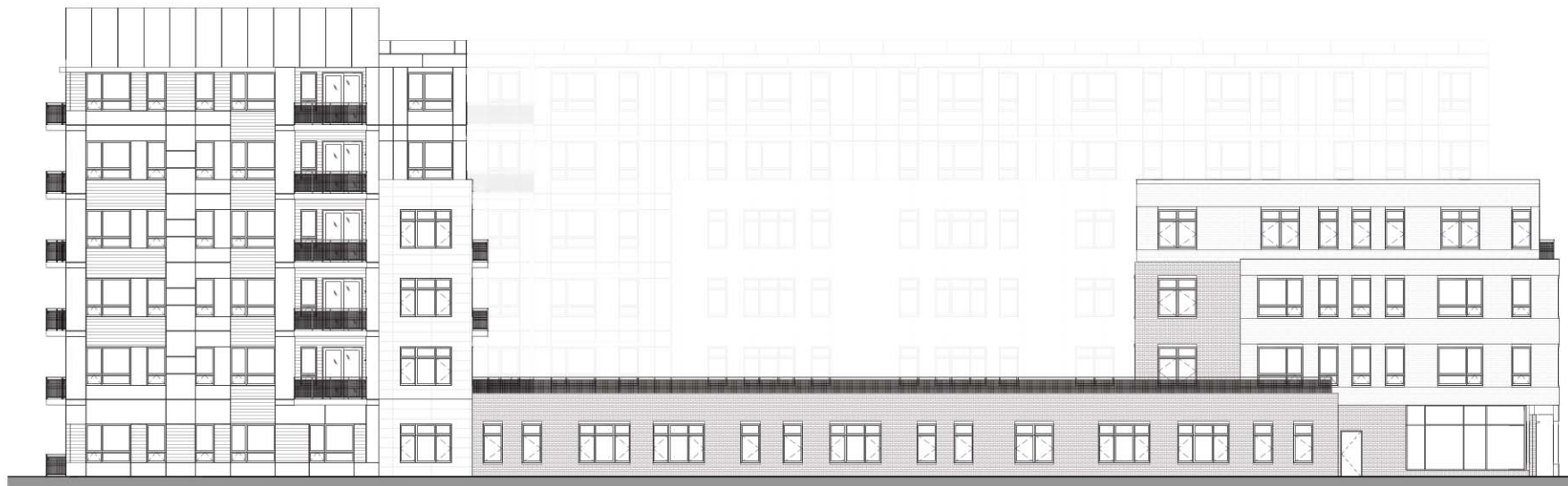
360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com



