













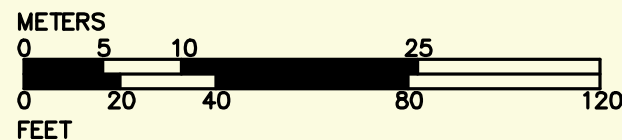
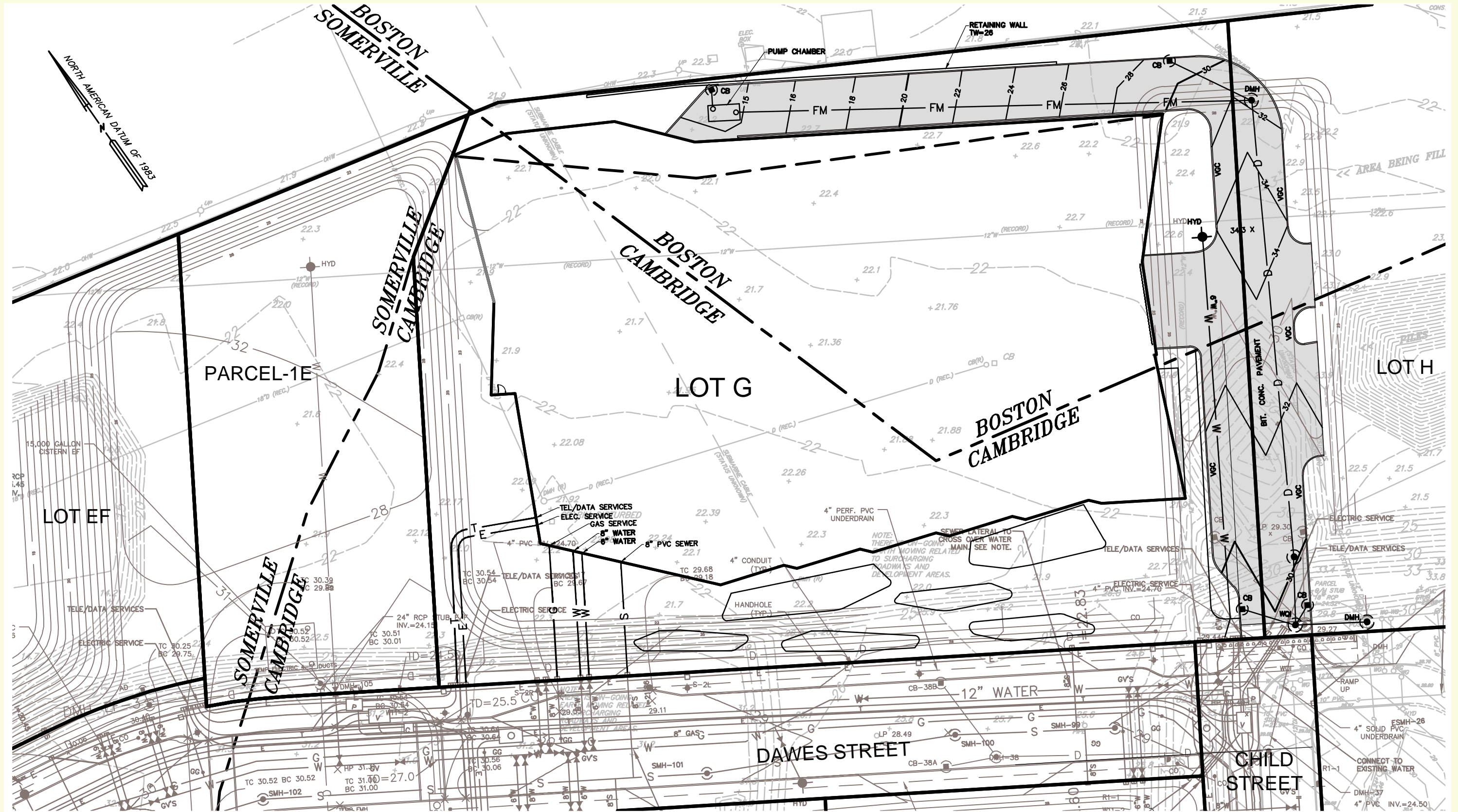




