

ARLINGTON – BOYLSTON REALTY TRUST

c/o The Druker Company, Ltd.
50 Federal Street, Suite 1000
Boston, Massachusetts 02110-2585

September 15, 2025

Air Pollution Control Commission
Boston City Hall
1 City Hall Square, Room 709
Boston, MA 02201

**RE: 2025 Parking Freeze Application to Modify Downtown Parking Freeze Permit
Exemption # APCC453912 for 350 Boylston Street, Boston, MA 02116 by Arlington-
Boylston Realty Trust c/o The Druker Company, Ltd.**

Dear Ms. Brown and Ms. Farkas,

In connection with the above-referenced application, please find the following documents:

1. 2025 Parking Freeze Application Form
2. Statement of Need
3. BPDA Determination Waiving Further Review
4. Letter of Support
5. Locus Map
6. Site plans for 350 Boylston Street Garage (4 sheets)
7. Transportation Access Plan Agreement (TAPA), dated December 2, 2010 and
Amendment to TAPA, dated August 14, 2020
8. Legal Description of the Real Property and Deeds
9. Tax Bills for FY 2025
10. Payment in the amount of \$3,000, made to the City of Boston via check no. 634
11. Abutter Mailing List

Please contact me at bboylan@drukerco.com should you need any additional information or documentation.

Best regards,



Barbara Boylan
Duly Authorized

cc: Ronald M. Druker, Arlington – Boylston Realty Trust
Steven D. Fessler, The Druker Company, Ltd.



A. GENERAL APPLICATION INFORMATION

1. *Project Location*

350 Boylston Street a. Street Address	Boston b. City/Town	02116 c. Zip Code
5023 f. Assessors Map/Plat Number	05-01169-000, 05-01168-000, 05-01167-000, 05-01166-000 g. Parcel/Lot Number	

2. *Applicant*

Ronald M. a. First Name	Druker, Trustee b. Last Name	Arlington-Boylston Realty Trust c. Company
c/o The Druker Company, Ltd., 50 Federal Street, Suite 1000 d. Mailing Address		
Boston e. City/Town	Massachusetts f. State	02110 g. Zip Code
617-357-5700 h. Phone Number	617-357-6494 i. Fax Number	rdruker@drukerco.com j. Email address

3. *Property Owner*

Ronald M. a. First Name	Druker, Trustee b. Last Name	Arlington-Boylston Realty Trust c. Company
c/o The Druker Company, Ltd., 50 Federal Street, Suite 1000 d. Mailing Address		
Boston e. City/Town	Massachusetts f. State	02110 g. Zip Code
617-357-5700 h. Phone Number	617-357-6494 i. Fax Number	rdruker@drukerco.com 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: 82	Number of Showers: 8
Number of Short-Term Bicycle Spaces: 16	Bikeshare Station Size and Contribution:
Number of Lockers: 79	Other Amenities (Please List): One (1) bike repair station

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

EVSE-Installed Points: A 38	Total number of spaces: C 150
EV-Ready Points: B 112	Does A + B = C ? <input checked="" 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.

6. Please fill out the information below:

Total Number of Proposed Spaces: 0	Total Parking Facility Square Footage: 82,000
Number of New Spaces: 0	Ratio of Residential Spaces to Units: n/a
Number of Existing Spaces: 150	(Optional) Number of Spaces Returned:

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

Residential Sqft: 0	Retail Sqft: 14,197
Office/Admin Sqft: 191,007	Institutional Sqft: 0
Industrial Sqft: 0	Lodging Sqft: 0

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

Trustee and not individually and with no liability

09/15/2025

Date

Signature of Property Owner (if different)

Date

Barbara Boylan

Digitally signed by Barbara Boylan
DN: cn=Barbara Boylan, o, ou,
email=bboylan@druckerco.com, c=US
Date: 2025.09.15 13:43:01 -04'00'

09/15/2025

Date

Signature of Representative (if any)

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 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.

STATEMENT OF NEED - 350 BOYLSTON STREET

Parking Freeze Application to Modify Downtown Parking Freeze Permit

Exemption # APCC453912

Arlington-Boylston Realty Trust (the "Property Owner"), an affiliate of The Druker Company, Ltd., is the owner of an approximately 27,654 SF area of land located at 334-360 Boylston Street, commonly known as 350 Boylston Street, at the intersection of Boylston Street, Arlington Street, and Providence Street in the Back Bay neighborhood of Boston (the "Property"). Ronald M. Druker, Trustee, is the trustee of the Arlington-Boylston Realty Trust. The Property Owner has been issued Downtown Parking Freeze Permit Exemption # APCC453912, which expires on July 1, 2026, for a parking facility at the Property with 150 exempt vehicle parking spaces (as described below, the "350 Boylston Street Garage" or the "Garage").

The three-level, below grade 350 Boylston Street Garage was recently constructed on the Property by an affiliate of the Property Owner. The 350 Boylston Street Garage contains 150 exempt vehicle parking spaces, across three parking levels with a single access point on Providence Street. The Project is consistent with BTM EV Readiness Policy and BTM Bike Parking Guidelines with 38 spaces with Type 2 EVSE installed chargers and 112 EV-ready spaces, as well as 82 long-term/employee bicycle parking spaces with access to 8 showers and 79 lockers. In addition, 16 visitor bicycle parking spaces in eight City standard racks will be provided in locations to be mutually agreed upon with the Boston Transportation Department and the Property Owner. The Garage specifics are further shown on the enclosed Site Plan and Parking Level Plans.

The Garage is integrated within, and located directly below, the newly developed, nine story 350 Boylston office and retail building. The office floors of 350 Boylston are fully leased to Bain & Company. Upon receipt of a temporary certificate of occupancy, the Garage is projected to open for use in December 2025 or January 2026.

The number of vehicle parking spaces in the 350 Boylston Street Garage was approved through Large Project Review, evidenced by a Determination Waiving Further Review, dated June 16, 2020, issued by the Director of the Boston Planning & Development Agency with respect to the Property. As part of reducing traffic impacts, the Property Owner will follow a robust TDM program that encourages employees and visitors to utilize public transit and non-vehicular modes of travel as required by the Property's enclosed Transportation Access Plan Agreement, as amended on August 14, 2020.

Through this Parking Freeze Application, the Property Owner is proposing a modification of the subject Downtown Parking Freeze Permit to enable use of the 150 vehicle parking spaces within

the Garage as commercial instead of exempt spaces. This will position the Garage to help serve as a sub-market asset and meet the parking needs of the surrounding area neighborhood as described below.

The area of Back Bay surrounding 350 Boylston Street is currently underserved for office, retail, hotel, church and residential visitor parking. The availability of sufficient and conveniently accessible parking is vital to the success of Back Bay businesses. The availability of commercial parking is also critical for businesses who draw out-of-town patrons, visitors and contractors who rely upon vehicle travel. Additionally, as the return-to-work evolution continues, flexible parking offering daily or hourly parking allows companies to encourage their employees to return to work with commuting flexibility which in turn supports commercial leasing occupancies and neighborhood retail activity. The 350 Boylston Street Garage can provide state-of-the-art facilities to meet the parking demand in this Back Bay sub-market.

The commercial and retail blocks of lower Newbury Street, Boylston Street and St. James Avenue (specifically bordered by Commonwealth Avenue to the North, Arlington Street to the East, Stuart Street to the South, and Berkeley Street to the West) have seen a continued reduction of public commercial parking over the past thirteen years.

Beginning in 2012, the redevelopment of 4-6 Newbury Street eliminated a 160-space public garage, replacing that garage with retail and residential and offering no public parking.

More recently, reallocation of City Street space for bike lanes and BlueBike stations on Boylston Street, Berkeley Street and Arlington Street have collectively reduced the public supply of high turnover metered spaces that support ground floor retail.

The overall result of the elimination of over 190 public parking spaces has pushed the largest existing Back Bay garages in the immediate area to capacity on weekdays and is now pushing the demand even further out to parking facilities adjacent to the Boston Common.

Direct abutters including retailers and restaurants in the neighborhood, the Arlington Street Church, and tenants at 399 Boylston Street, a 245,000 SF office and mixed-use building have inquired about potential parking to support their business given their lack of any on-site parking at their buildings today. Both 399 Boylston Street and the Arlington Street Church are located right across the street from 350 Boylston Street.

In addition, the Hilton Boston Park Plaza Hotel is within three hundred feet of the 350 Boylston Street Garage, and neither the Park Plaza Hotel nor the also nearby The Newbury Hotel have dedicated onsite parking.

Moreover, the contemplated, and much-needed, redevelopment and occupancy of vacant retail on the South side of Boylston between Berkeley and Arlington, and the North side of St. James in the same block will only add additional commercial parking demand in coming years. This garage can be this district's asset, as a shared parking resource allowing spaces to be shared with residential uses overnight and support commercial and retail uses during the day.

The Back Bay Association shares these sentiments and has provided the enclosed Letter of Support, dated September 11, 2025.

Further, the arterial streets serving the 350 Boylston Street Garage all link directly into the regional transportation network minimizing any additional circulating congestion which may already exist in the neighborhood under the proposed permit modification. Arlington Street and St. James Street provide direct access to Mass Pike on-ramps. Stuart Street and Boylston Street provide straightforward access from the Mass Pike Back Bay exit to the Garage. Berkeley Street provides direct access to Storrow Drive and Commonwealth Avenue. Arlington Street offers a direct route from Storrow Drive and Commonwealth Avenue to the Garage.

