



Daniel S. Greenbaum
Commissioner

The Commonwealth of Massachusetts
Executive Office of Environmental Affairs
Department of Environmental Quality Engineering
Division of Wetlands and Waterways Regulation
One Winter Street, Boston 02108

CambridgeSide Galleria Associates Trust
c/o Thomas P. Bloch, Esq.
Goulston & Storrs
400 Atlantic Avenue
Boston, MA 02210

RE: Waterways Application No. 87W-0192N/License No. 1829
Charles River, Cambridge, County of Middlesex

Dear Sirs:

The Department of Environmental Quality Engineering, Division of Wetland and Waterways Regulation, Waterways Regulation Program, has approved the enclosed referenced license authorizing you to perform certain activities pursuant to G.L. Chapter 91 and regulations 310 CMR 9.00.

Any unauthorized substantial change in use or substantial structural alteration of any structure or fill authorized by this license shall render void.

Furthermore, this license must be recorded at the referenced Registry of Deeds within 60 days from the date of issuance. Work or change in use authorized by this license shall not commence until said license and plans are recorded and the Department has received written notification of the date, book, and page number of record. Please complete and return the enclosed Notification Form to this office. You are also required to notify the Department in writing of the date the authorized work or change in use is completed.

Sincerely,

Lise M. Marx
Acting Section Chief
Waterways Regulation Program

enc: License, Plan and Water Quality Certification (if applicable)

cc: Wetlands Section, DEQE Region III, 123-66, w/encl.
Gary Clayton, Director, DWWR
Lise Marx, Acting Section Chief, DWWR
Cassie Thomas
~~Cambridge City Council~~
Cambridge Planning Board
Mr. Steven Karp, New England Development
Mr. Robert Stevens, GZA, Inc.

The Commonwealth of Massachusetts

No. 1829



Whereas.

The CambridgeSide Galleria Associates Trust

of Boston, in the County of Suffolk and Commonwealth aforesaid, has applied to the Department of Environmental Quality Engineering for license to

construct and maintain an approximately 340,000 square foot mixed-use building complex including retail, office, residential, and parking components with associated open space and landscaping; to construct and maintain a public roadway; and to construct and maintain two public park areas including appropriate landscaping, lighting, seating, and signage

and has submitted plans of the same; and whereas due notice of said application, and of the time and place fixed for a hearing thereon, has been given, as required by law, to the Mayor and City Council of the City of Cambridge

NOW, said Department, having heard all parties desiring to be heard, and having fully considered said application, hereby, subject to the approval of the Governor, authorizes and licenses the said

CambridgeSide Galleria Associates Trust, subject to the provisions of the ninety-first chapter of the General Laws, and of all laws which are or may be in force applicable thereto, to

construct and maintain an approximately 340,000 square foot mixed-use building complex including retail, office, residential, and parking components with associated open space and landscaping; to construct and maintain a public roadway; and to construct and maintain two public park areas including appropriate landscaping, lighting, seating, and signage on previously filled tidelands of the Charles River in the City of Cambridge and in accordance with the locations shown and details indicated on the accompanying DEQE License Plan No. 1829 (4 sheets).

The CambridgeSide Galleria Associates Trust (hereinafter "Licensee"), shall construct and maintain an approximately 340,000 square foot mixed-use building complex including retail, office, residential and parking components with associated open space and landscaping; a public roadway; and to two public park areas on previously licensed filled private tidelands of the Charles River in Cambridge, Massachusetts (the "Site") as further described herein and in accordance with the locations shown and details indicated on the accompanying DEQE License Plan No. 1829, 4 sheets (the "Plans"). Duplicates of said Plan are on file with the Department, and original of said Plan accompany this License and are to be referred to as a part hereof.

New structures on previously licensed filled private tidelands at the Site (as indicated on sheets 1 and 3) shall include:

an approximately 340,000 square foot (horizontal footprint) mixed-use building having a maximum roof elevation approximately 102 feet above the Ordinary High Water (OHW) datum, as indicated on Sheet 1 and by sections A and B on Sheet 3 of the Plans. Said building shall include subgrade parking areas totalling approximately 2750 spaces, as indicated on Sheet 4. Said mixed-use building shall also include approximately 90,000 square feet of gross floor area (or 50 to 78 units) for residential use in the eastern wing, and approximately 90,000 square feet of gross floor area for office use. The balance of said building shall be devoted to retail and accessory uses including an atrium arcade on an east/west axis within the retail area, as indicated in Section B, sheets 1 and 3, which will provide a pedestrian connection between Lechmere Canal Park and Charles Park as licensed herein.

