



December 15, 2023

Boston Air Pollution Control Commission  
c/o Environment Department  
1 City Hall Square, Room 709  
Boston, MA 02201

Email: [apcc@boston.gov](mailto:apcc@boston.gov)  
Attn: Alyssa Farkas

**Re: Channelside Project, 244 – 284 A Street, Fort Point  
APCC Parking Permit Application**

Enclosed please find the Application of CHANNELSIDE ACQUISITIONS, LLC (the “Applicant”) to the City of Boston Air Pollution Control Commission (the “APCC”) for a modification to APCC South Boston Parking Freeze Permit No. APCC 367669, in connection with the proposed Channelside Project at 244 – 284 A Street (the “Project”) in Boston’s Fort Point district. The Project will involve the phased redevelopment of an approximately 6.46 acre site to include the demolition of existing surface parking along with its supporting structures and the construction of three (3) new buildings totaling approximately 1,098,292 square feet of gross floor area (GFA) of mixed-use residential, commercial, laboratory/research and development uses with ground floor retail/restaurant and civic/community space, along with up to 415 below grade garage parking spaces available to Project uses, including spaces to be shared with members of the public. The Project is expected to be constructed in multiple phases in a sequence yet to be determined. The Permit Modification will be effective upon the issuance of a Certificate of Occupancy for the the Project in its entirety. Until said Certificate of Occupancy is issued for the Project, the terms and conditions of the existing South Boston Parking Freeze Permit will remain in effect.

The Project is subject to the City of Boston’s Article 80 Large Project Review and is more particularly described in a Project Notification Form (PNF) submitted to the Boston Planning & Development Agency (BPDA) on July 27, 2020 with a Draft Project Impact Report (DPIR) subsequently submitted to the BPDA on May 17, 2021, followed by a Supplemental Information Filing to the BPDA on January 21, 2022. The Development also filed a Sixth Amendment to the Master Plan for Planned Development Area (PDA) No. 69, South Boston/The 100 Acres and a Development Plan on July 14, 2022. The Project, Sixth Amendment and Development Plan were subsequently approved by the BPDA Board on October 13, 2022, and the Sixth Amendment and Development Plan were approved by the Boston Zoning Commission on November 9, 2022 and by the Mayor of the City of Boston on November 16, 2022. The Project is in the process of coordinating a Transportation Access Plan



Agreement (TAPA) with the Boston Transportation Department (BTD), a draft of which was submitted to the BTD for review on June 16, 2023.

As further detailed in the enclosed materials, the Applicant seeks the APCC's approval of a modified South Boston Parking Freeze Permit from 814 commercial parking spaces to 345 Commercial parking spaces and 70 Residential Excluded parking spaces. At Project completion, a total of 469 Commercial parking spaces will be returned to the South Boston Parking Freeze Bank. In support of this application, we provide the following Exhibits:

- A. APCC Application for Modified Parking Freeze Permit.
- B. Statement of Need
- C. Proof of Ownership.
- D. Location of Facility, including a Locus Plan, Site Plan, and Project Renderings.
- E. Parking Garage and Bike Room Layout Plans.
- F. Electric Service Vehicle Equipment and Bicycle Accommodation Calculation Sheets.
- G. Abutters List (within 300 feet of Facility).

We respectfully request to be included on the agenda for the next scheduled APCC meeting on January 17, 2024. In advance of the next APCC meeting, we also kindly request a meeting with APCC staff to discuss this application.

Hardcopies of the enclosed materials, together with a Joint Staff Report will be submitted not less than two (2) weeks before the anticipated hearing date of January 17, 2023.

If you have any questions about this matter, please do not hesitate to contact me if any additional information is required.

Sincerely,

Ian McKinnon  
Associate Principal

Cc: Olivia Sherry, Related Beal  
Andrew Wang, Related Beal  
Brent McDonald, Nutter McClennen & Fish



**EXHIBIT A**

**APCC PERMIT APPLICATION**

*[See Attached]*



**A. GENERAL APPLICATION INFORMATION**

1. *Project Location*

a. Street Address	b. City/Town	c. Zip Code
f. Assessors Map/Plat Number	g. Parcel/Lot Number	

2. *Applicant*

a. First Name	b. Last Name	c. Company	
d. Mailing Address			
e. City/Town		f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address	

3. *Property Owner*

a. First Name	b. Last Name	c. Company	
d. Mailing Address			
e. City/Town		f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address	

*Check if more than one owner:*

(If there is more than one property owner, please attach a list of these property owners to this form.)



4. Representative (if any)

a. First Name	b. Last Name	c. Company	
d. Mailing Address			
e. City/Town		f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address	

5. What kind of application is being filed?

Request a New Parking Freeze  
Permit or Exemption Certification

Modify an existing Parking Freeze Permit  
or Exemption Certification

6. Which Parking Freeze is your facility located in

Downtown Boston

South Boston

**B. PARKING FACILITY INFORMATION**

1. Applicant

Downtown Boston		South Boston	
Commercial Spaces		Commercial Spaces	
Exempt Spaces		Residential Included Spaces	
Residential Excluded Spaces		Residential Excluded Spaces	

2. Do you currently or will you charge for parking?

Yes

No

Not sure

3. What is your current or proposed parking method and facility type? (select all that apply)

Valet

Surface Lot

Self-Parking

Garage



4. Is your project compliant with the City's Bicycle Parking Guidelines?

Number of Long-Term Bicycle Spaces:	Number of Showers:
Number of Short-Term Bicycle Spaces:	Bikeshare Station Size and Contribution:
Number of Lockers:	Other Amenities (Please List):

5. Is your project compliant with the City's Electric Vehicle Readiness Policy?

EVSE-Installed Points: <b>A</b>	Total number of spaces: <b>C</b>
EV-Ready Points: <b>B</b>	Does <b>A + B = C</b> ? <input type="checkbox"/> Yes <input type="checkbox"/> No

Note: Please attach the Electric Vehicle Equivalency Calculator to this application, available at [www.boston.gov/recharge-boston](http://www.boston.gov/recharge-boston).

6. Please fill out the information below:

Total Number of Proposed Spaces:	Total Parking Facility Square Footage:
Number of New Spaces:	Ratio of Residential Spaces to Units:
Number of Existing Spaces:	(Optional) Number of Spaces Returned:

7. Please list the total facility square footage by use type:

Residential Sqft:	Retail Sqft:
Office/Admin Sqft:	Institutional Sqft:
Industrial Sqft:	Lodging Sqft:

8. Are you required to execute a Transportation Access Plan Agreement (TAPA)?


Yes  No

(If yes, please attach the draft or final TAPA to this form if available.)



**C. SIGNATURES AND SUBMITTAL REQUIREMENTS**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Applicant will place notification of this Application in a local newspaper at the expense of the applicant in accordance with the Procedures and Criteria for the Issuance of Parking Freeze Permits.

  
\_\_\_\_\_  
Signature of Applicant

12/15/2023

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner (if different)

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Representative (if any)

12/15/2023

\_\_\_\_\_  
Date

**D. ADDENDUM: IMPORTANT APPLICATION INFORMATION**

**PAYMENT**

Please include a check or money order made payable to the City of Boston, Air Pollution Control Commission. The fee is \$20 per parking space. Application and renewal fees apply to all locations within the Downtown, East Boston, and South Boston Parking Freeze Zones.

**WRITTEN PROOF**

Please attach written proof that the applicant is the owner of record or has written approval from the owner of record to file this application.

**STATEMENT OF NEED**

Please attach a general description of the facility and the parking needs of the project, local entities, and patrons that the proposed facility will serve. Any written support (letters, etc.) that you wish to supply in support of this statement should be attached



## **SITE PLANS**

Please attach a site plan of the parking facility showing:

- location of the facility;
- layout of the spaces;
- entry and exit locations;
- total square footage of the parking area;
- location, type and amount of electric vehicle parking;
- location and amount of bicycle parking and bicycle facilities.

## **OTHER APPLICABLE REVIEWS**

If you are working in a historic district or on a designated landmark, you should consult with the appropriate historic or architectural commission. If you are working in the floodplain or within 100 feet of a wetland, you should consult with the Conservation Commission. Visit [boston.gov/landmarks](http://boston.gov/landmarks) and [boston.gov/conservation](http://boston.gov/conservation) before starting any work.

## **WHERE TO SEND**

We prefer you complete the digital application using this form. Export the form as a PDF and email your application and supporting documents to [APCC@boston.gov](mailto:APCC@boston.gov). You can also mail your application, documents, and payment to: Air Pollution Control Commission, Boston City Hall, 1 City Hall Square, Room 709, Boston, MA 02201. Please notify us that you have sent an application by mail at [APCC@boston.gov](mailto:APCC@boston.gov).





**EXHIBIT B**

**STATEMENT OF NEED**

*[See Attached]*

## STATEMENT OF NEED

### 244-284 A STREET

### CHANNELSIDE

This statement of need is intended to accompany and support the application by Channelside Acquisitions, LLC (the “Owner”), an affiliate of Related Beal, for a South Boston Parking Freeze Permit Modification (the “Permit Modification”) issued by the Boston Air Pollution Control Commission (APCC) for the proposed Channelside development located at 244-284 A Street (the “Property”).

The Property was acquired by the Owner in May 2019 from The Gillette Company LLC. The Property is currently used as a surface parking lot and is within the South Boston Parking Freeze area, with most of the Property located within the Piers Zone and a portion of the Property proximate to Binford Street located within the Industrial/Commercial Zone. South Boston Parking Freeze Permit No. APCC 367669 issued by the APCC authorizes a total of 814 commercial spaces at the Property (the “Existing Freeze Permit”). 645 of the authorized commercial spaces under the Existing Freeze Permit are within the Piers Zone and 169 of the authorized commercial spaces under the Existing Freeze Permit are within the Industrial/Commercial Zone.

The Owner has obtained approvals under Article 80 of the Boston Zoning Code for the phased redevelopment of the Property with four components totaling approximately 1,098,292 square feet of gross floor area along with roadways and open space (the “Project”), as follows:

- A. A building containing approximately 357,807 SF of residential space with approximately 340 units and mixed-use space, including commercial, retail and Facilities of Public Accommodation (as such term is defined in the Chapter 91 regulations at 310 CMR 9.00) on the ground floor (the “Residential Component”);
- B. A building containing approximately 322,102 SF of commercial and mixed-use space, including commercial, retail and Facilities of Public Accommodation on the ground floor (the “Commercial Mixed-Use Component”);
- C. A building containing approximately 418,383 SF of laboratory/research and development and mixed-use space including commercial, retail and Facilities of Public Accommodation on the ground floor (the “Lab/R&D Component”); and
- D. A parking garage with a capacity for up to four hundred fifteen (415) parking spaces to be constructed below-grade beneath the Residential Component, the Commercial Mixed-Use Component and adjacent open space (the “Garage Component”).

The Project is expected to be constructed in multiple phases. It is currently anticipated that the portions of the Project west of Necco Street Extension (including the Residential Component, Commercial Mixed-Use Component and Garage Component) will be constructed in one phase

and the portions of the Project east of Necco Street Extension (including the Lab/R&D Component) will be constructed in another phase. The sequence of these phases is yet to be determined.

The Owner is filing this request for a Permit Modification as part of the development of the Project to reduce the number of parking spaces from 814 commercial parking spaces to 345 commercial parking spaces and 70 residential excluded parking spaces, all of which will be located within the Garage Component. The entire Garage Component will be located within the Piers Zone. The 70 residential excluded parking spaces will be available to the residents of the approximately 340-unit Residential Component and the 345 commercial spaces will be available to the remaining uses at the Project, including additional use by Project residents, and will also be available to the local neighborhood community as public parking.. The Permit Modification would be effective upon the issuance of a Certificate of Occupancy for the Project in its entirety. Until that Certificate of Occupancy is issued for the Project, the terms and conditions of the Existing Permit would remain in effect. At Project completion, 469 commercial parking spaces will be returned to the South Boston Parking Freeze Bank (300 commercial spaces in the Piers Zone and 169 commercial spaces in the Industrial/Commercial Zone).

The area surround the Property includes the densely populated Fort Point Channel neighborhood with limited parking supply for residents and local area businesses in the vicinity of the Property, with much of the parking supply other than the existing parking lot on the Property being on-street spaces. The proposed 415 parking spaces have been reviewed and approved by the Boston Planning & Development Agency (the "BPDA") and the Boston Transportation Department (the "BTD") through the Article 80 Large Project Review and Planned Development Area processes. The BPDA and BTD found the number of parking spaces planned for the Project to be appropriate, and the mitigation ordered for the Project by the City, MEPA and other agencies has taken into account the proposed number of parking spaces. The Owner believes that the number of parking spaces proposed is the minimum number it can provide and still attract high quality tenants to the Project while also servicing the needs of the surrounding neighborhood. The Owner also notes that the proposed parking is below the BTD's maximum parking ratios.

