

Proposed Hotel



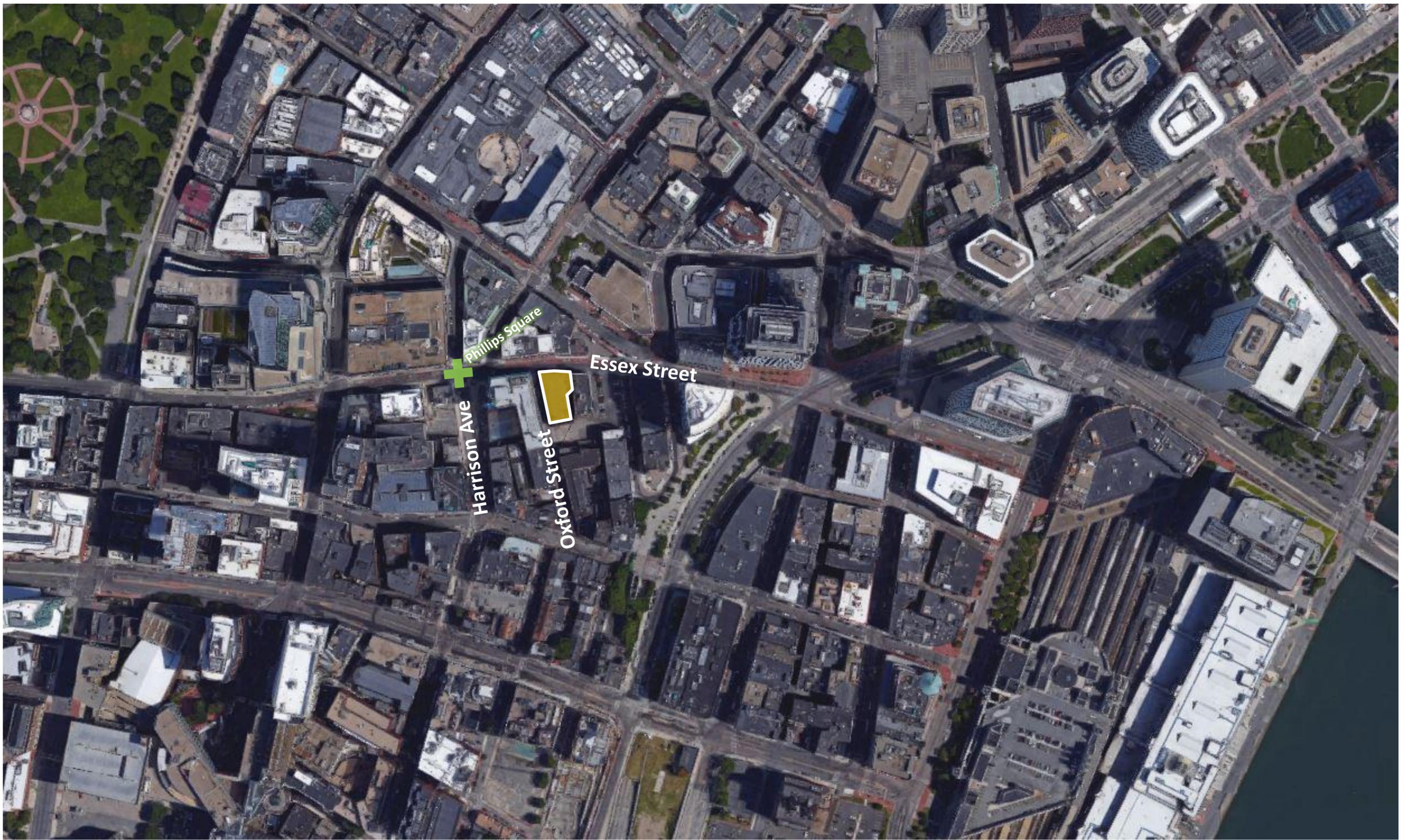
2 Oxford Street

Boston, Massachusetts

PRESENTATION FOR:
Scoping Meeting- 5.25.2016

Project Information

Project Address:	2 Oxford Street
Project Description:	Proposed 250 room hotel
Lot Size:	8,095 S.F. 0.186+/- Acres
Project Size:	136,750 GSF (includes basement and roof penthouse) 128,050 NSF (basement and penthouse NIC)
Project Height:	181'-0" Top of roof structure 199'-0" Top of mechanical penthouse
Project F.A.R.:	15.82 (based on NSF)
Parking Spaces:	4 valet / loading spaces provided



Proposed Hotel
2 Oxford Street, Boston, MA



Aerial View
Scoping Meeting

5.25..2016



Vicinity Map

Legend

- BIT. CONC. BITUMINOUS CONCRETE
- CONC. CONCRETE
- * LIGHT POLE
- - - - - PROPERTY LINE

Plan References:

1. PLAN NO. 435 OF 2007
2. PLAN NO. L-2514, PART 1--ESSEX STREET LAYOUT*
3. PLAN AT DEED BOOK 3223, PAGE 2.
4. FIELD BOOK NO. 678, PAGE 149*

*AVAILABLE AT THE BOSTON ENGINEERING DEPARTMENT RECORDS ROOM

Items Corresponding to Schedule B

ITEM 10. Easement to Comcast of Boston, Inc. dated March 16, 2006 and recorded in Book 39235, Page 122. - Location of easement coincides with location of the transmission lines. Not plotted.

All other Schedule B items are non-survey in nature.

Zoning Information

DISTRICT: CHINATOWN
 SUBDISTRICT: COMMERCIAL CHINATOWN
 MAXIMUM BUILDING HEIGHT ALLOWED: 80 FEET/100 FEET*
 FLOOR AREA RATIO: 6/7*

*FOR PROJECTS SUBJECT TO LARGE PROJECT REVIEW

Miscellaneous Notes

1. LOCUS PARCEL ASSESSOR'S IDENTIFICATION NUMBER IS 0304449000.
2. AS PER PLAN AT BOOK 3223, PAGE 2.
3. A PORTION OF THE BASEMENT EXTENDS APPROXIMATELY 9 FEET UNDER THE SIDEWALK INTO ESSEX STREET.

Parking Notes

PARKING PROVIDED:
 THERE ARE NO PARKING SPACES ON THE SUBJECT PROPERTY.

FLOOD NOTE:
 By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 250286 0010 C, which bears an effective date of April 1, 1982 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination.