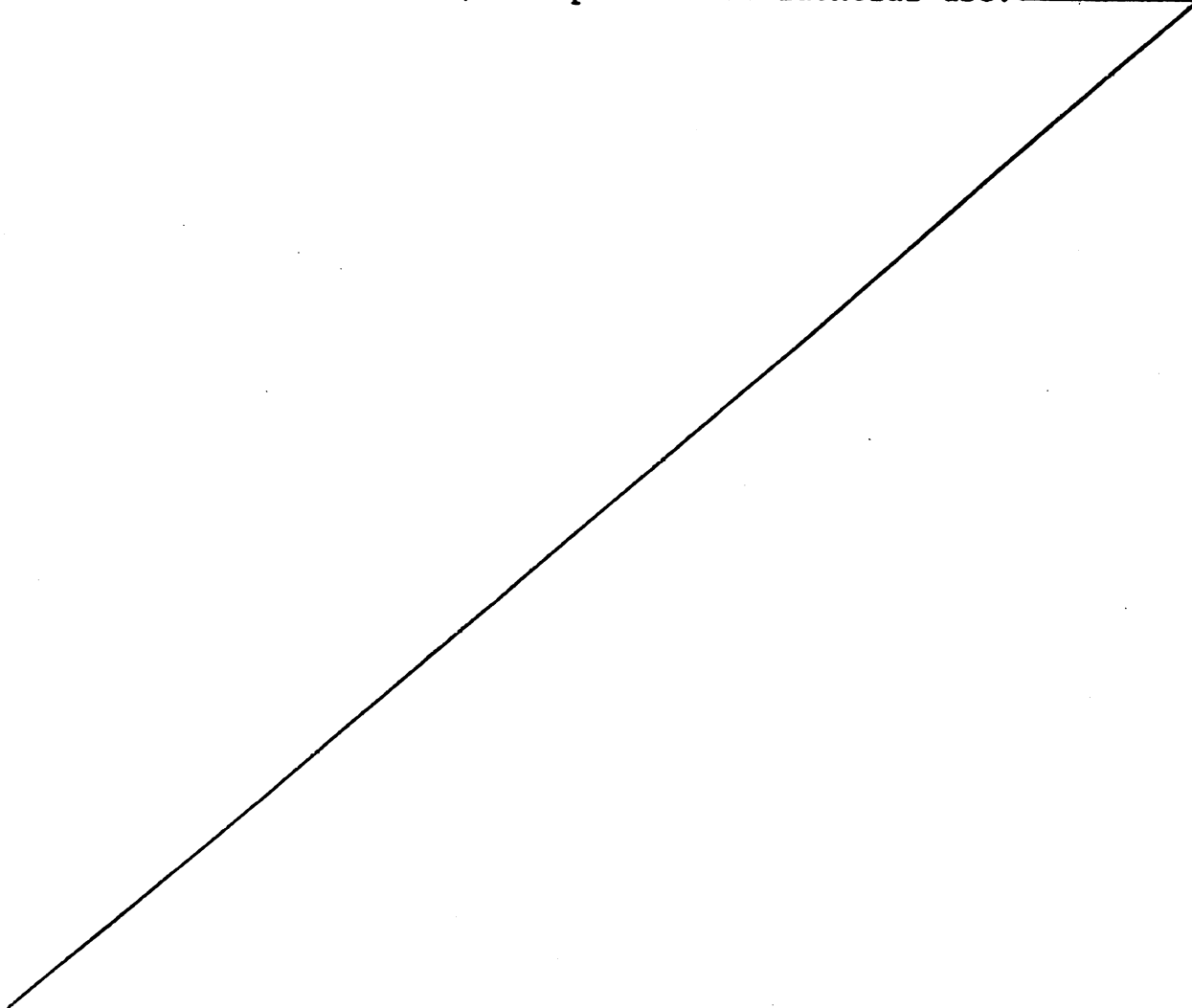
an approximately 20,000 square foot (footprint) building located on the southern side of the Charles Street extension licensed herein as indicated on Sheet 1 of the Plans, having a parapet elevation of 81 feet above the OHW datum. Said building shall be used for offices and associated parking.

a new public roadway to be constructed and maintained by the Licensee substantially in accordance with the form of the agreement ("Development Agreement") between the City of Cambridge and the Licensee, dated as of June 30, 1987, and on file with the Department. Said roadway shall create an extension of Charles Street between First Street and Commercial Avenue, as indicated on Sheet 1 of the Plans, and shall include pedestrian sidewalks in addition to vehicular travel areas.