The 350 Boylston Street Garage is accessed and exited from Providence Street which runs from Arlington Street to Berkeley Street. Providence Street is a lightly traveled service street which has more than sufficient capacity to handle traffic volumes associated with the Garage in a commercial use. There have been no reported accidents on Providence Street in the last seven years (per the City's Vision Zero crash map).

In short, there is an undersupply of commercial parking available to the public in the lower Newbury/Boylston/St. James area of Back Bay. The 350 Boylston Street Garage is well positioned to serve this demand efficiently and without impact, as its location is directly linked to the regional transportation network. For these reasons, we respectfully request the approval of this application. Thank you for your consideration.

Enclosures:

- (1) Determination Waiving Further Review, dated June 16, 2020.
- (2) Letter of Support from Back Bay Association, dated September 11, 2025.
- (3) Locus Map.
- (4) Site Plan and Parking Level Plans (4 sheets), dated August 6, 2025, prepared by CBT Architects.
- (5) Transportation Access Plan Agreement, dated December 2, 2010.
- (6) Amendment to Transportation Access Plan Agreement, dated August 14, 2020.
- (7) Legal Description of the Property
- (8) Legal Description Deeds and Tax Bills evidencing ownership and site control.
- (9) Abutters Mailing List



**boston planning &
development agency**

June 16, 2020

Ronald M. Druker
Arlington-Boylston Realty Trust
c/o The Druker Company Ltd.
50 Federal Street
Boston, Massachusetts 02110

Re: Determination Waiving Further Review
350 Boylston Street
Boston, MA 02128

Dear Mr. Druker:

Please be advised that on November 14, 2019, the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency ("BPDA") Board voted its authorization for the Director to issue a Determination pursuant to Section 80A-6 of the Boston Zoning Code (the "Code") which finds that the Notice of Project Change for Lapse of Time (the "NPC") submitted to the BPDA by Arlington-Boylston Realty Trust c/o The Druker Company Ltd. (the "Proponent") on September 17, 2019 (i) does not significantly increase the impacts of the 350 Boylston Street project (the "Proposed Project"), and (ii) waives further review of the Proposed Project, subject to continuing design review by the BPDA.

The Proposed Project, as described in the NPC, consists of the construction of a nine (9) story mixed-use building containing approximately 221,230 square feet of gross floor area, with approximately 15,000 square feet of ground-floor retail and restaurant space (as stated in the NPC the Proponent may consider retail/restaurant space on the second floor), an approximately 6,000 square foot fitness center and spa for use by the building's tenants, eight (8) floors of office space, and approximately one hundred fifty (150) off-street vehicle parking spaces in a three (3) level below-grade parking garage.

Pursuant to the November 14, 2019, vote by the BPDA, I hereby issue to you this Determination waiving further review under Section 80A-6 of the Code in connection with the Proposed Project which (i) finds that the NPC does not significantly increase the impacts of the Proposed Project, and (ii) waives further review of the Proposed Project under Section 80A-6 of the Code, subject to continuing design review by the BPDA.

Sincerely,



Brian P. Golden
Director



September 11, 2025

Air Pollution Control Commission
1 City Hall Square, Rm
Boston, MA 02

Re: 350 Boylston Street- **#APCC453912**

Dear Air Pollution Control Commission,

I am writing on behalf of the Back Bay Association (BBA) in support of modifying the parking freeze related to 350 Boylston Street.

In just over a decade, nearly 200 public parking spaces have been eliminated in the commercial and retail district encompassing lower Newbury and Boylston streets. The impacts have hit area businesses hard, including those trying to encourage their employees to return to work to support commercial leasing. One of those businesses includes the mixed-use building at 399 Boylston, just across the street from the 350 Boylston Street Garage. Especially as Boston's leasing of commercial space has become more competitive, we must do all we can to encourage businesses (and their working professionals) to work "on-site."

A recent [Boston Globe article demonstrates](#) that retail and commercial space on Newbury Street and in the Back Bay generally have been growing in the past year, and further businesses are set to open this year and in early 2026. Without adequate parking available in the area, it is difficult for these businesses to draw employees, customers and tenants.

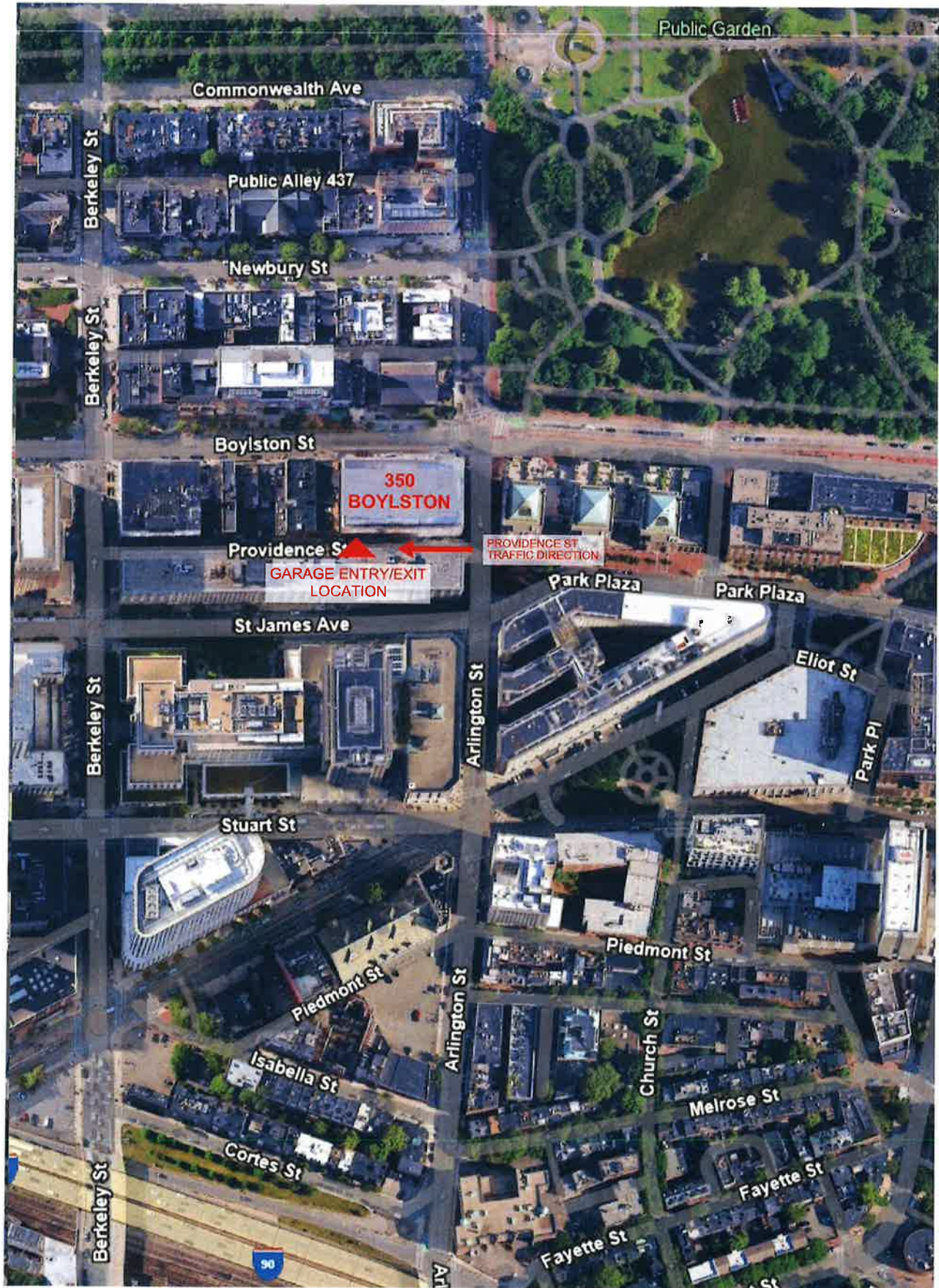
Given the 350 Boylston Street Garage infrastructure is already in existence, their application sufficiently demonstrates the need, and they are conveniently positioned in an area that links into the regional traffic flow, the Back Bay Association feels this is a meaningful and beneficial proposal for the neighborhood.