SIEMENS

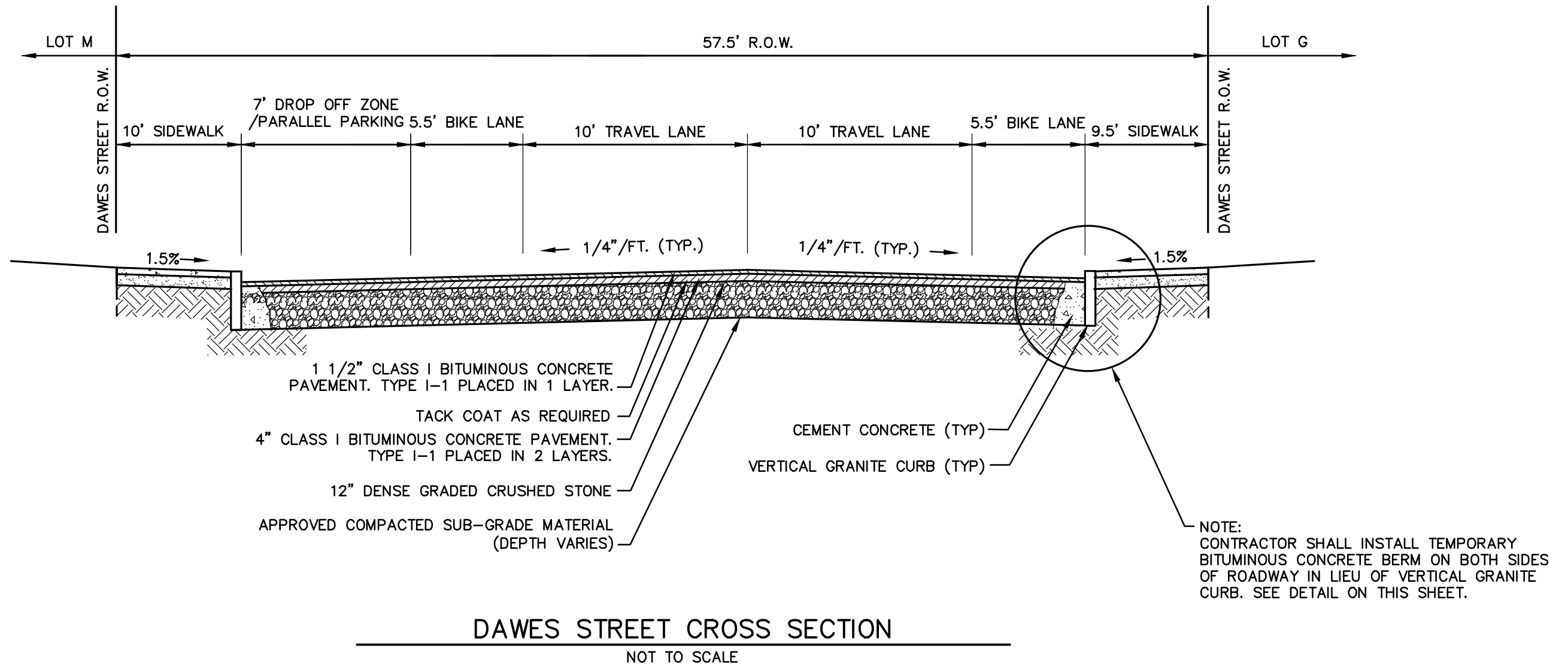
Cambridge Crossing (formerly known as NorthPoint)

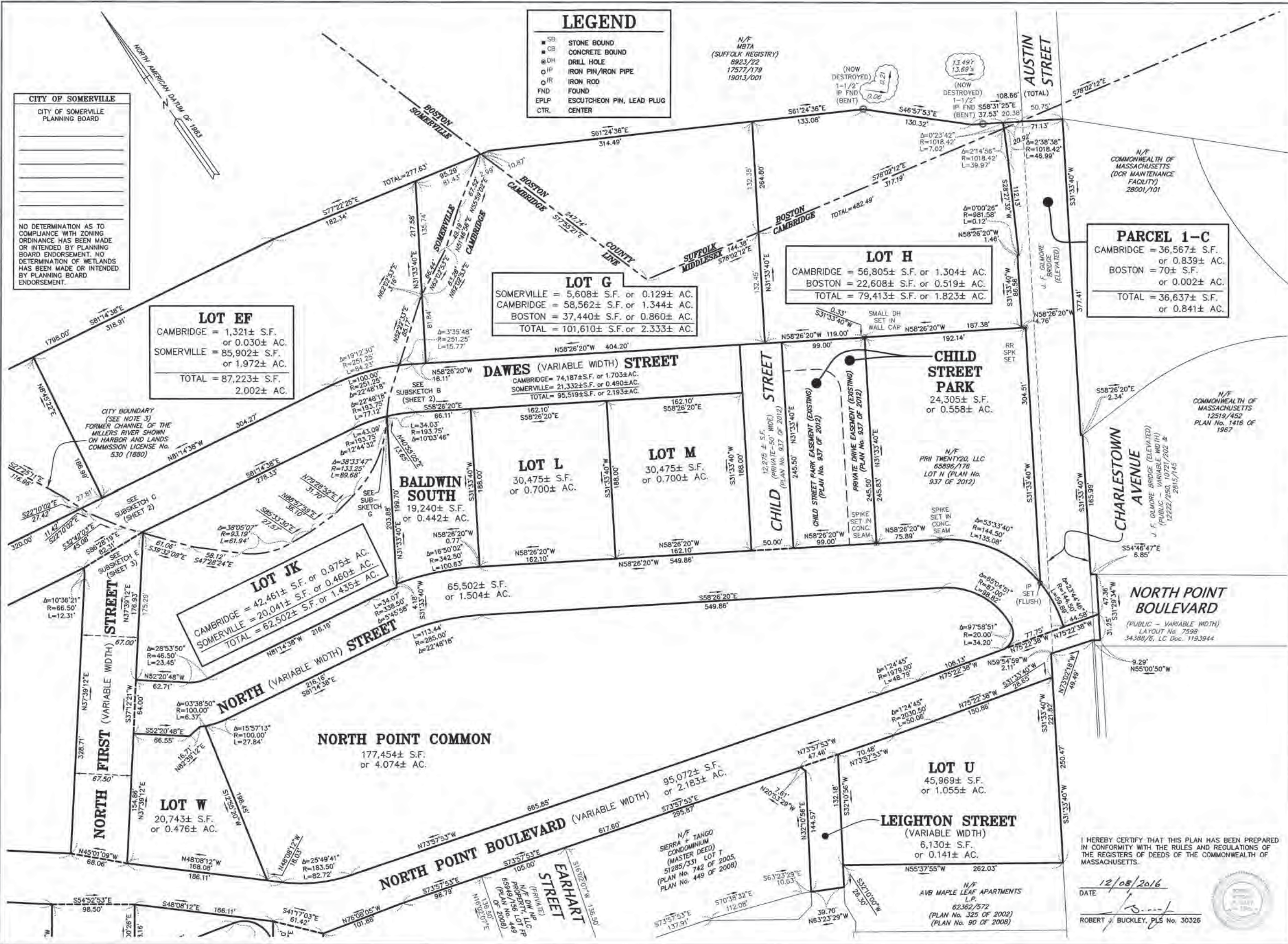
Boston/Cambridge/Somerville, Massachusetts



