

REQUEST FOR PROPOSAL FOR LEASE OF ONE HARBOR SHORE CIVIC/CULTURAL SPACE

1. Introduction

[IMAGE]

The City of Boston's long-standing planning objectives for the South Boston Waterfront District include a broad mix of uses tied together with an inviting pedestrian scale including continuous public access along the waterfront on the Harborwalk. The mix of uses necessary for a vibrant district include residential, commercial, hotel, retail, open space, and civic and cultural uses. Existing civic and cultural destinations in the area include Boston Children's Museum, Boston Tea Party Ships and Museum, the Institute of Contemporary Art ("ICA"), Boston Community Boating ("BCB"), Midway Studios, Fort Point Artists Community, the Boston Convention and Exhibition Center (BCEC), the Society of Arts & Crafts, and GrubStreet.

The South Boston Waterfront's evolution into a lively civic and cultural destination continues with this Request for Proposal ("RFP") from qualified civic and cultural users to lease and activate 23,557 square feet of gross floor area (the "One Harbor Shore Civic/Cultural Space") located on the first and second floors of a building now under construction to be known as One Harbor Shore, a 122-unit residential condominium building with retail and/or restaurant uses on the first floor and underground parking in addition to the One Harbor Shore Civic/Cultural Space, and having an address of One Harbor Shore Drive, Boston, Massachusetts ("One Harbor Shore"). This RFP is issued by One Harbor Shore LLC, a Delaware limited liability company which is the developer of One Harbor Shore (the "Developer"), in conjunction with the Boston Planning Department ("BPD") and the Mayor's Office of Arts and Culture ("MOAC").

2. Background to this RFP

The South Boston Waterfront District Municipal Harbor Plan, as prepared by the City of Boston in July 2000 and approved by the Secretary of the Executive Office of Environmental Affairs of the Commonwealth of Massachusetts (the "Secretary") on December 6, 2000, as amended by Amendment to the City of Boston's South Boston Waterfront District Municipal Harbor Plan dated November 2002, approved by the Secretary in December 2002 (as so amended, the "Approved MHP"), and the Consolidated Written Determination issued by the Commonwealth of Massachusetts Department of Environmental Protection ("DEP") on June 28, 2002 (as amended and in effect from time to time, the "CWD") for the Fan Pier project require that a certain portion of the Fan Pier site be devoted to civic and cultural uses and that a restriction be recorded to ensure that such space is maintained for use by civic or cultural institutions. That recorded restriction is contained in the document entitled "Fan Pier, Parcels D, H and J, Use Restriction for Civic and Cultural Use to Boston Redevelopment Authority" granted by Fan Pier Development LLC to the Boston Redevelopment Authority dated as of August 10, 2007, recorded with the Suffolk Registry of Deeds in Book 43059, Page 102, as amended by "Amendment to Use Restriction for Civic and Cultural Use to Boston Redevelopment Authority (Fan Pier Parcels B, D, H and J)" dated as of January 2, 2014, recorded with the Suffolk Registry of Deeds in Book 52589, Page 242, and as further amended by "Second Amendment to Use Restriction for Civic and Cultural Use to Boston Redevelopment Authority (Fan Pier Parcels B, D, H and J) dated as of December 7, 2018. recorded

with the Suffolk Registry of Deeds in Book 60459, Page 165 (as so amended, the “Use Restriction”).

Both the Approved MHP and the CWD require that not less than 107,000 square feet of gross floor area in the aggregate on the Fan Pier site be devoted to civic and cultural uses. Under the Use Restriction, One Harbor Shore is required to reserve 23,557 square feet of gross floor area for civic and cultural use on the first two floors of the building.

The CWD specified that the civic and cultural user for the One Harbor Shore would be a Family Multicultural Center space. However, the CWD further specifies that the user of the civic and cultural space can be changed where the Director of the BPDA certify to DEP that the change of user is consistent with the principles of Boston’s civic/cultural master planning process for the Inner Harbor and Fort Point Channel as embodied in the Approved MHP.

The Developer in conjunction with the BPD and MOAC is seeking letters of interest from Boston-based qualified civic and cultural operators to lease the One Harbor Shore Civic/Cultural Space in accordance with the requirements of the Approved MHP, the CWD and the Use Restriction, including the details set forth in this RFP.