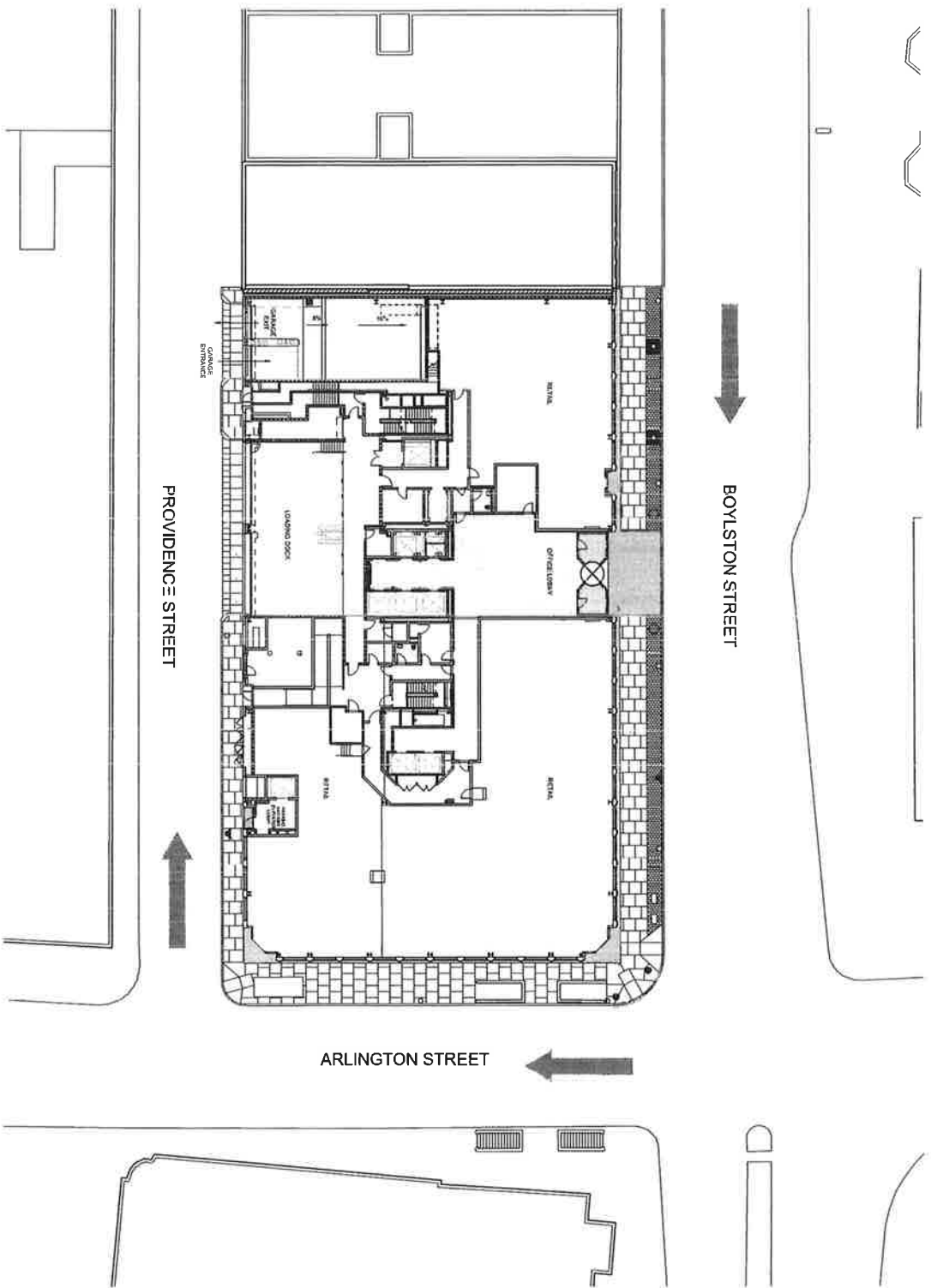
Sincerely,

A handwritten signature in black ink, appearing to read "Meg Mainzer-Cohen".

Meg Mainzer-Cohen
President and Executive Director

350 BOYLSTON STREET - LOCUS MAP





LEGEND
 VEHICULAR TRAFFIC DIRECTION

TOTAL PARKING AREA ~82,000 SF
PARKING SPACES

TOTAL 150

LEVEL P1 22 TOTAL

STANDARD 15
 COMPACT 2
 HANDICAPPED 4
 HANDICAPPED VAN 1

LEVEL P2 58 TOTAL

STANDARD 53
 COMPACT 5

LEVEL P3 70 TOTAL

STANDARD 54
 COMPACT 5
 MANAGED 11

EV SPACES

TOTAL 38

LEVEL P1 10

LEVEL P2 14

LEVEL P3 14

ALL EV CHARGERS ARE LEVEL 2 (240 VOLTS)

BICYCLE SPACES

TOTAL 98

VISITOR 16

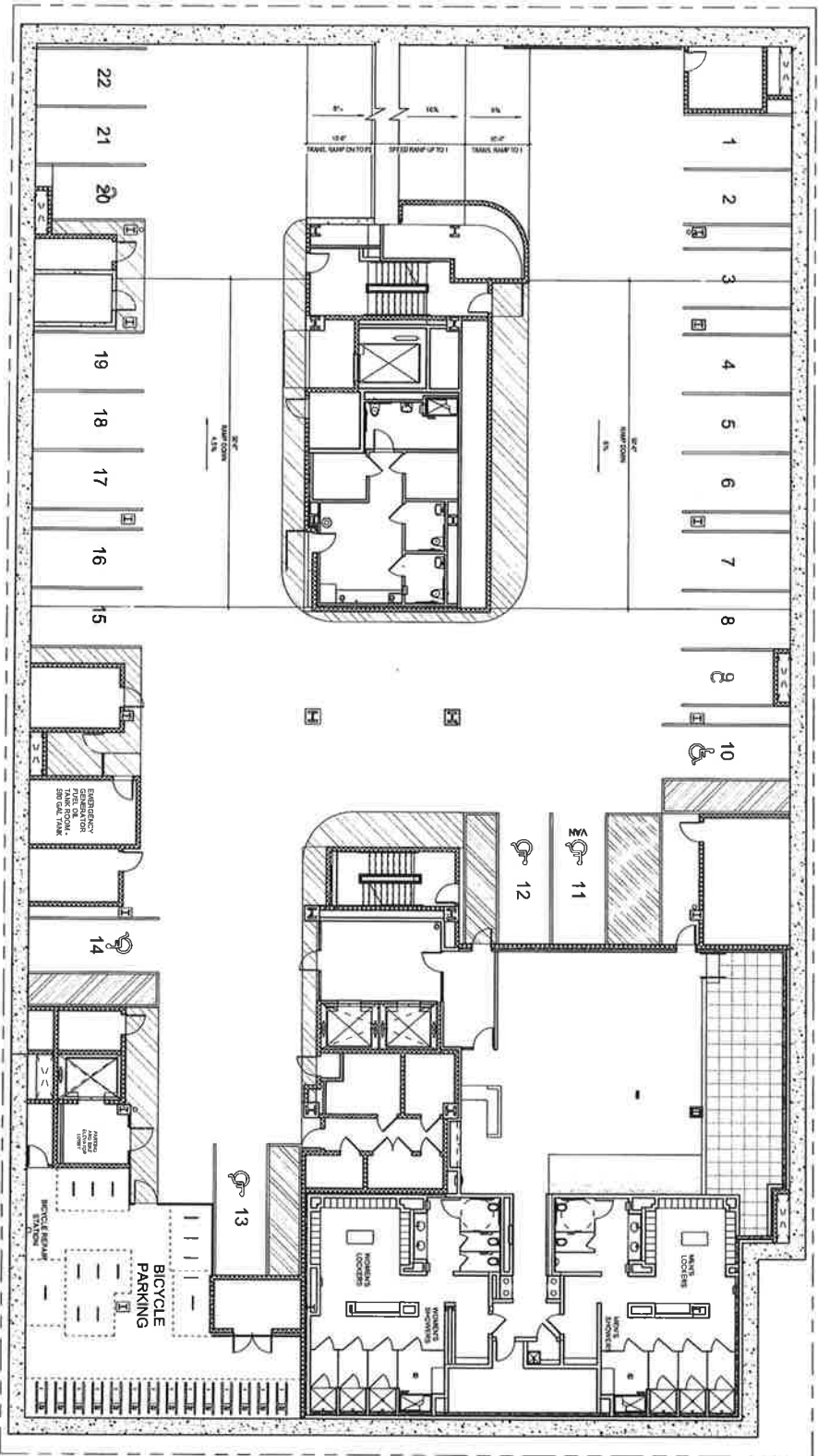
LEVEL P1 82

LOCKERS

LEVEL P1 79

SHOWERS

LEVEL P1 8



TOTAL PARKING AREA ~82,000 SF
PARKING SPACES

TOTAL	150
LEVEL P1	22 TOTAL
STANDARD	15
COMPACT	2
HANDICAPPED	4
HANDICAPPED VAN	1

LEVEL P2 58 TOTAL

STANDARD	53
COMPACT	5

LEVEL P3 70 TOTAL

STANDARD	54
COMPACT	5
MANAGED	11

EV SPACES

TOTAL	38
-------	----

LEVEL P1	10
LEVEL P2	14
LEVEL P3	14
ALL EV CHARGERS ARE LEVEL 2 (240 VOLTS)	

BICYCLE SPACES

TOTAL	98
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VISITOR	16
LEVEL P1	82