Building 2 - South Elevation

06/19/17

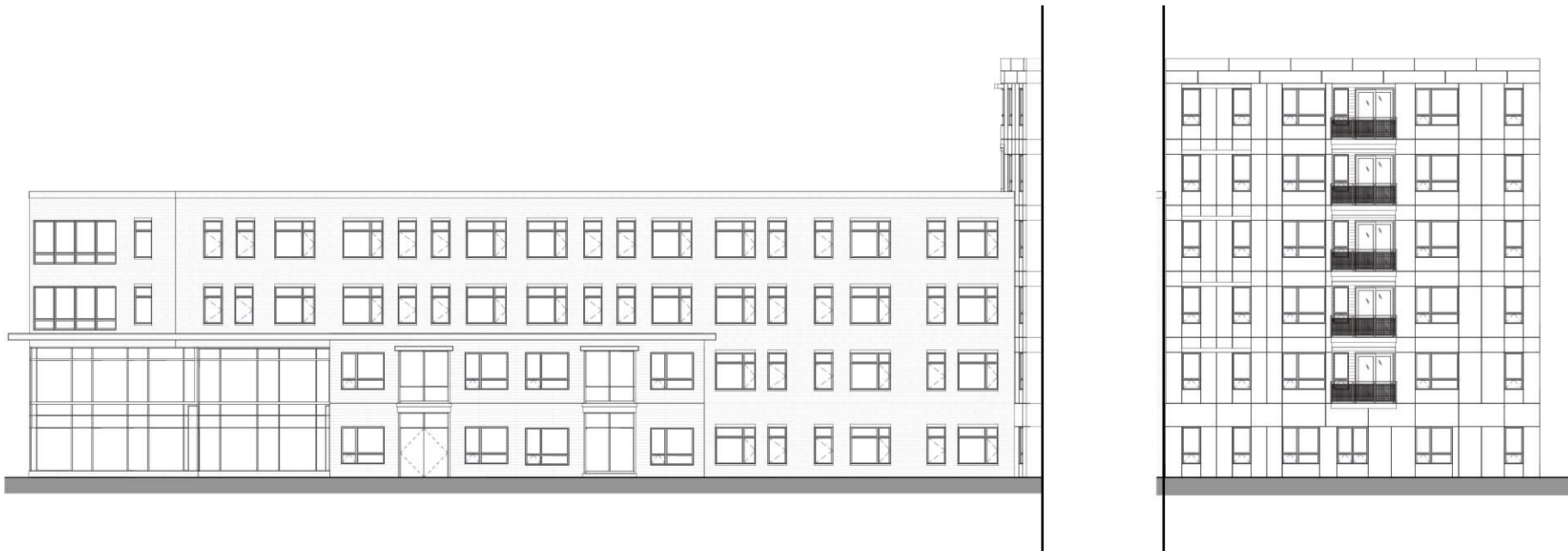
360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com



Building 2 - West Elevation

06/19/17

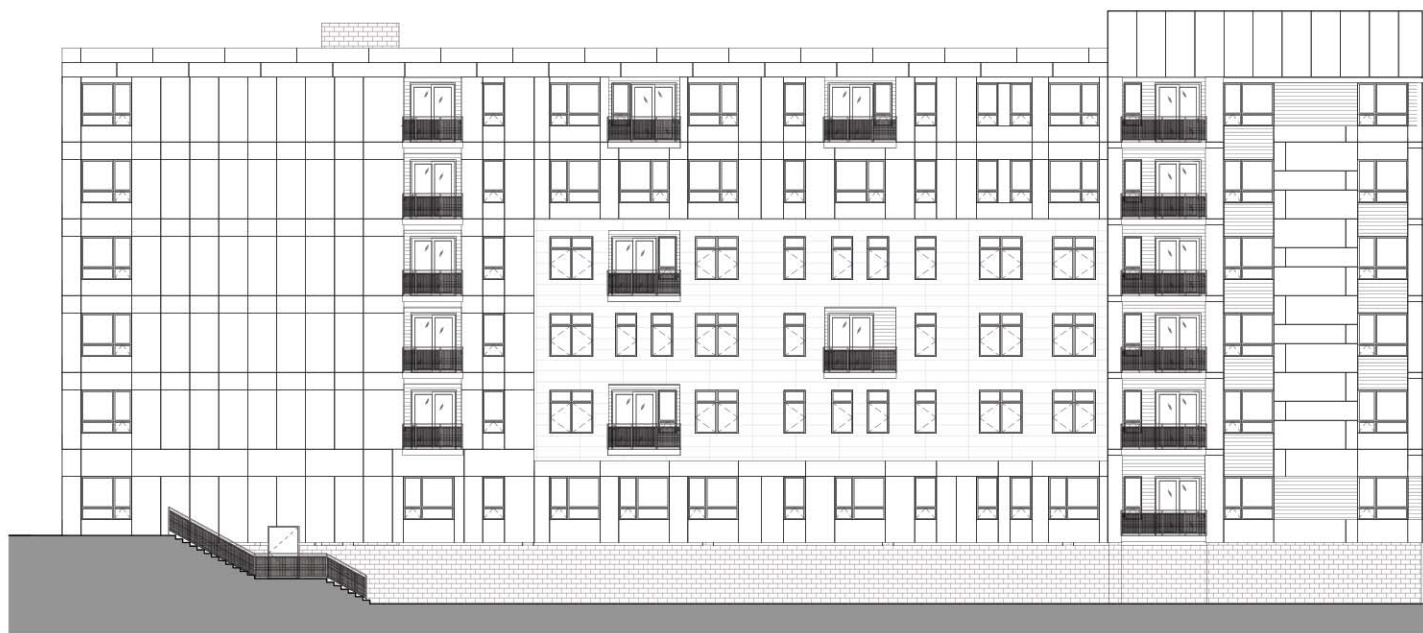
360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com