New public parks to be constructed and maintained by the Licensee on previously licensed filled private tidelands at the Site shall include the approximately 57,400 square foot Charles Park (approximately 20,000 square feet of which will be on land donated by the Licensee), as indicated on Sheet 1 of the Plans; and the completion of landscaping and park amenities along the southern banks of the existing Lechmere Canal Park reflecting pool, as indicated on sheets 1 and 3 of the Plans. Construction of said parks shall include appropriate landscaping and walkways and the placement of signs, seating, and lighting, in accordance with the said Development Agreement. In accordance with said Development Agreement, Licensee shall also contribute to the cost of providing a pedestrian walkway along the northern bank of Lechmere Canal, beneath the Commercial Street bridge.

USE STATEMENT

The structures and fill authorized herein are limited to the following uses: public access to waterfront open space in Lechmere Canal Park; public access to public open space adjacent to the Site at Charles Park; public and private parking; retail and commercial office use; and private residential use.



9. The term "Licensee" as used in this Waterways License shall apply to The CambridgeSide Galleria Associates Trust, its successors in interest and assigns. All activities licensed herein shall be completed within five (5) years of the date of issuance of this License.

SPECIAL CONDITIONS

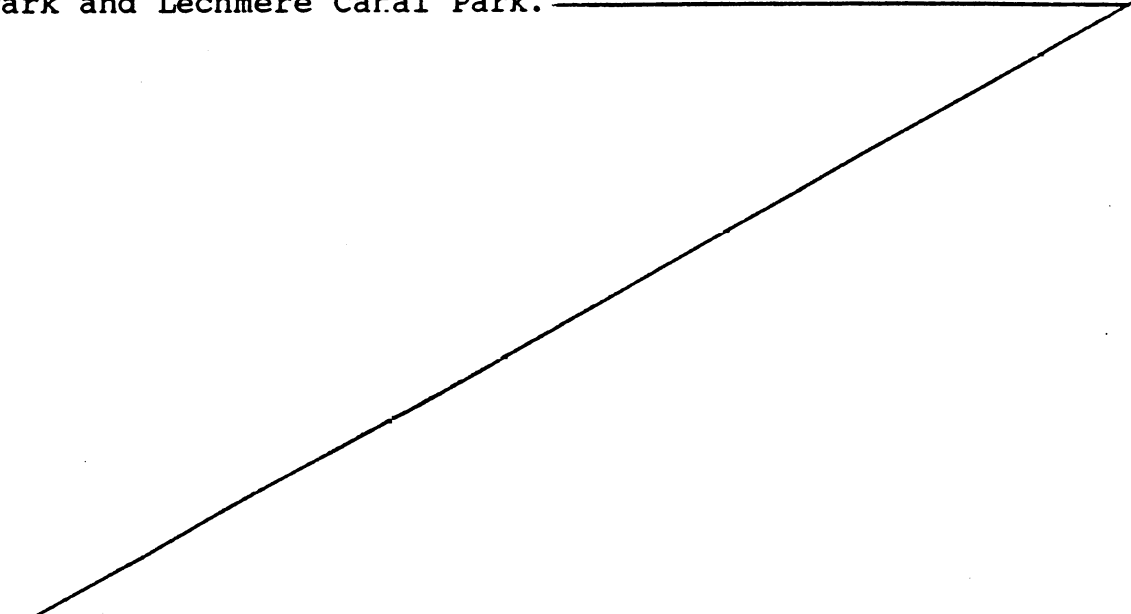
This license is issued subject to the following special conditions in addition to the standard conditions stated herein:

Condition 1. Licensee shall donate by grant of easement or fee that portion of land owned by the Licensee which is necessary for the construction of Charles Park and for the extension of Charles Street easterly from First Street to Commercial Avenue, in accordance with the terms and provisions of the said Development Agreement.

Condition 2. Licensee shall contribute annually to the maintenance of Charles Park and Lechmere Canal Park in accordance with the terms and provisions of the said Development Agreement.