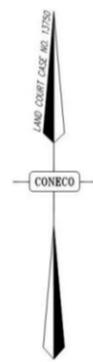
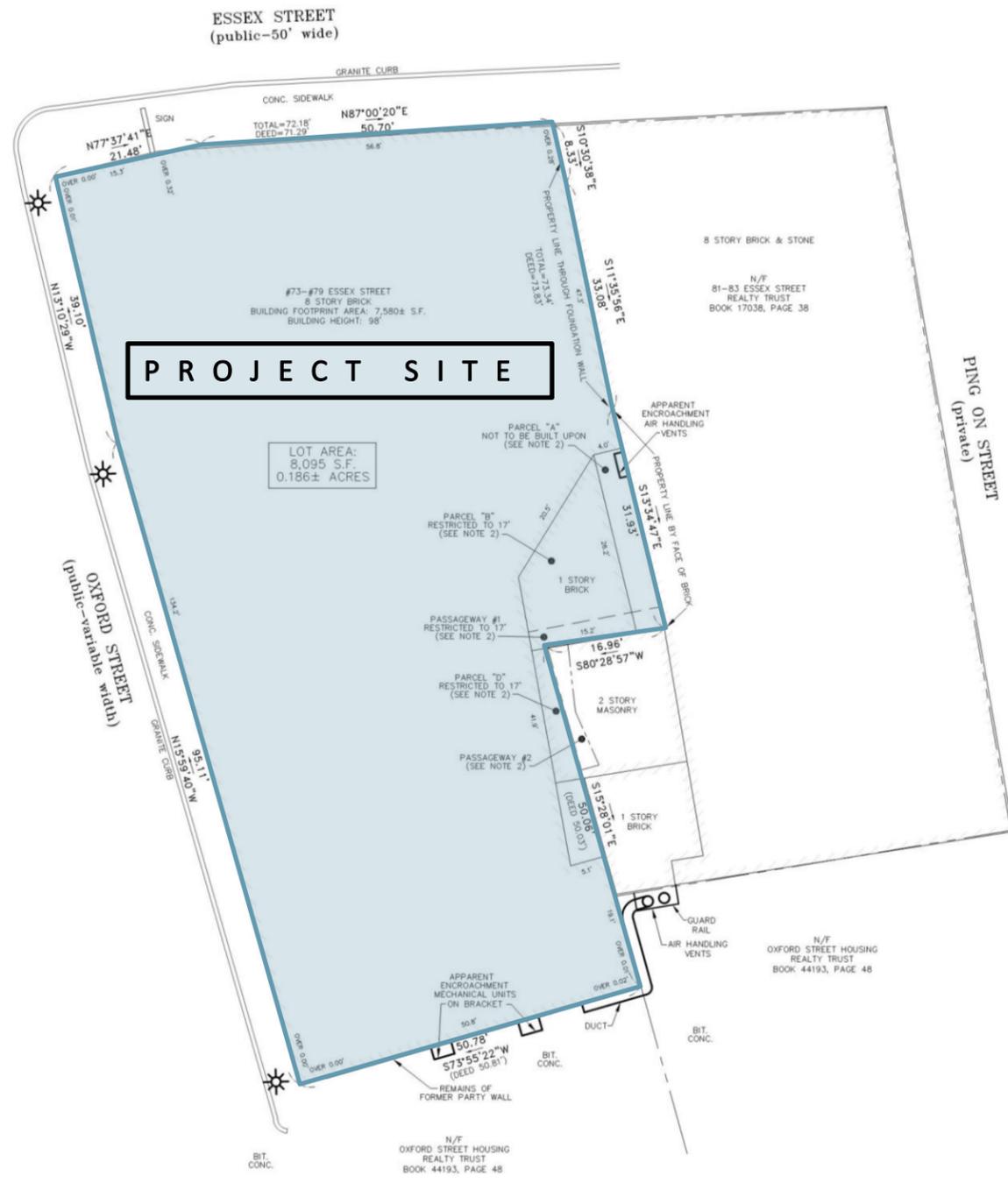


Exhibit "A" Legal Description

A certain parcel of land with the buildings thereon situated on the corner of Essex Street and Oxford Street in Boston, Suffolk County, Massachusetts, being numbered and known as 73-79 Essex Street and 4-8 Oxford Street, bound and described as follows:

- NORTHERLY by said Essex Street, seventy-one and 29/100 (71.29) feet;
 - EASTERLY by land now or formerly of Charles P. Curtis by a line passing in part through the middle of a party foundation wall, and in part by the westerly face of brick wall, seventy-three and 83/100 (73.83) feet;
 - SOUTHERLY by said Curtis land sixteen and 96/100 (16.96) feet;
 - EASTERLY again in part by said Curtis land and in part on land now or formerly of Louisa Smith fifty and 03/100 (50.03) feet;
 - SOUTHERLY by land now or formerly of Florence A. M. Thayer by a line passing through the center of an eight (8) inch wall, fifty and 81/100 (50.81) feet and;
 - WESTERLY by said Oxford Street one hundred thirty-four and 21/100 (134.21) feet.
- For grantor's title see deed from Wong Bros. Inc. dated April 3, 1985, recorded with the Suffolk Registry of deeds in Book 11566, Page 305.

ALTA/ACSM LAND TITLE SURVEY

CERTIFICATION

To LGH Limited Partnership; Haymarket Capital LLC; and Fidelity National Title Insurance Company:
 This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 2-4, 6, 7(a), 7(b)(1), 7(c), 8-10, 11(a), 13 & 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the Commonwealth of Massachusetts, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Timothy S. Bodah,
 Registration No. 46110
 Within the Commonwealth of MA
 Date of Survey: January 13, 2008
 Date of Last Revision: August 7, 2009

	ALTA/ACSM LAND TITLE SURVEY			
	73-79 ESSEX STREET 4-8 OXFORD STREET BOSTON, MA			
PREPARED FOR:	WELLESLEY ADVISORS			
SCALE	DATE	ACAD FILE	JOB NO.	
1"=10'	08/07/09	2035-PRG	2035	