Building 3 - East Elevation

06/19/17

360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com



Building 3 - North Elevation

06/19/17

360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com



Building 3 - South Elevation

06/19/17

360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com



Building 3 - West Elevation

06/19/17

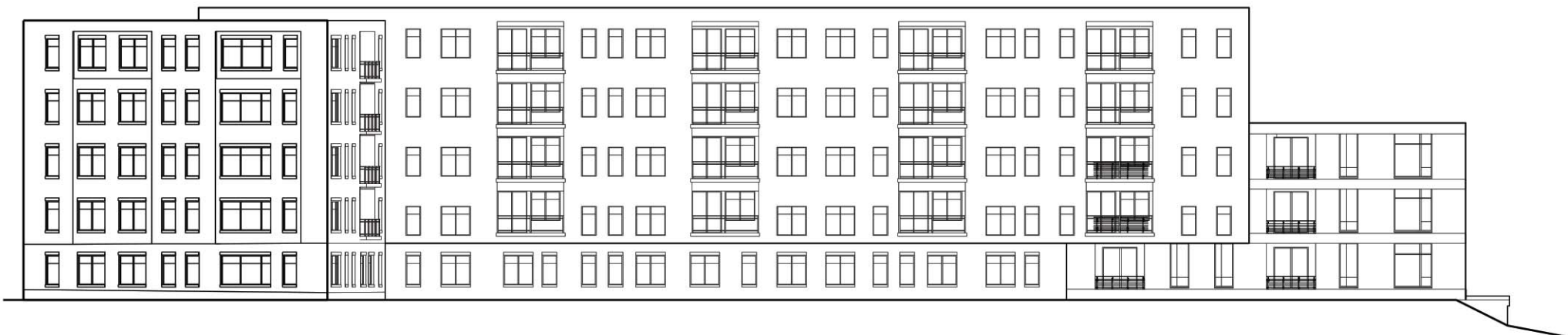
360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com



Building 4 - East Elevation

06/19/17

360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com



Building 4 - North Elevation

06/19/17

360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com



Building 4 - South Elevation

06/19/17

360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com



Building 4 - West Elevation

06/19/17

360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com

EXHIBIT F

Permitted Uses of the Site

The following uses will constitute “Residential Uses”:

Multifamily residential use.

One family detached dwelling.

One family semi-attached dwelling.

Two family detached dwelling.

Two family semi-attached dwelling.

Three family detached dwelling.

Rowhouse.

Townhouse.

Automatic telephone exchange, telecommunications facilities, or wireless communications facilities.

Cable conduit, pipeline crossing, stormwater outlet, or other similar utility structure.

The following uses will constitute “Community Uses”:

Community center, including community meeting space/function space, a business center, co-working space, a café and kitchen, information booth/concierge, art gallery, and accessory retail use.

Store primarily serving local retail business or service needs, including without limitation local retail business, newsstand, bakery, barber shop, beauty shop, shoe repair shop, self-service laundry, pick-up and delivery station of laundry or dry cleaner, tailor shop, hand laundry, printer, post office or private mail/overnight delivery concern, or similar establishment.

Market, including farmer’s market.

Automatic teller machine.

Ground-floor lunchroom, restaurant, cafeteria, café, or other place for the service or sale of food or drink for on-premises consumption, with or without live entertainment, including outdoor cafes.

Facility providing computer access.

Art uses.

Day care.

Library.

Fitness center or gymnasium.

Agency or professional office.

Grounds for sports, private.

Open space.

Open space recreational building.

Place of worship/monastery/convent/parish house.

Cemetery.