In addition, the Permit Modification application includes information on bicycle parking plans for the Project and the electric vehicle charging stations that will be provided within the Garage Component, both of which meet their respective BTD guidelines and requirements.

The Owner can provide additional documentation to support its request under separate cover.



**EXHIBIT C**

**PROOF OF OWNERSHIP**

*[See Attached]*

- Property Records Card
- Assessor's Map
- Quickclaim Deed

## Assessing On-Line

[« New search](#)

[Map](#)

<b>Parcel ID:</b>	0601165010
<b>Address:</b>	244-284 A ST BOSTON MA 02127
<b>Property Type:</b>	Commercial
<b>Classification Code:</b>	0345 (Commercial Property / OFFICE CLS B)
<b>Lot Size:</b>	281,280 sq ft
<b>Living Area:</b>	1 sq ft
<b>Year Built:</b>	-
<b>Owner on Sunday, January 1, 2023:</b>	<a href="#">RBCS ACQUISITIONS LLC</a>
<b>Owner's Mailing Address:</b>	PO BOX 599 C/O P&G TAX DIVISION-C10 CINCINNATI OH 45201
<b>Residential Exemption:</b>	No
<b>Personal Exemption:</b>	No

Value/Tax	
<b>Assessment as of Saturday, January 1, 2022, statutory lien date.</b>	
<b>FY2023 Building value:</b>	\$22,643,505.00
<b>FY2023 Land Value:</b>	\$17,395,757.00
<b>FY2023 Total Assessed Value:</b>	\$40,039,262.00
<b>FY2023 Tax Rates (per thousand):</b>	
- Residential:	\$10.74
- Commercial:	\$24.68
<b>FY2024 Preliminary Tax (Q1 + Q2):</b>	
Estimated Tax:	\$494,084.50
Community Preservation:	\$4,928.51
Total, First Half:	\$499,013.01

### Abatements/Exemptions

Applications for Abatements for FY2024 will become available for download on Monday, January 1, 2024

This type of parcel is not eligible for a residential or personal exemption.

**Current Owner**

1 RBCS ACQUISITIONS LLC

Owner information may not reflect any changes submitted to City of Boston Assessing after June 20, 2023.

Value History		
Fiscal Year	Property Type	Assessed Value *
2023	Commercial	\$40,039,262.00
2022	Commercial	\$37,385,269.00
2021	Commercial	\$33,838,950.00
2020	Commercial	\$31,200,219.00
2019	Commercial Land	\$28,810,020.00
2018	Commercial Land	\$27,479,687.00
2017	Commercial Land	\$36,852,277.00
2016	Commercial Land	\$32,640,485.00
2015	Commercial Land	\$27,543,692.00
2014	Commercial Land	\$25,905,281.00
2013	Commercial Land	\$24,790,668.00
2012	Commercial Land	\$23,750,246.00
2011	Commercial Land	\$24,974,859.00
2010	Commercial Land	\$24,957,984.00
2009	Industrial	\$23,681,500.00
2008	Industrial	\$23,681,500.00
2007	Industrial	\$18,480,500.00
2006	Industrial	\$18,042,500.00
2005	Industrial	\$16,860,500.00
2004	Industrial	\$16,860,500.00
2003	Industrial	\$16,707,000.00
2002	Commercial Land	\$12,437,500.00

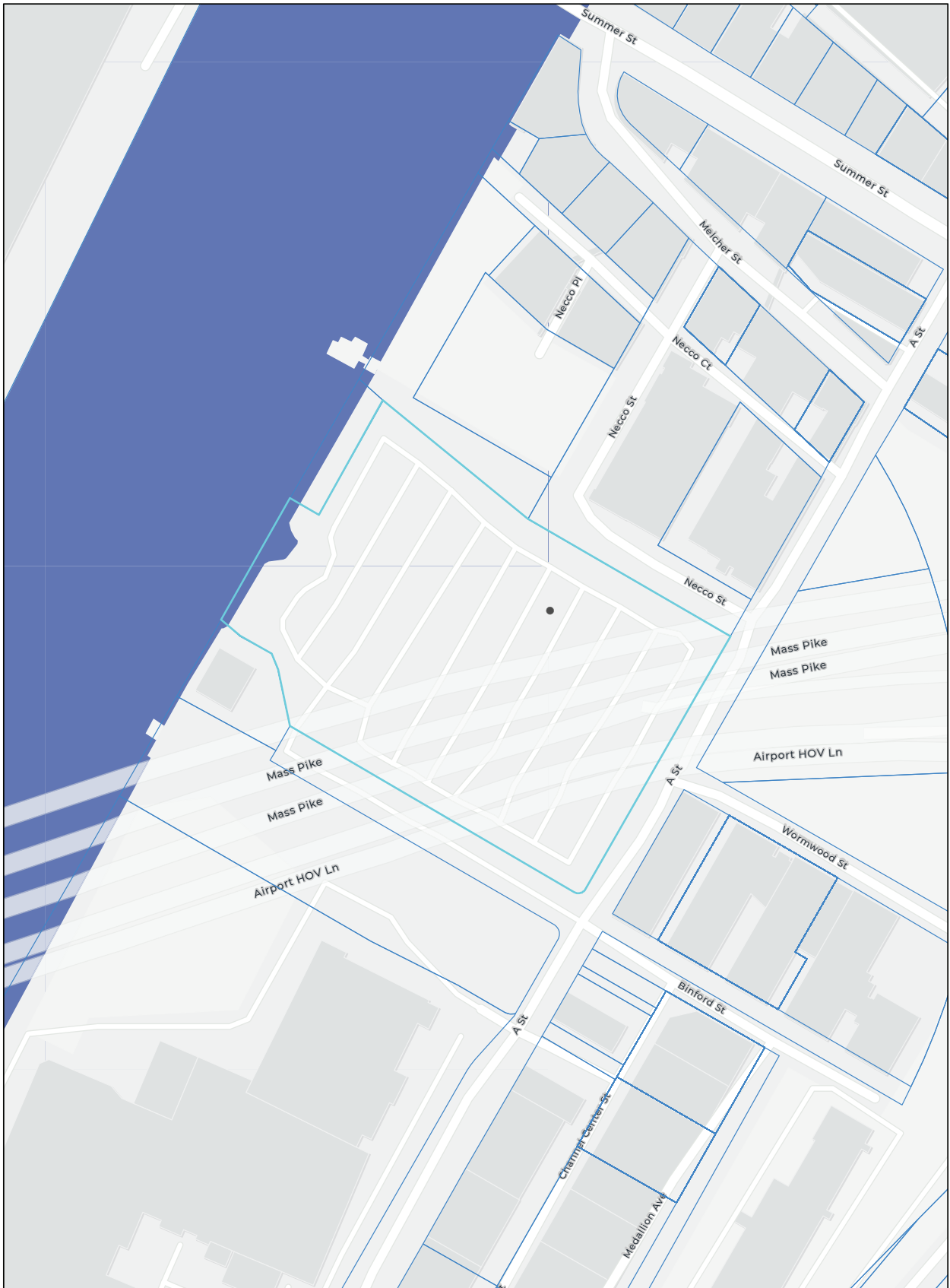
\* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2023 and FY2024.


View [approved building permits](#) associated with this parcel.

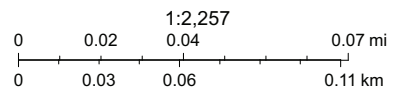
Questions? For CURRENT fiscal year tax bill Questions, contact the [Taxpayer Referral & Assistance Center](#). For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

244-284 A Street  
Parcel ID - 0601165010



12/6/2023, 10:39:15 AM

 Property\_Assessment\_FY23



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2019 00036546

Bk: 61114 Pg: 146 Page: 1 of 6

Recorded: 05/15/2019 12:25 PM

ATTEST: Stephen J. Murphy, Register  
Suffolk County Registry of Deeds

**When recorded, return to:**

Nutter McClennen & Fish, LLP  
155 Seaport Boulevard  
Boston, MA 02210  
Attn: Michael F. Burke, Esq.

MASSACHUSETTS EXCISE TAX  
Suffolk County District ROD # 001  
Date: 05/15/2019 12:25 PM  
City# 180294 2109 Doc# 00036546  
Fee: \$98,000.00 - Cons: \$178,000,000.00

**CANCELLED**

**QUITCLAIM DEED**

**THE GILLETTE COMPANY LLC**, a Delaware limited liability company, the successor by merger effective September 1, 2016 to The Gillette Company, a Delaware corporation, in turn the successor by merger effective December, 31, 1998 to The Gillette Company (USA), Inc., a Massachusetts corporation, in turn the successor by merger effective December 31, 1997 to Gillette Manufacturing (USA), Inc., a Massachusetts corporation, ("Grantor") for consideration paid of **TWO HUNDRED EIGHTEEN MILLION** and 00/100 Dollars (\$218,000,000.00) grants to **RBCS ACQUISITIONS, LLC**, a Delaware limited liability company having an address at c/o Related Beal, LLC, 177 Milk Street, Boston, MA 02109 ("Grantee") with **QUITCLAIM COVENANTS** the land ("Parcel 2"), with the improvements thereon, commonly known and numbered as a portion of 244-284 A Street, South Boston, Suffolk County, Commonwealth of Massachusetts, as more particularly described on **Exhibit A** attached hereto and incorporated herein (the "Property").

The Property is conveyed together with the benefit of and subject to:

(A) all easements, restrictions, other agreements and matters currently of record, hereditaments, covenants, rights-of-way, licenses, and appurtenances belonging to or inuring to the benefit of Grantor and pertaining to Parcel 2 or the use thereof, if any, including, all mineral, oil and gas rights and profits, water rights, subterranean rights and air rights, and all sewer and utility rights allocated or appurtenant to Parcel 2, in each case so far as the same may be in force, effect and applicable;

(B) all rights of Grantor in any street, road, avenue or right-of-way, public or private, serving the Property, including all right, title and interest of Grantor in and to any land lying in, over or under the bed of any street, road, avenue or right-of-way in front of, adjoining or adjacent to Parcel 2; provided such rights shall not include: (i) any rights in and to land above or below Binford Street between the centerline of Binford Street and the southerly sideline thereof, or (ii) any rights in and to land above or below the tunnel box for the Third Harbor Tunnel or any appurtenances thereto (or easement rights related to such tunnel box or appurtenances), except this conveyance does include all rights in and to land above or below the tunnel box for the Third Harbor Tunnel or any appurtenances thereto (or easement rights related to such tunnel box or appurtenances) located within the perimeter boundaries of Parcel 2 or within Binford Street from the centerline of Binford Street to the northerly sideline thereof; and

Property Address: A portion of 244-284 A Street, South Boston, Massachusetts

(C) without limiting the forgoing and without covenant express or implied, all rights of Seller appurtenant to Parcel 2:

(i) to use the private ways known as (a) the so-called garage access way ("Garage Access Way"), and (b) Necco Street ("Necco Street North") running from the Garage Access Way to Melcher Street, a public way (Garage Access Way and Necco Street North being hereinafter referred to collectively as the "Private Ways"), which rights were conveyed to Grantor pursuant to that certain Deed dated June 13, 2000 recorded with the Suffolk County Registry of Deeds (the "Registry") in Book 25039, Page 096 and that certain Confirmatory Deed recorded with the Registry in Book 28682, Page 235 (collectively, the "Private Ways Deeds"), and to exercise the "Utility Rights" and rights in Necco Court as created, defined and described in the Private Ways Deeds, all subject to the terms and conditions on exercise set forth in the Private Ways Deeds. The locations of the Private Ways and Necco Court are shown on the Plan recorded with the Registry in Book 28682, Page 235 (the "Private Ways Plan"), with Necco Street North being shown thereon as "Necco Street (Private 60' Wide)" and running northeasterly from the northeasterly boundary of Parcel 2 at a bound labelled on the Private Ways Plan as "Southerly Boundary of Necco Street North" to the southwesterly sideline of Melcher Street, labelled on the Private Ways Plan as "End of Easement", with Garage Access Way being shown thereon as "Access and Utility Easement-Known as Garage Access Way-60' Wide" abutting Parcel 2 to the northeast and running northwesterly from A Street, a public way, to the southwesterly sideline of Necco Street North, and with Necco Court being shown thereon "Necco Court (40' wide) (private)", running from Necco Street North easterly to the Harbor Line; and (ii) to exercise the "Easement Rights" as contained in and defined and described in three deeds (the "Anchor Deeds"), from the Grantor recorded with the Registry, respectively, in Book 57278, Page 144, Book 57278, page 149, and Book 57455, Page 310, subject to the terms and conditions on exercise set forth in the Anchor Deeds.