LOCKERS

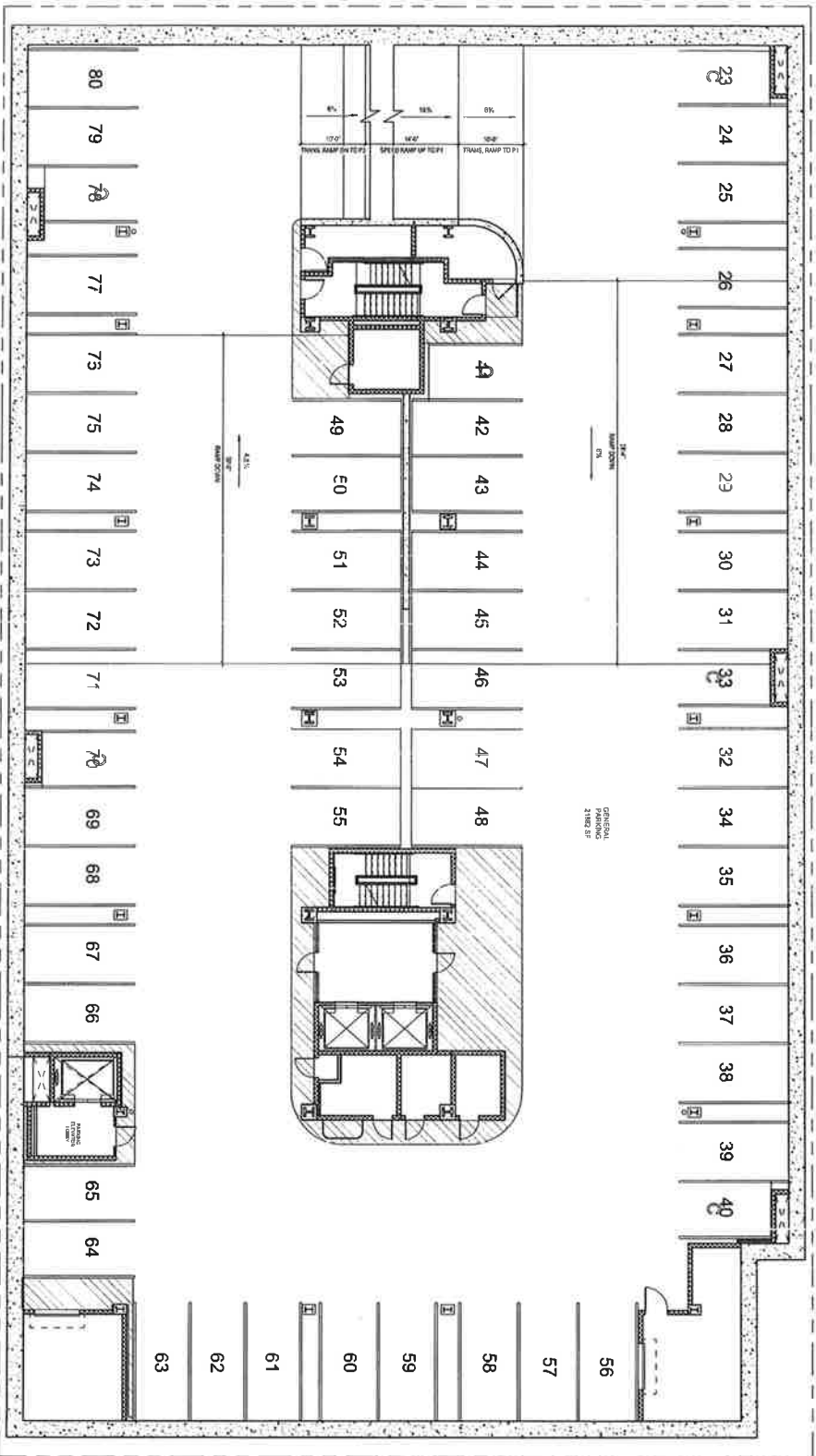
LEVEL P1	79
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SHOWERS

LEVEL P1	8
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cbt

PARKING LEVEL P1
 350 BOYLSTON STREET BOSTON, MA
 08.06.2025 1/8" = 1'-0"



TOTAL PARKING AREA ~82,000 SF

PARKING SPACES

TOTAL	150
LEVEL P1	22 TOTAL
STANDARD	15
COMPACT	2
HANDICAPPED VAN	4
HANDICAPPED VAN	1

LEVEL P2

58 TOTAL

STANDARD	53
COMPACT	5

LEVEL P3

70 TOTAL

STANDARD	54
COMPACT	5
MANAGED	11

EV SPACES

TOTAL	38
-------	----

LEVEL P1	10
LEVEL P2	14
LEVEL P3	14

ALL EV CHARGERS ARE LEVEL 2 (240 VOLTS)

BICYCLE SPACES

TOTAL	98
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VISITOR	16
LEVEL P1	82

LOCKERS

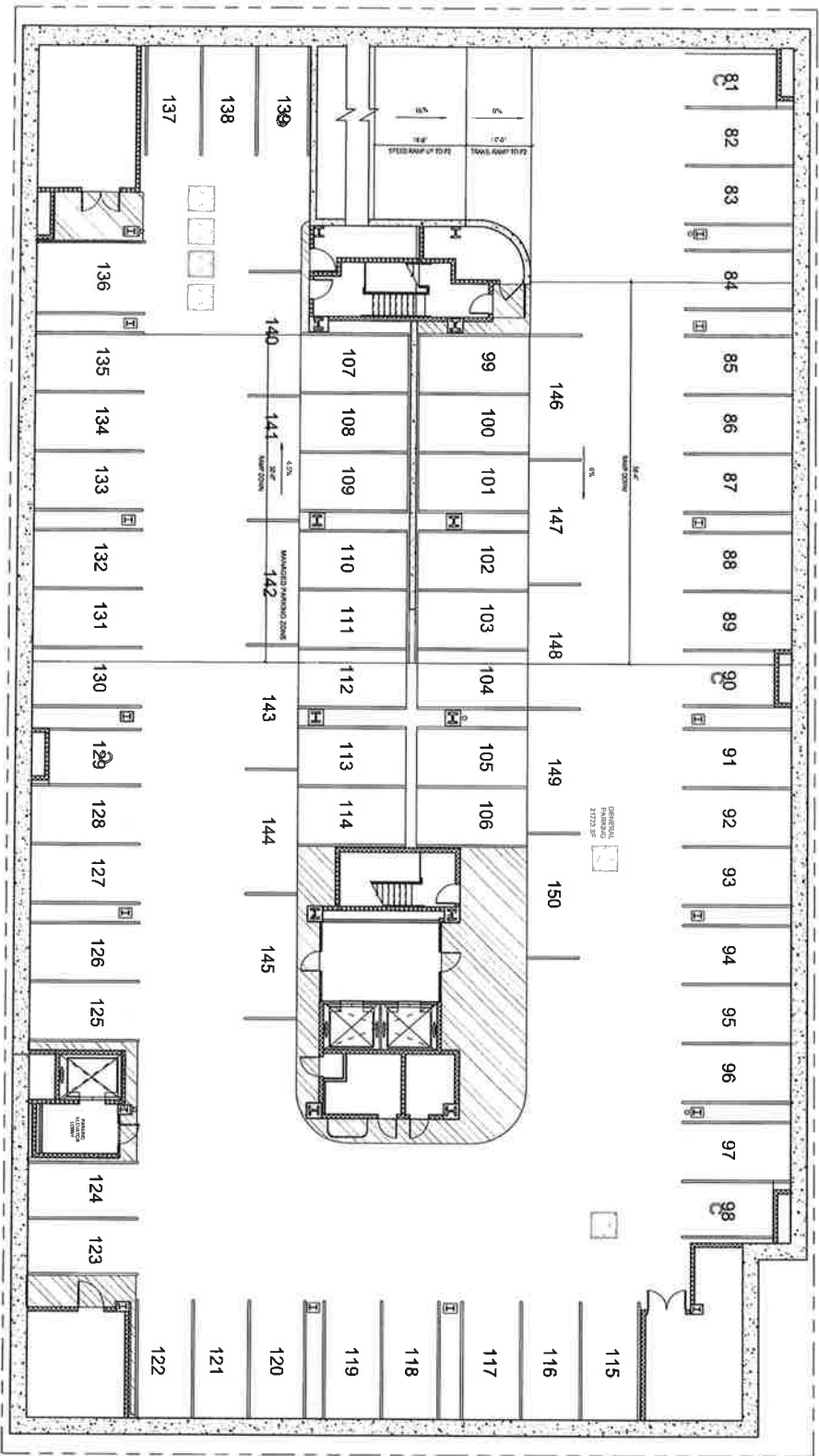
LEVEL P1	79
----------	----

SHOWERS

LEVEL P1	8
----------	---

cbt

PARKING LEVEL P2
350 BOYLSTON STREET BOSTON, MA
08.06.2025 1/8" = 1'-0"



TOTAL PARKING AREA ~82,000 SF
PARKING SPACES

TOTAL 150

LEVEL P1 22 TOTAL

STANDARD 15
 COMPACT 2
 HANDICAPPED 4
 HANDICAPPED VAN 1

LEVEL P2 58 TOTAL

STANDARD 53
 COMPACT 5

LEVEL P3 70 TOTAL

STANDARD 54
 COMPACT 5
 MANAGED 11

EV SPACES

TOTAL 38

LEVEL P1 10
 LEVEL P2 14
 LEVEL P3 14
 ALL EV CHARGERS ARE
 LEVEL 2 (240 VOLTS)

BICYCLE SPACES

TOTAL 98

VISITOR 16
 LEVEL P1 82

LOCKERS

LEVEL P1 79

SHOWERS

LEVEL P1 8

cbt

PARKING LEVEL P3
 350 BOYLSTON STREET BOSTON, MA
 08.06.2025 1/8" = 1'-0"

6172 341

MONROE PROPERTIES CORPORATION,

a corporation duly established under the laws of Illinois
and having its usual place of business at 234 West 44th Street, New York, New York 10036
~~Charles A. Monahan~~, for consideration paid.

grants to
~~James~~ EVELYN FISHER, Trustee of Arlington-Boylston Realty Trust under
a Declaration of Trust dated December 19, 1967 to be recorded herewith,

of with quitclaim covenants

the land in Boston, Suffolk County, Massachusetts with the building thereon
now known as and numbered 344-350 Boylston Street and bounded and described
as follows: (Description and encumbrances, if any)

- NORTHERLY by Boylston Street forty-two (42) feet;
- EASTERLY by the land of Philip Theopold et al Trustees,
by a line passing through the middle of the
brick party wall one hundred twenty-five (125)
feet;
- SOUTHERLY by Providence Street forty-two (42) feet; and
- WESTERLY by the land of Robert W. Emmons 2nd, et al,
Trustees, by a line passing through the middle
of the brick party wall one hundred twenty-five
(125) feet.