1 - Views from Essex Street looking West



2 - Views from Phillips Square looking East on Essex Street



3 - Views from Oxford Street looking North

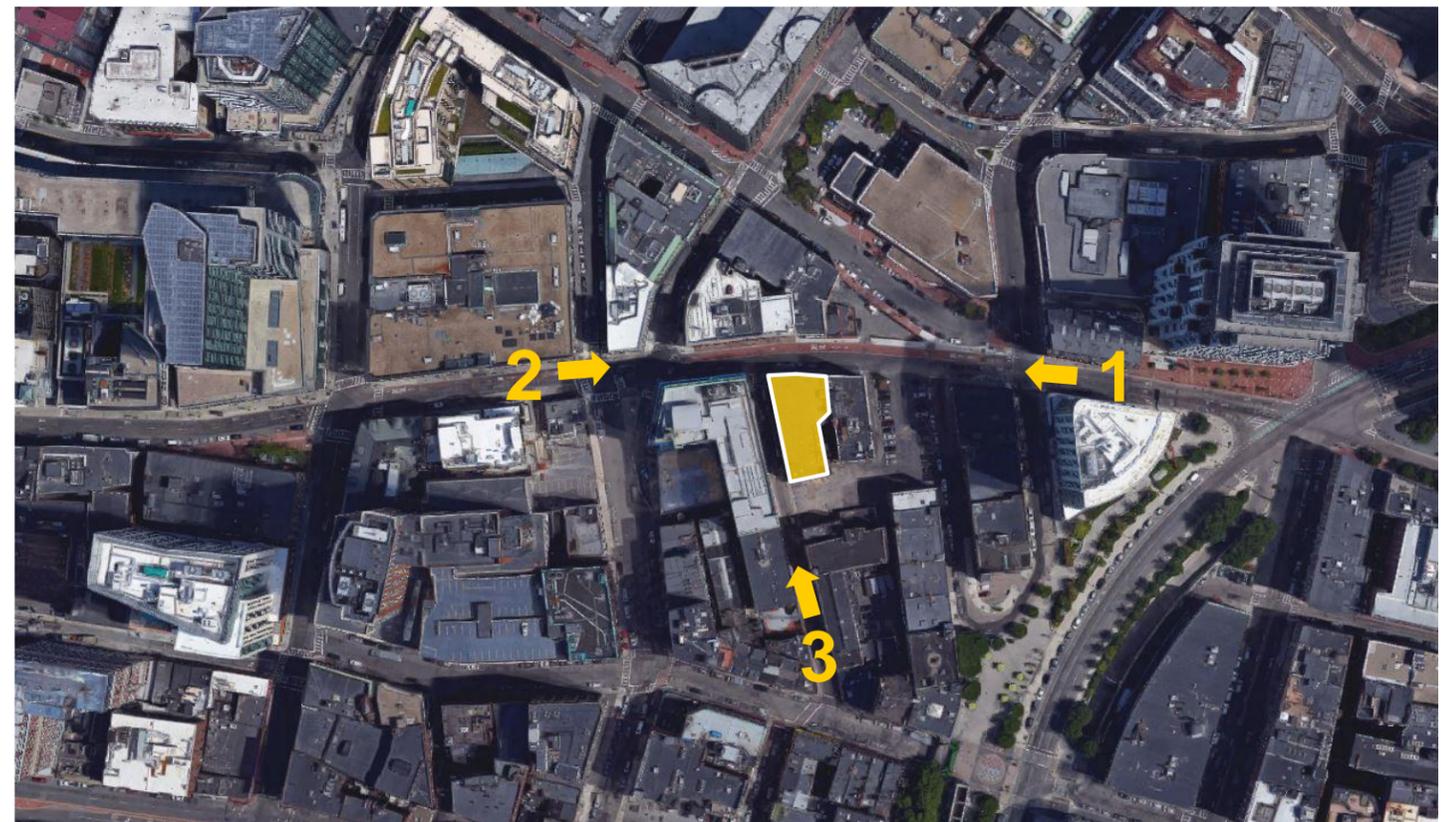
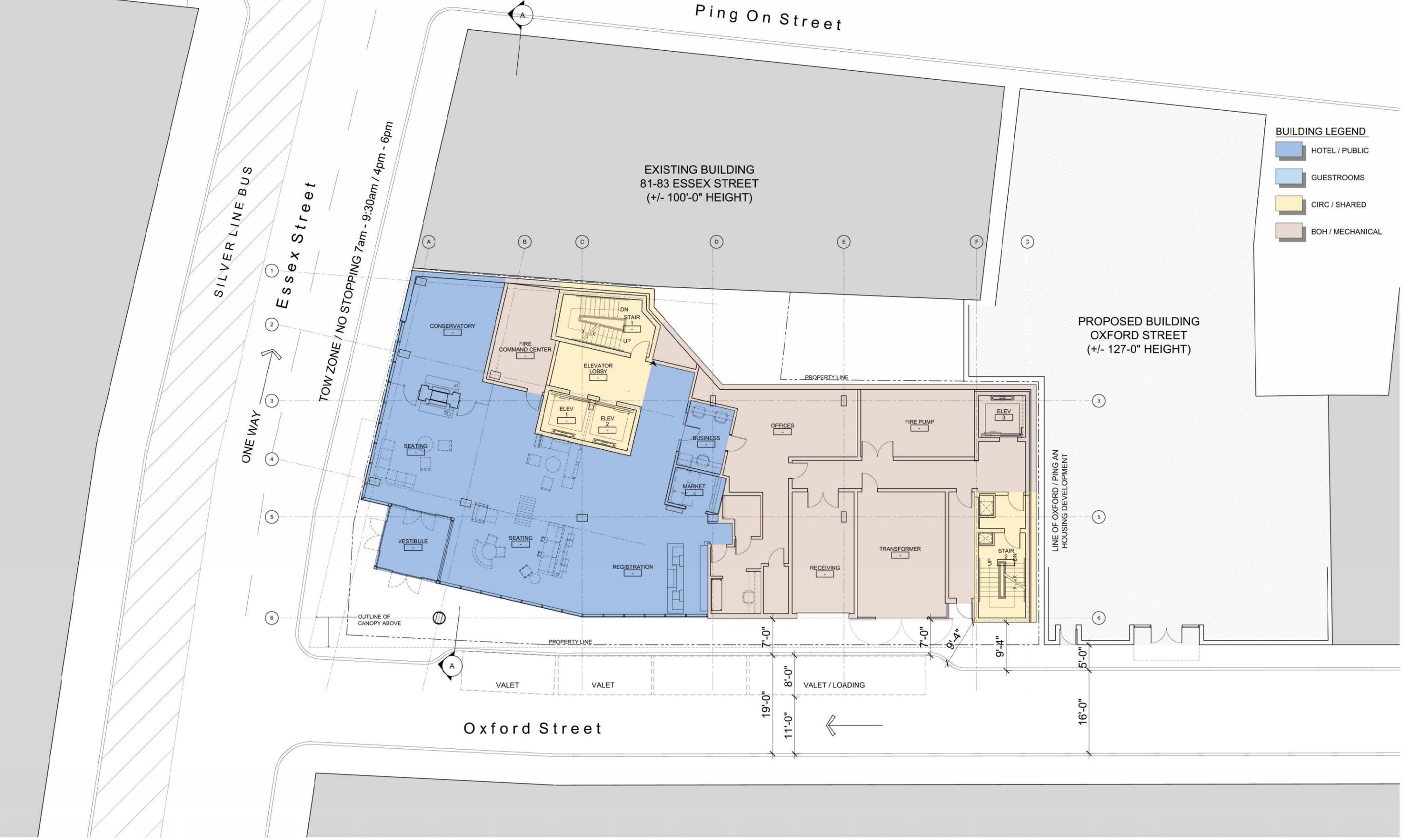
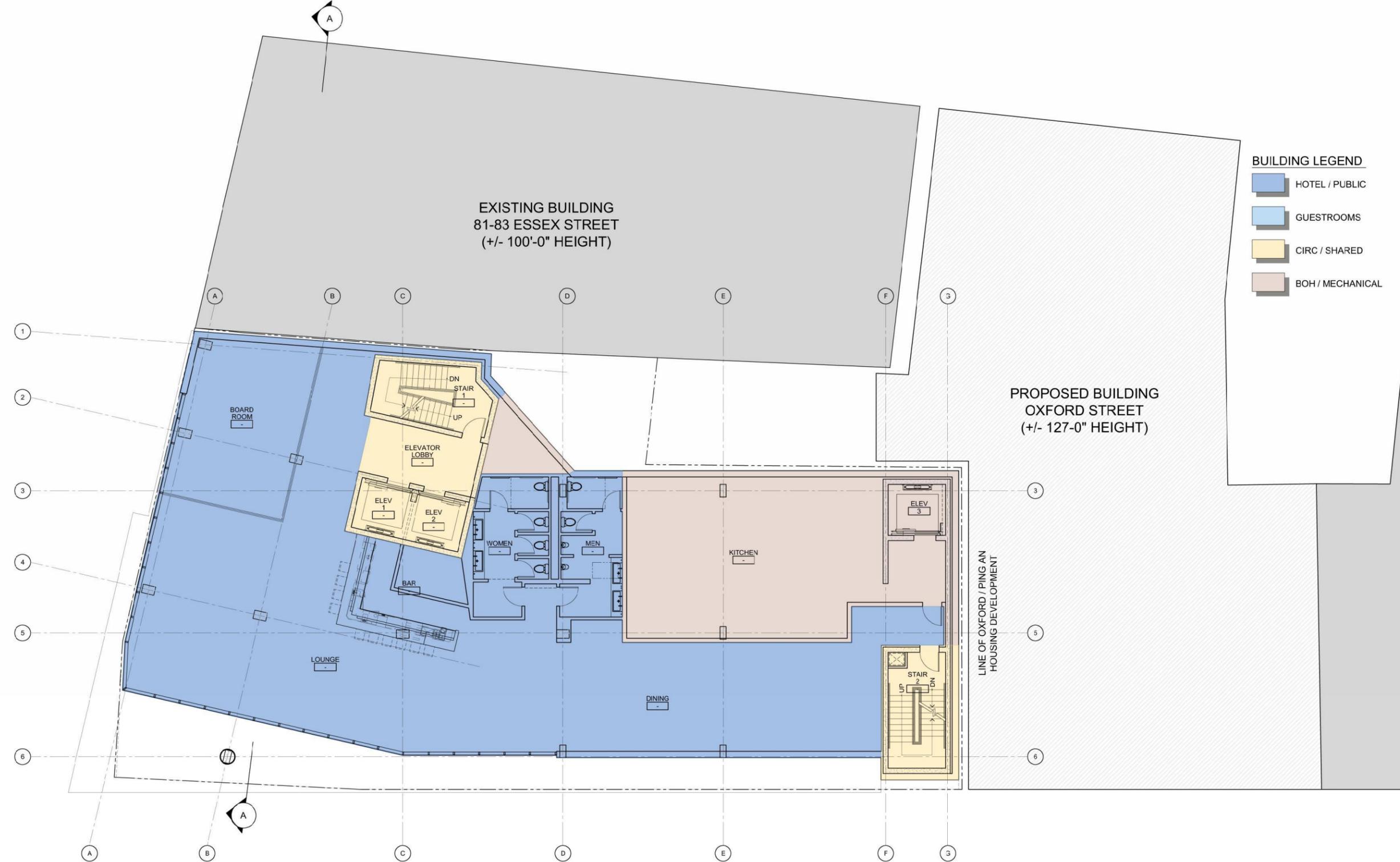