Cambridge Crossing (formerly known as NorthPoint)

Boston/Cambridge/Somerville, Massachusetts





LEGEND

- SB STONE BOUND
- CB CONCRETE BOUND
- DH DRILL HOLE
- IP IRON PIN/IRON PIPE
- IR IRON ROD
- FND FOUND
- EPLP ESCUTCHEON PIN, LEAD PLUG
- CTR. CENTER

CITY OF SOMERVILLE
CITY OF SOMERVILLE
PLANNING BOARD

NO DETERMINATION AS TO COMPLIANCE WITH ZONING ORDINANCE HAS BEEN MADE OR INTENDED BY PLANNING BOARD ENDORSEMENT. NO DETERMINATION OF WETLANDS HAS BEEN MADE OR INTENDED BY PLANNING BOARD ENDORSEMENT.

LOT EF
CAMBRIDGE = 1,321± S.F. or 0.030± AC.
SOMERVILLE = 85,902± S.F. or 1.972± AC.
TOTAL = 87,223± S.F. 2.002± AC.

LOT G
SOMERVILLE = 5,608± S.F. or 0.129± AC.
CAMBRIDGE = 58,562± S.F. or 1.344± AC.
BOSTON = 37,440± S.F. or 0.860± AC.
TOTAL = 101,610± S.F. or 2.333± AC.

LOT H
CAMBRIDGE = 56,805± S.F. or 1.304± AC.
BOSTON = 22,608± S.F. or 0.519± AC.
TOTAL = 79,413± S.F. or 1.823± AC.

PARCEL 1-C
CAMBRIDGE = 36,567± S.F. or 0.839± AC.
BOSTON = 70± S.F. or 0.002± AC.
TOTAL = 36,637± S.F. or 0.841± AC.

LOT L
30,475± S.F. or 0.700± AC.

LOT M
30,475± S.F. or 0.700± AC.

LOT JK
CAMBRIDGE = 42,461± S.F. or 0.975± AC.
SOMERVILLE = 20,041± S.F. or 0.460± AC.
TOTAL = 62,502± S.F. or 1.435± AC.

LOT W
20,743± S.F. or 0.476± AC.

NORTH POINT COMMON
177,454± S.F. or 4.074± AC.

LOT U
45,969± S.F. or 1.055± AC.

LEIGHTON STREET
(VARIABLE WIDTH)
6,130± S.F. or 0.141± AC.

PREPARED FOR:
DW NP PROPERTY, LLC
c/o DIVCO WEST REAL ESTATE SERVICES, LLC
575 MARKET STREET
35th FLOOR
SAN FRANCISCO, CA 94105

RECORD OWNERS:
DW NP PROPERTY, LLC
65949/156
PARCEL 1
PARCEL 2
"CENTRAL PARK" PARCEL (PLAN NO. 597 OF 2010) (MIDDLESEX COUNTY)
54949/293
PARCEL 1
PARCEL 2
(PLAN BOOK 2010 PAGES 270, 271) (SUFFOLK COUNTY)

5			
4			
3			
2			
1			
0	12/08/2016 INITIAL ISSUE		
	ISSUE DATE DESCRIPTION		
ATL	MEB	MEB	RJB
FLD	CALC	DWN	CHK'D

PLAN OF LAND
NORTHPOINT IN CAMBRIDGE AND SOMERVILLE, MA (MIDDLESEX COUNTY) AND BOSTON, MA (SUFFOLK COUNTY)

PREPARED BY:
BEALS+THOMAS
Civil Engineers + Landscape Architects + Land Surveyors + Planners + Environmental Specialists

BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

DATE: DECEMBER 8, 2016 METERS
SCALE: 1"=50' FEET

BTJ JOB NO. 2084.02
BTJ PLAN NO. 208402P244B-005
SHEET 5 OF 5

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

12/08/2016
DATE

ROBERT J. BUCKLEY, PLS No. 30326

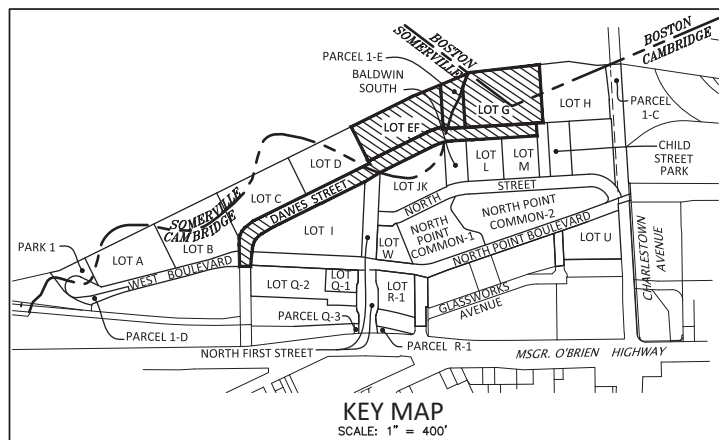


NOTES

- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING A ZEISS ELTA TOTAL STATION AND SUBCENTIMETER GPS.
- NAD83 HORIZONTAL COORDINATE SYSTEM ESTABLISHED BY COORDINATES SHOWN ON PLANS BY GUNTER ENGINEERING, A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC. ENTITLED "NORTH POINT, SUBDIVISION PLAN OF LAND IN BOSTON, CAMBRIDGE, AND SOMERVILLE, MASSACHUSETTS..." DATED MARCH 14, 2008, REVISED AUGUST 4, 2010; AND A PLAN ENTITLED "NORTHPOINT-CENTRAL PARK" PARCEL, SUBDIVISION PLAN OF LAND IN BOSTON, CAMBRIDGE, AND SOMERVILLE, MASSACHUSETTS..." DATED AUGUST 16, 2010; SAID PLANS RECORDED AT MIDDLESEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT, AS PLAN No. 597 OF 2010.
- SOMERVILLE - CAMBRIDGE CITY BOUNDARY LINE ESTABLISHED BY BEALS AND THOMAS, INC. BY DIGITIZING HISTORIC EDGE OF MILLERS RIVER AS SHOWN ON A PLAN ENTITLED "NOS. 530 & 531, APPROVED BY HARBOR AND LAND COMMISSION", DATED MAY 6, 1880, RECORDED IN SUFFOLK COUNTY AS PLAN BOOK 1505 PAGE 640; AND CALCULATING A BEST-FIT CENTERLINE OF THE HISTORIC RIVER. THE END OF THE CENTERLINE WAS ADJUSTED TO HOLD 250.00' FROM THE ANGLE POINT IN THE BOSTON - CAMBRIDGE CITY LINE AS DESCRIBED IN CHAPTER 312 OF THE ACTS OF 1910.
- FOR ADDITIONAL MONUMENTATION SEE PLANS BY BEALS AND THOMAS, INC. RECORDED AS PLAN No. 90 OF 2008, PLAN No. 937 OF 2012, AND PLAN No. 1151 OF 2016.
- THIS PLAN IS A RE-DIVISION OF LOT EF, LOT G AND DAWES STREET SHOWN ON A PLAN RECORDED AT THE MIDDLESEX SOUTH REGISTRY AS PLAN No. 1151 OF 2016 AND PLAN BOOK 2016, PAGE 566 AT THE SUFFOLK REGISTRY.
- THE PARCELS SHOWN HEREON HAVE THE BENEFIT OF AND ARE SUBJECT TO RIGHTS, RESTRICTIONS, AND EASEMENTS NOT SHOWN.

LEGEND

- SB STONE BOUND
- CB CONCRETE BOUND
- OH DRILL HOLE
- IP IRON PIN/IRON PIPE
- IR IRON ROD
- END FOUND
- EPLP ESCUTCHEON PIN, LEAD PLUG
- CTR. CENTER



PARCEL 1-E
 CAMBRIDGE = 7,699± S.F. or 0.177± AC.
 SOMERVILLE = 14,755± S.F. or 0.339± AC.
 TOTAL = 22,454± S.F. or 0.516± AC.

LOT G
 CAMBRIDGE = 52,184± S.F. or 1.198± AC.
 BOSTON = 37,440± S.F. or 0.860± AC.
 TOTAL = 89,624± S.F. or 2.057± AC.

LOT EF
 72,282± S.F. or 1.659± AC.

DAWES STREET
 (PRIVATE-VARIABLE WIDTH)

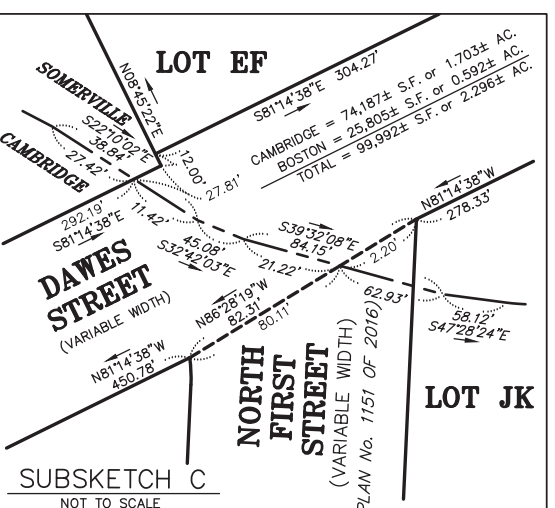
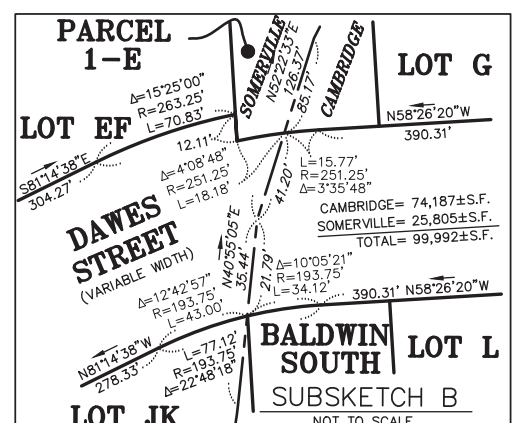
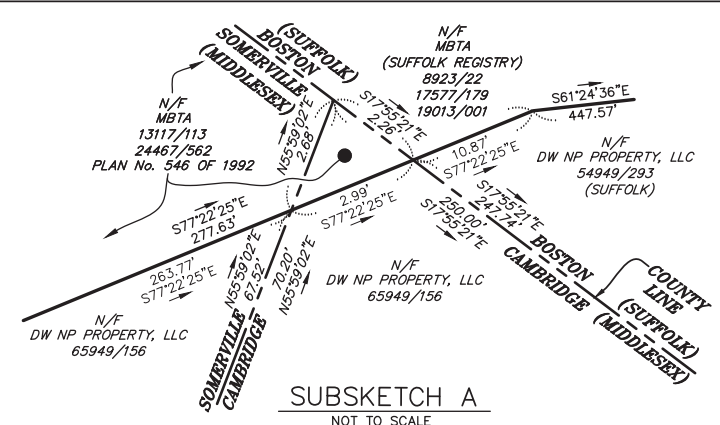
BALDWIN SOUTH
 N/F DW NP PROPERTY, LLC 65949/156 (PLAN No. 1151 OF 2016)

