

PARKING FREEZE APPLICATION FORM

Air Pollution Control Commission

APCC Permit Number

A. GENERAL APPLICATION INFORMATION

1. Project Location

321 Harrison Ave	Boston	02118
a. Street Address	b. City/Town	c. Zip Code
	06234-010	
f. Assessors Map/Plat Number	g. Parcel/Lot Number	

2. Applicant

Erik	Johnson	Biomed Realty	
a. First Name	b. Last Name	c. Company	
1000 Washington Ave d. Mailing Address			
Boston e. City/Town		MA f. State	02118 g. Zip Code
h. Phone Number	i. Fax Number	j. Email address	1.0

3. Property Owner

a. First Name	b. Last Name	B9 LS Harrison & Wash	ington LLC
4570 Executive Drive d. Mailing Address			
San Diego e. City/Town		CA f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address	

(Check if more than one owner: $lacksquare$	
(If there is more than one property owne	r, please attach a list of these property owners to this form.



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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 6. Which Parking Freeze is your facility located in Downtown Boston B. PARKING FACILITY INFORMATION 1. Applicant			
Downtown Boston			
Downtown Boston		South Boston	
Downtown Boston Commercial Spaces	259	South Boston Commercial Spaces	
	259		Spaces
Commercial Spaces		Commercial Spaces	



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4. Is your project compliant with the City's Bicycle Parking Guidelines?		
Number of Long-Term Bicycle Spaces: 88	Number of Showers: 6	
Number of Short-Term Bicycle Spaces: 88	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 A 28	Total number of spaces: C 28	
EV-Ready Points: B	Does $A + B = C$? Yes No	
Note: Please attach the Electric Vehicle Equivalency Calculator to this application, available at www.boston.gov/recharge-boston. 6. Please fill out the information below:		
Total Number of Proposed Spaces: 259	Total Parking Facility Square Footage: 90,000	
Number of New Spaces: 0	Ratio of Residential Spaces to Units:	
Number of Existing Spaces: 259	(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: 90000 approximately	
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.)



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PARKING I RELEE APPEICATION FORM	
Air Pollution Control Commission	APCC Permit Number

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.

Mall	6.18.25
Signature of Applicant	Date
B9 LS Harrison & Washington LLC	June 18, 2025
Signature of Property Owner (if different)	Date
Mark Bush, SVP Operations	June 18, 2025
Signature of Representative (if any)	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



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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 and boston.gov/landmarks and 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. 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.

B9 LS Harrison & Washington LLC

4570 Executive Drive, Suite 400 • San Diego, California 92121 **Phone:** (858) 485-9840 • **Facsimile:** (858) 485-9843

VIA EMAIL

June 18, 2025

City of Boston Air Pollution Control Commission

Dear Sir or Madam:

Reference is made to that certain Parking Freeze Application Form (the "<u>Application</u>") dated on or about the date of this letter. Mark Bush has signing authority to execute the Application on behalf of B9 LS Harrison & Washington LLC in his capacity as Senior Vice President, Operations.