Containing 5,250 square feet of land, more or less.

For title see deed of New England Trust Company et al, Trustees
to the grantor dated March 7, 1952 and recorded with Suffolk Deeds,
Book 6763, Page 64.

This conveyance is subject to:

1. Provisions, conditions, easements, reservations and privileges
contained in or referred to in deed of Boston Water Power Co. to George H.
Peters recorded with Suffolk Deeds, Book 777, Page 111, and in deed of
Plymouth Savings Bank to John M. Clark recorded in Book 1632, Page 6, so
far as the same are now in force and applicable.
2. Easements, conditions, restrictions and agreements of record so
far as the same were in force and applicable on November 10, 1967.
3. Encroachment of stoops, areas, cellar steps, trim and cornices,
if any, upon any streets or highways.
4. Possible encroachments of retaining walls, ledge, brick trim,
window sills, bay windows, copings, cellar doors, and fire escapes and
variations, if any, between retaining walls and lines of record title.
5. One certain lease of a portion of said building to Thayer-McNeil
Company dated June 19, 1959 and to expire July 31, 1974 subject to rights
of the Lessee to extend said term as provided therein. Said lease is
hereby assigned to the grantee, who by acceptance of this deed covenants
to perform all obligations of the Lessor thereunder and to save the grantor
harmless from any breach of said obligations.

December 31, 1967,
after the delivery hereof,

8172 342



In witness whereof, the said Monroe Properties Corporation
 has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and
 delivered in its name and behalf by Lawrence S. Lawrence
 its President hereto duly authorized, this 26th
 day of December in the year one thousand nine hundred and sixty-seven.

Signed and sealed in presence of



MONROE PROPERTIES CORPORATION

by Lawrence S. Lawrence
 President.

THE STATE OF NEW YORK
~~DEPARTMENT OF TAXATION~~

New York

ss.

December 26, 1967

Then personally appeared the above named Lawrence S. Lawrence

and acknowledged the foregoing instrument to be the free act and deed of the Monroe Properties Corporation

before me

Gerald Schoenfeld
 Notary Public - State of New York
 My commission expires
 GERALD SCHOENFELD
 NOTARY PUBLIC, State of New York
 No. 31-6030950
 Qualified in New York County
 Commission Expires March 1, 1969

6172 343

The undersigned HOWARD N. MILLEY, Secretary of
MONROE PROPERTIES CORPORATION, an Illinois corporation having a
usual place of business at 234 West 44th Street, New York, New
York 10036, does hereby certify the following resolution was
adopted at a joint meeting of the shareholders and Board of
Directors duly called and held on December 26, 1967, at which
all shareholders and directors were present and voting throughout,
it was unanimously

RESOLVED, That Lawrence S. Lawrence, the President of the Corporation, be, and he hereby is, authorized, empowered and directed to convey the real property owned by the Corporation located in the City of Boston, Commonwealth of Massachusetts, to wit, the land and buildings located at 344-350 Boylston Street, to Evelyn Fisher, Trustee of Arlington-Boylston Realty Trust under a Declaration of Trust dated December 19, 1967 and to be recorded with the Registry of Deeds for Suffolk County, Massachusetts, upon such terms, including acceptance of a promissory note of said Evelyn Fisher, Trustee, secured by a purchase money mortgage of said premises, as said President shall determine; and to execute, acknowledge, and deliver on behalf of the Corporation such deed and other instruments as may be necessary to effect such conveyance.

IN WITNESS WHEREOF, I have hereto set my hand and
affixed the corporate seal the 26th day of December, 1967.



Howard N. Milley
Howard N. Milley, Secretary

Dec. 29, 1967. At 10 o'clock - 10 mins. P.M. Rec'd. Ent'd. &
Exam'd. - 63

I, EVELYN FISHER, prior to my marriage known as Evelyn Richmond,

of Somerville, Middlesex

County, Massachusetts,

~~being unmarried~~, for consideration paid, grant to Evelyn Fisher, as she is Trustee of Arlington-Boylston Realty Trust dated December 19, 1967, recorded with Suffolk County Registry of Deeds, Book 8172, Page 335, sk c/o John Druker & Son, 50 State Street, Boston, / with quitclaim respondents Massachusetts

two certain parcels of land with the buildings thereon situated in the City of Boston, Massachusetts, bounded and described as follows:

PARCEL NO. 1 A parcel of land with the buildings thereon now known as and numbered 336-342 Boylston Street, bounded and described as follows:

NORTHERLY on Boylston Street, forty-one and 95/100 (41.95) feet;

WESTERLY by land now or late of Pond by a line through a brick party wall, one hundred twenty-five (125) feet;

SOUTHERLY on Providence Street, forty-two and 7/100 (42.07) feet; and

EASTERLY by land now or late of the Trustees under the will of Thomas E. Procter by a line through a brick party wall, one hundred twenty-five (125) feet.

Said parcel is subject to Party Wall Agreement between Edward F. Cutter and Edward E. Manton dated June 28, 1866, recorded with said Deeds, Book 881, Page 87, and to a Party Wall Agreement between George Von L. Meyer, et al, Trustees and Virgil C. Pond dated June 13, 1892, and recorded with said Deeds, Book 2117, Page 636.

PARCEL NO. 2 A certain parcel of land with the buildings thereon situate and now numbered 324-334 on Boylston Street and 105-115 on Providence Street in said Boston, bounded and described as follows:

NORTHERLY on Boylston Street, seventy and 10/100 feet;

EASTERLY on Arlington Street, one hundred twenty-five feet;

SOUTHERLY on Providence Street, seventy feet; and

WESTERLY on land now or formerly of Shattuck by a line running through a party wall, one hundred twenty-five feet.

34395 021

QUITCLAIM DEED

705

The Trustees of The Women's Educational and Industrial Union, d/b/a Women's Educational and Industrial Union, a Massachusetts not-for-profit corporation ("Grantor"), with an address of 356 Boylston Street, Boston, MA for consideration of Five Million Dollars (\$5,000,000.00) grants to Ronald M. Druker, Trustee of Arlington - Boylston Realty Trust u/d/t dated December 19, 1967 and recorded in the Suffolk County Registry of Deeds in Book 8172, page 335, as amended, with an address of 50 Federal Street, Boston, MA 02110

with quitclaim covenants

the land known and numbered as 352-360 Boylston Street, Boston, Suffolk County, Massachusetts, more particularly described on Exhibit A attached hereto, together with any improvements thereon,

subject to taxes and assessments not yet due and payable, any existing easements, rights of way and other encumbrances and restrictions of record to the extent in force and applicable.

For reference to Grantor's title see Quitclaim Deed recorded in the Suffolk Registry of Deeds in Book 8641, Page 252.

This conveyance is not the sale of all or substantially all of the assets of the Grantor located in the Commonwealth.

EXECUTED under seal as of the 28th day of April, 2004.

Trustees of The Women's Educational and Industrial Union, a Massachusetts not-for-profit corporation

By:

Mary M. Lassen
Mary M. Lassen
President & CEO

By:

Andre H. Mehta
Andre Mehta
Treasurer



04/30/2004 Doc: 0705

FIRST AMERICAN Title
101 Huntington Ave. #1300
Boston, MA 02199

352-360 Boylston St. Boston

SUFFOLK REGISTRY
RECORDING & EXAMINATION
2004 APR 30 PM 12:34
REGISTERED DEEDS

100

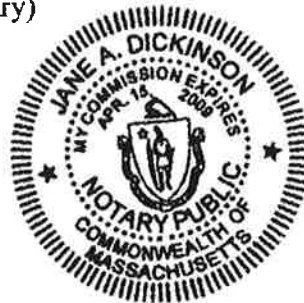
COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK)

On this 18th day of April, 2004, before me, the undersigned notary public, personally appeared Mary M. Lassen, proved to me through satisfactory evidence of identification, which were personal knowledge to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose. (as President and CEO for the Trustees of The Women's Educational and Industrial Union, a not-for-profit corporation. -

Jane Dickinson (official signature and seal of notary)

My commission expires: _____



COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK)

On this 18th day of April, 2004, before me, the undersigned notary public, personally appeared Andre Mehta, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose. (as Treasurer for the Trustees of The Women's Educational and Industrial Union, a not-for-profit corporation.

Jane Dickinson (official signature and seal of notary)

My commission expires: _____



34395 023

Exhibit A
Legal Description

A certain parcel of land, together with the buildings thereon situate in Boston, Suffolk County, Massachusetts, known as and numbered 352-360 Boylston Street in said Boston, and being more particularly bounded and described as follows:

NORTHERLY by Boylston Street sixty-seven feet;

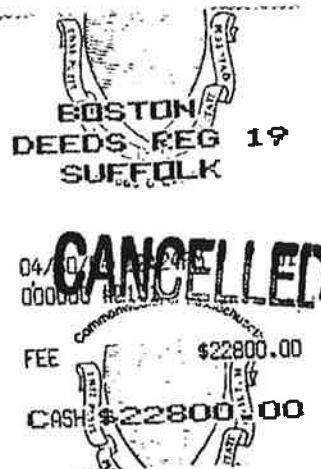
EASTERLY by land formerly of Julia B. H. James, now or late of Virgil C. Pond, by a line passing through the middle of a brick partition wall one hundred twenty-five feet to Providence Street;

SOUTHERLY by Providence Street sixty-seven feet; and

WESTERLY by land now or formerly of John L. Brandogee at al, Trustees, by a line passing in part through a brick partition wall one hundred twenty-five feet to Boylston Street.