LOT L
 N/F DW NP PROPERTY, LLC 65949/156 (PLAN No. 1151 OF 2016)

LOT M
 N/F DW NP PROPERTY, LLC 65949/156 (PLAN No. 1151 OF 2016)

LOT JK
 N/F DW PROPCO JK, LLC 69231/108 (PLAN No. 1151 OF 2016)

NORTH STREET
 (PRIVATE-VARIABLE WIDTH)
 (PLAN No. 1151 OF 2016)



CITY OF SOMERVILLE
 GEORGE PROAKIS
 CITY OF SOMERVILLE DIRECTOR OF PLANNING

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 DATE: 10/4/2017
 ROBERT J. BUCKLEY, PLS No. 30326

PREPARED FOR:
DW NP PROPERTY, LLC
 c/o DIVCOWEST REAL ESTATE INVESTMENTS
 200 STATE STREET,
 12TH FLOOR
 BOSTON, MA 02109

RECORD OWNERS:
DW NP PROPERTY, LLC
 65949/156
 LOT EF
 LOT G
 PLAN No. 1151 OF 2016
 (MIDDLESEX COUNTY)
 54949/293
 LOT EF
 LOT G
 PLAN BOOK 2016, PAGE 566
 (SUFFOLK COUNTY)

ISSUE DATE	DESCRIPTION
10/04/2017	REVISE DAWES STREET AND LOTS EF AND G. CREATE PARCEL 1-E.
12/21/2016	INITIAL ISSUE

ATL	MEB	MEB	RJB
FLD	CALC	DWN	CHK'D

PLAN OF LAND
 NORTHPOINT IN CAMBRIDGE AND SOMERVILLE, MA (MIDDLESEX COUNTY) AND BOSTON, MA (SUFFOLK COUNTY)

PREPARED BY:
BEALS + THOMAS
 Civil Engineers + Landscape Architects + Land Surveyors + Planners + Environmental Specialists

BEALS AND THOMAS, INC.
 Reservoir Corporate Center
 144 Turnpike Road
 Southborough, Massachusetts 01772-2104
 T 508.366.0560 | www.bealsandthomas.com
 DATE: DECEMBER 21, 2016
 SCALE: 1" = 50'
 BTI JOB NO. 2084.02
 BTI PLAN NO. 208402P305B-001
 SHEET 1 OF 1

PL

Appendix I: Revised Statistical Summary of the Approved Master Plan

I. Project as a Whole

A. Three City Summary

a. Parcel Area	Total Area in Acres (Square Feet):	45.37 acres (1,976,501 square feet)
b. Floor Area	FAR at North Point:	2.66
	FAR at Lechmere	2.5
	Total GFA	5,245,854 square feet
c. Non-Residential	Maximum FAR	1.10
	Approved GFA	2,185,062 square feet for all non-residential uses
	Retail GFA:	300,000 square feet at North Point Amount TBD at Lechmere
d. Residential	Maximum FAR:	1.55
	GFA:	3,060,792 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	392,000 square feet
	Other/Common Open Space in Square feet:	TBD
f. Parking Spaces	Maximum Permitted:	3,807 spaces +300 replacement MBTA spaces
	Maximum non-residential:	See Special Permit
	Minimum residential:	0.5-1.0 spaces/unit for each building Average of 0.75/unit for the entire project at full build-out
g. Dwelling Units	Proposed Number:	3,177 units

B. Development in Cambridge

a. Parcel Area	Total Area in Acres:	38.77 acres
	Square Feet:	1,690,276 square feet
	Area at North Point in Acres:	37.1 acres
	Square Feet:	1,617,534 square feet
	Area at Lechmere in Acres:	1.67 acres
	Square Feet:	72,742 square feet
b. Floor Area	FAR at North Point:	2.52
	FAR at Lechmere:	2.57
	GFA at North Point:	4,062,000 square feet
	GFA at Lechmere:	186,695 square feet
	Total GFA:	4,248,695 square feet
c. Non-Residential	Maximum FAR at North Point:	TBD
	Maximum FAR at Lechmere:	TBD
	Approved GFA at North Point:	1,409,063 square feet
	Approved GFA at Lechmere:	4,840 (Retail Only)
d. Residential	Minimum FAR at North Point:	TBD
	Minimum FAR at Lechmere:	TBD
	Approved GFA at North Point:	2,652,937 square feet
	Approved GFA at Lechmere:	181,855 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided at North Point:	323,507 square feet
	at Lechmere:	11,000 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential at North Point:	See Special Permit
	at Lechmere:	See Special Permit
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all municipalities
g. Dwelling Units	Proposed Number:	TBD

