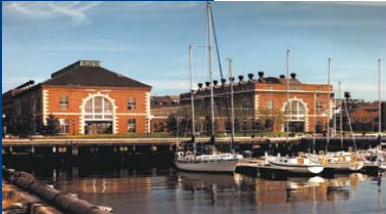


CONSTRUCTION UPDATE ON PARRIS LANDING

Parris Landing is Blooming for Spring



Even though the famous groundhog Punxsutawney Phil saw his shadow on February 2—suggesting six more weeks of winter—the Parris Landing team is already hard at work on spring construction. We appreciate your patience while there is some additional noise and dust.

Parris Landing's airy atria and large buildings, remnants of its shipbuilding history, give this waterfront property a unique character. This large space means that our construction team has to work on several projects simultaneously to complete our capital improvements program on schedule. As always, our goal is to work safely and minimize impacts to residents.

Neighbors

As part of the Navy Yard and greater-Charlestown community, the Parris Landing team has met with our neighbors, both formally and on a personal level, to keep them updated on our progress. We are phasing in work to maintain as much public access as possible. However, there will be days, and in some cases weeks, when construction requires that we work on a section of sidewalk and/or parking spaces. We thank our residents and neighbors for their patience and encourage them to contact us with any suggestions or comments.



Entranceways

The Parris Landing team wants our residents and their guests to feel welcome from the first minute they step through the door. You have probably noticed crews conducting masonry repairs and starting work on dramatic improvements at the concierge entranceway to Building #42, the main Eighth Street doorway.



Windows

In our last issue, we let you know about the window replacement program. It's a big task to replace hundreds of windows around the property. Currently, we are measuring all window openings to ensure an efficient installation process and attractive end result. Also, we may need to enter your unit to measure specific windows. Residents have been great about this so far. Please continue to bear with us as we complete this process to maintain the buildings' historic character, upgrade residences and add value to the property. We expect window installation to begin sometime in June and last for four to six months. Step into the courtyard to view a sample of the new windows, from the outside. This section of windows was installed in order to refine the specifics of the window installation process and is located on the courtyard side of Building #3 adjacent to where it intersects with Building #2, across from the pool area.

Sales / Marketing Center

Monday – Friday
10:00 a.m. – 6:00 p.m.

Saturday & Sunday
11:00 a.m. – 5:00 p.m.

617.242.8500

info@parrislanding.com
www.parrislanding.com



Garage



Three levels of parking: Levels one and two will be self-parking and level three will be reserved for valet parking.

Currently, renovation work is scheduled to begin in May. In order to minimize the disruption time and eliminate any risk of damage to your vehicles, we will be completely evacuating the garage during the renovation phase. We expect the work to take three to four months. During this time, parking will be provided at no cost to residents in a BRA owned lot within the Navy Yard. A drop-off location will be set up at Parris Landing for packages, groceries, etc. and a shuttle will be run every 15 minutes from the lot to Parris Landing and back.

The Payoff: Once work is completed on the garage, residents will enjoy not only a more aesthetically pleasing structure,

but also one that functions more efficiently and safely. A new access control system will work in conjunction with the soon to be installed building systems. We will also be able to provide parking for your guests, who will be announced at entry. Levels One and Two will be self parking while the third level will be used for cars parked by the valet service. Residents with valet spaces as well as guests, will leave their cars at the valet station which will be constructed on the second floor at the base of the ramp to the third level of parking. Car retrieval will be prompted by a quick call to the valet. Cars will then be ready for pick-up at the valet station on level Two.

Roofs and Rooftop Terraces

Few properties offer vistas that compare with the waterfront view from Parris Landing's rooftops. Parris Landing's rooftop terraces provide residents with a respite from the daily grind and a great place to entertain. We are repairing roofs and upgrading terraces. Roof Repairs to Building 2 and 5 are complete. Rooftop terrace work will begin in Building 5 shortly, as weather permits. We are currently working on Buildings 1 and 3. There will be two types of rooftop terraces, ones with wood walking surfaces installed on Building #5 and ones with pavers installed on buildings #1 & #3. We appreciate your cooperation and patience during this complex project.

Laundry Rooms

Parris Landing will feature contemporary laundry rooms with new floors, new ceilings, and a sunny paint job all with a hip Starck influence. By May, look for the design improvements to be completed and new flat screen televisions to be installed. Who knew doing laundry could be so cool? In addition, don't forget, also available is our exclusive wash and fold services. See the Condominium Management team in their office located in unit #4307 for details on this service.



Work and Play

In addition to the Fitness Center we will also be constructing a new Community Room and Business Center all designed by YOO/Starck. The Community Room will feature a large flat screen TV, pool table and kitchen area. The room will be perfect for small gatherings and will be able to be reserved. The Business Center will include a computer room, complete with computers, fax and printer and high speed internet access. The Conference Room, adjacent to the computer room, will comfortably accommodate eight people around a conference table, perfect for small business meetings. The Business Center and Community Room will also have Wi-Fi service for those with laptop computers.

Bicycle Storage

Garage repairs are scheduled to start in May and will continue through the summer. We will ask that all residents relocate their bicycles. The Parris Landing staff will keep you updated to ensure that you don't miss one ride along the Harbor.



Fitness Center

“
*One of the things
people like best about
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access to exercise
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While our workers are constructing the new Philippe Starck inspired fitness center, we will temporarily relocate some of the existing fitness equipment to another area within Parris Landing. Work is currently expected to begin at the end of March or beginning of April. We will let residents know as soon as we start the move so you can keep your 2005 workout resolutions!



A very "Wow" state-of-the-art fitness center.

Healthy Lifestyle

One of the things people like best about Parris Landing is easy access to exercise equipment and open space for bike rides. That is why we are revamping our fitness center with a new Philippe Starck/YOO inspired design.



Who's Creating all these Wonderful Plans to Renovate Parris Landing?

We've talked extensively about the strong influence of Philippe Starck and his design team at YOO, but we have failed to mention the acclaimed local talent we have as part of the design and construction drawing development team. We are extremely pleased to



Original Navy shipbuilding.

have working on our project the firm responsible for the original conversion of the project from Navy shipbuilding to residential living, Finegold Alexander + Associates, FA+A. As a firm founded in residential architecture over 40 years ago, FA+A is now also a leader in the field of new construction, historic preservation, and the adaptive use of significant buildings. At a time when there was little resistance to bulldozer urban renewal, FA+A was the first to demonstrate that older buildings have enduring intrinsic value and should be preserved. Their ability to incorporate memory into new building designs has won widespread praise from clients for their sensitivity to architectural context. They are doing a wonderful job of marrying the cutting edge design concepts from YOO/Starck to our historic Boston building. You can learn more about Finegold Alexander + Associates at <http://www.faa-inc.com> and learn more about YOO/Starck at <http://www.yooarehere.com>.

“ At a time when there was little resistance to bulldozer urban renewal, FA+A was the first to demonstrate that older buildings have enduring intrinsic value and should be preserved. ”

Atriums and Corridors

Hopefully you have already seen and enjoyed the changes in Building #4. Similar improvements are being made in the other buildings' Atria by our teams of painters, carpet installers, concrete finishers, and landscapers working at Parris Landing. We expect interior common area work to continue through May, with the sculptures designed by Starck scheduled for installation in June and July. We understand that this work is sometimes inconvenient and appreciate your patience as we work toward a common goal of making Parris Landing a stunning residence.



Atrium with sculptures designed by Stark scheduled for installation in June and July.