Or however otherwise said premises may be bounded or described or be any or all of said measurements more or less.

Being the same premises conveyed to the Seller by deed of Harold I. Harmon dated June 29, 1973, recorded with Suffolk County Registry of Deeds in Book 8641, Page 252.



COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON
OFFICE OF THE COLLECTOR-TREASURER
ONE CITY HALL SQUARE, BOSTON, MA 02201

COLLECTOR OF TAXES
Ashley R. Groffenberger



FY 2025

CITY OF BOSTON REAL ESTATE TAX

Office of the Assessor 617-635-4287

Office of the Collector 617-635-4131

Office Hours: Monday - Friday 9:00 AM - 5:00 PM

PAYMENTS CAN BE MADE ONLINE AT:

www.boston.gov/taxpayments

PAYMENTS CAN BE MADE BY PHONE AT:

(855) 731-9898

Credit/Debit card payments are subject to fees

If you are using a payment service to pay this bill, you MUST indicate the TAX YEAR and BILL NUMBER on the check

DRUKER RONALD M TS
50 FEDERAL ST #1000
BOSTON MA 02110

NOTICE: PLEASE SEE INSERT FOR IMPORTANT MOTOR VEHICLE REGISTRATION COMPLIANCE LAWS

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
05	01169-000	54189	
LOCATION 330 334 BOYLSTON ST			AREA 8756
Tax Rate RESIDENTIAL OPEN SPACE COMMERCIAL INDUSTRIAL Per \$1,000 11.58 11.58 25.96 25.96			
CLASS	DESCRIPTION	ASSESSED OWNER	
C C	LAND BUILDING	DRUKER RONALD M TS	

IMPORTANT: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TAXPAYER'S COPY 4TH QUARTER

TOTAL FULL VALUATION	15,334,931
RESIDENTIAL EXEMPTION	0
TOTAL TAXABLE VALUATION	15,334,931
COMMUNITY PRESERVATION ACT	3,954.99
SPECIAL ASSESSMENTS	0.00
CODE VIOLATIONS	0.00
TOTAL TAX & SPEC. ASSMNT. DUE	402,049.80
PERSONAL EXEMPTIONS	0.00
PAYMENTS TO DATE/CREDITS	301,931.91
NET TAX & SPEC. ASSMNT. DUE	100,117.89
PRELIMINARY OVERDUE	0.00
1ST TAX PAYMENTS DUE BY 02/03/2025	100,117.90
2ND TAX PAYMENTS DUE BY 05/01/2025	100,117.89
TAX DUE	100,117.89
FEES	0.00
INTEREST	0.00
TOTAL DUE	\$100,117.89
Pay by 05/01/2025	

Please detach this portion and remit this slip with payment

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON

COLLECTOR'S COPY FY 2025 REAL ESTATE TAX 4TH QUARTER

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
05	01169-000	54189	
LOCATION 330 334 BOYLSTON ST			

COLLECTOR OF TAXES
Ashley R. Groffenberger

ASSESSED OWNER: DRUKER RONALD M TS

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

TAX DUE	100,117.89
FEES	0.00
INTEREST	0.00
TOTAL DUE	\$100,117.89
Pay by 05/01/2025	

DRUKER RONALD M TS
50 FEDERAL ST #1000
BOSTON MA 02110

00182082025500054189600100117894

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON
OFFICE OF THE COLLECTOR-TREASURER
ONE CITY HALL SQUARE, BOSTON, MA 02201

COLLECTOR OF TAXES
Ashley R. Groffenberger

**FY 2025**

**CITY OF BOSTON
REAL ESTATE TAX**

Office of the Assessor 617-635-4287

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indicate the **TAX YEAR** and **BILL NUMBER** on the check

DRUKER RONALD M TS
50 FEDERAL ST #1000
BOSTON MA 02110

NOTICE: PLEASE SEE INSERT FOR IMPORTANT MOTOR VEHICLE REGISTRATION COMPLIANCE LAWS

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
**BOX 55808
BOSTON, MA 02205**

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
05	01168-000	54188	
LOCATION			AREA
336 342 BOYLSTON ST			5251
Tax Rate			
RESIDENTIAL	OPEN SPACE	COMMERCIAL	INDUSTRIAL
Per \$1,000	11.58	11.58	25.96
CLASS	DESCRIPTION	ASSESSED OWNER	
C	LAND BUILDING	DRUKER RONALD M TS	

IMPORTANT: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

**TAXPAYER'S COPY
4TH QUARTER**

TOTAL FULL VALUATION	9,196,405
RESIDENTIAL EXEMPTION	0
TOTAL TAXABLE VALUATION	9,196,405
COMMUNITY PRESERVATION ACT	2,361.43
SPECIAL ASSESSMENTS	0.00
CODE VIOLATIONS	0.00
TOTAL TAX & SPEC. ASSMNT. DUE	241,100.10
PERSONAL EXEMPTIONS	0.00
PAYMENTS TO DATE/CREDITS	181,061.76
NET TAX & SPEC. ASSMNT. DUE	60,038.34
PRELIMINARY OVERDUE	0.00
1ST TAX PAYMENTS DUE BY 02/03/2025	60,038.34
2ND TAX PAYMENTS DUE BY 05/01/2025	60,038.34
TAX DUE	60,038.34
FEES	0.00
INTEREST	0.00
TOTAL DUE	\$60,038.34
Pay by 05/01/2025	

Please detach this portion and remit this slip with payment

**COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON**

**COLLECTOR'S COPY
FY 2025 REAL ESTATE TAX
4TH QUARTER**

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
05	01168-000	54188	
LOCATION			
336 342 BOYLSTON ST			

COLLECTOR OF TAXES
Ashley R. Groffenberger

ASSESSED OWNER: DRUKER RONALD M TS

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
**BOX 55808
BOSTON, MA 02205**

Do not send cash

TAX DUE	60,038.34
FEES	0.00
INTEREST	0.00
TOTAL DUE	\$60,038.34
Pay by 05/01/2025	

DRUKER RONALD M TS
50 FEDERAL ST #1000
BOSTON MA 02110

00182082025500054188800060038346

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON
OFFICE OF THE COLLECTOR-TREASURER
ONE CITY HALL SQUARE, BOSTON, MA 02201

COLLECTOR OF TAXES
Ashley R. Groffenberger



FY 2025

CITY OF BOSTON REAL ESTATE TAX

Office of the Assessor 617-635-4287

Office of the Collector 617-635-4131

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DRUKER RONALD M TS
50 FEDERAL ST #1000
BOSTON MA 02110

NOTICE: PLEASE SEE INSERT FOR IMPORTANT MOTOR VEHICLE REGISTRATION COMPLIANCE LAWS

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
05	01167-000	54187	
LOCATION			AREA
344 350 BOYLSTON ST			5250
Tax Rate			
RESIDENTIAL	OPEN SPACE	COMMERCIAL	INDUSTRIAL
Per \$1,000	11.58	11.58	25.96
CLASS	DESCRIPTION	ASSESSED OWNER	
C	LAND	DRUKER RONALD M TS	
C	BUILDING		

IMPORTANT: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TAXPAYER'S COPY 4TH QUARTER

TOTAL FULL VALUATION	9,194,653
RESIDENTIAL EXEMPTION	0
TOTAL TAXABLE VALUATION	9,194,653
COMMUNITY PRESERVATION ACT	2,360.97
SPECIAL ASSESSMENTS	0.00
CODE VIOLATIONS	0.00
TOTAL TAX & SPEC. ASSMNT. DUE	241,054.16
PERSONAL EXEMPTIONS	0.00
PAYMENTS TO DATE/CREDITS	181,027.27
NET TAX & SPEC. ASSMNT. DUE	60,026.89
PRELIMINARY OVERDUE	0.00
1ST TAX PAYMENTS DUE BY 02/03/2025	60,026.90
2ND TAX PAYMENTS DUE BY 05/01/2025	60,026.89
TAX DUE	60,026.89
FEES	0.00
INTEREST	0.00
TOTAL DUE	\$60,026.89
Pay by 05/01/2025	

Please detach this portion and remit this slip with payment

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON

COLLECTOR'S COPY FY 2025 REAL ESTATE TAX 4TH QUARTER

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
05	01167-000	54187	
LOCATION			
344 350 BOYLSTON ST			

COLLECTOR OF TAXES
Ashley R. Groffenberger

ASSESSED OWNER: DRUKER RONALD M TS

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

DRUKER RONALD M TS
50 FEDERAL ST #1000
BOSTON MA 02110

TAX DUE	60,026.89
FEES	0.00
INTEREST	0.00
TOTAL DUE	\$60,026.89
Pay by 05/01/2025	

00182082025500054187000060026895

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON
OFFICE OF THE COLLECTOR-TREASURER
ONE CITY HALL SQUARE, BOSTON, MA 02201

COLLECTOR OF TAXES
Ashley R. Groffenberger



FY 2025

**CITY OF BOSTON
REAL ESTATE TAX**

Office of the Assessor 617-635-4287

Office of the Collector 617-635-4131

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(855) 731-9898

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DRUKER RONALD M TS
C/O RONALD M DRUNKER
50 FEDERAL ST SUITE #1000
BOSTON MA 02110