3. The Fan Pier Project

One Harbor Shore is the final building to be constructed as part of the Fan Pier project, an approximately three million square foot mixed-use development on the South Boston Waterfront. This live-work-play community will ultimately comprise nine buildings on a 20-acre site (eight of which are already complete), including more than 1.9 million square feet of offices and research laboratories, and approximately 750,000 square feet of residential space, lifestyle retail, and civic/cultural uses including the three civic/cultural uses already on site, the ICA, BCB, and GrubStreet. Fan Pier also features a six-acre marina, a Public Green, Fan Pier Park and a continuous Harborwalk along the water’s edge, all of which provide an active waterfront and major public and civic facilities to attract the public to the waterfront.

[IMAGE]

Among the completed buildings on Fan Pier are the world headquarters of Vertex Pharmaceuticals Incorporated (50 Northern Avenue and 11 Fan Pier Boulevard), Goodwin Procter LLP (100 Northern Avenue) and the Seaport Campus of Massachusetts Mutual Life Insurance Company. One Harbor Shore will be Fan Pier’s third residential building, joining 50 Liberty and Twenty Two Liberty, which are completed and occupied residential condominium buildings with ground floor retail and restaurant space. Additionally, 50 Liberty houses 13,166 sq. ft. of civic/cultural space occupied and operated by GrubStreet.

4. One Harbor Shore Civic/Cultural Space

The One Harbor Shore Civic/Cultural Space consists of 4,657 square feet of gross floor area on the first floor of One Harbor Shore, and the balance of 18,900 square feet of gross floor area is on the second floor of One Harbor Shore. The entrance to the One Harbor Shore Civic/Cultural Space is off of a spacious public walkway along the Public Green, with Northern Avenue conveniently located to the south and the Harborwalk to the north.

[IMAGE]

The One Harbor Shore Civic/Cultural Space will be a separate unit – the Civic/Cultural Unit - in the One Harbor Shore Condominium (the “Condominium”), a condominium to be created under the Master Deed, Declaration of Trust and other documents governing the Condominium (the “Condominium Documents”). Copies of the current drafts of the Condominium Documents are attached as Exhibit C. Under the Master Deed, the Civic/Cultural Unit will have a 6.08% interest in the General Common Elements of the Condominium and will be responsible for 6.08% of the General Common Expenses (as defined in the Condominium Documents) of the Condominium.

The One Harbor Shore Civic/Cultural Space is shown on the attached floor plans (the “Floor Plans”).

[IMAGE]

5. Delivery Condition of One Harbor Shore Civic/Cultural Space

The One Harbor Shore Civic/Cultural Space will be delivered upon or prior to substantial completion of the Condominium (substantial completion is estimated to occur in July of 2026, “as is, where is, with all faults” with the following items to be completed by the Developer or the owner of the One Harbor Shore Civic/Cultural Space (the “Landlord”) on the Tenant’s behalf, which Landlord shall install at Landlord’s cost and expense (“Landlord’s Work”): :

- a connecting stair and elevator in the location shown on the Floor Plans.
- all demising walls separating the One Harbor Civic/Cultural Space from adjacent spaces, which shall be sheet rock finish at interior face of the perimeter walls to USG Level 4 standard, 1 hour fire rated, insulated to provide a R-19 rating, and include all code-required fire-stopping or fire-caulking.
- sprinklers installed with upturned heads.
- a 2” conduit for electrical wiring will be run to an electrical closet serving the first floor of the building located at One Harbor Shore (the “Building”), located outside of but within 30’ of the first level of the One Harbor Shore Civic/Cultural Space, and a 4” conduit for electrical wiring will be run to electrical closet serving the second floor of the building, located outside of but adjacent to the second level of the One Harbor Shore Civic/Cultural Space.
- HVAC equipment:
 - On the first level of the One Harbor Shore Civic/Cultural Space, one or more fan coil units will be connected to the Building’s hot water and chilled water systems, which equipment shall be powered, piped, charged, and commissioned, but not distributed.
 - On the second level of the One Harbor Shore Civic/Cultural Space, five vertical fan coil units connected to the Building’s hot water and chilled water systems, distributed at the outside wall.
- Water will be stubbed to the Civic/Cultural Space at a location selected by Landlord.