C. Development in Somerville

a. Parcel Area	Total Area in Acres:	5.28 acres
	Square Feet:	229,856 square feet

D. Development in Boston

a. Parcel Area	Total Area in Acres:	1.29 acres
	Square Feet:	56,369 square feet

E. Development in Boston + Somerville

a. Parcel Area	Total Area in Acres:	6.57 acres
	Square Feet:	286,225 square feet
b. Floor Area	Total FAR	3.49
	Total GFA	997,159 square feet
c. Non-Residential	Maximum FAR	2.70
	GFA	771,159 square feet
d. Residential	FAR	0.79
	GFA	226,000 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	TBD
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum permitted:	TBD
g. Dwelling Units	Proposed Number:	TBD

II. PHASES

A. Statistical Summary - Phase 1A

1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 1A in Square Feet:	454,406 square feet
b. Floor Area	Total GFA	2,088,637 square feet
c. Non-Residential	GFA	444,710 square feet
	Retail GFA	TBD
d. Residential	GFA	1,643,927 square feet
e. Open Space	Public, Green Area or Permeable Open Space Provided:	4.12 acres or 179,902 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Non-residential:	See Special Permit
	Residential:	TBD - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

2. Dimensional Limits on Individual Parcels

Parcel I	a. Total Parcel Area:	100,837 square feet
	b. Total GFA:	397,102 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, 26,036 square feet
	f. Residential GFA:	371,066 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel N (completed prior to this Major Amendment)	a. Total Parcel Area:	49,284 square feet
	b. Total GFA:	394,000 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	8,600 square feet
	e. Retail:	8,600 square feet
	f. Residential GFA:	385,400 square feet
	g. Total Parking Spaces:	184
	h. Associated Public, Green Area or Permeable Open Space:	8,760 square feet
Parcel JK	a. Total Parcel Area:	62,502 square feet
	b. Total GFA:	371,828 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	356,228 square feet
	e. Retail:	Allowed, 15,600 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel T (completed prior to this Major Amendment)	a. Total Parcel Area:	38,986 square feet
	b. Total GFA:	242,194 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	242,194 square feet
	g. Total Parking Spaces:	151 spaces in garage, 79 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	13,861 square feet

Appendix I
NorthPoint
Cambridge, Massachusetts

Parcel S (completed prior to this Major Amendment)	a. Total Parcel Area:	30,090 square feet
	b. Total GFA:	112,398 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	None
	f. Residential GFA:	112,398 square feet
	g. Total Parking Spaces:	51 spaces in garage, 49 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	11,255 square feet
Parcel L	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	314,038 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Allowed, None
	f. Residential GFA:	314,038 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel M	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	221,831 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	3,000 square feet
	e. Retail:	Required, 3,000 square feet
	f. Residential GFA:	218,831 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q1	a. Total Parcel Area:	11,584 square feet
	b. Total GFA:	18,851 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	18,851 square feet
	e. Retail:	Required, 8,533 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	None
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel W	a. Total Parcel Area:	20,743 square feet
	b. Total GFA:	16,395 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	16,395 square feet
	e. Retail:	Required, 16,395 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

B. Statistical Summary - Phase 1B

1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 1B in Square Feet:	383,237 square feet
b. Floor Area	Total GFA:	1,938,472 square feet
c. Non-Residential	GFA:	1,555,726 square feet
	Retail GFA:	0
d. Residential	GFA:	382,746 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	3.6 acres or 158,820 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

2. Dimensional Limits on Individual Parcels – Phase 1B

Parcel C	a. Total Parcel Area:	69,003 square feet
	b. Total GFA:	382,746 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel EF	a. Total Parcel Area:	87,225 square feet
	b. Total GFA:	419,529 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	419,529 square feet
	e. Retail:	Allowed, None
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel G	a. Total Parcel Area:	101,610 square feet
	b. Total GFA:	450,895 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	450,895 square feet
	e. Retail:	Allowed, None
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel H	a. Total Parcel Area:	79,430 square feet
	b. Total GFA:	365,110 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	365,110 square feet
	e. Retail:	Allowed, None
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel U	a. Total Parcel Area:	45,969 square feet
	b. Total GFA:	320,192 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	320,192 square feet
	e. Retail:	Retail not proposed
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

C. Statistical Summary - Phase 2

1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 2 in Square Feet:	426,813 square feet
b. Floor Area	Total GFA:	1,218,745 square feet
c. Non-Residential	Maximum GFA:	184,626 square feet
	Retail GFA:	24,301 square feet
d. Residential	Minimum GFA:	1,034,119 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	Balance of 11 acres
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

2. Dimensional Limits on Individual Parcels – Phase 2

Parcel A	a. Total Parcel Area:	65,373 square feet
	b. Total GFA:	93,971 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	93,971 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel B	a. Total Parcel Area:	80,325 square feet
	b. Total GFA:	335,251 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel D	a. Total Parcel Area:	59,838 square feet
	b. Total GFA:	306,491 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q2	a. Total Parcel Area:	114,928 square feet
	b. Total GFA:	162,126 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	162,126 square feet
	e. Retail:	Required, 1,801 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel R	a. Total Parcel Area:	46,343 square feet
	b. Total GFA:	134,211 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, 17,660 square feet
	f. Residential GFA:	116,551 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel V	a. Total Parcel Area:	60,006 square feet
	b. Total GFA:	186,695 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	4,840 square feet
	e. Retail:	Required, 4,840 square feet
	f. Residential GFA:	181,855 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Appendix I: Revised Statistical Summary of the Approved Master Plan