Condition 3. Licensee shall contribute to the cost of constructing a pedestrian walkway along the northerly edge of Lechmere Canal below the Commercial Avenue Bridge in accordance with the terms and provisions of the said Development Agreement.

Condition 4. Licensee shall place and maintain appropriate visible signage at the necessary locations within the Site to direct and invite public access to and use of Charles Park and Lechmere Canal Park.



~~by paying into the treasury of the Commonwealth~~
for each cubic yard so displaced, being
the amount hereby assessed by said Department

Nothing in this License shall be so construed as to impair the legal rights of any person.

This License shall be void unless the same and the accompanying plan are recorded within 60 days from the date hereof, in the Registry of Deeds for the Southern District of the County of Middlesex.

IN WITNESS WHEREAS, said Department of Environmental Quality Engineering have hereunto set their hands this second day of August in the year nineteen hundred and eighty-eight.

Commissioner

Adams
Director

Acting
Section Chief

Dudley G. Galt

Christy Todd-Smith

Lise M. May

Department of
Environmental Quality
Engineering

THE COMMONWEALTH OF MASSACHUSETTS

~~This license is approved in consideration of the payment into the treasury of the Commonwealth by the Said~~

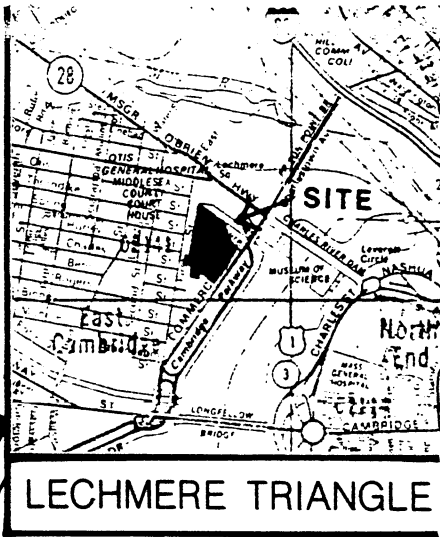
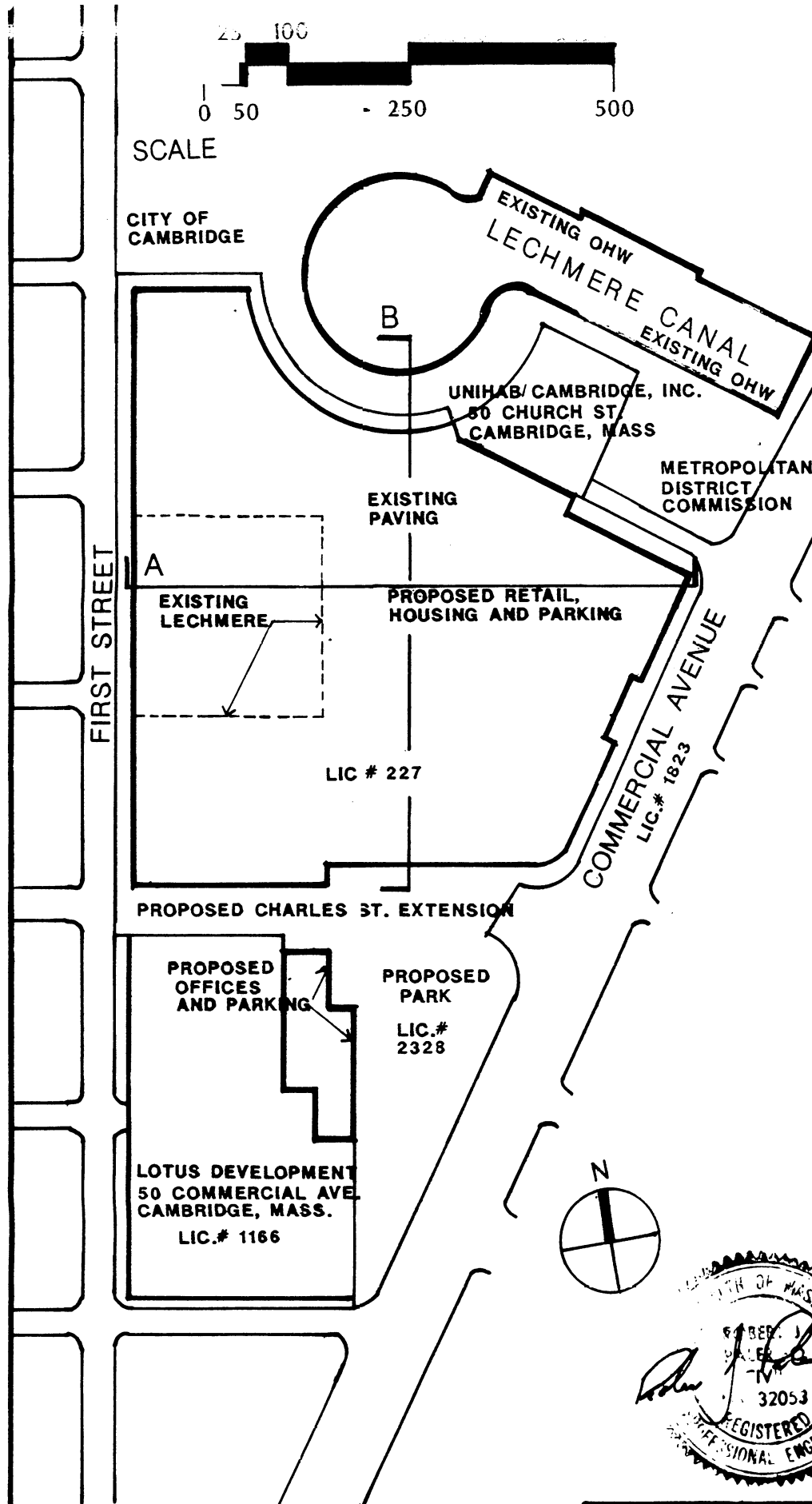
~~of the further sum of~~