Other than Landlord's Work, all work that is necessary or desirable to prepare the One Harbor Shore Civic/Cultural Space for occupancy shall be performed by the selected user at its sole cost and expense, subject to a "Construction Allowance" in the amount of \$588,925 (i.e., \$25 per square foot of the Premises) to be provided by Landlord to Tenant. Without limiting the generality of the foregoing, with the exception of Landlord's Work, the One Harbor Shore Civic/Cultural Space will be delivered in an unfinished "shell condition," meaning raw, unfinished space with exposed steel columns and concrete flooring, exposed ceilings, with utility connections as noted above, allowing for tenant's custom fit-out of the space. Dependent of the final selection of a Tenant, and their financial needs in consultation with the City of Boston Mayor's Office Arts and Culture, the Landlord will provide supplemental financial support up to \$200,000.00 to support building-related operational costs.

6. Qualified Civic and Cultural Uses

Under the Use Restriction, "Civic and Cultural Uses" means any of the following uses: (i) the Institute of Contemporary Art; (ii) the Harbor Islands Gateway and/or the Island Alliance; (iii) a not-for profit family boat building program; (iv) a family multi-cultural center; (v) library, narrative arts center, museum, gallery, concert hall, legitimate theater, auditorium, performance space, aquarium, or historical exhibit open to the public generally, community center or community service facility; (vi) uses accessory to any of the foregoing; or (vii) a use which would now or hereafter constitute a non-profit "civic or cultural use" under the CWD or any applicable license issued thereunder.

Only uses that fit these criteria of the Use Restriction will be considered for the One Harbor Shore Civic/Cultural Space. Users are subject to approval by the Developer and the BPD. The space may be subdivided between multiple users with related or complementary missions under a legal structure approved by the Developer. Preference will be given to proposals with fewer or singular users.

7. Fan Pier Civic and Cultural Uses;

Four locations on the Fan Pier site are presently designated by the Use Restriction for Civic and Cultural Uses, one of which is the One Harbor Shore Civic/Cultural Space. The users and locations of the other three are as follows:

- a. The Institute of Contemporary Art, Inc. ("ICA") has constructed and operates a 4-story (66,000 square feet of gross floor area) museum for the exhibition of contemporary and/or modern art on Fan Pier Parcel J (25 Harbor Shore Drive), which has been ground leased to ICA for a term coterminous with the Chapter 91 License for Parcel J (License No. 9951, expiring on April 22, 2100) unless sooner terminated or extended as provided in such ground lease. The ICA presents both special exhibitions and performing arts shows, and is creating a permanent collection. As reported in the ICA's most recent Annual Report, in the 2023-2024 fiscal year, annual attendance at the ICA exceeded 300,000 visitors.

The ICA's current hours of operation are as follows:

Tuesday and Wednesday: 10 AM – 5 PM
Thursday and Friday: 10 AM – 9 PM*
Saturday + Sunday: 10 AM – 5 PM

Closed Mondays, except on the following national holidays: Martin Luther King Jr. Day, Presidents' Day, Memorial Day, Juneteenth, Labor Day, and Indigenous Peoples' Day.

Closed on Patriot's Day, Fourth of July, Thanksgiving, Christmas, and New Year's Day.

*The ICA closes at 5 PM on the first Friday of every month for First Fridays, a ticketed, 21+ event.

b. Community Boat Building (“CBB”) operates a boat building program designed to educate students and families about boat building and maritime activities through experiential learning opportunities. It leases 4,277 square feet of gross floor area on the first floor of 11 Fan Pier Boulevard (Fan Pier Parcel B) for a term, with extensions, coterminous with the Chapter 91 License for Parcel B (License No. 11903, expiring on June 14, 2107) unless sooner terminated as provided in such lease. CBB operates at a minimum during the school year, but also has summer programs.

c. GrubStreet is a non-profit creative writing center, whose mission is to remove barriers - social, financial, and cultural - to the writing world, and provides rigorous artistic guidance in a supportive community. It leases 13,166 square feet of gross floor area of 50 Liberty Drive (Fan Pier Parcel D) comprised of 5,000 square feet of gross floor area on the ground floor of the building and 8,166 square feet of gross floor area on the second level of the building, for a term, with extensions, coterminous with the Chapter 91 License for Parcel D (License No. 14049, expiring on April 7, 2112) unless sooner terminated as provided in such lease. GrubStreet's current hours of operation are as follows:

Standard Operating Hours: Monday-Friday, 10am-6pm

Member Writing Space: Monday-Thursday, 10am-9pm

Friday-Sunday, 10am-2pm

8. Lease Terms

Landlord will lease the One Harbor Shore Civic/Cultural Space to the selected user (“Tenant”) for an annual triple net rent of One and 00/100 Dollar (\$1.00) for a lease term to be negotiated, but in no event extending beyond the remaining term of Chapter 91 License No. WW16-0000022 for One Harbor Shore issued by DEP to the Developer (a copy of which is attached as Exhibit E), which is approximately 96 years.

Under the lease to Tenant for the One Harbor Shore Civic/Cultural Space (the “Lease”), Tenant will be responsible for the maintenance of the Civic/Cultural Unit, all of Tenant's insurance, and a pro rata share of operating expenses for One Harbor Shore allocated to the Civic/Cultural Unit

in accordance with the Condominium Documents (which will exclude those expenses incurred with respect to or fairly allocable to the residential and garage portions of One Harbor Shore). It is currently estimated that such monthly operating expenses will be less than \$3.75 per square foot in the first year of operation of the Condominium.

Tenant will also be responsible for real estate taxes assessed or allocable to the Civic/Cultural Unit. Landlord will work with the Tenant and the City of Boston to Assessing Department to try to minimize such real estate taxes by establishing that such space is of minimal value due to the Use Restriction and the terms of the Lease or exempt through ownership of the Civic/Cultural Space by a non-profit real estate entity. Nevertheless, Tenant should include some level of real estate costs in their annual operating costs.

Tenant will be responsible for payment for its usage of all utilities (including without limitation, water/sewer, gas, electric and telecommunications), which shall be paid directly to the provider or reimbursed to Landlord and/or the Condominium trust in cases where such utilities are provided to the Condominium building as a whole. Separate meters for utilities shall be installed by Tenant at Tenant's cost.

Subleasing or assignment will not be permitted without in each case obtaining (i) the prior written consent of Landlord, which consent may be granted or withheld in Landlord's, sole discretion, and (ii) a certification by the Director of the BPDA to DEP that the sublessee or assignee and its proposed use of the One Harbor Shore Civic/Cultural Space is consistent with the principles of Boston's civic/cultural master planning process for the Inner Harbor and Fort Point Channel as embodied in the Approved MHP.

The Lease will have an affirmative operating covenant with stated minimum days and hours of operation.

The Lease will require that Tenant make publicly accessible restrooms available to the general public, free of charge, during its hours of operation.

9. Application in Response to RFP

This RFP is not a formal procurement process to select a user for the One Harbor Shore Civic/Cultural Space. Rather, it is an informal solicitation to gauge interest from qualified users. Responses to this RFP will assist the BPD, MOAC, DEP and the Developer in identifying qualified users for the One Harbor Shore Civic/Cultural Space. Responding to this RFP is entirely voluntary and will in no way affect the consideration of any proposal submitted in any subsequent solicitation for civic and cultural space on Fan Pier or elsewhere. Please note that all responses to this RFP will be public record under the Public Records Law, Massachusetts General Laws Chapter 66 §10, regardless of confidentiality notices set forth in such responses to the contrary.

To assist with preparation of a response, please direct any questions about this RFP generally to Richard Martini, rmartini@falloncompany.com, 617-737-4100; Joseph Henry, joseph.henry@boston.gov; and Dan Polanco, dan.polanco@boston.gov, and questions concerning the physical characteristic of the One Harbor Shore Civic/Cultural Space to Richard Martini.

In addition, you are invited to attend an informational meeting to be held at the One Harbor Shore Civic/Cultural Space on Monday, August 10, 2026. We will assemble in the first floor lobby of One Marina Park Drive, Boston, Massachusetts before proceeding to the One Harbor Shore Civic/Cultural Space. Because of ongoing construction, all visitors to the One Harbor Shore Civic/Cultural Space must sign the Developer's job visit release and indemnity form and conform to safety requirements, including, without limitation, wearing hard hats, safety glasses and high visibility vests at all times for safety when in the building or on the parcel.