The Grantee acknowledges that the Easement Agreement being executed between the Grantor and the Grantee of even date herewith and being recorded contemporaneously herewith is intended to include all of the Grantee's easement rights after the date hereof located on the remaining land owned by the Grantor not conveyed hereby. Without limitation, the Grantee acknowledges that the foregoing rights in clauses (A), (B) and (C) above do not include the benefit of any appurtenant rights in (i) former Mt. Washington Avenue, or (ii) in any of the former streets, roads, avenues or rights-of-way, public or private, located on land owned by the Grantor not conveyed hereby, other than the portions thereof which were or are located on or are appurtenant to Parcel 2, provided, however, that nothing in this deed shall be deemed to derogate from Grantee's rights as a successor "Owner Party" under that certain Amended and Restated Memorandum of Agreement dated January 10, 2007, by and among the Grantee, Boston Redevelopment Authority and other parties, as affected by the First Amendment thereto dated September 7, 2012, including to the use of any "Infrastructure Improvements" that may be constructed by the "Owner Parties", as such terms are defined therein.

The Grantor acknowledges that the Easement Agreement being executed between the Grantor and the Grantee of even date herewith and being recorded contemporaneously herewith is intended to include all of the Grantor's easement rights after the date hereof on Parcel 2.

Without limitation, the grant of the foregoing rights appurtenant to Parcel 2 does not derogate from the Grantor's continued non-exclusive benefit in such easements, hereditaments, covenants, rights-of-way, licenses, appurtenances belonging to or inuring to the benefit of Grantor to the extent they



pertain to land owned by Grantor that is not being conveyed to Grantee hereunder, including, without limitation, the right to use, in common with Grantee and any others lawfully entitled thereto, the areas of the Garage Access Way, Necco Street North and Necco Court described in clause (C) above.

The Property does not represent all or substantially all of the Grantor's assets located in the Commonwealth of Massachusetts.

Meaning and intending to convey (i) a portion of the real property acquired by Grantor by Deed dated June 13, 2000 recorded with the Suffolk County Registry of Deeds in Book 25039, Page 096 and that certain Confirmatory Deed recorded with said Deeds in Book 28682, Page 235, and (ii) a portion of the real property acquired by Grantor by Deed from Dehydrating Process Co. to The Gillette Company dated December 30, 1994 recorded with said Deeds in Book 7559, Page 301.

**[REMAINDER OF PAGE BLANK; SIGNATURE(S) ON NEXT PAGE]**

EXECUTED as an instrument under seal as of this 14 day of May, 2019.

THE GILLETTE COMPANY LLC

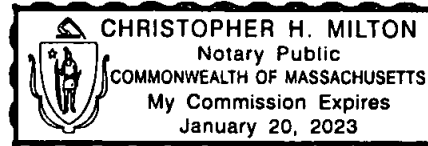
By: *Kevin C. Johnson*  
Name: Kevin C. Johnson  
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 14 day of May, 2019, before me, the undersigned Notary Public, personally appeared the above-named Kevin C. Johnson, proved to me by satisfactory evidence of identification, being (check whichever applies):  driver's license or other state or federal governmental document bearing a photographic image,  oath or affirmation of a credible witness known to me who knows the above signatory, or  my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose.

*Christopher H. Milton*  
Notary Public  
Printed Name: CHRISTOPHER H. MILTON  
My commission expires: 1/20/23



**EXHIBIT A  
TO  
QUITCLAIM DEED**

A certain parcel of land situated in the City of Boston, County of Suffolk and the Commonwealth of Massachusetts, shown as "Proposed Parcel 2" on a Plan entitled, "Subdivision Plan 244 "A" Street & 2-8 Mt. Washington Ave. Boston, Mass." dated September 14, 2018, by Feldman Land Surveyors, recorded with the Suffolk County Registry of Deeds in Plan Book 2019, Page 237, bounded and described as follows:

Beginning at a point at the intersection of the west line of "A" Street with the north line of Binford Street; thence

Turning and running by said Binford Street and along a curve to the right, having a radius of 11.99 feet, a chord bearing of S 74°33'53" W, a chord distance of 16.97 feet, a delta angle of 90°09'43", and an arc length of 18.86 feet, to a point;

Thence turning and running N 60°21'11" W, by Binford Street, a distance of 486.92 feet to a point;

Thence turning and running N 12°22'02" W, a distance of 85.00 feet to a point;

Thence turning and running N 21°40'42" W, a distance of 25.02 feet to a point;

Thence turning and running N 61°40'55" W, a distance of 53.18 feet to a point;

Thence turning and running N 49°08'45" W, a distance of 37.00 feet to a point on the easterly side of the Fort Point Channel;

The last four courses are by land now or formerly of The Gillette Company;

Then turning and running N 29°50'06" E, by the Fort Point Channel, a distance of 206.92 feet to a point;

Thence turning and running S 60°51'40" E, a distance of 48.88 feet to a point;

Thence turning and running N 29°08'20" E, a distance of 192.85 feet to a point;

Thence turning and running S 51°05'49" E, a distance of 275.52 feet to a point on the south and westerly line of a private way known as Necco Street;

The last three courses are by land now or formerly of MassDevelopment/Necco Buildings Redevelopment, LLC;

Thence turning and running S 60°21'15" E, by said Necco Street, a distance of 345.00 feet to a point at the intersection of the southerly line of said Necco Street with the westerly line of said "A" Street;

Thence turning and running S, 29°38'45" W, by said "A" Street, a distance of 428.61 feet to the point of beginning.

Said parcel containing an area of 281,280 square feet or 6.457 acres, according to said plan.

**CERTIFICATE AMENDING OR CORRECTING  
APPLICATION FOR REGISTRATION**

(Under Section 52 of the Massachusetts Limited Liability Company Act)

To the State Secretary  
Commonwealth of Massachusetts

Federal Employer  
Identification Number

It is hereby certified that:

- (a) The name of the foreign limited liability company, and if different, the name under which it proposes to do business in the commonwealth; RBCS Acquisitions, LLC
- (b) The jurisdiction where the foreign limited liability company was organized and the date of its organization; Delaware formed on January 23, 2019
- (c) The date it registered to do business in the Commonwealth is January 25, 2019
- (d) The name of each manager and the business address, if different from its principal office location. If there are no managers, include a statement to that effect. There are no managers.
- (e) The name of each person authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property whether to be filed with the registry of deeds or a district office of the land court, if any, and the business address, if different from its principal office location.

**NAME:**

**ADDRESS:**

Jeff T. Blau	60 Columbus Circle, New York, NY 10023
Bruce A. Beal, Jr.	60 Columbus Circle, New York, NY 10023
David K. Zussman	60 Columbus Circle, New York, NY 10023
Richard O'Toole	60 Columbus Circle, New York, NY 10023
Kimberly Sherman Stamler	177 Milk Street, Boston, MA 02109
Christopher W. Price	177 Milk Street, Boston, MA 02109
David Chattman	60 Columbus Circle, New York, NY 10023
Jennifer McCool	60 Columbus Circle, New York, NY 10023

- (f) The amendment to the registration certificate:  
The name of the foreign limited liability company is changed from RBCS Acquisitions, LLC to ChannelSide Acquisitions, LLC.

**IN WITNESS WHEREOF AND UNDER THE PENALTIES OF PERJURY, the undersigned does hereby affirm and swear, that to the undersigned's knowledge and belief the foregoing statements are true as of this 28<sup>th</sup> day of May, 2019.**

  
\_\_\_\_\_  
**Jennifer McCool, Authorized Person**

# Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THAT THE SAID "RBCS ACQUISITIONS, LLC", FILED A CERTIFICATE OF AMENDMENT, CHANGING ITS NAME TO "CHANNELSIDE ACQUISITIONS, LLC" ON THE TWENTY-EIGHTH DAY OF MAY, A.D. 2019, AT 6:05 O`CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID LIMITED LIABILITY COMPANY IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE NOT HAVING BEEN CANCELLED OR REVOKED SO FAR AS THE RECORDS OF THIS OFFICE SHOW AND IS DULY AUTHORIZED TO TRANSACT BUSINESS.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "CHANNELSIDE ACQUISITIONS, LLC" WAS FORMED ON THE TWENTY-THIRD DAY OF JANUARY, A.D. 2019.



*Jeffrey W. Bullock*  
Jeffrey W. Bullock, Secretary of State

7249977 8320  
SR# 20194754718

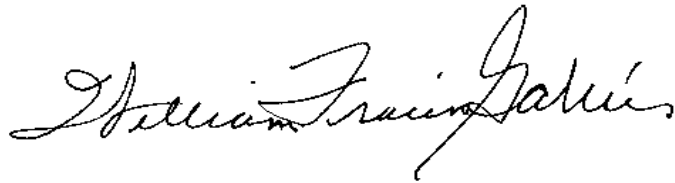
Authentication: 202916210  
Date: 05-29-19

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

May 29, 2019 02:09 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

*Secretary of the Commonwealth*





**EXHIBIT D**

**LOCATION OF FACILITY**

*[See Attached]*

- Locus Plan
- Current Parking Lot Layout
- Proposed Site Plan
- Proposed Ground Floor Plan
- Proposed Project Renderings

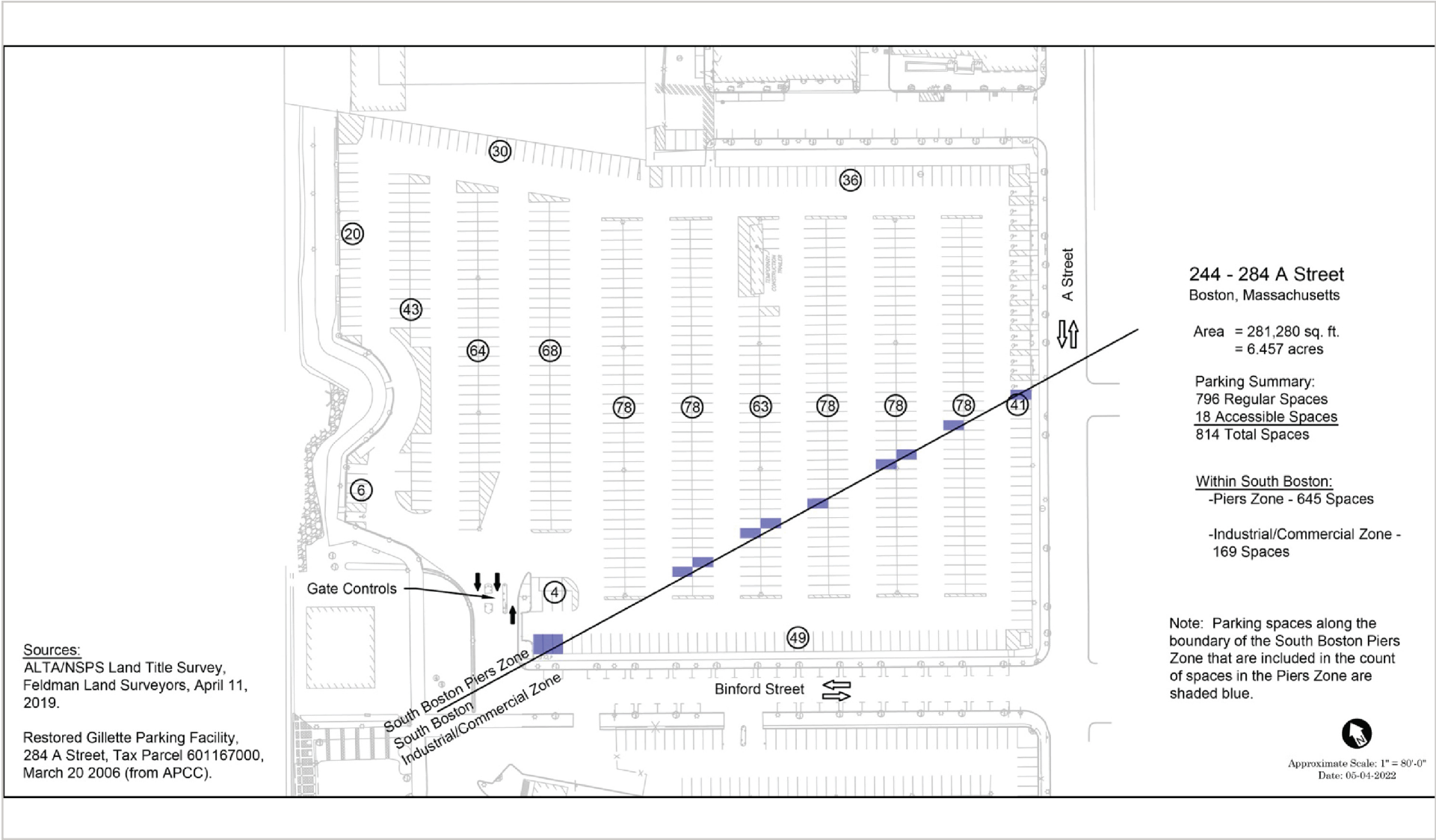


*Locus Plan*





*Current Parking Lot Layout*



**244 - 284 A Street**  
 Boston, Massachusetts

Area = 281,280 sq. ft.  
 = 6.457 acres

Parking Summary:  
 796 Regular Spaces  
 18 Accessible Spaces  
 814 Total Spaces

Within South Boston:  
 -Piers Zone - 645 Spaces  
 -Industrial/Commercial Zone - 169 Spaces

Note: Parking spaces along the boundary of the South Boston Piers Zone that are included in the count of spaces in the Piers Zone are shaded blue.