I. Project as a Whole

A. Three City Summary

a. Parcel Area	Total Area in Acres (Square Feet):	45.37 acres (1,976,501 square feet)
b. Floor Area	FAR at North Point:	2.66
	FAR at Lechmere	2.5
	Total GFA	5,245,854 square feet
c. Non-Residential	Maximum FAR	1.10
	Approved GFA	2,185,062 square feet for all non-residential uses
	Retail GFA:	300,000 square feet at North Point Amount TBD at Lechmere
d. Residential	Maximum FAR:	1.55
	GFA:	3,060,792 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	392,000 square feet
	Other/Common Open Space in Square feet:	TBD
f. Parking Spaces	Maximum Permitted:	3,807 spaces +300 replacement MBTA spaces
	Maximum non-residential:	See Special Permit
	Minimum residential:	0.5-1.0 spaces/unit for each building Average of 0.75/unit for the entire project at full build-out
g. Dwelling Units	Proposed Number:	3,177 units

B. Development in Cambridge

a. Parcel Area	Total Area in Acres:	38.77 acres
	Square Feet:	1,690,276 square feet
	Area at North Point in Acres:	37.1 acres
	Square Feet:	1,617,534 square feet
	Area at Lechmere in Acres:	1.67 acres
	Square Feet:	72,742 square feet
b. Floor Area	FAR at North Point:	2.512
	FAR at Lechmere:	2.752.57
	GFA at North Point:	4,058,997 4,062,000 square feet
	GFA at Lechmere:	199,855 186,695 square feet
	Total GFA:	4,258,852 4,248,695 square feet
c. Non-Residential	Maximum FAR at North Point:	TBD
	Maximum FAR at Lechmere:	TBD
	Approved GFA at North Point:	1,399,613 1,409,063 square feet
	Approved GFA at Lechmere:	TBD 4,840 (Retail Only)
d. Residential	Minimum FAR at North Point:	TBD
	Minimum FAR at Lechmere:	TBD
	Approved GFA at North Point:	2,652, 304 937 square feet
	Approved GFA at Lechmere:	181,855 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided at North Point:	323,507 square feet
	at Lechmere:	11,000 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential at North Point:	See Special Permit See Special Permit
	at Lechmere:	
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all municipalities
g. Dwelling Units	Proposed Number:	TBD

C. Development in Somerville

a. Parcel Area	Total Area in Acres:	5.28 acres
	Square Feet:	229,856 square feet

D. Development in Boston

a. Parcel Area	Total Area in Acres: Square Feet:	1.29 acres 56,369 square feet
----------------	--------------------------------------	----------------------------------

E. Development in Boston + Somerville

a. Parcel Area	Total Area in Acres: Square Feet:	6.57 acres 286,225 square feet
b. Floor Area	Total FAR	3.443.49
	Total GFA	987,000 997,159 square feet
c. Non-Residential	Maximum FAR	2.66 2.70
	GFA	761,000 771,159 square feet
d. Residential	FAR	0.79
	GFA	226,000 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	TBD
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum permitted:	TBD
g. Dwelling Units	Proposed Number:	TBD

II. PHASES

A. Statistical Summary - Phase 1A

1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 1A in Square Feet:	454,406 square feet
b. Floor Area	Total GFA	2,034,992 2,088,637 square feet ¹
	GFA	454,000 444,710 square feet
c. Non-Residential	Retail GFA	TBD
	GFA	1,580,992 1,643,927 square feet
e. Open Space	Public, Green Area or Permeable Open Space Provided:	4.12 acres or 179,902 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Non-residential:	See Special Permit
	Residential:	TBD - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

¹— This revision removes the GFA from the interim condition previously planned for Block H from the total GFA associated with the build-out of Phase 1A. See footnote #2 to this Appendix I below.

2. Dimensional Limits on Individual Parcels

Parcel H	a. Total Parcel Area:	79,430 square feet
	b. Total GFA:	0 square feet²
	c. Use:	Commercial
	d. Non-Residential GFA:	0 square feet
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel I	a. Total Parcel Area:	100,837 square feet
	b. Total GFA:	390,000 <u>397,102</u> square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD <u>26,036 square feet</u>
	f. Residential GFA:	TBD <u>371,066 square feet</u>
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel N (completed prior to this Major Amendment)	a. Total Parcel Area:	49,284 square feet
	b. Total GFA:	394,000 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	8,600 square feet
	e. Retail:	8,600 square feet
	f. Residential GFA:	385,400 square feet
	g. Total Parking Spaces:	184
	h. Associated Public, Green Area or Permeable Open Space:	8,760 square feet
Parcel JK	a. Total Parcel Area:	62,502 square feet
	b. Total GFA:	370,000 <u>371,828</u> square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	370,000 <u>356,228</u> square feet
	e. Retail:	Allowed, amount TBD <u>15,600 square feet</u>
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

² Appendix I attached to the Special Permit Decision included a temporary 30,000 GFA of commercial use on Block H during Phase 1A of the Project. This temporary use was to be removed in connection with the redevelopment on the site of 345,000 sf of GFA during Phase 1B of the NorthPoint Project. Developer no longer plans to locate a temporary structure on Block H, so it has deleted the GFA associated with it from Phase 1A.