~~the amount determined by the Governor as a just and equitable charge for rights and privileges hereby granted in the land of the Commonwealth.~~

~~BOSTON,~~

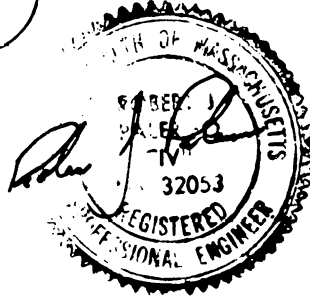
Approved by the Governor.

Governor



LICENSE NOTES: ENTIRE SITE IS HISTORIC PRIVATE TIDELAND LICENSE #S 227, (applicable to entire site) 1166, 1823, 2328 authorize fill. No license is recorded for the filling of the southern leg of the Lechmere Canal.

LICENSE PLAN #227 was used for reference in jurisdictional determination. Historic MHW shown on LICENSE PLAN #227 is approximately 200 feet west of the northwest corner of the proposed building shown on this plan.



Plan Accompanying Petition of Riverside Galleria Associates Trust for Modification of Existing Fill in Historic Tidelands along Charles River in East Cambridge.

ICE PLAN NO. 1829

Approved by Department of Environment and Natural Resources

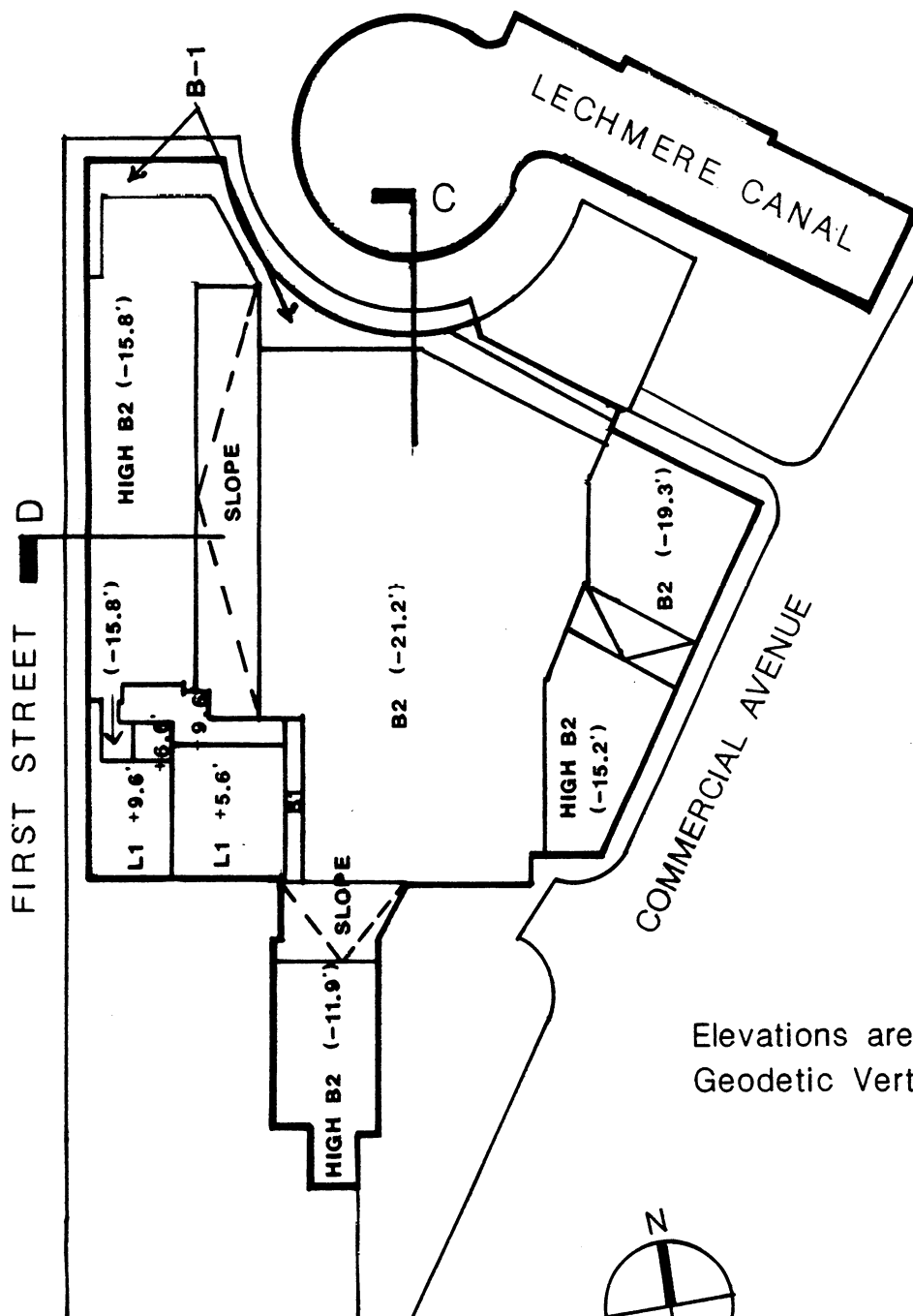
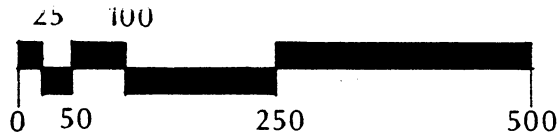
Robert J. Smith COMMISSIONER

Theresa M. Smith DIVISION DIRECTOR

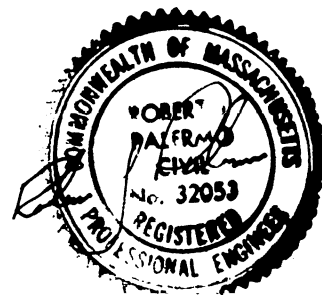
Mike M. ... SECTION CHIEF

AUG 2 1998 DATE

30' ALL



Elevations are referenced to National Geodetic Vertical Datum.

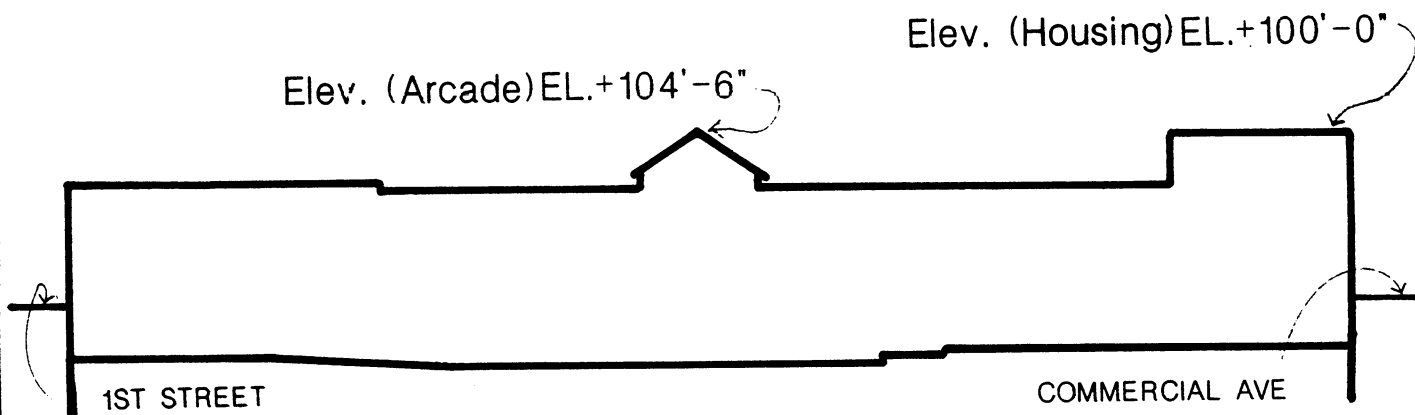
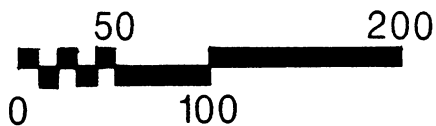


SUBGRADE LEVELS

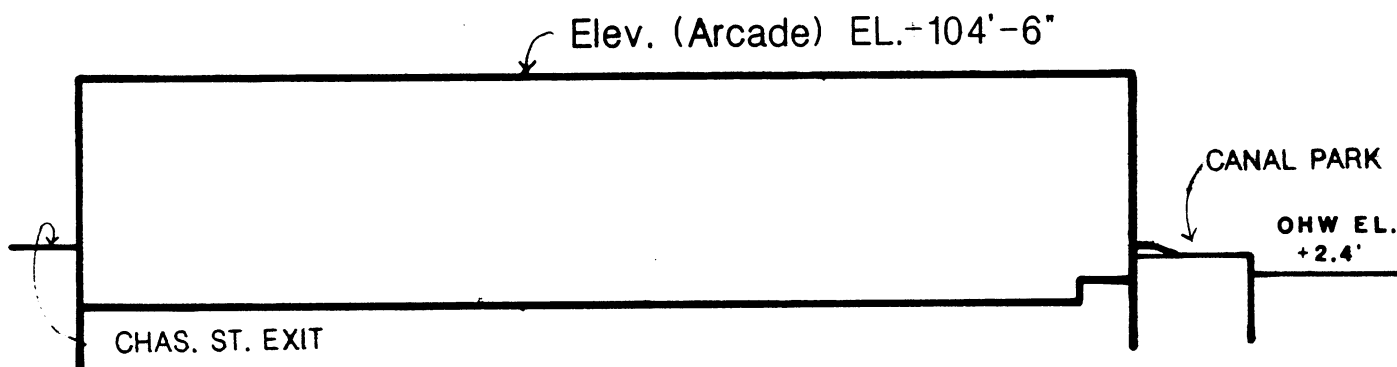
Plan Accompanying Petition of Riverside Galleria Associates Trust for Modification of Existing Fill in Historic Tidelands along Charles River in East Cambridge.