Sources:  
 ALTA/NSPS Land Title Survey,  
 Feldman Land Surveyors, April 11,  
 2019.

Restored Gillette Parking Facility,  
 284 A Street, Tax Parcel 601167000,  
 March 20 2006 (from APCC).

Approximate Scale: 1" = 80'-0"  
 Date: 05-04-2022



*Proposed Site Plan*





Proposed Ground Floor Plan





*Proposed Project Renderings*





*Proposed Project Renderings*





*Proposed Project Renderings*







*Proposed Project Renderings*








**EXHIBIT E**

**PARKING GARAGE AND BIKE ROOM LAYOUT PLANS**

*[See Attached]*

- Ground Level Plan
  - Garage Entrances/Exits
  - Pedestrian Entrances and Exits
  - Bicycle Entrances and Exits
    - G6 Bike Room
- Garage Level Plans
  - Garage Level P01 to P04 Parking Layouts
    - G4 and G5 Bike Rooms
    - Location of EV Charging

 Vehicle Entering/Exiting  
 Bike Room Access  
 Lobby Access

**VEHICLE ACCESS TO GARAGE**

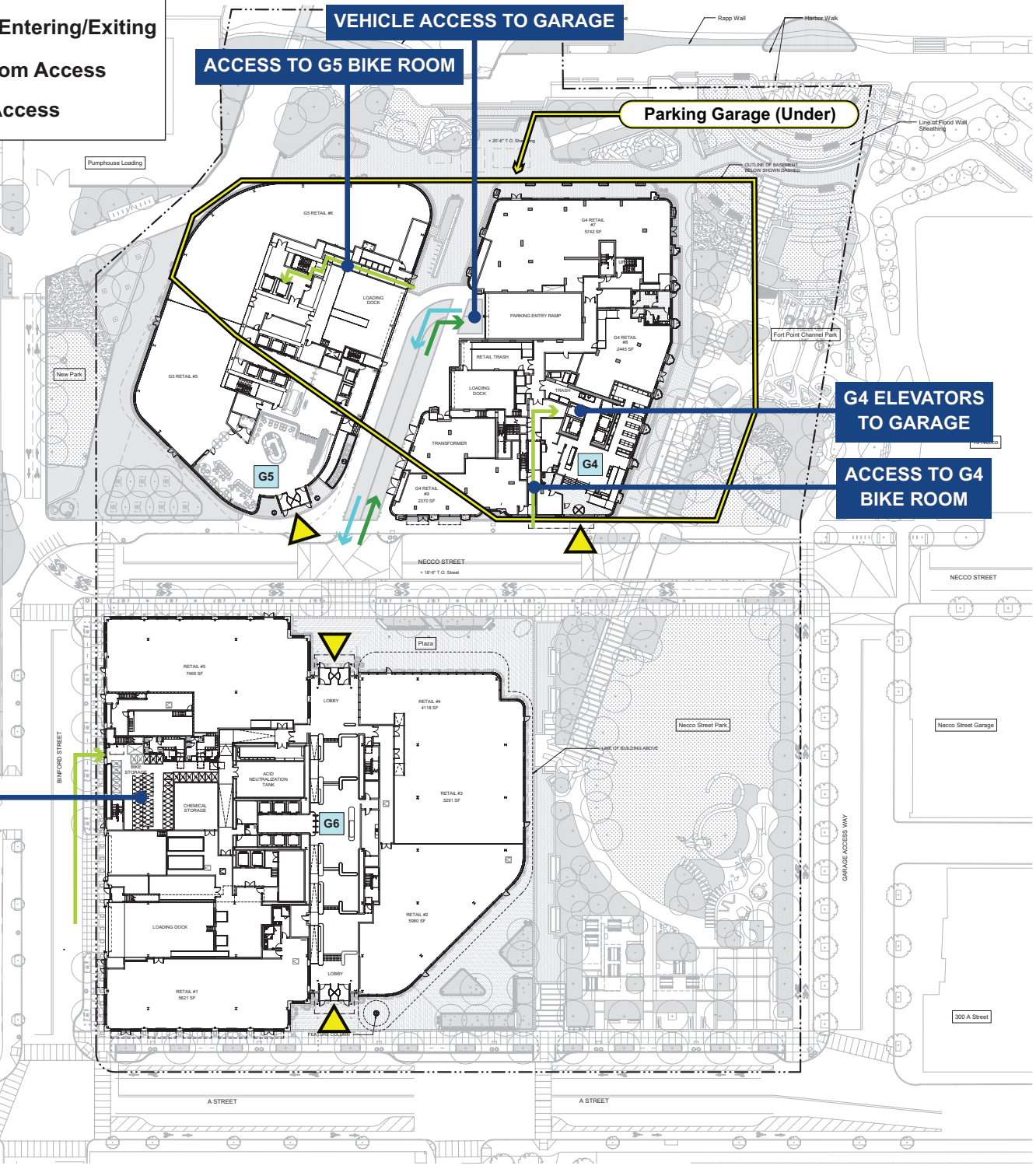
**ACCESS TO G5 BIKE ROOM**

**Parking Garage (Under)**

**G4 ELEVATORS TO GARAGE**

**ACCESS TO G4 BIKE ROOM**

**G6 BIKE ROOM AND FACILITIES**



244-284 A STREET

**Client**  
 CharwellSite Acquisitions, LLC  
 100 The Federal Corporation, L.P.  
 10 COLUMBIA CIRCLE  
 NEW YORK, NY 10023  
 TEL: 732

**Architect**  
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 Architects & Planning Consultants  
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**Structural Engineer**  
 McManus Salvo  
 85 STERLING STREET  
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 TEL: 617.737040

**Mechanical, Electrical, Plumbing, Fire Protection Engineer**  
 WSP USA  
 100 SUMMER ST., 13TH FLR  
 BOSTON, MA 02108  
 TEL: 617.210.1708

**Mechanical, Electrical, Plumbing, Fire Protection Engineer**  
 BR+A Consulting Engineers  
 10 GUEST STREET, 4TH FLR  
 BOSTON, MA 02108  
 TEL: 617.254.0016

**Geotechnical**  
 Henry Reilly  
 485 MEDFORD ST., SUITE 200  
 BOSTON, MA 02128  
 TEL: 617.886.7400

**Civil**  
 Nicks Engineering  
 7 CENTER PLAZA, SUITE 400  
 BOSTON, MA 02108  
 TEL:

**Landscaping**  
 Tighe & Bond Studio  
 62 BRISTOL ST., 11TH FLR  
 BOSTON, MA 02111  
 TEL: 617.536.0380

**Code**  
 Jensen Hughes  
 3410 COMMERCE DRIVE, SUITE B17  
 BALTIMORE, MD 21227  
 TEL: 508.275.8484

**Lighting**  
 Selden Forester Integrated Lighting Inc.  
 68 MASSACHUSETTS AVE., SUITE 508  
 BOSTON, MA 02218  
 TEL: 617.287.9500

**Traffic**  
 Howard Swan Hubert  
 11 BEACON ST., 10TH FLR., SUITE 1010  
 BOSTON, MA 02108  
 TEL: 617.482.7581

**Vertical Transportation**  
 VDA  
 100 SUMMER ST., SUITE 1600  
 BOSTON, MA 02110  
 TEL:

**Marine**  
 Childs Engineering Company  
 24 MILL WAY  
 BELLINGHAM, MA 02019  
 TEL:

Revision	By	Date
1	DOE	11-01-2017
2	DOE	11-01-2017
3	DOE	11-01-2017
4	DOE	11-01-2017
5	DOE	11-01-2017
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50	DOE	11-01-2017



**PROGRESS SET NOT FOR CONSTRUCTION**

**SITE PLAN - GROUND FLOOR**  
 1  
 SCALE: 3/8" = 1'-0"



**SITE PLAN - GROUND FLOOR**

**A-022**

SHEET NO. - GROUND FLOOR  
 AN22 12/20/2016  
 Author: DOUGLAS CharwellSite Acquisitions, LLC



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 Chemetals Acquisitions, LLC  
 c/o The Related Companies, L.P.  
 10 COLUMBIAN CIRCLE  
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 TEL: P.A.C.

**Architect**  
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 Architects & Planning Consultants  
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 McManus Salvo  
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 WSP USA  
 100 SUMMER ST. 13TH FLR  
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 TEL: 617.210.1708

**Mechanical, Electrical, Plumbing, Fire**  
 Protection Engineers  
 BRAC Consultants Engineers  
 10 GUEST STREET 4TH FLR  
 BOSTON, MA 02134  
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**Geotechnical**  
 Henry Haskin  
 485 MEDFORD ST. SUITE 200  
 BOSTON, MA 02128  
 TEL: 617.886.2400

**Civil**  
 Nesch Engineering  
 100 COMMERCIAL PLAZA, SUITE 400  
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 TEL:

**Landscape**  
 Tighe & Bond Studio  
 20 RINGLING ST 5TH FLR  
 BOSTON, MA 02111  
 TEL: 617.536.0385

**Code**  
 Andrew Hughes  
 3810 COMMERCIAL DRIVE, SUITE 817  
 BALTIMORE, MD 21227  
 TEL: 508.273.8484

**Lighting**  
 Swalen Fastenon Integrated Lighting Inc.  
 60 MASSACHUSETTS AVE, SUITE 506  
 BOSTON, MA 02215  
 TEL: 617.267.9500

**Traffic**  
 Howard Swan Hubston  
 11 BEACON ST. 10TH FLR, SUITE 1010  
 BOSTON, MA 02108  
 TEL: 617.462.7881

**Vertical Transportation**  
 VDA  
 100 SUMMER ST. SUITE 1600  
 BOSTON, MA 02110  
 TEL:

**Maine**  
 CH2M Engineering Company  
 100 LUMMAWAY  
 BELLINGHAM MA 02019  
 TEL:

Revision	
DOC ISSUE #16 (20% CD - G4)	06-23-2023
D4 14 OPEN SPACE SD	10-18-2022
DOC ISSUE #11 (50% CD - G4)	08-11-2022
DOC ISSUE #8 (100% SD - G4)	02-28-2022
DOC ISSUE #6 (50% CD - G4)	12-17-2021
DOC ISSUE #5 (100% SD)	08-03-2021
DOC ISSUE #4 (20% CD - G4)	05-13-2021
DOC ISSUE #1 (20% SD)	11-16-2019
Author:	CHM