Parcel T (completed prior to this Major Amendment)	a. Total Parcel Area:	38,986 square feet
	b. Total GFA:	242,194 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	242,194 square feet
	g. Total Parking Spaces:	151 spaces in garage, 79 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	13,861 square feet
Parcel S (completed prior to this Major Amendment)	a. Total Parcel Area:	30,090 square feet
	b. Total GFA:	112,398 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	None
	f. Residential GFA:	112,398 square feet
	g. Total Parking Spaces:	51 spaces in garage, 49 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	11,255 square feet
Parcel L	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	286,000 <u>314,038</u> square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Allowed, amount TBD <u>None</u>
	f. Residential GFA:	286,000 <u>314,038</u> square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel M	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	208,400 <u>221,831</u> square feet
	c. Use:	Residential
	d. Non-Residential GFA:	TBD <u>3,000 square feet</u>
	e. Retail:	Required, amount TBD <u>3,000 square feet</u>
	f. Residential GFA:	TBD <u>218,831 square feet</u>
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel Q1	a. Total Parcel Area:	11,584 square feet
	b. Total GFA:	17,675 <u>18,851</u> square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	17,675 <u>18,851</u> square feet
	e. Retail:	Required, amount TBD <u>8,533 square feet</u>
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD <u>None</u>
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel W	a. Total Parcel Area:	20,743 square feet
	b. Total GFA:	18,000 <u>16,395</u> square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	18,000 <u>16,395</u> square feet
	e. Retail:	Required, amount TBD <u>16,395 square feet</u>
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

B. Statistical Summary - Phase 1B

1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 1B in Square Feet:	383,237 square feet
b. Floor Area	Total GFA:	1,823,000 <u>1,938,472</u> square feet
c. Non-Residential	GFA:	1,475,000 <u>1,555,726</u> square feet
	Retail GFA:	TBD <u>0</u>
d. Residential	GFA:	348,000 <u>382,746</u> square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	3.6 acres or 158,820 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

2. Dimensional Limits on Individual Parcels – Phase 1B

Parcel C	a. Total Parcel Area:	69,003 square feet
	b. Total GFA:	348,000 <u>382,746</u> square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel EF	a. Total Parcel Area:	87,225 square feet
	b. Total GFA:	400,000 <u>419,529</u> square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	400,000 <u>419,529</u> square feet
	e. Retail:	Allowed, amount TBD <u>None</u>
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel G	a. Total Parcel Area:	101,610 square feet
	b. Total GFA:	410,000 <u>450,895</u> square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	410,000 <u>450,895</u> square feet
	e. Retail:	Allowed, amount TBD <u>None</u>
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel H	a. Total Parcel Area:	79,430 square feet
	b. Total GFA:	345,000 <u>365,110</u> square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	345,000 <u>365,110</u> square feet
	e. Retail:	Allowed, amount TBD <u>None</u>
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel U	a. Total Parcel Area:	45,969 square feet
	b. Total GFA:	320,000 <u>320,192</u> square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	320,000 <u>320,192</u> square feet
	e. Retail:	Retail not proposed
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

C. Statistical Summary - Phase 2

1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 2 in Square Feet:	426,813 square feet
b. Floor Area	Total GFA:	1,387,862 <u>1,218,745</u> square feet
c. Non-Residential	Maximum GFA:	256,062 <u>184,626</u> square feet
	Retail GFA:	76,000 <u>24,301</u> square feet
d. Residential	Minimum GFA:	1,131,800 <u>1,034,119</u> square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	Balance of 11 acres
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

2. Dimensional Limits on Individual Parcels – Phase 2

Parcel A	a. Total Parcel Area:	65,373 square feet
	b. Total GFA:	175,000 <u>93,971</u> square feet ³
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	175,000 <u>93,971</u> square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

³— The revision to the GFA square footage from Appendix I to Major Amendment No. 6 to the Special Permit fixes a typographical error and is consistent with the GFA square footages set forth on Exhibit A to the Special Permit. This revision does not change the overall GFA square footage of Phase 2 of the NorthPoint Development.

Parcel B	a. Total Parcel Area:	80,325 square feet
	b. Total GFA:	373,000 <u>335,251</u> square feet ⁴
	c. Use:	Residential
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel D	a. Total Parcel Area:	59,838 square feet
	b. Total GFA:	340,000 <u>306,491</u> square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q2	a. Total Parcel Area:	114,928 square feet
	b. Total GFA:	147,387 <u>162,126</u> square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	147,387 <u>162,126</u> square feet
	e. Retail:	Required, amount TBD <u>1,801 square feet</u>
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

⁴ The revision to the GFA square footage from Appendix I to Major Amendment No. 6 to the Special Permit fixes a typographical error and is consistent with the GFA square footages set forth on Exhibit A to the Special Permit. This revision does not change the overall GFA square footage of Phase 2 of the NorthPoint Development.

Parcel R	a. Total Parcel Area:	46,343 square feet
	b. Total GFA:	148,945 <u>134,211</u> square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, amount TBD <u>17,660 square feet</u>
	f. Residential GFA:	TBD <u>116,551 square feet</u>
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel V	a. Total Parcel Area:	60,006 square feet
	b. Total GFA:	199,855 <u>186,695</u> square feet
	c. Use:	Residential
	d. Non-Residential GFA:	TBD <u>4,840 square feet</u>
	e. Retail:	Required, amount TBD <u>4,840 square feet</u>
	f. Residential GFA:	TBD <u>181,855 square feet</u>
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD