CITY OF CAMBRIDGE
Office of Sustainability

October 26, 2026

BEUDO Hardship Compliance Plan Decision Letter

Administrative Modification Decision Letter

Michael Grill
C/O Fairland Properties, Inc
1035 Cambridge St,
Cambridge MA 02141

Dear Michael Grill,

This letter is to formally notify you that 432 Columbia Street Condominium Trust's application for an administrative modification Hardship Compliance Plan for BEUDO Covered Property ID: CP1247 has been approved by the BEUDO Review Board on October 7, 2026.

Baseline: 2024-2025

This Administrative Modification will remain in effect indefinitely unless you or the BEUDO Review Board formally terminate or modify it. Please retain the following documents for your records.

If you have any questions about this approval, please email BEUDOReviewBoard@cambridgema.gov.

Sincerely,



Cameron Macuch
Building Decarbonization Analyst
Office of Sustainability, City of Cambridge

Enclosed: Notice of BEUDO Administrative Modification Approval and Review Board Vote.

CITY OF CAMBRIDGE
Office of Sustainability

NOTICE OF BEUDO ADMINISTRATIVE MODIFICATION APPROVAL BY THE BEUDO REVIEW BOARD

Owner/Owner Representative(s): 432 Columbia Street Condominium Trust / Michael Grill

Administrative Modification: Baseline Change

Covered Property ID: CP1247

Dates in Effect: Indefinitely

BEUDO Covered Property ID	Owner/Owner Representative(s)	Address(es)
CP1247	432 Columbia Street Condominium Trust / Michael Grill	1035 Cambridge Street

Notice of Approval: On October 7,2026, the City of Cambridge's BEUDO (Building Energy Use Disclosure Ordinance) Review Board voted to approve the 432 Columbia Street Condominium Trust's administrative modification application for an indefinite period effective immediately. The Review Board voted in favor of approving the application per the Building Energy Use Disclosure Ordinance (BEUDO), City of Cambridge Code, Ordinances, Chapter 8.67. See attached for voting details.

Administrative Modification: This Administrative Modification allows this Covered Property to comply with the following Baseline. The resulting Covered Property will continue compliance with annual Emission Reduction Requirements as outlined in the Greenhouse Gas Emissions reduction schedules submitted with the administrative modification application.

Administrative Modification	
Covered Property Configuration	**Baseline Years**
Former Baseline	2018-2019
New Baseline	2024-2025

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Regulatory Requirements: BEUDO Covered Property ID CP1247 must comply with the following conditions for its administrative modification:

- Any future applications for adjusted administrative modifications, short-term alternative compliance plans, and long-term alternative compliance plans, shall include updates to the information provided in the initial application for the Covered Property's administrative modification, including any changes to (i) circumstances and characteristics contributing to a hardship for an Owner, (ii) relevant technology, (iii) applicable regulatory requirements, and (iv) other relevant factors.

- If applicable, the Owner or Owner representative(s) must report significant changes to the Covered Property, such as changes in use or size, that would affect this approved administrative modification to Office of Sustainability staff.

- If applicable, after the conclusion of a Plan's approved duration, the Covered Property or Campus is required to continue compliance with the standard annual Emission Reduction Requirements in Section 8.67.100 and all applicable sections of the Regulations and Procedures.

Length of Administrative Modification: This administrative modification will remain in effect indefinitely, unless it is formally terminated or modified by the Covered Property Owner or the BEUDO Review Board during a Review Board Hearing.

More Information: For more information regarding BEUDO, please visit https://www.cambridgema.gov/Departments/officeofsustainability/buildingenergyusedisclosureordinance. If you have any questions regarding this approval notice, you may contact BEUDOReviewBoard@cambridgema.gov.

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VOTE OF ADMINISTRATIVE MODIFICATION BY THE BEUDO REVIEW BOARD

Owner/Owner Representative(s): 432 Columbia Street Condominium Trust / Michael Grill

Administrative Modification: Baseline Change

Covered Property ID: CP1247

APPROVED BY THE BEUDO REVIEW BOARD:

Date approved: October 7, 2026

Elizabeth Reichart, Vice Chair

REVIEW BOARD MEMBERS WHO VOTED IN FAVOR:

John Boehs
Margery Davies
Peter Glick
Joe Higgins
Kay Mammo
Vivan Malkani
Elizabeth Reichart

REVIEW BOARD MEMBERS WHO VOTED OPPOSED: None

REVIEW BOARD MEMBERS ABSENT: Andrew Richardson and Benjamin Silverman

GENERAL CHARACTERISTICS OF THE ADMINISTRATIVE MODIFICATION: 432 Columbia Street Condominium Trust's administrative modification includes one building comprising an under 100,000 Covered Square Feet Non-Residential Covered Property. The applicant meets all eligibility criteria, and the application was deemed complete.

This approved administrative modification enables this Covered Property to change from a 2018-2019 Baseline to a 2024-2025 Baseline per the Building Energy Use and Disclosure Ordinance, Cambridge City Code, Ordinance, Chapter 8.67.