If you have any questions feel free to contact me at james.long@biomedrealty.com

Sincerely,

James Long

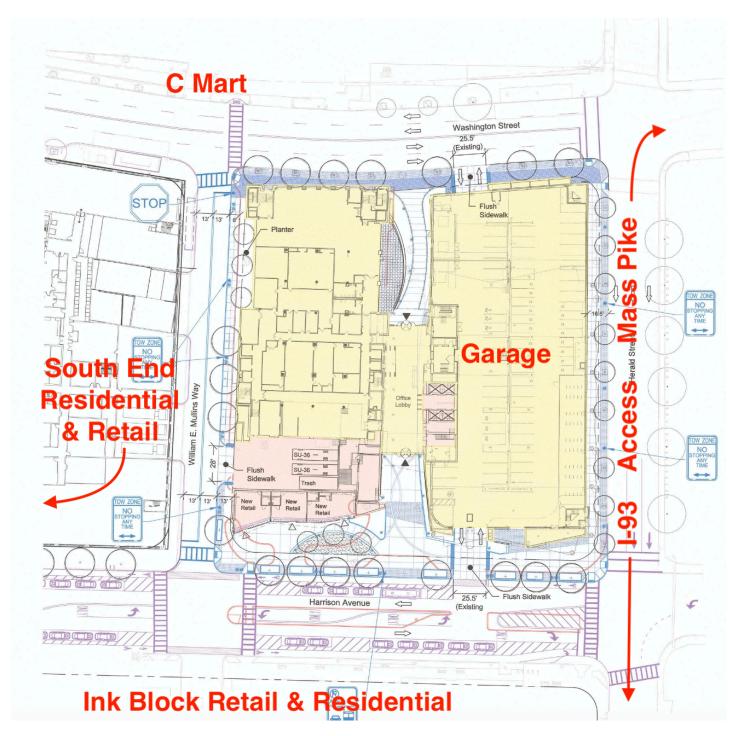
James Long Senior Counsel

321 Harrison Avenue - Parking Garage Application for Commercial Permit

Statement of Need

The area of the 321 Harrison Avenue Garage is currently under-served for retail, hotel and residential visitor parking. The 321 Harrison Avenue Garage is ideally located next to the Ink Block residential/retail and proximate to both grocery and other retailing. The garage currently has ample space to serve these. The highway access, shown on the map below, is ideal to serve this traffic because it can intercept it prior to neighborhood entry.

The location has 259 spaces on 4.5 levels. In addition, it is amply served with EV parking spaces and with bicycle facilities.





After recording return to:

Ropes & Gray LLP Prudential Tower 800 Boylston Street Boston, MA 02199

Attention: Alison Rundlett, Esq.



2021 00047336
Bk: 65350 Pg: 136 Page: 1 of 4
Recorded: 04/30/2021 11:39 AM
ATTEST:Stephen J. Murphy, Register
Suffolk County Registry of Deeds

QUITCLAIM DEED

1000 WASHINGTON (BOSTON) OWNER, LLC, a Delaware limited liability company ("Grantor"), with a business address c/o CIM Group, LLC, 4700 Wilshire Boulevard, Los Angeles, California 90010, for and in consideration of Three Hundred Fourteen Million One Hundred Fifty Thousand Dollars (\$314,150,000) paid, grants to B9 LS HARRISON & WASHINGTON LLC, a Delaware limited liability company, whose mailing address is 4570 Executive Drive, Suite 400, San Diego, California 92121 ("Grantee"), with QUITCLAIM COVENANTS, the land together with the buildings and improvements thereon, situated in the City of Boston, Suffolk County, Commonwealth of Massachusetts, as more particularly described in Exhibit "A" hereto and made a part hereof (the "Granted Premises").

The Granted Premises are conveyed subject to taxes and assessments not yet due and payable and subject to, and together with, the benefit of all rights, restrictions, easements, leases, encumbrances, covenants and agreements of record insofar as the same are currently in force and applicable.

The Grantor certifies that it is not classified as a corporation for federal income tax purposes.

Meaning and intending to convey and hereby conveying the same premises conveyed to Grantor by Quitclaim Deed from 1000 W Acquisitions, LLC, a Delaware limited liability company, dated September 14, 2017 and recorded with the Suffolk County Registry of Deeds in Book 58527, Page 205, and filed with Suffolk County Registry District of the Land Court as Document No. 874453 and referenced in Certificate of Title No. 134206.

[Signatures appear on the following page.]

2021 00919831 Cert#: 137596 Bk: 683 Pg: 196 Doc: DED 04/30/2021 10:54 AM SF ATTEST: Stephen J. Murphy, Register Sutfolk County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 04/30/2021 10:54 AM
Ctrl# 209161 23583 Doc# 00919831
Fee: \$1,432,524.00 Cons: \$314,150,000.

CANCELLED

IN WITNESS WHEREOF, the undersigned has signed, acknowledged and delivered this instrument as of the 27th day of April, 2021.

1000 WASHINGTON (BOSTON) OWNER, LLC,

a Delaware limited liability company

By:

Vame: Dan Bowen

_ BoW

Title: Authorized Person

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this <u>23</u> day of April, 2021, before me, the undersigned notary public, personally appeared Danis Bowen proved to me through satisfactory evidence of identification, which was <u>MA license</u> to be the person whose name is signed on the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily for its stated purposes as Authorized Person of 1000 Washington (Boston) Owner, LLC, as the voluntary act of 1000 Washington (Boston) Owner, LLC.