NOTICE: PLEASE SEE INSERT FOR IMPORTANT MOTOR VEHICLE REGISTRATION COMPLIANCE LAWS

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
05	01166-000	54186	
LOCATION			AREA
352 360 BOYLSTON ST			8375
Tax Rate			
RESIDENTIAL	OPEN SPACE	COMMERCIAL	INDUSTRIAL
Per \$1,000	11.58	11.58	25.96
CLASS	DESCRIPTION	ASSESSED OWNER	
C	LAND	DRUKER RONALD M TS	
C	BUILDING		

IMPORTANT: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

**TAXPAYER'S COPY
4TH QUARTER**

TOTAL FULL VALUATION	14,667,662
RESIDENTIAL EXEMPTION	0
TOTAL TAXABLE VALUATION	14,667,662
COMMUNITY PRESERVATION ACT	3,781.77
SPECIAL ASSESSMENTS	0.00
CODE VIOLATIONS	0.00
TOTAL TAX & SPEC. ASSMNT. DUE	384,554.28
PERSONAL EXEMPTIONS	0.00
PAYMENTS TO DATE/CREDITS	288,793.10
NET TAX & SPEC. ASSMNT. DUE	95,761.18
PRELIMINARY OVERDUE	0.00
1ST TAX PAYMENTS DUE BY 02/03/2025	95,761.18
2ND TAX PAYMENTS DUE BY 05/01/2025	95,761.18
TAX DUE	95,761.18
FEES	0.00
INTEREST	0.00
TOTAL DUE	\$95,761.18
Pay by 05/01/2025	

Please detach this portion and remit this slip with payment

**COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON**

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
05	01166-000	54186	
LOCATION			
352 360 BOYLSTON ST			

COLLECTOR OF TAXES
Ashley R. Groffenberger

ASSESSED OWNER: DRUKER RONALD M TS

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

DRUKER RONALD M TS
C/O RONALD M DRUNKER
50 FEDERAL ST SUITE #1000
BOSTON MA 02110

**COLLECTOR'S COPY
FY 2025 REAL ESTATE TAX
4TH QUARTER**

TAX DUE	95,761.18
FEES	0.00
INTEREST	0.00
TOTAL DUE	\$95,761.18
Pay by 05/01/2025	

00182082025500054186200095761185

OWNER	MAIL_ADDRESSEE	PID	FULL_ADDRESS
PARK PLAZA CONDO TRUST		500810000	20 PARK PZ, BOSTON, MA 02116
TWENTY PARK PLAZA LLC I C/O DONALD L SAUNDERS		500810002	20 PARK PZ, BOSTON, MA 02116
BPP INVESTMENTS PROPERTY LLC		500810004	50 PARK PZ, BOSTON, MA 02116
MT BACK BAY ONE LLC C/O MORI TRUST CO LTD		501152000	319 Stuart ST, BOSTON, MA 02116
BERKELEY/ST JAMES REAL C/O LIBERTY MUTUAL-TYLER MUNGER, WPM		501153000	30 ST JAMES AV, BOSTON, MA 02116
OMV ASSOCIATES LPS MA: C/O CAPITOL PROPERTIES INC		501156000	140 Providence ST, BOSTON, MA 02116
FOUR 10 BOYLSTON ST CC C/O CENTREMARK PROPERTIES INC		501158000	412 Boylston ST, BOSTON, MA 02116
CENTRAL SYNAGOGUE BOSTON INC		501158002	410 Boylston ST 1, BOSTON, MA 02116
BUTLER PHILIP J		501158004	410 Boylston ST 2, BOSTON, MA 02116
FOUR 10-03 BOYLSTON ST C/O LEANNA CARON		501158006	410 Boylston ST 3, BOSTON, MA 02116
BUTLER PHILIP		501158008	410 Boylston ST 4, BOSTON, MA 02116
392-402 BOYLSTON STREE C/O 392-402 BOYLSTON ST REALTY LLC		501160000	396 Boylston ST, BOSTON, MA 02116
DRUKER RONALD M TS C/O RONALD M DRUNKER		501166000	352 Boylston ST, BOSTON, MA 02116
HERITAGE ON GARDEN CONDO TR		501170000	300 Boylston ST, BOSTON, MA 02116
TDC HERITAGE LLC C/O DRUKER CO.		501170002	300 Boylston ST, BOSTON, MA 02116
HERITAGE GARDEN REAL E C/O LUCIANO LAURETTI		501170004	300 Boylston ST 501, BOSTON, MA 02116
K AND K REALTY (KACHADURIAN) LLC		501170006	300 Boylston ST 502, BOSTON, MA 02116
GST EXEMPT TRUST C/O IRA ZALEZNIK		501170008	300 Boylston ST 503, BOSTON, MA 02116
WERNER THOMAS C		501170010	300 Boylston ST 504, BOSTON, MA 02116
GANNET REALTY HOLDING C/O SOTOMAYOR CPA/ ATTN: IVAN SOTOMAYOR		501170012	300 Boylston ST 505, BOSTON, MA 02116
CURTIS CHRISTOPHER C T C/O DOROTHY REMONDI		501170014	300 Boylston ST 506, BOSTON, MA 02116
DODGE ASEMENA T		501170018	300 Boylston ST 508, BOSTON, MA 02116
ENTINE GERALD TS C/O STEVEN ENTINE		501170020	300 Boylston ST 509, BOSTON, MA 02116
HERBERT P GRAY 2001 TRUST		501170022	300 Boylston ST 510, BOSTON, MA 02116
DEUTSCH SARAH		501170024	300 Boylston ST 511, BOSTON, MA 02116
MILLER SYDNEY L TS C/O LISA MILLER		501170026	300 Boylston ST 512, BOSTON, MA 02116
BLAIR HENRY E		501170028	300 Boylston ST 513, BOSTON, MA 02116
HERITAGE ON THE GARDE C/O MIAE CHO		501170030	300 Boylston ST 514, BOSTON, MA 02116
FRUSZTAJER BORUCH B		501170032	300 Boylston ST 515, BOSTON, MA 02116
V & J NOMINEE TRUST C/O MARIANNE MACDONALD		501170034	300 Boylston ST 516, BOSTON, MA 02116
SMITH STEVEN R C/O SANDRA R & STEVEN R SMITH		501170036	300 Boylston ST 517, BOSTON, MA 02116
WEISMAN JONATHAN ASHER		501170038	300 Boylston ST 518, BOSTON, MA 02116
300 BOYLSTON US INC C/O MARSH PROPERTIES/ ATT: CHERYL MARSH		501170040	300 Boylston ST 519, BOSTON, MA 02116
BORISENKO VALERY C/O LIANA BORISENKO		501170042	300 Boylston ST 601, BOSTON, MA 02116
TOM WERNER LIVING TRU: C/O THOMAS WERNER		501170044	300 Boylston ST 602, BOSTON, MA 02116
JAMES A SQUIRES TRUST		501170046	300 Boylston ST 603, BOSTON, MA 02116
ROSIELLO ROBERT		501170048	300 Boylston ST 604, BOSTON, MA 02116
HALL JANET TS C/O HERITAGE 605 NOMINEE TR		501170050	300 Boylston ST 605, BOSTON, MA 02116
DAVID D BUTTOLPH REVOCABLE TRUST		501170052	300 Boylston ST 606, BOSTON, MA 02116
PATRICIA A EGAN 2014 DECLARATION OF TRUST		501170054	300 Boylston ST 607, BOSTON, MA 02116
LEESWADTRAKUL SUCHAI C/O BANGKPK BANK		501170056	300 Boylston ST 608, BOSTON, MA 02116
SILBEY SUSAN S C/O SUSAN S SELBEY		501170058	300 Boylston ST 609, BOSTON, MA 02116
BRENTA INVESTMENTS LIM C/O DANIELLE GARCIA		501170060	300 Boylston ST 610, BOSTON, MA 02116
DAVIS CHARLES HOWARD C/O CHARLES DAVIS		501170062	300 Boylston ST 611, BOSTON, MA 02116
KAUFMAN BOYLSTON REALTY TRUST		501170064	300 Boylston ST 612, BOSTON, MA 02116
THE CIERI GROUP LLC C/O PENELOPE S & FRANK A CIERI MGRS		501170066	300 Boylston ST 613, BOSTON, MA 02116
PTP LLC		501170068	300 Boylston ST 614, BOSTON, MA 02116
LATORRE JAMES J		501170070	300 Boylston ST 701, BOSTON, MA 02116
HERITAGE 702 REALTY TRL C/O JOHN PANTEKIDIS		501170072	300 Boylston ST 702, BOSTON, MA 02116
EPSTEIN ROBERT L		501170074	300 Boylston ST 703, BOSTON, MA 02116
JACQUELYNNE M STEPANIAN 1988 TRUSTS		501170076	300 Boylston ST 704, BOSTON, MA 02116
JACQUELYNNE M STEPANIAN 1988 TRUST		501170078	300 Boylston ST 705, BOSTON, MA 02116
BOLD JOYCE FIOCCA C/O DRUKER LTD-A CERRI		501170080	300 Boylston ST 706, BOSTON, MA 02116
SITZMANN THOMAS G TS C/O THOMAS G SITZMANN TS		501170082	300 Boylston ST 707, BOSTON, MA 02116