If interested in leasing and activating the One Harbor Shore Civic/Cultural Space, please provide a written response to this RFP consisting of an Application Transmittal Letter in the form attached hereto as Exhibit A and an Application with the information set forth in Exhibit B attached hereto (together, the "Response"). Submit the Response to each of Developer, the BPD and MOAC by both mail and electronic mail on or before September 4, 2026 at the following addresses:

To Developer:

One Harbor Shore LLC
c/o The Fallon Company LLC
One Marina Park Drive, Suite 1400
Boston, Massachusetts 02210
Attention: Richard Martini
rmartini@falloncompany.com

To the BPD:

Boston Planning Department
One City Hall Plaza, 9th Floor
Boston, Massachusetts 02210
Attention: Dan Polanco
dan.polanco@boston.gov

To MOAC:

Mayor's Office of Arts and Culture
One City Hall Plaza, Room 802
Boston, Massachusetts 02210
Attention: Joseph Henry
joseph.henry@boston.gov

The Developer and the BPD reserve the right to reject any submissions filed after the deadline.

10. Review and Evaluation of Responses

The Developer and the BPD will review the Responses submitted to determine whether the respondent has met the eligibility criteria and demonstrated that it has the required experience and qualifications. A key objective of this process is to encourage Responses that meet the spirit of the planning objectives for the South Boston Waterfront to provide a vibrant and popular year-round public destination for a diverse demographic. Key planning objectives include:

- Provide a destination that attracts the public regardless of time of year or weather;
- Establish a vibrant and popular year-round destination which enlivens One Harbor Shore and Fan Pier;
- Create synergies with Fan Pier Park, the Public Green, Harborwalk, Fan Pier's water transportation terminal, and other water dependent marine activities and uses;
- Continue the growth of the South Boston Waterfront as a major civic and cultural destination;

- Establish a facility to be a neighborhood resource, reflecting the mixed residential and commercial nature of Fan Pier and the entire South Boston Waterfront;
- Create an inclusive environment for youth and teen visitors to participate in activities that promote artistic and cultural development;
- Provide interactive and educational programming designed to foster creativity and knowledge;
- Utilize the vast layout of the One Harbor Shore Civic Cultural Space to include amenity spaces such as classrooms, makerspaces and other areas where the community can actively engage; and
- Enhance access to and along the water's edge for public recreation and use and enjoyment.

Key evaluation criteria include ability, both financial and institutional, to activate the One Harbor Shore Civic/Cultural Space with programs and services. Responses will be evaluated based on meeting the following criteria:

- **Organizational Strength:** Capability and experience of staff and board with proven leadership, history and references.
- **Leadership:** Clear commitment, focused idea, and a determination to see it to fruition.
- **Financial Capability:** Ability to prepare the One Harbor Shore Civic/Cultural Space for use, to meet all obligations under the Lease, and sustain robust programming.
- **Employment:** Enhancement of employment opportunities and local procurement in the community.
- **Synergy:** Capability to find opportunities to work with other civic and cultural institutions at Fan Pier and the adjacent Pier 4 development, including the ICA, BCB, Society of Arts & Crafts, GrubStreet and with existing South Boston Waterfront uses and businesses.
- **Timeliness:** Ability to be open and operational as soon as possible after substantial completion of One Harbor Shore.

The Developer, the BPD or DEP may contact any respondent as a result of their Response to meet and discuss the concept proposed.

The following is the timetable for the selection process:

<u>Activity</u>	<u>Date</u>
Issuance of RFP	July 27, 2026
Informational Meeting to be held at the One Harbor Shore Civic/Cultural Space	August 10, 2026
Questions Due to the City of Boston	August 12, 2026
Deadline for submission of Responses	September 4, 2026
Review of submissions by the Developer and BPD	September 4-18, 2026

Selection of short list of submissions for further development and evaluation by the Developer and BPD, with DEP consultation	September 24, 2026
Deadline for submission of supplementary information by short list of Respondents	October 8, 2026
Public presentation of each Response	October 14, 2026
Review of supplementary information by the Developer and BPD, with DEP consultation	October 14-23, 2026
Selection of successful Respondent	October 23, 2026

Notwithstanding the foregoing, the Developer, the BPD and DEP reserve the right to select a respondent or any other party at any time during the selection process.