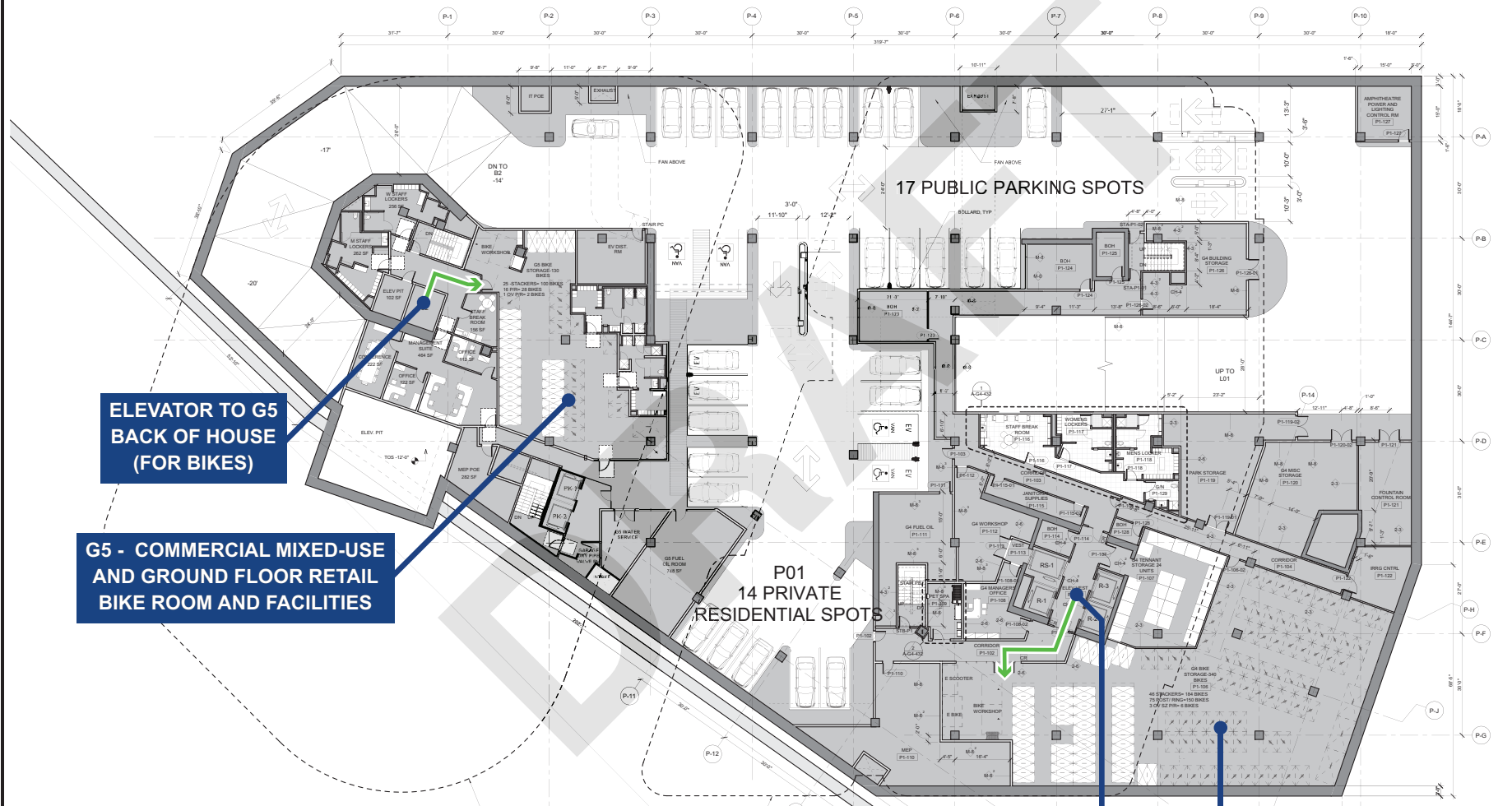


**PROGRESS SET  
 NOT FOR  
 CONSTRUCTION**

Date	Version	Prepared	Check

Drawing Title  
**P01 FLOOR PLAN**

**A-100**



**ELEVATOR TO G5  
 BACK OF HOUSE  
 (FOR BIKES)**

**G5 - COMMERCIAL MIXED-USE  
 AND GROUND FLOOR RETAIL  
 BIKE ROOM AND FACILITIES**

**P01  
 14 PRIVATE  
 RESIDENTIAL SPOTS**

**ELEVATORS TO G4 LOBBY**

**G4 - RESIDENTIAL BIKE ROOM**

**P01 PARKING COUNT:**  
 STANDARD STALLS: 27 (2 EV)  
 ACCESSIBLE STALLS: 11 (4 EV)  
 ACCESSIBLE VAN STALLS: 4 (2 EV)  
 VALET STALLS: 27  
**TOTAL STALLS: 51 (4 EV)**

**TOTAL PARKING COUNT:**  
 STANDARD STALLS: 373 (88 EV)  
 ACCESSIBLE STALLS: 11 (4 EV)  
 ACCESSIBLE VAN STALLS: 4 (2 EV)  
 VALET STALLS: 27  
**OVERALL TOTAL STALLS: 415 (104 EV)**

**1 P01 FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"





**Client**  
 Chatterbox Acquisitions, LLC  
 c/o The Related Companies, L.P.  
 10 COLLESTER STREET  
 NEW YORK, NY 10023  
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 Architects & Planning Consultants  
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 New York, New York 10036  
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**Structural Engineer**  
 Mohammed Salim  
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**Mechanical, Electrical, Plumbing, Fire Protection Engineer**  
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 BOSTON, MA 02110  
 TEL: 617.210.1708

**Mechanical, Electrical, Plumbing, Fire Protection Engineer**  
 BRAC Consulting Engineers  
 10 GUEST STREET, 4TH FLR  
 BOSTON, MA 02138  
 TEL: 617.254.0016

**Geotechnical**  
 Healy Group  
 485 MEDFORD ST. SUITE 200  
 BOSTON, MA 02128  
 TEL: 617.886.7400

**Civil**  
 Nitch Engineering  
 89-A CENTER PLACE, SUITE 430  
 BOSTON, MA 02138  
 TEL:

**Landscape**  
 Tighe & Bond Studio  
 22 WASHINGTON ST 5TH FLR  
 BOSTON, MA 02111  
 TEL: 617.536.0380

**Code**  
 Jensen Hughes  
 3410 COMMERCE DRIVE, SUITE 517  
 BALTIMORE, MD 21227  
 TEL: 508.275.8484

**Lighting**  
 Selden Forestein Integrated Lighting Inc.  
 89-A MASSACHUSETTS AVE, SUITE 506  
 BOSTON, MA 02215  
 TEL: 617.387.9500

**Traffic**  
 Howard Stein Hubert  
 11 BEACON ST. 10TH FLR, SUITE 1010  
 BOSTON, MA 02108  
 TEL: 617.483.7881

**Vertical Transportation**  
 VTA  
 100 SUMMER ST. SUITE 1600  
 BOSTON, MA 02110  
 TEL:

**Marine**  
 Childs Engineering Company  
 20 WILLOW MANEY  
 BELMONT, MA 02019  
 TEL:

**Revision**

Rev	Description	Date
1	DOC ISSUE #16 (20% CD - 04)	08-23-2023
2	DOC ISSUE #17 (20% CD - 04)	08-10-2023
3	DOC ISSUE #8 (100% DD - 05)	02-25-2023
4	DOC ISSUE #9 (20% DD - 05)	12-11-2022
5	DOC ISSUE #1 (100% DD)	09-03-2021
6	DOC ISSUE #2 (20% DD)	09-10-2021
7	DOC ISSUE #1 (20% DD)	11-10-2019

Key Plan

Sheet Register

Sheet	Issued	Revised	Date

**PROGRESS SET NOT FOR CONSTRUCTION**

**P02 FLOOR PLAN**

A-099



**P02**  
**56 RESIDENTIAL PARKING SPOTS**  
**58 PUBLIC PARKING SPOTS**

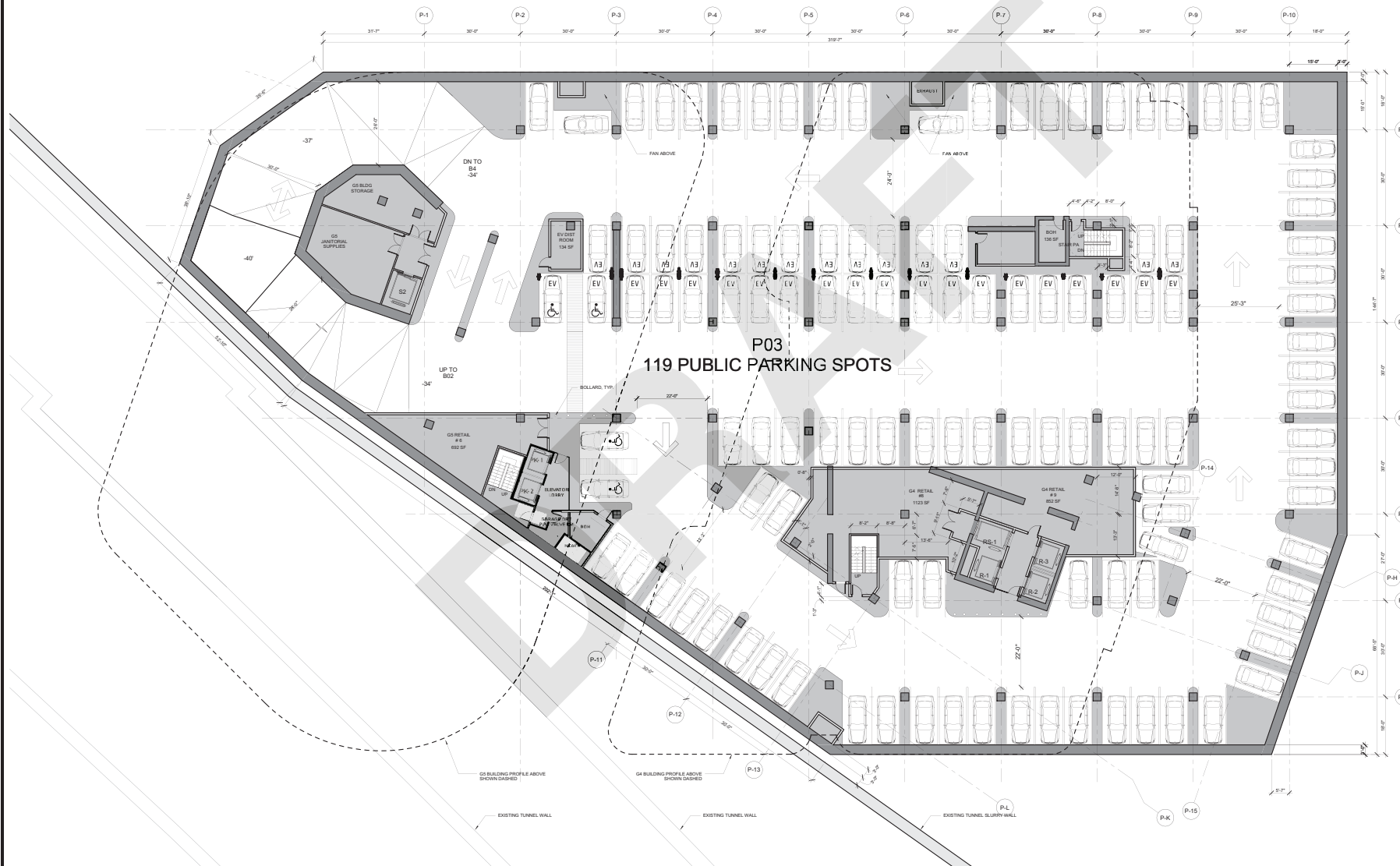
**PARKING COUNT:**  
 STANDARD STALLS: 110 (32 EV)  
 ACCESSIBLE STALLS: 4 (2 EV)  
 ACCESSIBLE VAN STALLS: 3  
 \*TOTAL STALLS: 114 (34 EV)  
 \*ASSUMES 2% LOSS FACTOR FOR FUTURE PLANNING ADJUSTMENTS

**1 P02 FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"





- Client**  
Charmelle Real Estate Acquisitions, LLC  
c/o The Related Companies, L.P.  
10 COLLETT STREET  
NEW YORK, NY 10023  
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- Architect**  
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Architects & Planning Consultants  
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- Structural Engineer**  
Mohamada Salim  
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WSP USA  
100 SUMMER ST. 13TH FLR  
BOSTON, MA 02110  
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BFA Consulting Engineers  
10 GUEST STREET, 4TH FLR  
BOSTON, MA 02116  
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Henry Hsieh  
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TEL: 617.886.7400
- Civil**  
Nitch Engineering  
800 CENTER PLAZA, SUITE 430  
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TEL:
- Landscape**  
Tighe & Bond Studio  
25 BRISTOL ST. 11TH FLR  
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- Code**  
Jennifer Hughes  
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TEL: 617.387.9500
- Traffic**  
Howard Stein Hubert  
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BOSTON, MA 02108  
TEL: 617.483.7981
- Vertical Transportation**  
VON  
100 SUMMER ST. SUITE 1600  
BOSTON, MA 02110  
TEL:
- Marine**  
Childs Engineering Company  
51 BELMONT AVE  
BELLINGHAM, MA 02019  
TEL:



P03  
119 PUBLIC PARKING SPOTS

**PARKING COUNT:**  
STANDARD STALLS: 115 (32 EV)  
ACCESSIBLE STALLS: 4 (2 EV)  
ACCESSIBLE VAN STALLS: 0  
**TOTAL STALLS: 119 (34 EV)**  
\*ASSUMES 2% LOSS FACTOR FOR FUTURE PLANNING ADJUSTMENTS

1 P03 FLOOR PLAN  
SCALE: 3/32" = 1'-0"



Revision		
1	DOC ISSUE #16 (07% CD - 04)	06-23-2023
2	DOC ISSUE #17 (00% CD - 04)	06-10-2023
3	DOC ISSUE #8 (100% CD - 05)	02-20-2023
4	DOC ISSUE #9 (00% CD - 05)	12-11-2022
5	DOC ISSUE #1 (100% SD)	09-03-2021
6	DOC ISSUE #2 (00% SD)	09-10-2021
7	DOC ISSUE #1 (25% SD)	11-10-2019
No.	Description	Date



**PROGRESS SET NOT FOR CONSTRUCTION**

P03 FLOOR PLAN



**Client**  
Charmelle Acquisitions, LLC  
c/o The Related Companies, L.P.  
100 WALL STREET  
NEW YORK, NY 10023  
TEL: 732

**Architect**  
Kohn Pedersen Fox Associates PC  
Architects & Planning Consultants  
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New York, New York 10036  
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BOSTON, MA 02110  
TEL: 617.210.1708

**Mechanical, Electrical, Plumbing, Fire Protection Engineer**  
BFA Consulting Engineers  
10 GUEST STREET, 4TH FLR  
BOSTON, MA 02116  
TEL: 617.254.0016

**Geotechnical**  
Hensel AECOM  
485 MEDFORD ST. SUITE 200  
BOSTON, MA 02128  
TEL: 617.886.7400

**Civil**  
Nitch Engineering  
1 CENTER PLAZA, SUITE 400  
BOSTON, MA 02108  
TEL:

**Landscape**  
Tighe & Bond Studio  
25 BRIMLEY ST. 11TH FLR  
BOSTON, MA 02111  
TEL: 617.536.0380

**Code**  
Joseph Hughes  
3410 COMMERCE DRIVE, SUITE 817  
BALTIMORE, MD 21227  
TEL: 508.275.8484

**Lighting**  
Selden Feinstein Integrated Lighting Inc.  
62 MASSACHUSETTS AVE., SUITE 506  
BOSTON, MA 02215  
TEL: 617.857.9500

**Traffic**  
Howard Stein Hubert  
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BOSTON, MA 02108  
TEL: 617.483.7981

**Vertical Transportation**  
VON  
100 SUMMER ST., SUITE 1600  
BOSTON, MA 02110  
TEL:

**Marine**  
Childs Engineering Company  
81 WILLIAM MARY  
BELLINGHAM, MA 02019  
TEL:

Revision

Rev	Description	Date
1	DOC ISSUE #18 (20% CD - G4) - 09-23-2023	
2	DOC ISSUE #8 (100% CD - G5) - 02-25-2023	
3	DOC ISSUE #9 (50% CD - G5) - 12-11-2022	
4	DOC ISSUE #3 (100% SD) - 09-03-2021	
5	DOC ISSUE #2 (50% SD) - 09-03-2021	
6	DOC ISSUE #1 (25% SD) - 11-10-2019	

WSP USA



**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

Sheet No. 100000  
Project No. 2000

**P04 FLOOR PLAN**

SCALE: 3/32" = 1'-0"

**A-097**



**P04**  
124 PUBLIC PARKING SPOTS  
27 VALET SPOTS

**PARKING COUNT:**  
STANDARD STALLS: 121 (32 EV)  
ACCESSIBLE STALLS: 3  
ACCESSIBLE VAN STALLS: N/A  
VALET STALLS: 27  
  
\*TOTAL STALLS: 151 (32 EV)  
\*ASSUMES 2% LOSS FACTOR FOR FUTURE PLANNING ADJUSTMENTS

**P04 FLOOR PLAN**  
SCALE: 3/32" = 1'-0"





**EXHIBIT F**

**ELECTRIC SERVICE VEHICLE EQUIPMENT AND  
BICYCLE ACCOMMODATION  
CALCULATION SHEETS**

*[See Attached]*

- EVSE Calculation Sheet
- BTM Bicycle Accommodation Matrix



**Channelside Project, 244 - 284 A Street**  
**INTERACTIVE EV REQUIREMENT EQUIVALENCE CALCULATOR**  
**Residential Garage Component**

HOWARD STEIN HUDSON  
 December 3, 2023

PROJECT CHARACTERISTICS	<i>Fill Out Cells Below</i>
Total Parking Count -	415

TOTAL EVSE POINTS PROVIDED	TOTAL EVSE POINTS REQUIRED
415	415

**EVSE-INSTALLED EQUIVALENCE CALCULATOR**

Options	Amount of parking spaces served	Weighted Points (per mitigation measure)	Total Points	Restriction/Range
LEVEL 1 CHARGER	0	1	0	Only residential and office may offset with this option. Parking spaces must be assigned if residential.
LEVEL 2 CHARGER	104	1	104	
DCFC - 50KW	0	8	0	
DCFC - 150KW	0	24	0	
EV Carshare	0	19	0	
Electric Bike Parking Amenities	0	0.25	0	Maximum of 5 points.
<b>Total Vehicle Parking Spaces -</b>	<b>104</b>			

EVSE - INSTALLED POINTS ACCRUED	EVSE - INSTALLED POINTS REQUIRED
104	104

**EVSE-READY EQUIVALENCE CALCULATOR**

Options	Amount of parking spaces served	Weighted Points (per mitigation measure)	Total Points	Restriction/Range
LEVEL 1 CHARGER	0	1	0	Only residential and office may offset with this option. Parking spaces must be assigned if residential.
LEVEL 2 CHARGER	311	1	311	
DCFC - 50KW	0	8	0	
DCFC - 150KW	0	24	0	
<b>Total Vehicle Parking Spaces -</b>	<b>311</b>			

EVSE - READY POINTS ACCRUED	EVSE - READY POINTS REQUIRED
311	311

**Channelside**

**Bicycle Accommodations per BTB/Boston Bikes Guidelines**

HOWARD STEIN HUDSON

December 7, 2023

2020/2021 GUIDELINES												
land use/square feet or units	Internal						External					
	bicycle storage		showers		lockers		bicycles		bike share contribution			
	rate	number	rate	showers	rate	lockers	rate	number	rate per sf	fee		
<b>Residential Building (Parcel G4):</b>												
Residential (multi unit, 4 or more)	340 units	346,340 sf	1.0	340	na	0	na	0	1 per 5 units (4 min.)	68	\$275 per unit	\$93,500
Retail/Restaurant (inc. cultural/civic)		11,467 sf	1/3,000 sf	4	1/60,000 sf (1 min.)	1	1/6,000 sf (1 min.)	2	1/5,000 sf	3	\$0.37 per sf	\$4,243
<b>subtotals -</b>	<b>340 units</b>	<b>357,807 sf</b>		<b>344</b>		<b>1</b>		<b>2</b>		<b>71</b>		<b>\$97,743</b>
<b>Commercial Mixed-Use Building (Parcel G5):</b>												
Lab/Research (office rates)		306,526 sf	1/2,500 sf	123	1/60,000 sf (1 min.)	6	1/6,000 sf (1 min.)	52	1/20,000 sf (6 min.)	16	\$0.28 per sf	\$85,827
Retail/Restaurant (inc. cultural/civic)		15,576 sf	1/3,000 sf	6	1/60,000 sf (1 min.)	1	1/6,000 sf (1 min.)	3	1/5,000 sf	4	\$0.37 per sf	\$5,763
<b>subtotals -</b>		<b>322,102 sf</b>		<b>129</b>		<b>7</b>		<b>55</b>		<b>20</b>		<b>\$91,590</b>
<b>Lab/R&amp;D Building (Parcel G6):</b>												
Lab/Research (office rates)		388,224 sf	1/2,500 sf	156	1/60,000 sf (1 min.)	7	1/6,000 sf (1 min.)	65	1/20,000 sf (6 min.)	20	\$0.28 per sf	\$108,703
Retail/Restaurant (inc. cultural/civic)		30,159 sf	1/3,000 sf	11	1/60,000 sf (1 min.)	1	1/6,000 sf (1 min.)	6	1/5,000 sf	7	\$0.37 per sf	\$11,159
<b>subtotals -</b>		<b>418,383 sf</b>		<b>167</b>		<b>8</b>		<b>71</b>		<b>27</b>		<b>\$119,862</b>
<b>TOTAL -</b>	<b>340 units</b>	<b>1,098,292 sf</b>		<b>640</b>		<b>16</b>		<b>128</b>		<b>118</b>		<b>\$309,195</b>

<b>PROVIDED -</b>	<b>641</b>	<b>15</b>	<b>127</b>	<b>118</b>	<b>\$318,360</b>
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**EXHIBIT G**

**ABUTTERS LIST (within 300 feet of Facility)**

*[See Attached]*

OWNER	MAIL_ADDRESSEE	MAIL_STREET_ADDRESS	Column2	MAIL_CITY MAIL_STATE	MAIL_ZIP_CODE
BLOM CARL MC		21 Wormwood ST, Unit 517		BOSTON, MA	02210
KAM JENNIFER		21 WORMWOOD ST #419		BOSTON, MA	02210
KESARIS ZOI		172 PURITAN DR		QUINCY, MA	02169
GOULD BENJAMIN E		21 Wormwood ST, Unit 223		BOSTON, MA	02210
GREER RICHARD K TS	C/O SAGARINOS	106 SOUTH ST		BOSTON, MA	02111
MECKEL STEPHANIE WALL		25 Channel Center ST, Unit 206		BOSTON, MA	02210
SMITH BENJAMIN A		63 MELCHER ST, Unit 504		SOUTH BOSTON, MA	02127
RBCS ACQUISITIONS LLC	C/O P&G TAX DIVISION-C10	PO BOX 599		CINCINNATI, OH	45201
UNITED STATES POSTAL SERVICE		309 A STREET		SOUTH BOSTON, MA	02127
LEIBBRANDT EVA		63 MELCHER ST, Unit 207		SOUTH BOSTON, MA	02127
MORRIS JAMES T		21 WORMWOOD ST #413		BOSTON, MA	02210
HENNESSEY PATRICIA A TS		21 WORMWOOD ST # 425		BOSTON, MA	02210
MICHAEL T WONG LIVING TRUST		21 Wormwood ST, Unit 610		BOSTON, MA	02210
JAH REALTY LLC		91 LAGRANGE ST		CHESTNUT HILL, MA	02467
HANLEY DEAN F		25 CHANNEL CENTER, Unit 810		BOSTON, MA	02210
DISIPIO JOSEPH		21 Wormwood ST, Unit 619		BOSTON, MA	02210
PETERSON BRUCE	C/O SUSAN HATCH	246 WESTERN AVE		ESSEX, MA	01929
BECK KIMBERLY A		151 REDDINGTON STREET		SWAMPSCOTT, MA	01907
HYMEL LIN JOSEPH		63 MELCHER ST, Unit 307		SOUTH BOSTON, MA	02127
WALKER STEVEN R		82 N MAIN ST #2117		NATICK, MA	01760
STERLING SCOTT R		21 WORMWOOD ST #508		BOSTON, MA	02210
MWICIGI THERESA W		35 Channel Center ST, Unit 403		BOSTON, MA	02210
SAWZIN CAMERON K		35 CHANNEL CENTER ST #409		BOSTON, MA	02210
JAMES R BERRY TRUST		25 CHANNEL CENTER UNIT 1105		BOSTON, MA	02210
PANZICA DANIELLE		21 WORMWOOD ST #402		BOSTON, MA	02210
HING DOREEN		21 WORMWOOD ST #603		BOSTON, MA	02210
MLANIE RAY LIVING TRUST		35 CHANNEL CENTER ST, Unit 205		BOSTON, MA	02210
MARGARET F STRAKOSCH REVOCABLE TRUST		21 WORMWOOD ST, Unit 201		BOSTON, MA	02210
FRANCHINI INDRANI		63 MELCHER ST, Unit 507		SOUTH BOSTON, MA	02127
CAMERON BENJAMIN N		35 Channel Center ST, Unit 211		BOSTON, MA	02210
10-20 CHANNEL CENTER	C/O JLL MGMT OFFICE ATT: GM	20 CHANNEL CENTER ST		BOSTON, MA	02210
MARTHA A MAZZONE REVOCABLE TRUST	C/O MARTHA MAZZONE	21 WORMWOOD ST #514		BOSTON, MA	02210
LEVINE RICHARD E	C/O RICHARD T LEVINE	21 WORMWOOD ST # 520		BOSTON, MA	02210
RODGERS TODD K		25 CHANNEL CENTER ST #405		BOSTON, MA	02210
MEROLA JAMES L TS		25 CHANNEL CENTER ST #411		BOSTON, MA	02210
LOPES GARY		25 CHANNEL CENTER ST, Unit # PH-103		BOSTON, MA	02210
JSIP 63 MELCHER LLC		63 MELCHER ST 101		SOUTH BOSTON, MA	02127
FREND PATRICK J		25 CHANNEL CENTER ST #203		BOSTON, MA	02210
PAMELA S AGGERBECK LIVING TRUST		49 THE HEIGHTS		MASHPEE, MA	02649
KRASINSKI MICHAEL		21 WORMWOOD ST #220		BOSTON, MA	02210
300 A STREET LLC	C/O AEW CAPITAL MANAGEMENT LP	TWO SEAPORT LANE		BOSTON, MA	02210
WHITE KRISTIN		25 CHANNEL CENTER ST #1001		BOSTON, MA	02210
DE LAS MERCEDES FARRANDO		25 CHANNEL CENTER ST #602		BOSTON, MA	02210
ARE-MA REGION NO. 72 LLC		ARE-MA REGION NO. 71 HOLDING		CARLSBAD, CA	92018
BOBEK SCOTT A		35 CHANNEL CENTER ST #501		BOSTON, MA	02210
GAVIN MOLLY		21 WORMWOOD ST #301		BOSTON, MA	02210
WILLIAMS CLAIRE R		63 MELCHER ST, Unit 301		SOUTH BOSTON, MA	02127
TRINGALE DEVIN		21 Wormwood ST, Unit 422		BOSTON, MA	02210
MALOOF ROBERT		21 WORMWOOD ST #212		BOSTON, MA	02210
RYAN HEBERDEN W		21 WORMWOOD ST #615		BOSTON, MA	02210
SCHENKEIN DAVID P TS	C/O DAVID P SCHENKEIN TS	21 WORMWOOD ST #622		BOSTON, MA	02210
E, F AND C LLC	C/O FRANCIS CROWLEY	PO BOX 51659		BOSTON, MA	02205
CARROLL WAYNE J		21 WORMWOOD ST #416		BOSTON, MA	02210
LUXURY BRANDS INC		5 BATCHELDER RD		SEABROOK, NH	03874
CHANNEL CENTER OWNERS	C/O PROPERTIES LLC	10 CHANNEL CENTER ST #510		BOSTON, MA	02210
MAUMY FLORESCU HELENE		1710 ROUTE DU MONT D'EVIAN		FRANCE,	
FORT POINT-RIGI TRUST OF 2021		25 Channel Center ST, Unit 804		BOSTON, MA	02210
PURCELL KERRY		25 CHANNEL CENTER ST #402		BOSTON, MA	02210
MARYANNE H WALDMAN REVOCABLE TRUST		25 Channel Center ST, Unit 1108		BOSTON, MA	02210
STAVROPOULOS GEORGE		21 WORMWOOD ST, Unit 204		BOSTON, MA	02210
TOSI JOHN A		21 Wormwood ST, Unit 607		BOSTON, MA	02210
GISNESS WILLIAM		35 CHANNEL CENTER ST #202		BOSTON, MA	02210
PEAK CANDICE		35 CHANNEL CENTER ST #208		BOSTON, MA	02210
THOMAS ELISA C		205 WATER ST, Unit 3A		BROOKLYN, NY	11201
CORREIA AMANDIO V		25 CHANNEL CENTER ST #610		BOSTON, MA	02210
NORMAN ALLISON		21 WORMWOOD ST, Unit 304		BOSTON, MA	02210
FREIDIN RALPH B		25 CHANNEL CENTER ST #1102		BOSTON, MA	02210
WAGNER RODERICK J		21 WORMWOOD ST # 511		BOSTON, MA	02210
MALDONADO LUIS M III	C/O DIANA L MALDONADO	33 HORACE RD		BELMONT, MA	02478
HERDER GREG DEN		21 WORMWOOD ST #324		BOSTON, MA	02210
WAKEMAN CHARLOTTE ELIZABETH		35 Channel Center ST, Unit 303		BOSTON, MA	02210
SKALKOS ANASTASIOS G		21 WORMWOOD ST UNIT 318		BOSTON, MA	02210
HEFFERNEN KATHLEEN		25 CHANNEL CENTER ST #408		BOSTON, MA	02210
KANE JOSEPH		25 CHANNEL CENTER ST #PH-106		BOSTON, MA	02210
NADER ANDREW JOHN		50 COUNTRYSIDE LN		MILTON, MA	02186
OBRIEN KRISTIN		21 WORMWOOD ST #319		BOSTON, MA	02210
MEGAN L COPE REVOCABLE TRUST		63 MELCHER ST, Unit 502		SOUTH BOSTON, MA	02127
DIBENEDETTO LORENZO T		25 CHANNEL CENTER ST, Unit 1005		BOSTON, MA	02210
BURLING GROUP LLC		5404 BURLING RD		BETHESDA, MD	20814
SOUZA JAMES JR	C/O JAMES SOUZA & DENNIS BRADY	25 CHANNEL CENTER ST #605		BOSTON, MA	02210
WAN JING		63 MELCHER ST, Unit 205		BOSTON, MA	02210
HOLLINGER STEVEN		21 WORMWOOD ST #215		BOSTON, MA	02210
SPLAGOUNIAS KONSTANTINOS		21 WORMWOOD ST #302		BOSTON, MA	02210
FME INVESTMENT LLC		37 BASKIN RD		LEXINGTON, MA	02421
HENTOFF JACOB		21 WORMWOOD ST, Unit 411		BOSTON, MA	02210
JENNESS LLC		70 FEDERAL ST		BOSTON, MA	02110

LUO CHRISTOPHER D		63 MELCHER ST, Unit 302	SOUTH BOSTON, MA	02127
LANGONE MICHAEL J		35 CHANNEL CENTER ST #504	BOSTON, MA	02210
HAMILTON DOUGLAS MAXWELL		35 CHANNEL CENTER ST, Unit 511	BOSTON, MA	02210
ROTH ZACHARY N		21 WORMWOOD ST, Unit 417	BOSTON, MA	02210
PESELMAN RINA B		25 CHANNEL CTR ST #808	BOSTON, MA	02210
MARY KAY LEONARD TRUST		25 CHANNEL CENTER ST #403	BOSTON, MA	02210
STERLING SCOTT		21 WORMWOOD ST #506	BOSTON, MA	02210
ROSANA ALEXIS C		21 WORMWOOD ST #408	BOSTON, MA	02210
IONITA MIHAELA		25 CHANNEL CENTER ST #PH-101	BOSTON, MA	02210
SZARY KASIA		21 WORMWOOD ST #601	BOSTON, MA	02210
BERG DARCI L		21 WORMWOOD ST #608	BOSTON, MA	02210
OCONNOR THOMAS C		21 WORMWOOD ST #206	BOSTON, MA	02210
DE FRAGACHAN PIMENTEL		25 CHANNEL CENTER ST #611	BOSTON, MA	02210
NGUYEN TRINH		35 CHANNEL CENTER ST #203	BOSTON, MA	02210
EATON SHANNON		25 CHANNEL CENTER #1103	BOSTON, MA	02210
CATHERINE A JASON REVOCABLE TRUST	C/O CATHERINE A JASON	35 CHANNEL CENTER ST #407	BOSTON, MA	02210
SIAVASH GHOREISHI TRUST AGREEMENT OF 2018		137 SIGNAL RIDGE WAY	E GREENWICH, RHODE ISLAND	02818
MEHTA RUSTOM F		25 CHANNEL CENTER ST #409	BOSTON, MA	02210
TAMMY J DIORIO REVOCABLE TRUST		21 Wormwood ST, Unit 313	BOSTON, MA	02210
TOTH MICHELLE A		21 WORMWOOD ST #325	BOSTON, MA	02210
GLYNN NANCY BUTLER		21 WORMWOOD ST #512	BOSTON, MA	02210
FATTA NICHOLAS B		35 CHANNEL CENTER ST #209	BOSTON, MA	02210
STONE ESTA-LEE		35 CHANNEL CENTER ST #401	BOSTON, MA	02210
GRAHAM-MARTINEZ FAMILY TRUST		25 Channel Center ST, Unit PH-201	BOSTON, MA	02210
WANG YINO		29 BLUEBERRY HILL RD	WESTON, MA	02493
DEE ROCELYN S		35 CHANNEL CENTER ST #507	BOSTON, MA	02210
MURPHY JOHN ALEC		21 WORMWOOD ST #420	BOSTON, MA	02210
WANG BO		63 MELCHER ST, Unit 202	SOUTH BOSTON, MA	02127
RHIM MELISSA H		21 WORMWOOD ST #322	BOSTON, MA	02210
MAUREEN C HAVERN REVOCABLE TRUST		25 CHANNEL CENTER ST, Unit 201	BOSTON, MA	02210
KOENIG CHRISTINE L		63 MELCHER ST, Unit 407	SOUTH BOSTON, MA	02127
FERREL GEORGE T		21 WORMWOOD ST #224	BOSTON, MA	02210
FRESH TURF LLC		7 CERINA RD	JAMAICA PLAIN, MA	02130
PARCEL 3 OWNER LLC	C/O P&G TAX DIVISION-C10	PO BOX 599	CINCINNATI, OH	45201
KUBIAK RAYMOND J		25 CHANNEL CENTER ST #1008	BOSTON, MA	02210
LI MINGZHE		63 MELCHER ST, Unit 208	SOUTH BOSTON, MA	02127
LAUREN BAKER-HART 2017 TRUST	C/O JAY C HART	25 CHANNEL CENTER ST # 608	BOSTON, MA	02210
MORRIS DEANNE KUMUDU WEERATUNGA		63 MELCHER ST, Unit 505	SOUTH BOSTON, MA	02127
TURNBERRY 3908 LLC		21 WORMWOOD ST, Unit 611	BOSTON, MA	02210
CHANNEL DESIGN GROUP LLC MASS LLC	C/O PETER G POST	44 MASSASOIT STREET	NORTHAMPTON, MA	01060
FOWLER JASON M		21 WORMWOOD ST #218	BOSTON, MA	02210
RIBBLER JUDITH S		25 CHANNEL CENTER ST #805	BOSTON, MA	02210
ANNE BAILEY BERMAN 2011	C/O ANNE BAILEY BERMAN	164 POINT OF PINES AVE	CENTERVILLE, MA	02632
SOPKO LAUREN MARY		63 MELCHER ST, Unit 401	SOUTH BOSTON, MA	02127
ZACK TIMOTHY		21 Wormwood ST, Unit 604	BOSTON, MA	02210
MACKIE DAVID C		25 CHANNEL CENTER ST #1106	BOSTON, MA	02210
LAFOND BRIAN		21 WORMWOOD ST, Unit 310	BOSTON, MA	02210
ROSENBERG NAOMI	C/O MAOMI ROSENBERG	25 CHANNEL CENTER ST #802	BOSTON, MA	02210
KESHIAN AMANDA		25 CHANNEL CENTER ST #212	BOSTON, MA	02210
ROMA ANTHONY R		35 CHANNEL CENTER ST #404	BOSTON, MA	02210
STUMPF ASTRID M		35 CHANNEL CENTER ST, Unit 206	BOSTON, MA	02210
COMBE KAREN R		21 WORMWOOD ST #202	BOSTON, MA	02210
ADVANI TUSHAR		801 W 5TH ST #507	AUSTIN, TX	78703
CHRISTIAN JOHN		21 Wormwood ST, Unit 523	BOSTON, MA	02210
63 MELCHER STREET LLC		14 MICA LANE SUITE 201	WELLESLEY, MA	02481
40 CHANNEL CENTER STREET BOSTON LLC	C/O AKELIUS REAL ESTATE MANAGEMENT LLC	3 POST OFFICE SQUARE 4TH FLOOR	BOSTON, MA	02109
ARE-MA REGION NO. 68 LLC		PO BOX 847	CARLSBAD, CA	92018
BLACK WILLIAM A JR		25 Channel Center ST, Unit 406	BOSTON, MA	02210
WICE JAMES J		35 CHANNEL CENTER ST #309	BOSTON, MA	02210
EDWARDS NICHOLAS		21 WORMWOOD ST #515	BOSTON, MA	02210
ZEKIS LYNNE M		25 CHANNEL CENTER ST #603	BOSTON, MA	02210
FINNEGAN JAMES J	C/O JAMES J FINNEGAN	40 HATHAWAY RD	OSTERVILLE, MA	02655
CCC PH 202 LLC		72 SHARP ST, Unit PH 202	BOSTON, MA	02210
ROSS WALKER CLAY		63 MELCHER ST, Unit 408	SOUTH BOSTON, MA	02127
MARRA MATTHEW		25 Channel Center ST, Unit 1002	BOSTON, MA	02210
TWENTY ONE C REALTY TRUST	C/O HANSY BETTER BARRAZA	18 MEYER ST	BOSTON, MA	02131
SARIN ARADHANA		25 CHANNEL CENTER ST, Unit 1101	BOSTON, MA	02210
ARE-MA REGION NO 71 HOLDING LLC	C/O ARE-MA REGION NO. 71 HOLDING	PO BOX 847	CARLSBAD, CA	92018
KAUFFMAN LEE B		25 CHANNEL CENTER ST #609	BOSTON, MA	02210
PASHOU CHRISTINA		21 WORMWOOD ST #423	BOSTON, MA	02210
DRESCHER THEODORE O	C/O HYDE PROPERTIES	840 SUMMER ST #101	BOSTON, MA	02127
CHARLES FRANCIS BUCKLEY III LIVING TRUST		21 Wormwood ST, Unit 616	BOSTON, MA	02210
ENGSTRAND IAN D		21 Wormwood ST, Unit 623	BOSTON, MA	02210
KRAUSS EVA		21 WORMWOOD ST #213	BOSTON, MA	02210
SILIRIE CATHERINE LEE		21 WORMWOOD ST, Unit 219	BOSTON, MA	02210
THIRTY-5 CHANNEL CTR CONDO		35 CHANNEL CENTER ST	BOSTON, MA	02210
BETTINELLI FAMILY TRUST		35 Channel Center ST, Unit 508	BOSTON, MA	02210
KRAMER ERIC		25 CHANNEL CENTER ST #803	BOSTON, MA	02210
TRACY RYAN		21 WORMWOOD ST, Unit 406	BOSTON, MA	02210
ZARSKI MONIKA		21 WORMWOOD ST #606	BOSTON, MA	02210
BEAN MATTHEW		63 MELCHER ST, Unit 305	SOUTH BOSTON, MA	02127
25 CHANNEL CENTER #401 REALTY LLC		62 Rust WAY	COHASSET, MA	02025
FEAGLEY LESLIE ANNE		21 WORMWOOD ST #305	BOSTON, MA	02210
MUGHISUDDIN TARIK		35 CHANNEL CENTER ST #201	BOSTON, MA	02210
BARBA RYAN	C/O RYAM BARBA	21 WORMWOOD ST #504	BOSTON, MA	02210
GREEN EDWARD R		21 WORMWOOD ST #524	BOSTON, MA	02210
LIBERATOS KARIN M		21 WORMWOOD ST#510	BOSTON, MA	02210