The following uses will constitute “Parking and Loading Uses”:

Parking garage.

Parking lot.

Parking accessory to any Project use.

Parking accessory to St. Elizabeth’s Medical Center.

Loading bay uses.

The following uses will constitute “Accessory Uses”:

Any use accessory or ancillary to, and ordinarily incident to, a lawful main use, provided that such use is not specifically forbidden by this Plan, including but not limited to the following:

- Services for apartment or condominium residents, including but not limited to café and kitchen, business center, offices, co-working space, and concierge.
- Gathering space, including meeting space, function space, conference space, lounges, game rooms, and art gallery.
- Outdoor amenities, including plazas, amphitheaters, courtyards, patios, gazebos, pools, and outdoor grills and other food preparation and service facilities.
- As accessory uses to multifamily residential uses: sundries shop, newsstand, and other uses incidental to the operation of a multifamily residential complex.

- An office, within a building, of an accountant, architect, attorney, dentist, physician, or other professional person who resides in such building.
- An occupation for profit customarily carried on in a dwelling unit by a person residing therein provided that such occupation requires only equipment ordinarily incident to a dwelling unit.
- Permanent dwellings for personnel required to be resident on a lot for the safe and proper operation of a lawful main use.
- Health club facility.
- Indoor or outdoor basketball court(s), tennis court(s), swimming pool, gymnasium, or other health/fitness/sports facility.
- Day care facility.
- Amusement game machines or video games in commercial or non-commercial establishment.
- Art use.
- Automatic teller machine.
- Cafeteria; cafe.
- Printing and duplicating services.
- Indoor or outdoor café.
- Indoor or outdoor market, including farmer's market.
- Storage related to permitted uses.
- Storage of flammable liquids and gases incidental to a lawful use.
- Co-generation facility.

EXHIBIT G

Project Team Members

Proponent

CCF-BVSHSSF Washington 1, LLC

c/o Cabot, Cabot & Forbes
185 Dartmouth Street, Suite 402
Boston, MA 02143
(617) 603-4000
Jay Doherty
John Sullivan

Architect

CUBE 3 Studio, LLC

360 Merrimack Street, Building 5, Floor 3
Lawrence, MA 01843
(978) 989-9900
Brian O'Connor
John Harding
Eric Samuelson
Michele Quinn

Historic Architect

Bargmann Hendrie + Archetype

300 A Street
Boston, MA 02210
(617) 350-0453
Joel Bargmann
Deborah Robinson

Landscape Architect

Shadley Associates

1730 Massachusetts Avenue
Lexington, MA 02420
(781) 652-8809
James P. Shadley
Jeffrey Thoma

Legal Counsel

K&L Gates

State Street Financial Center
One Lincoln Street
Boston, MA 02111
(617) 261-3100
Gregg Cosimi
Katie Thompson

Dain, Torpy, Le Ray, Wiest & Garner, P.C.

745 Atlantic Avenue, 5th Floor
Boston, MA 02110
(617) 542-4800
Don Wiest

Permitting Consultant

Epsilon Associates, Inc.

3 Clock Tower Place, Suite 250
Maynard, MA 01754
(978) 897-7100
Peggy Briggs
Doug Kelleher
Talya Moked

Transportation and Parking Consultant

Howard Stein Hudson

11 Beacon Street, Suite 1010
Boston, MA 02108
(617) 482-7080
Guy Busa
Brian Beisel

Civil Engineer

Bohler Engineering

75 Federal Street, Suite 620

Boston, MA 02110

(617) 849-8040

Steve Martorano

LEED Consultant

Landworks, LLC

60 Adams Street, 3rd Floor

Milton, MA 02186

(617) 308-4889

Rob Gatnik

Mark Price

Geotechnical Consultant

Haley & Aldrich, Inc.

465 Medford Street, Suite 2200

Boston, MA 02129

(617) 886-7400

Steve Kraemer

Mike Weaver

Construction Manager

John Moriarty & Associates

3 Church Street, Suite 2

Winchester, MA 01890

(781) 729-3900

John Moriarty