Exhibit A

APPLICATION TRANSMITTAL LETTER

[Letterhead of the Respondent]

[Date]

One Harbor Shore
c/o The Fallon Company LLC
One Marina Park Drive, Suite 1400
Boston, Massachusetts 02210
Attention: Richard Martini
rmartini@falloncompany.com

Boston Planning and Development Agency
One City Hall Plaza, 9th Floor
Boston, Massachusetts 02201
Attention: Dan Polanco
dan.polanco@boston.gov

Mayor's Office of Arts and Culture
One City Hall Plaza, Room 802
Boston, Massachusetts 02210
Attention: Joseph Henry
joseph.henry@boston.gov

Re: Response to RFP for Lease of One Harbor Shore Civic/Cultural Space

Ladies and Gentlemen:

The undersigned, being duly authorized to represent and act on behalf of [name of respondent] (the "Respondent"), and having reviewed and fully understood all of the requirements of that certain Request for Proposal for Lease of One Harbor Shore Civic/Cultural Space ("RFP") and information provided therein, hereby submits the attached Application and supporting materials and applies for the opportunity to lease and activate the One Harbor Shore Civic/Cultural Space. Capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the RFP.

The Developer, the BPD, MOAC and DEP are hereby authorized by the Respondent to conduct any inquiries and investigations to verify the statements, documents, and information submitted in connection with this Application, and to seek clarification from references and other third parties regarding the financial and operating capacity of the Respondent.

If the Developer, the BPD or the DEP have any questions regarding this Application, please contact the following individual(s):

[Applicant Name]

[Title]

[Address]

[Telephone No,]

[Email]

The undersigned confirms and warrants that, except as set forth below, no officer, director, partner, member, manager, or employee of Respondent, nor spouse of any of the foregoing categories of individuals, is:

- An elected official of the City of Boston or an employee of the City of Boston, the BPD, DEP or the Developer; or
- Related to or has any business or family relationship with any elected official of the City of Boston, or any employee of the City of Boston, the BPD, DEP or the Developer, such that there would be any conflict of interest or any appearance of conflict of interest in the evaluation or consideration of this Application by the Developer, the BPD or DEP.

[Note any exceptions here:]

The undersigned declares that the statements made and the information provided in the duly completed Application are complete, true and correct in all respects.

[Name of Respondent]

By: _____

Name:

Title:

Exhibit B

FORM OF APPLICATION

Non-Profit Organization Structure

Provide the following for the Respondent. If this is a joint Application by two or more non-profit organizations, please provide the information for each organization, and a description of the respective roles of the organizations.

1. Organization's name (full legal name) and state of incorporation and:

Mailing address
Primary contact name and title
Telephone
Fax
Email; and
Website address (if available).

2. Charter documentation (e.g. certificate of incorporation), a copy of your tax-exempt determination letter from the Internal Revenue Service, and if applicable, a copy of your organization's last Form PC filed with the Massachusetts Office of the Attorney General, Non-Profit Organizations/Public Charities Division.
3. List of the officers and directors of the organization, including for each:

Name, address and telephone number
Position held
Length of tenure
Compensation paid for service as officer or director

Application Evaluation

Provide a detailed description of the proposed qualified Civic and Cultural Uses and a narrative of how the Respondent would use the One Harbor Shore Civic/Cultural Space. See Section 4 of the RFP for a description of the One Harbor Shore Civic/Cultural Space and Section 6 of the RFP for a description qualified "Civic and Cultural Uses." As part of this description, address how Respondent's Response meets each of the evaluation criteria set forth in Section 10 of the RFP.

Financial Strength and Capability

Provide evidence of Respondent's financial strength and ability to meet (ii) the initial capital investments necessary to prepare the One Harbor Shore Civic/Cultural Space for the proposed use, including a proposed budget and a sources and uses of funds analysis, and (ii) the ongoing economic and operating terms of the Lease set forth in Section 8 of the RFP. Attach copies of Respondent's audited or un-audited financial statements for the last two years, or, if Respondent has been in operation for less than three years, financial statements for all years of operation.

Organization Mission – Program and Services

Describe Respondent’s mission (i.e., the programs and services Respondent generally provides), including a summary of target user groups, and the relationship of the proposed program and services to be provided in the One Harbor Shore Civic/Cultural Space to that mission.

Contribution to Community

Describe how Respondent’s proposed program and services will contribute to the spirit of planning objectives for the South Boston Waterfront to provide a vibrant and popular year-round public destination for a diverse demographic. Detail how your Application meets each of the evaluation criteria specified in Section 10 of the RFP.

Exhibit C

CONDOMINIUM DOCUMENTS

[See Attached]

Exhibit D

INFRASTRUCTURE PLAN

[See Attached]

Exhibit E

CHAPTER 91 LICENSE [_____]

[See Attached]