CLAYTON FAMILY TRUST		35 Channel Center ST, Unit 310	BOSTON, MA	02210
MIGLIOSI JOSEPH C	C/O JOSEPH MIGLIOSI	21 WORMWOOD ST #311	BOSTON, MA	02210
LEE JEE HYUNG		21 WORMWOOD ST #317	BOSTON, MA	02210
MC GEE JOAN		35 CHANNEL CENTER ST #304	BOSTON, MA	02210
CHAN SUSAN TAM		25 Channel Center ST, Unit PH-107	BOSTON, MA	02210
COOPER JAMES		21 WORMWOOD ST #320	BOSTON, MA	02210
SUN XIXI		21 WORMWOOD ST #620	BOSTON, MA	02210
GILLETTE COMPANY (USA)	C/O P&G TAX DIVISION-C10	PO BOX 599	CINCINNATI, OH	45201
SULLIVAN LORRAINE M		21 WORMWOOD ST #518	BOSTON, MA	02210
FORT POINT PLACE		21 WORMWOOD ST	BOSTON, MA	02210
SMITH RAPHAEL M		21 WORMWOOD ST #222	BOSTON, MA	02210
HAN CHIEH-TING		25 CHANNEL CENTER ST #606	BOSTON, MA	02210
SGMA CHANNEL LLC		25 CHANNEL CENTER ST, Unit 1006	BOSTON, MA	02210
2014 BRUCE R RYCKLIK TRUST		7 CAPTAIN FORBUSH LANE	ACTON, MA	01720
GALICIA JULIETTE M		25 CHANNEL CENTER UNIT 207	BOSTON, MA	02210
BOUHRARA YASMINE		63 MELCHER ST, Unit 206	SOUTH BOSTON, MA	02127
FOLEY KAITLYN		21 Wormwood ST, Unit 412	BOSTON, MA	02210
LEUNG RYAN		63 MELCHER ST, Unit 405	SOUTH BOSTON, MA	02127
TWO 49A ST COOPERATIVE CORP	C/O STEPHANIE BERLO, PROP MGR	BARKAN MGT CO- 24 FARNSWORTH ST	BOSTON, MA	02210
WATKINS MARK B		35 CHANNEL CENTER ST, Unit 505	BOSTON, MA	02210
THOMSEN ANN C	C/O CHRISTOPHER THOMSEN	25 CHANNEL CENTER ST #811	BOSTON, MA	02210
PIPER TING		63 MELCHER ST, Unit 308	SOUTH BOSTON, MA	02127
KEIM CRAIG P		21 WORMWOOD ST #216	BOSTON, MA	02210
DESANTAREN MANUEL		21 WORMWOOD ST #308	BOSTON, MA	02210
PALLOTTA GERARD		25 CHANNEL CENTER ST, Unit 404	BOSTON, MA	02210
KATZ DAVID M		21 WORMWOOD ST # 507	BOSTON, MA	02210
POWERS CAMDEN		21 Wormwood ST, Unit 210	BOSTON, MA	02210
MCGLONE DORSEY E		21 WORMWOOD ST #409	BOSTON, MA	02210
MASSDEVELOPMENT/NECCO	C/O ARE-MASSDEVELOPMENT/NECCO	PO BOX 847	CARLSBAD, CA	92018
HEMINGWAY KATHLEEN M		25 CHANNEL CENTER ST #612	BOSTON, MA	02210
BRENNAN PATRICK JAMES		35 CHANNEL CENTER, Unit 410	BOSTON, MA	02210
MILLER EDWARD H		25 CHANNEL CENTER ST, Unit 1104	BOSTON, MA	02210
21 WORMWOOD STREET UNIT 403 REALTY TRUST	C/O PETER H MARCUS	21 WORMWOOD ST #403	BOSTON, MA	02210
LEFKOWITZ JOINT REVOCABLE TRUST		21 Wormwood ST, Unit 602	BOSTON, MA	02210
GIESE MARK H		35 CHANNEL CENTER ST #204	BOSTON, MA	02210
PHITAYAKORN ANGEL	C/O ROY PHITAYAKORN	21 WORMWOOD ST, UNIT 314	SOUTH BOSTON, MA	02210
RANGEL SHAWN J		55 SHAW RD	CHESTNUT HILL, MA	02467
FORT POINT HOLDINGS LLC		35 CHANNEL CENTER ST #402	BOSTON, MA	02210
CHHAJTA ARTI		21 WORMWOOD ST, Unit 521	BOSTON, MA	02210
LE BOURG MICHEL	C/O ANNE HUANG	145 GROVE ST	BROOKLINE, MA	02467
CORSETTI GIANLUCA	C/O AMY L COOK	1520 COLUMBIA RD #2	SOUTH BOSTON, MA	02127
FLATIRONS REALTY TRUST	C/O MICHAEL STACK	25 CHANNEL CENTER ST # PH104	BOSTON, MA	02210
SIMAO KAREN D	C/O KAREN SIMAO	21 WORMWOOD ST #621	BOSTON, MA	02210
WANG JACK Z		21 WORMWOOD ST #519	BOSTON, MA	02210
BOGHOS RAYMOND		25 Channel Center ST, Unit 202	BOSTON, MA	02210
CHU JOHAN		21 WORMWOOD ST, Unit 421	SOUTH BOSTON, MA	02210
PAN MIAOMIAO		25 Channel Center ST, Unit 601	BOSTON, MA	02210
BINDER ALISON		61 BOOTH HILL RD	SCITUATE, MA	02066
SUGARMAN DUKE		25 CHANNEL CENTER ST #1007	BOSTON, MA	02210
HAYES S RHIANNON		21 WORMWOOD ST #225	BOSTON, MA	02210
QUIRK THOMAS V		25 CHANNEL CENTER ST #208	BOSTON, MA	02210
MUSTE CATHY ANN		63 MELCHER ST, Unit 506	SOUTH BOSTON, MA	02127
PARK WILLIAM		25 CHANNEL CENTER ST, Unit 607	BOSTON, MA	02210
CHANNEL DESIGN GROUP LLC	C/O PETER G POST	44 MASSASOIT STREET	NORTHAMPTON, MA	01060
WHITTAKER ELIZABETH		21 WORMWOOD ST #614	BOSTON, MA	02127
PIN OAK REAL ESTATE LLC		8 WATSON ST	CAMBRIDGE, MA	02139
DE LAS MERCEDES FARRANDMARIA	C/O MARIA DE LAS MERCEDES FARRANDO	35 CHANNEL CENTER ST #411	BOSTON, MA	02210
MARY AGOSTINELLI TRUST		18 WHITMAR RD	MARSTONS MILLS, MA	02648
FLANAGAN BRENDAN		25 CHANNEL CENTER ST # 806	BOSTON, MA	02110
MJC FRESH RIVER REALTY LLC	C/O ROBERT RYTER, MANAGER	9 CURVE ST	WELLESLEY, MA	02482
RONAN JUDITH		21 WORMWOOD ST #217	BOSTON, MA	02210
FLORESCU RADU		MARESA AVERESCU 7A, APT 61	BUCHAREST, ROMANIA,	
ROSNER JUSTIN ALEXANDER		63 MELCHER ST, Unit 309	SOUTH BOSTON, MA	02127
SMITH IAN		21 WORMWOOD ST #211	BOSTON, MA	02210
FINKS JEANNE		21 WORMWOOD ST #309	BOSTON, MA	02210
SALEMME ANNE		25 CHANNEL CENTER ST #1107	BOSTON, MA	02210
MALTON CRAIG		21 WORMWOOD ST #404	BOSTON, MA	02210
REILLY MICHAEL F		35 CHANNEL CENTER ST #207	BOSTON, MA	02210
SULLIVAN JOHN		11 EASTMAN AVE	WESTWOOD, MA	02090
MADHU SURESH		35 CHANNEL CENTER ST #405	BOSTON, MA	02210
KELLY B MOSS REVOCABLE TRUST	C/O KELLY B MOSS	21 WORMWOOD STREET UNIT 303	BOSTON, MA	02210
MAVRIDES MARCIA		21 WORMWOOD ST, Unit 502	BOSTON, MA	02210
HANOIAN PETER G		21 WORMWOOD ST #522	BOSTON, MA	02210
DIEP THUYEN LE		42-44 EUSTON RD	BRIGHTON, MA	02135
GILLETTE MANUFACTURING USA INC	C/O P&G TAX DIVISION-C10	PO BOX 599	CINCINNATI, OH	45201
GRAY JOHN		2 WESTCOTT DRIVE	HOPKINTON, MA	01748
JACKSON ADAM		35 CHANNEL CENTER ST #308	BOSTON, MA	02210
VICARS CAM T		21 Wormwood ST, Unit 516	BOSTON, MA	02210
MALCHODI JOY A		25 CHANNEL CENTER ST #407	BOSTON, MA	02210
CARLSON RICHARD L		25 CHANNEL CENTER ST #PH-105	BOSTON, MA	02210
SASSO JOHN R		25 CHANNEL CENTER ST #1003	BOSTON, MA	02210
OKEEFFE ALISSA A	C/O ALISSA A OKEEFFEE	21 WORMWOOD ST #418	BOSTON, MA	02210
KOTELLY CHRISTOPHER A		25 CHANNEL CENTER ST #604	BOSTON, MA	02210
LEESER NANCY G	C/O NANCY LEESER	25 CHANNEL CENTER ST #PH-203	BOSTON, MA	02210
DEERY JANE		25 CHANNEL CENTER ST #205	BOSTON, MA	02210
KOURIS GEORGE		25 CHANNEL CENTER ST #809	BOSTON, MA	02210
MACNAUGHT COLIN A		21 WORMWOOD ST #424	BOSTON, MA	02210

HOUGHTON ROBERT W		63 MELCHER ST, Unit 403	SOUTH BOSTON, MA	02127
FATTA SIGNATURE PROPERTIES LLC		CAROL FATTA	GLOUCESTER, MA	01930
TWENTY-5 CHANNEL CTR CONDO		25 CHANNEL CENTER ST	BOSTON, MA	02210
CAROLINE Y CHUN LIVING TRUST	C/O CAROLINE CHUN-MCCARTY	109 CEDAR LANE	WESTWOOD, MA	02090
BREDA CHRISTIAN L		63 MELCHER ST, Unit 303	SOUTH BOSTON, MA	02127
HANGARTER JEAN		21 WORMWOOD ST #410	BOSTON, MA	02210
GERNON TOMAS E		21 Wormwood ST, Unit 214	BOSTON, MA	02210
SINGER ROGER M		PO BOX 2756	DURANGO, CO	81302
MOTAMEDI MOHAMMED		21 WORMWOOD ST #407	BOSTON, MA	02210
BERGER DEBRA E		21 WORMWOOD ST #505	BOSTON, MA	02210
MAAS JULIA S		63 MELCHER ST, Unit 306	SOUTH BOSTON, MA	02127
MCKIE DEBORAH A TS	C/O DEBORAH MCKIE TS	21 WORMWOOD ST #208	BOSTON, MA	02210
YEE MICHAEL K		21 WORMWOOD ST, Unit 306	SOUTH BOSTON, MA	02210
FITZGIBBON RYAN		21 Wormwood ST, Unit 525	BOSTON, MA	02210
ALTER TRACY		35 CHANNEL CENTER ST #408	BOSTON, MA	02210
LISNOW MARK		21 WORMWOOD ST #401	BOSTON, MA	02210
STAPLES ELLIOT S		25 Channel Center ST, Unit 410	BOSTON, MA	02210
KLEIN JAMIE A		35 CHANNEL CENTER ST #210	BOSTON, MA	02210
STRAKOSCH TIMOTHY F		21 Wormwood ST, Unit 312	BOSTON, MA	02210
MOON YOUNGME		25 CHANNEL CENTER ST PH-102	BOSTON, MA	02210
TRACH WILLIAM J		25 Channel Center ST, Unit PH-108	BOSTON, MA	02210
FITZGERALD WAGNER MARGARET E	C/O RODERICK J WAGNER	21 WORMWOOD ST #513	BOSTON, MA	02210
DIPIERTO CHARLES J		35 CHANNEL CENTER ST #305	BOSTON, MA	02210