Photo Legend



PROPOSED BASEMENT FLOOR
SCALE: 1/8" = 1'-0"

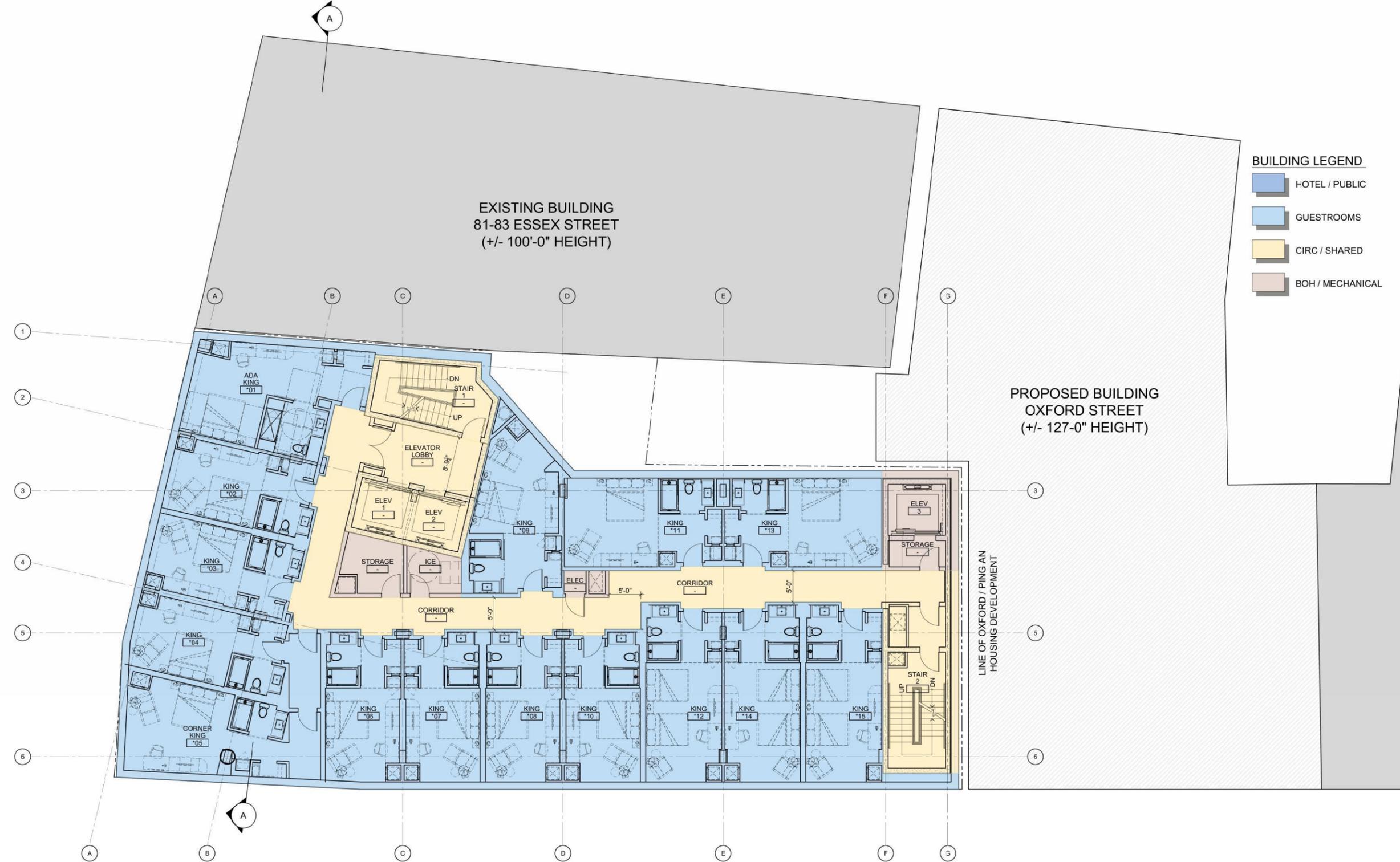




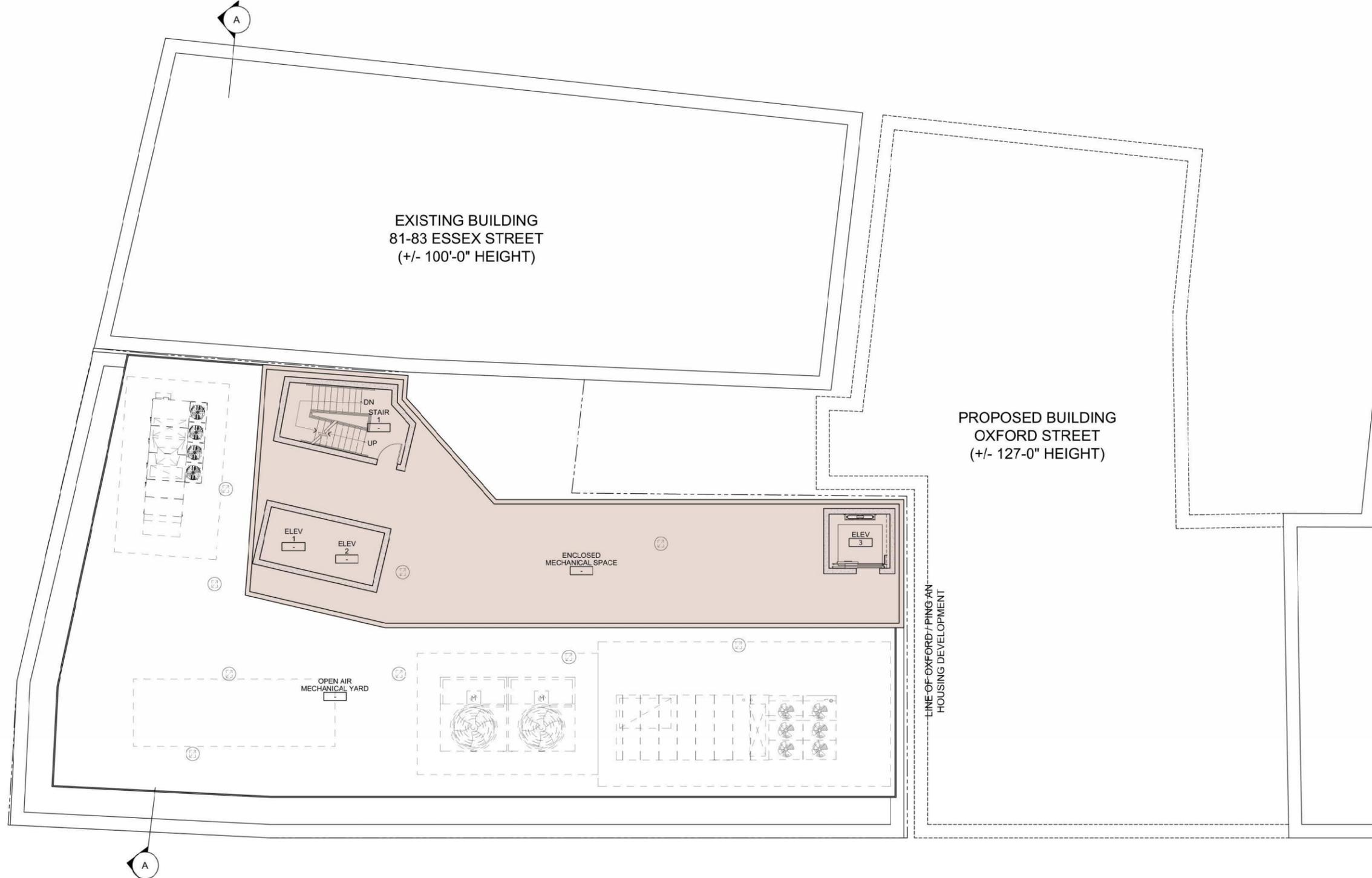
BUILDING LEGEND

	HOTEL / PUBLIC
	GUESTROOMS
	CIRC / SHARED
	BOH / MECHANICAL

PROPOSED SECOND FLOOR
SCALE: 1/8" = 1'-0"



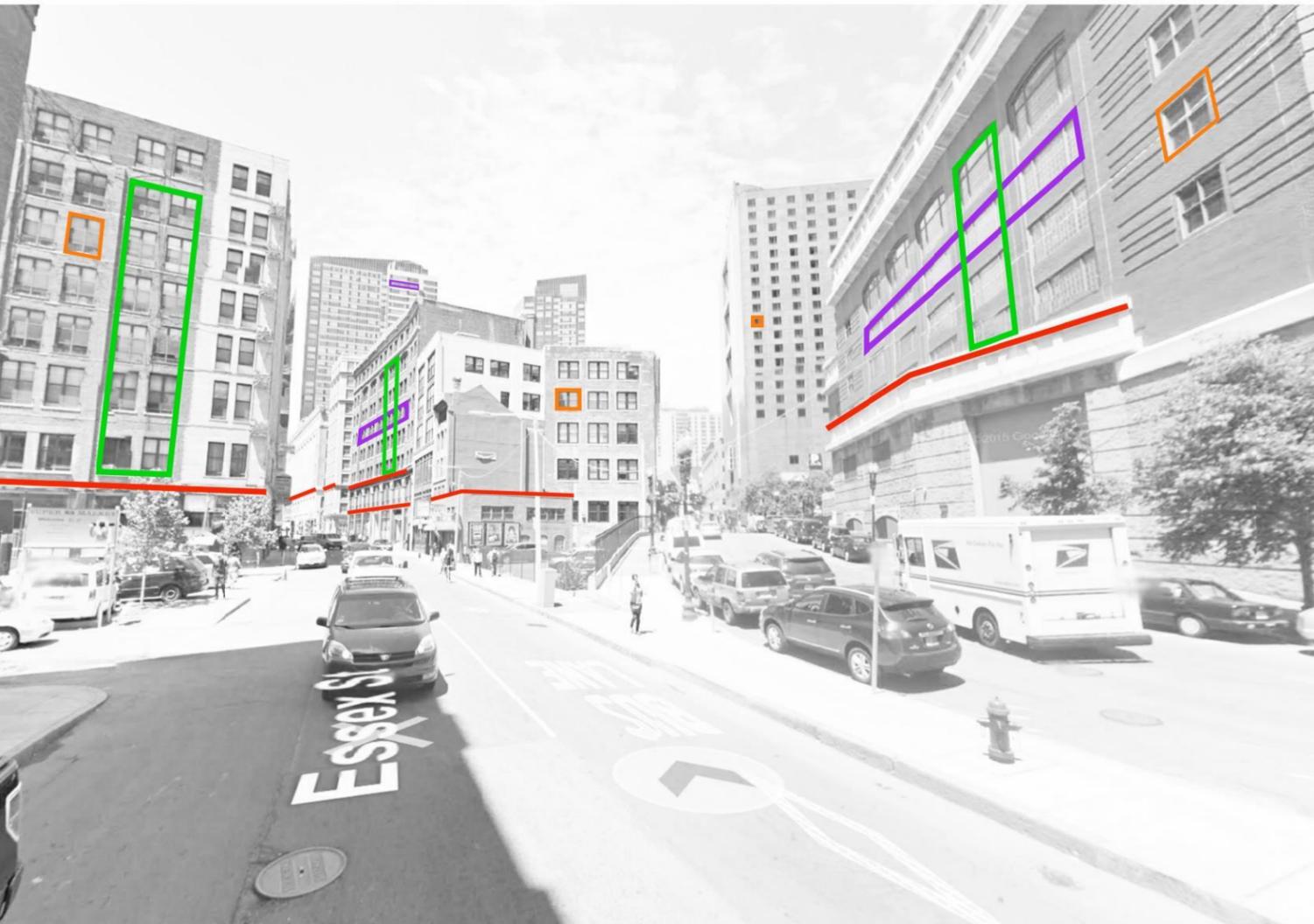
TYPICAL GUEST ROOM FLOOR (3RD - 17TH)
SCALE: 1/8" = 1'-0"

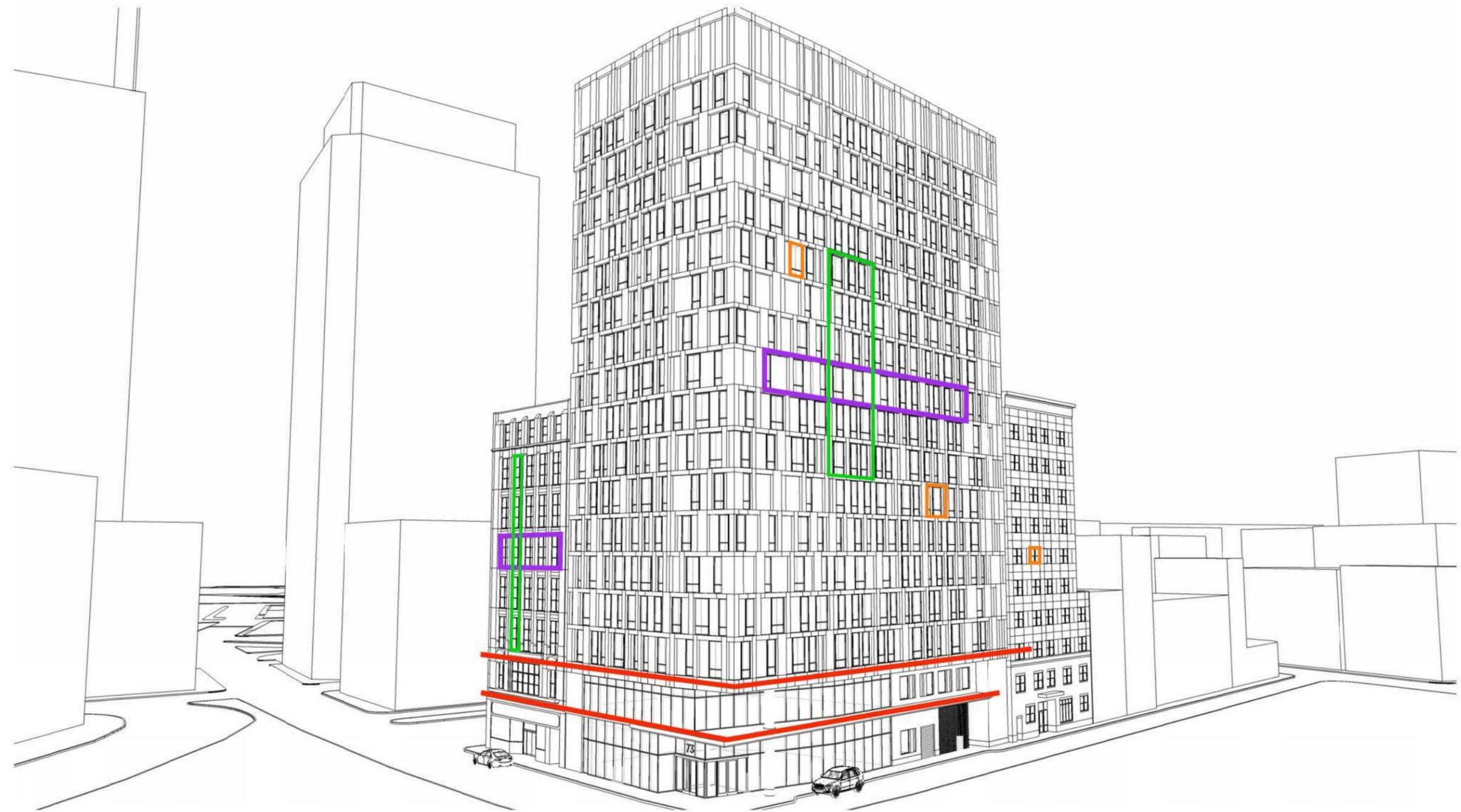


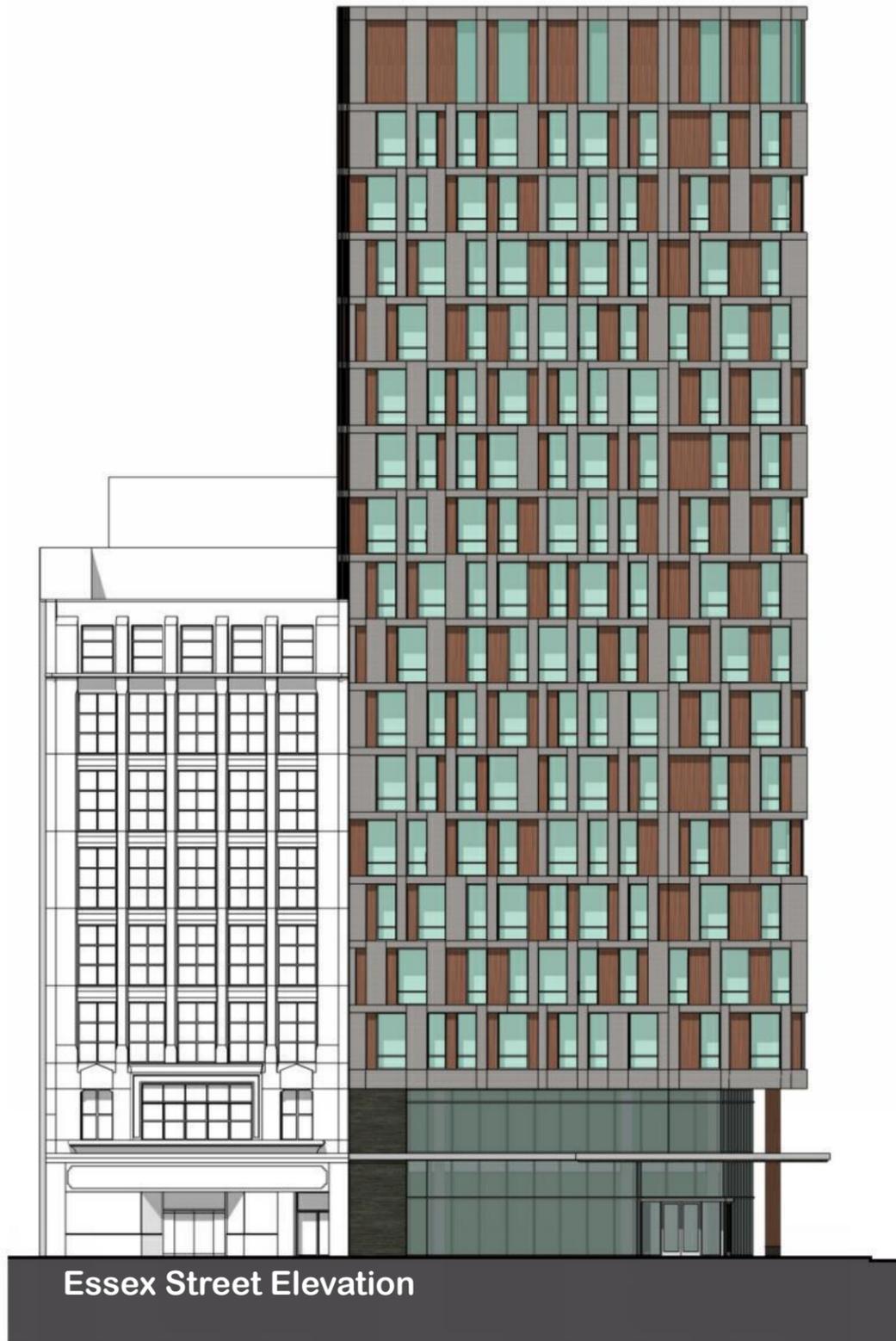
BUILDING LEGEND

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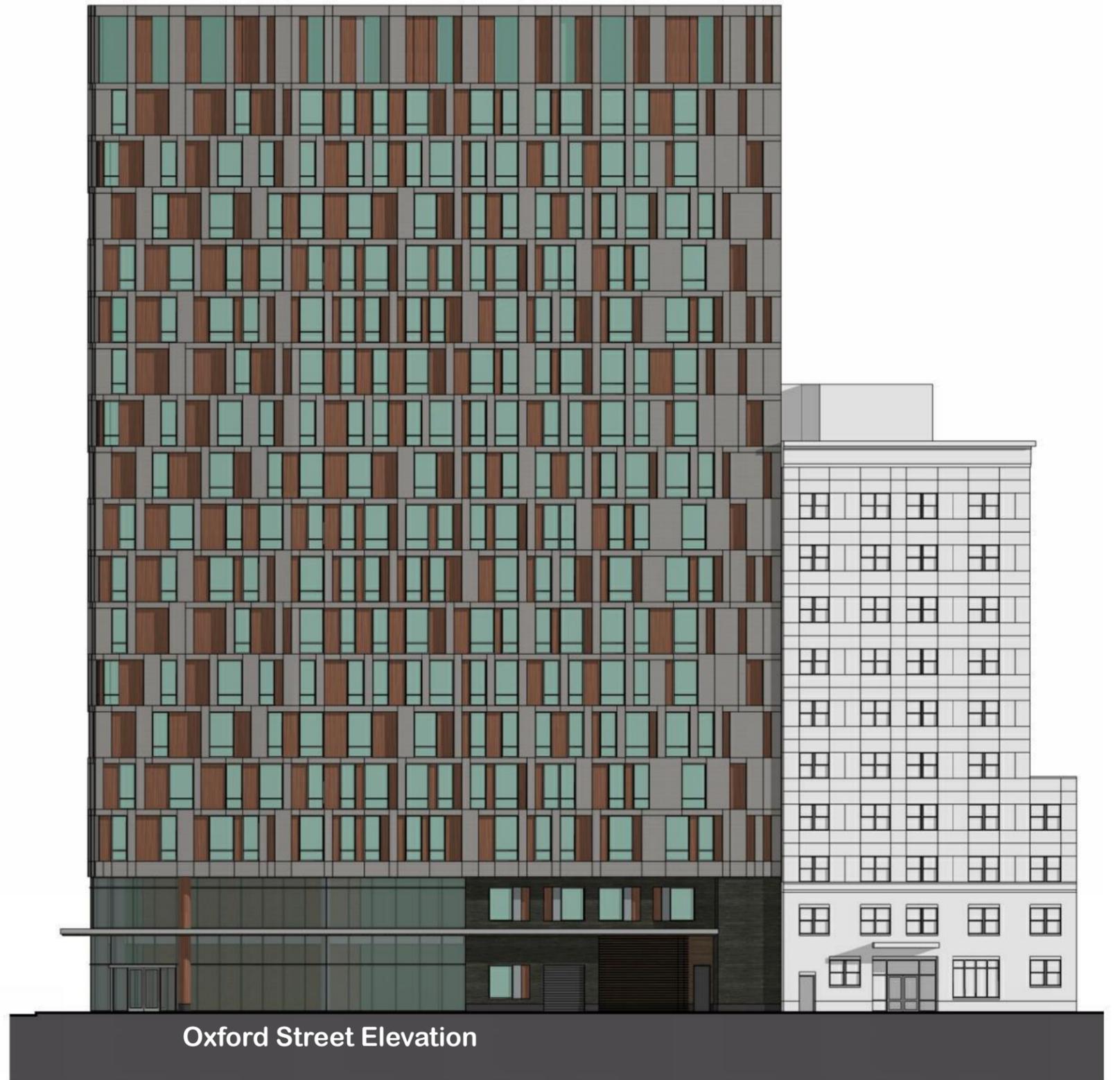
ROOF PLAN
SCALE: 1/8" = 1'-0"







Essex Street Elevation



Oxford Street Elevation



Proposed Hotel
2 Oxford Street, Boston, MA



Corner View
Scoping Meeting

5.25..2016



Proposed Hotel

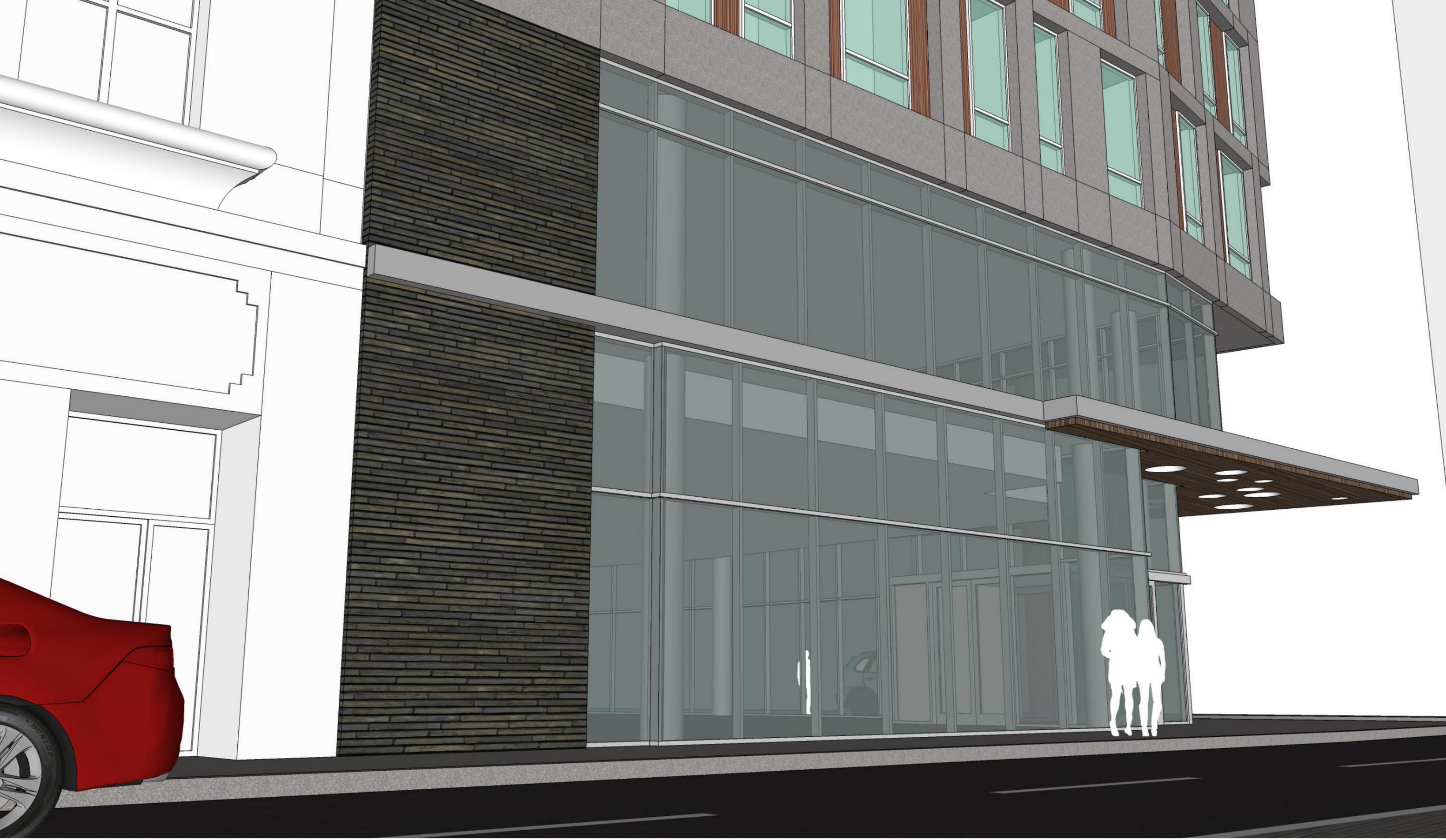
2 Oxford Street, Boston, MA



Oxford Street View

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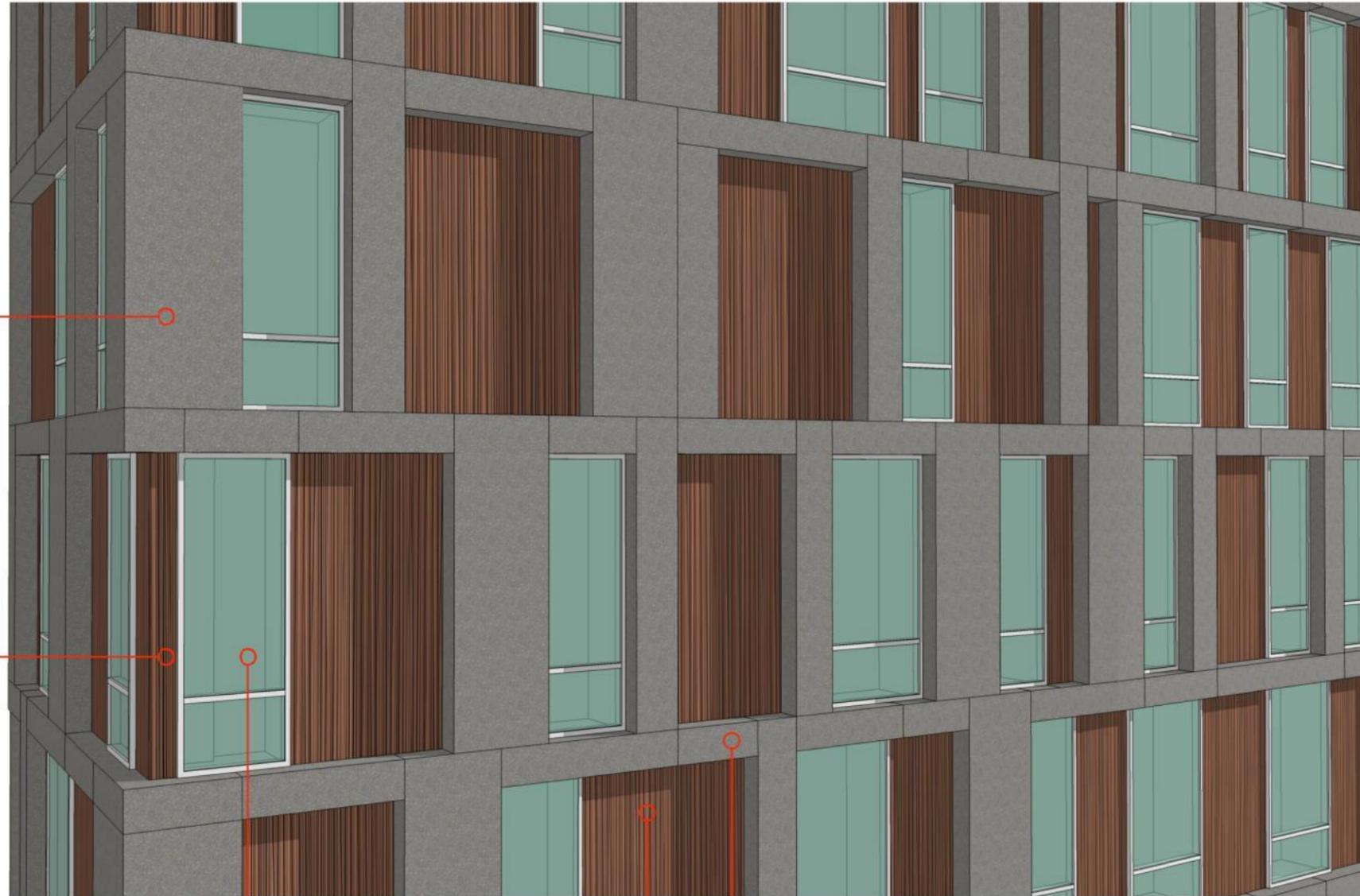
Essex View

Scoping Meeting

5.25..2016

CORNER CONDITION 2

CORNER CONDITION 1



ALUMINUM WINDOW WALL SYSTEM

FIBER CEMENT RAINSCREEN W/ EXPOSED FASTENERS
ROUGH FINISH

FIBER CEMENT RAINSCREEN W/ EXPOSED FASTENERS
"REEDS" TEXTURE FINISH



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View of Oxford and Essex Street Corner

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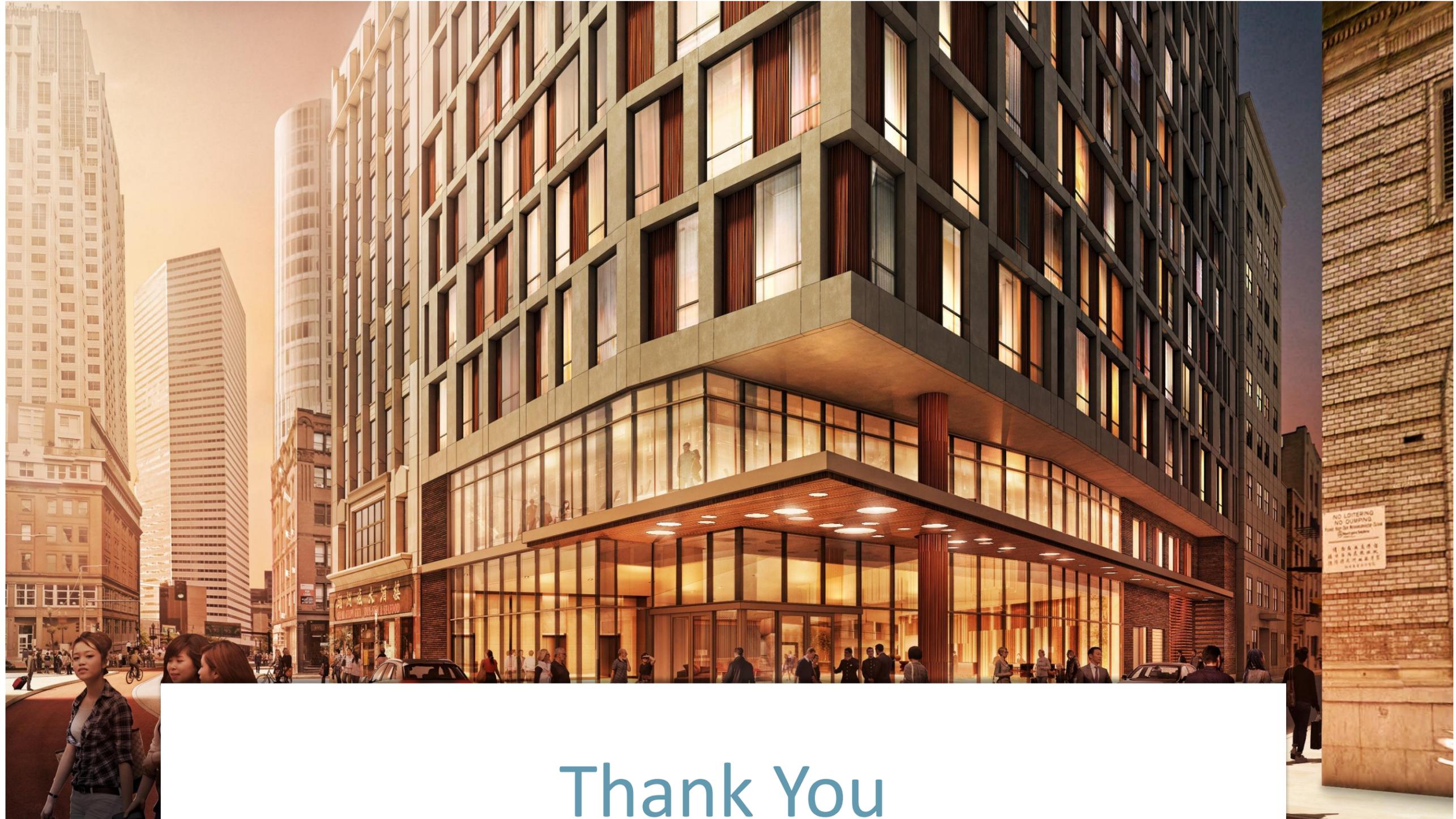


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View of Essex Street
Scoping Meeting

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Thank You