Notary Public: Julie spataro My commission expires: 11/12/2021 JULIE SPATARO

Notary Public

COMMONWEATH OF MASSACHUSETTS

My Commission Expires

November 12, 2021

Exhibit "A"

Legal Description

Real property in the City of Boston, County of Suffolk, State of Massachusetts, described as follows:

A certain parcel of land with the buildings thereon numbered 311-321 Harrison Avenue, situated in the City of Boston, County of Suffolk in the Commonwealth of Massachusetts, which Parcel is shown on a Plan by BSC Group, entitled, "Consolidation Plan of Land; 311-321 Harrison Avenue in Boston, Massachusetts (Suffolk County)", dated August 21, 2006 and recorded with the Suffolk Registry of Deeds as Plan No. 882 of 2006, and bounded and described as follows:

Beginning at the Southwest corner of the Parcel, said corner being the intersection of the Easterly line of Washington Street with the Northerly line of William E. Mullins Way, said point being the point of Beginning;

thence N 14° 58' 41" E a distance of one hundred twelve and ten hundredths feet (112.10) to a point;

thence S 73° 22' 25" E a distance of five and three hundredths feet (5.03) to a point;

thence N 10° 15' 59" E a distance of twenty-four and fourteen hundredths feet (24.14) to a point;

thence N 10° 19' 19" E a distance of one hundred twenty and eighty hundredths feet (120.80) to a point of curvature;

The Previous four (4) Courses Bounding on the Easterly line of said Washington Street;

thence Northeasterly and curving to the right along the arc of a curve having a radius of twenty and no hundredths feet (20.00), a length of thirty-three and five hundredths feet (33.05) to a point on the Southerly sideline of Herald Street;

thence S 74° 59' 19" E a distance of two hundred sixty-two and fifty-five hundredths feet (262.55) along said Southerly line of Herald Street to a point of curvature;

thence Southeasterly and curving to the right along the arc of a curve having a radius of Twenty and no hundredths feet (20.00), a length of thirty-one and eighty-six hundredths feet (31.86) to a point on the Westerly sideline of Harrison Street;

thence S 16° 17' 05" W a distance of one hundred ninety-two and twenty-nine hundredths feet (192.29) to a point;

thence S 72° 50' 03" E a distance of ten and no hundredths feet (10.00) to a point;

thence S 16° 17' 05" W a distance of nineteen and thirty-one hundredths feet (19.31) to a point;

thence N 72° 45' 55" W a distance of ten and no hundredths feet (10.00) to a point;

thence S 16° 17' 05" W a distance of thirty-eight and no hundredths feet (38.00) to a point of curvature;

The Previous five (5) Courses Bounding on said Westerly line of Harrison Avenue;

thence Southwesterly and curving to the right along the arc of a curve having a radius of twenty and no hundredths feet (20.00), a length of thirty-one and eighty-two hundredths feet (31.82) to a point on the Northerly line of William E. Mullins Way;

thence N 72° 33' 10" W a distance of two hundred sixty-nine and forty-two hundredths feet (269.42) along said Northerly line of William E. Mullins way to the point of beginning.

A portion of the above described parcel (Tract I, Parcel D) is registered land and is shown on Land Court Plan Number 2213A. filed with CERTIFICATE of TITLE NO. 2203

Doc#: US1:14673706v2

DOC No:

00919831

SUFFOLK LAND COURT REGISTRY DISTRICT

** RECEIVED FOR REGISTRATION **

On: Apr 30,2021 at 10:54A

Document Fee:

155.00 Rec Total:\$1,433,094.

CERTIFICATE No: 137596 BK 00683 PG 196

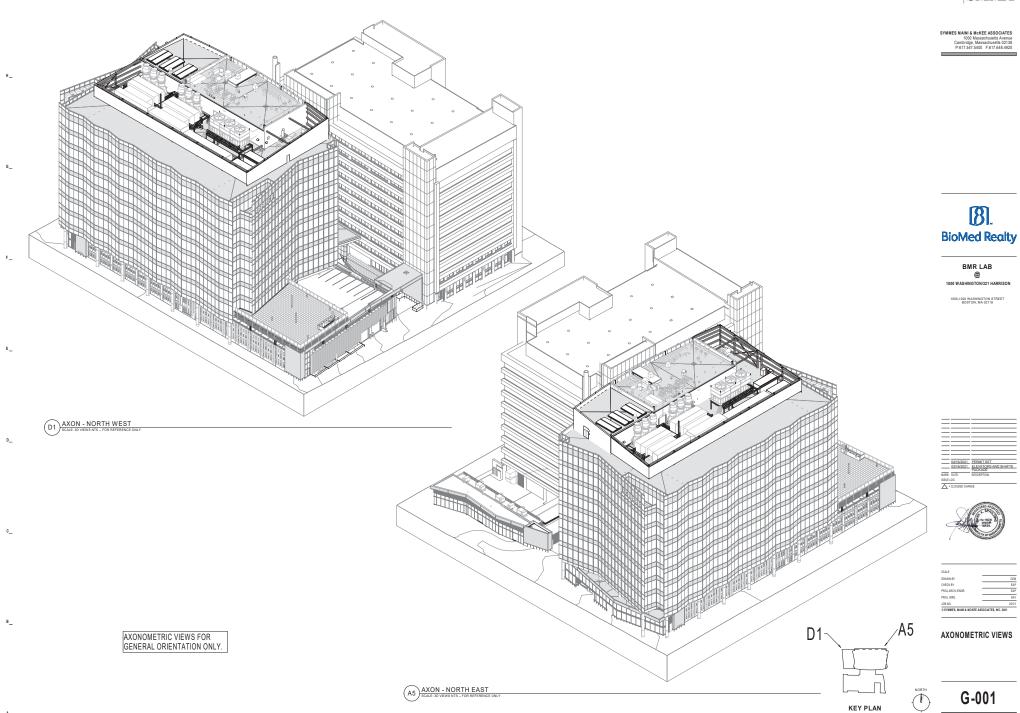
ALSO NOTED ON: CERT 134206 BK 667 PG 6

Attested hereto

Stephen J. Murphy

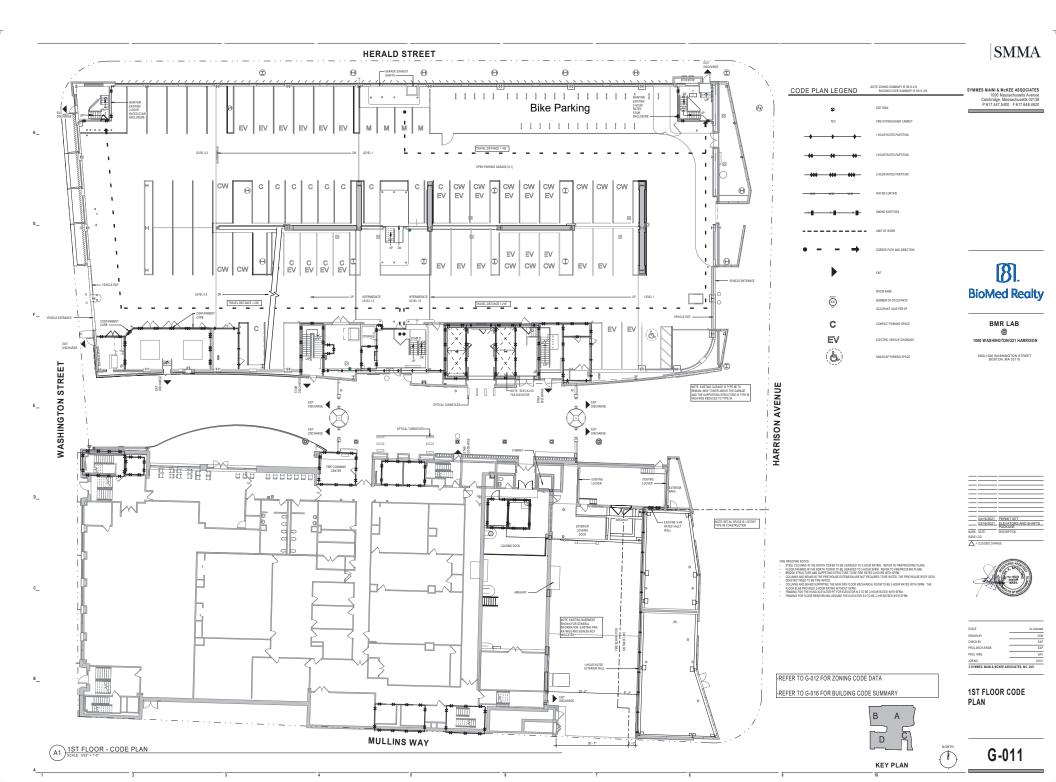
Asst. Recorder of Land Court

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SMMA