1829
AUG 2 1988

SCALE

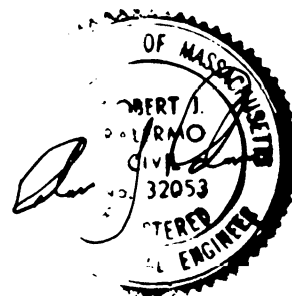


SECTION A



SECTION B

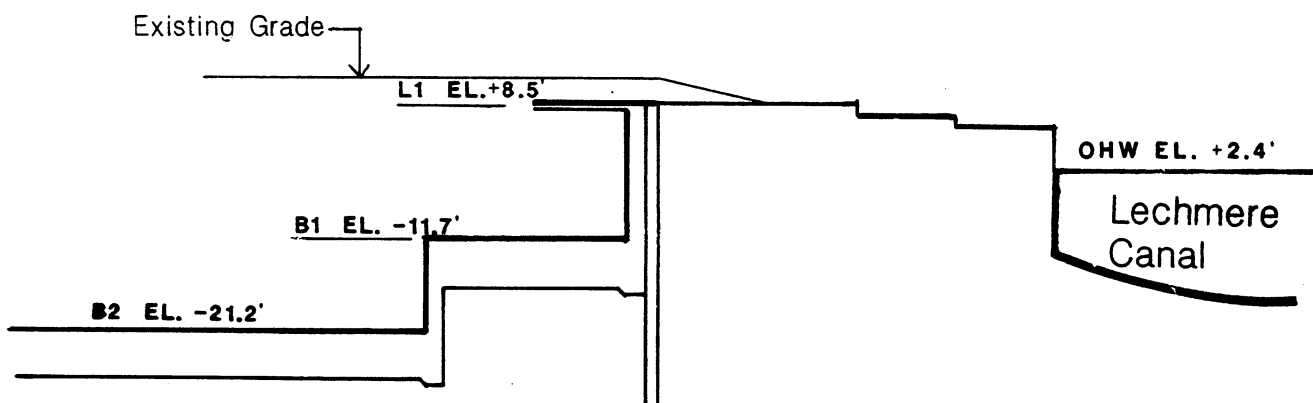
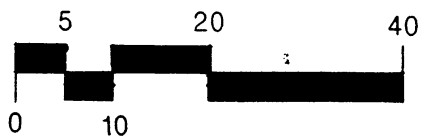
BUILDING SECTIONS



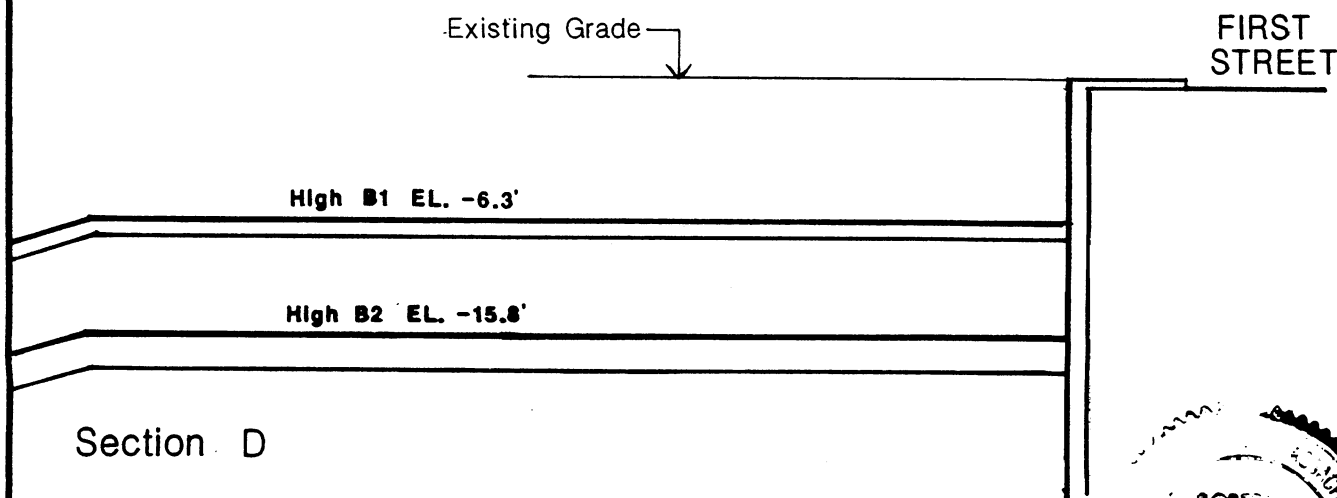
Plan Accompanying Petition of
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River in East Cambridge.

ENGINEERING NO 1829
AUG 12 1988

SCALE

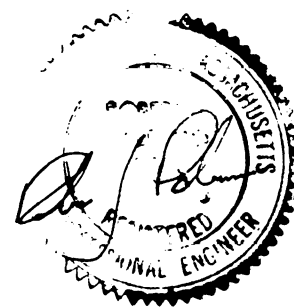


Section C



Section D

SECTIONS THRU SUBGRADE LEVELS



Plan Accompanying Petition of
Riverside Galleria Associates Trust
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LICENSE PLAN NO. 1829

Approved by Department of Environmental Management Engineering
Date

AUG 2 1988

18.

S-543

Comm. from Lise M. Marx, Acting Section
Chief, Waterways Regulation Program, Mass.
DEQE Re: their approval of Waterways Appli-
cation No. 87W-0192N/License No. 1829,
Charles River, Cambridge, County of Middle-
sex.

In City Council,

September 12, 1988

9-12-88

Placed on file.

Copy to the City
Manager.

Copy sent to the City Manager 9/14/88 wd