HERITAGE GARDEN REALT C/O DENNIS M DONOVAN
 EISEN WILLIAM J TS C/O THOMAS DESIMONE
 CARUCCI JOHN
 MILSTEIN RICHARD S
 BALMUTH MIRIAM JILL
 COHEN GERARD H
 BFO LLC MASS LLC C/O CAPTRUST
 ANNMARIE SASDI TRUST-2013
 BABSON DEBORAH E
 PHEONIX SERIES BOSTON LLC
 DEW 2020 IRREVOCABLE TRUST
 HOG 804 LLC MASS LLC C/O THE DRUKER CO LTD
 DALY JANE F C/O JANE DALY
 SWAN 806 LLC
 RICH HOWARD
 HOG 808 LLC C/O GOULSTON & STORRS PC
 SUN HARRY
 KATHLEEN R MURPHY 201 C/O JOHN V MURPHY
 GOLDBERG NORMAN L TS C/O NORMAN L GOLDBERG TS
 MOSESIA ELAINE L
 HERITAGE 905 REALTY TRL C/O HERITAGE 905 REALTY TRUST UTD
 BLOOSTEIN MARC J TS
 HARMEL SHARRI
 HERBOS INVESTMENTS LL C/O MARCI DEW
 LANZILLO LOUIS J
 MARTIGNETTI CAROLINA
 KIRSHNER JEFFREY TS C/O JEFFREY KIRSHNER TS
 MCGRATH JOANN TS C/O DAVID MCGRATH
 CAROL GRAM DEANE 2014 TRUST
 300 BOYLSTON STREET -1003 TRUST
 PANNELL SAUL TS C/O SAUL PANNELL TS
 HERITAGE PUBLIC GARDEI C/O MMP MANAGEMENT LLC
 ALLISON ELIZABETH K
 ROBERTS EDWARD B TS
 JEFFREY A CHONEY 1997 REVOCABLE TRUST
 ZEIEN CLAUDIA L
 WESTWIN REALTY TRUST
 PEARLMAN DORIS M TS C/O MARVIN GOLDENBERG TS
 1201 HERITAGE REALTY TR C/O JEFFREY J COHEN
 HERITAGE UNIT 1202 NOM C/O THOMAS & LISA RAGNO
 BAKER JON M
 LEVY FAMILY 2011 TRUST FOR BENEFIT OF SUSAN D LEVY
 WURTMAN RICHARD J
 UNIT 1206 REALTY TRUST C/O PHYLLIS C MEYER
 ARLINGTON STREET CHURCH
 MASS HALF-WAY HOUSES C/O GREGG JORDAN & ASSOCIATES
 MASS HALFWAY HOUSES I C/O GREGG JORDAN & ASSOCS
 419 BOYLSTON STREET REALTY LLC
 ROCH EQUITY INC-MA CORPCP
 SIX NEWBURY MASTER CO C/O CENTREMARK PROPERTIES INC
 FOUR-6 NEWBURY JSRE TI C/O CENTURY 21
 COHEN LAWRENCE B TS C/O JDJ FAMILY OFFICE SVCS
 OKEEFE PATRICIA TS C/O FRANK M RESNEK
 NEWBURY 6-5 TRUST
 6-301 NEWBURY REALTY T C/O ROBERT G BANNISH

501170084 300 Boylston ST 708, BOSTON, MA 02116
 501170086 300 Boylston ST 709, BOSTON, MA 02116
 501170088 300 Boylston ST 710, BOSTON, MA 02116
 501170090 300 Boylston ST 711, BOSTON, MA 02116
 501170092 300 Boylston ST 712, BOSTON, MA 02116
 501170094 300 Boylston ST 713, BOSTON, MA 02116
 501170096 300 Boylston ST 714, BOSTON, MA 02116
 501170098 300 Boylston ST 715, BOSTON, MA 02116
 501170100 300 Boylston ST 801, BOSTON, MA 02116
 501170102 300 Boylston ST 802, BOSTON, MA 02116
 501170104 300 Boylston ST 803, BOSTON, MA 02116
 501170106 300 Boylston ST 804, BOSTON, MA 02116
 501170108 300 Boylston ST 805, BOSTON, MA 02116
 501170110 300 Boylston ST 806, BOSTON, MA 02116
 501170112 300 Boylston ST 807, BOSTON, MA 02116
 501170114 300 Boylston ST 808, BOSTON, MA 02116
 501170118 300 Boylston ST 810, BOSTON, MA 02116
 501170122 300 Boylston ST 902, BOSTON, MA 02116
 501170124 300 Boylston ST 903, BOSTON, MA 02116
 501170126 300 Boylston ST 904, BOSTON, MA 02116
 501170128 300 Boylston ST 905, BOSTON, MA 02116
 501170130 300 Boylston ST 906, BOSTON, MA 02116
 501170132 300 Boylston ST 907, BOSTON, MA 02116
 501170134 300 Boylston ST 908, BOSTON, MA 02116
 501170136 300 Boylston ST 909, BOSTON, MA 02116
 501170138 300 Boylston ST 910, BOSTON, MA 02116
 501170140 300 Boylston ST 911, BOSTON, MA 02116
 501170142 300 Boylston ST 1001, BOSTON, MA 02116
 501170144 300 Boylston ST 1002, BOSTON, MA 02116
 501170146 300 Boylston ST 1003, BOSTON, MA 02116
 501170148 300 Boylston ST 1004, BOSTON, MA 02116
 501170150 300 Boylston ST 1005, BOSTON, MA 02116
 501170154 300 Boylston ST 1101, BOSTON, MA 02116
 501170156 300 Boylston ST 1102, BOSTON, MA 02116
 501170158 300 Boylston ST 1103, BOSTON, MA 02116
 501170160 300 Boylston ST 1104, BOSTON, MA 02116
 501170162 300 Boylston ST 1105, BOSTON, MA 02116
 501170164 300 Boylston ST 1106, BOSTON, MA 02116
 501170166 300 Boylston ST 1201, BOSTON, MA 02116
 501170168 300 Boylston ST 1202, BOSTON, MA 02116
 501170170 300 Boylston ST 1203, BOSTON, MA 02116
 501170172 300 Boylston ST 1204, BOSTON, MA 02116
 501170174 300 Boylston ST 1205, BOSTON, MA 02116
 501170176 300 Boylston ST 1206, BOSTON, MA 02116
 501227000 20 Arlington ST, BOSTON, MA 02116
 501228000 355 Boylston ST, BOSTON, MA 02116
 501228001 355 Boylston ST, BOSTON, MA 02116
 501234000 419 Boylston ST, BOSTON, MA 02116
 501248000 14 NEWBURY ST, BOSTON, MA 02116
 501252010 6 NEWBURY ST, BOSTON, MA 02116
 501252012 6 NEWBURY ST, BOSTON, MA 02116
 501252017 4 NEWBURY ST, BOSTON, MA 02116
 501252020 4 NEWBURY ST, BOSTON, MA 02116
 501252023 4 NEWBURY ST, BOSTON, MA 02116
 501252026 4 NEWBURY ST, BOSTON, MA 02116

6 NEWBURY RESIDENCES	501252040 4 NEWBURY ST, BOSTON, MA 02116
NINETEEN ARLINGTON STREET	501258000 18 Arlington ST, BOSTON, MA 02116
ARLINGTON STREET 18-19A LLC	501258004 18 Arlington ST, BOSTON, MA 02116
MANN MARJORIE	501258006 18 Arlington ST 23, BOSTON, MA 02116
GREENE MICHAEL F	501258008 18 Arlington ST 33, BOSTON, MA 02116
SEARS RICHARD W C/O RICHARD W SEARS JR	501258010 18 Arlington ST 43, BOSTON, MA 02116
REISER HANS C/O SREC	501258012 18 Arlington ST 53, BOSTON, MA 02116
GORDON ROBERT F	501258016 19 Arlington ST 22, BOSTON, MA 02116
19 ARLINGTON STREET #32 LLC	501258018 19 Arlington ST 32, BOSTON, MA 02116
GERNGROSS TILLMAN U	501258020 19 Arlington ST 42, BOSTON, MA 02116
LESKE BRIAN J C/O BRIAN & ELIZABETH LESKE	501258022 19 Arlington ST 52, BOSTON, MA 02116
KAHN ABBOTT N TRSTS	501229000 359 Boylston ST, BOSTON, MA 02116
BRE BOYLSTON OWNER LI C/O PROPERTY TAX DEPARTMENT	501230000 399 Boylston ST, BOSTON, MA 02116
BRENTWOOD PROPERTIES C/O GREGG JORDAN & ASSOCIATES	501246000 20 NEWBURY ST, BOSTON, MA 02116
EIGHTEEN NEWBURY ST LI C/O HOLD -THYSSEN INC	501247000 18 NEWBURY ST, BOSTON, MA 02116
NORGAND REALTY LLC C/O GARY B SIMON	501249000 10 NEWBURY ST, BOSTON, MA 02116
TARAPACA NEWBURY CORP	501251000 8 NEWBURY ST, BOSTON, MA 02116
CITY OF BOSTON	501259000 Arlington ST, BOSTON, MA 02116
BEAL S MAXWELL JR C/O AW PERERY INC	501157000 211 Berkeley ST, BOSTON, MA 02116
384 BOYLSTON STREET RE C/O 384 BOYLSTON ST REALTY LLC	501162000 384 Boylston ST, BOSTON, MA 02116
ACADEMY HILL REALTY LLC MASS LLC	501163000 380 Boylston ST, BOSTON, MA 02116
376 BOYLSTON STREET RE C/O 376 BOYLSTON STREET LLC	501164000 372 Boylston ST, BOSTON, MA 02116
ZENKER ARNOLD TRSTS C/O ARNOLD ZENKER	501165000 364 Boylston ST, BOSTON, MA 02116