



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAY 17 PM 2:32
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 120040

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Longfellow Real Estate Partners C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 150 Cambridgepark Dr., Cambridge, MA

TYPE OF OCCUPANCY: technical office

ZONING DISTRICT: Office 2-A/AOD 6

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to construct new elevator shaft for a freight elevator and enclose existing covered walkway surrounding the base of the building. Petitioner also seeks to construct expanded loading dock.

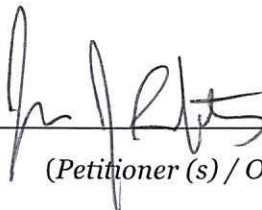
SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.3 (Nonconforming Structure).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):


(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner
(Print Name)

Address:

Tel. No.

617.492.4100

E-Mail Address:

jrafferty@adamsrafferty.com

Date: 5/14/21

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

PPF OFF 150 CAMBRIDGE PARK DR, LLC

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 150 Cambridgepark Drive

the record title standing in the name of PPF OFF 150 CAMBRIDGE PARK DR, LLC

whose address is 1585 BROADWAY, 37TH FLR NEW YORK, NY 10036
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 69471 Page 436 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Jamison N. Reschel
(Owner)

On this 11th day of May, 2021, before me, the undersigned notary public, personally appeared Jamison Reschel proved to me through satisfactory evidence of identification, which were a license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



[Signature]
Notary Public

My commission expires: 4/10/2025

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal hardship would prevent the petitioners from constructing a freight elevator to support the existing technical office use on site.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting generally the zoning district in which it is located for the following reasons:

The hardship is related to the size and shape of the existing structure and its location on the lot.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The addition of a freight elevator in the rear corner of this pre-existing technical office building will not create any detriment to the public good.

- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The proposed elevator shaft constitutes a minimum addition of gross floor area and complies with the setback, open space, and height requirements of the zoning ordinance.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

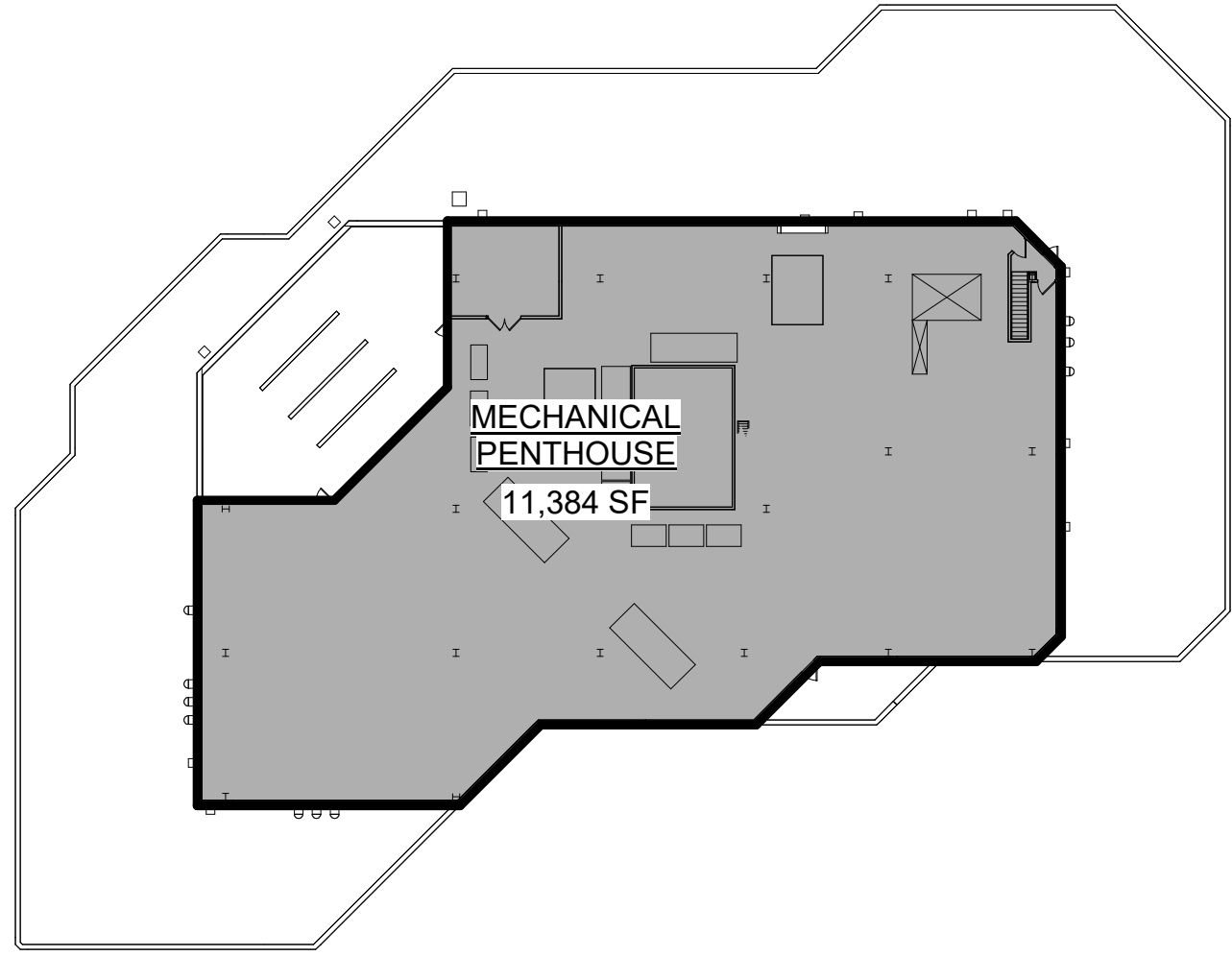
BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Longfellow Real Estate Partners**Present Use/Occupancy:** technical office**Location:** 907 Massachusetts Avenue**Zone:** Office 2-A/AOD 6**Phone:** 617.492.4100**Requested Use/Occupancy:** technical office

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	387,173	382,222	254,825	(max.)
<u>LOT AREA:</u>	203,860	no change	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	1.89	1.87	1.25	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	no change	N/A	
<u>SIZE OF LOT:</u>				
WIDTH	650	no change	50	
DEPTH	428'	no change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	26'	no change	H+L/4	
REAR	178'	no change	H+L/4 (min 20')	
LEFT SIDE	31'	no change	H+L/5	
RIGHT SIDE	55'	no change	H+L/5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	130'	no change	85'	
WIDTH	163'	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	31.27%	29.59%	15%	
<u>NO. OF DWELLING UNITS:</u>	0	no change	N/A	
<u>NO. OF PARKING SPACES:</u>	435 per PB SP 47 Amndmnt 4	no change	364	
<u>NO. OF LOADING AREAS:</u>	2	4	4	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	36'	no change	H+H/6	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

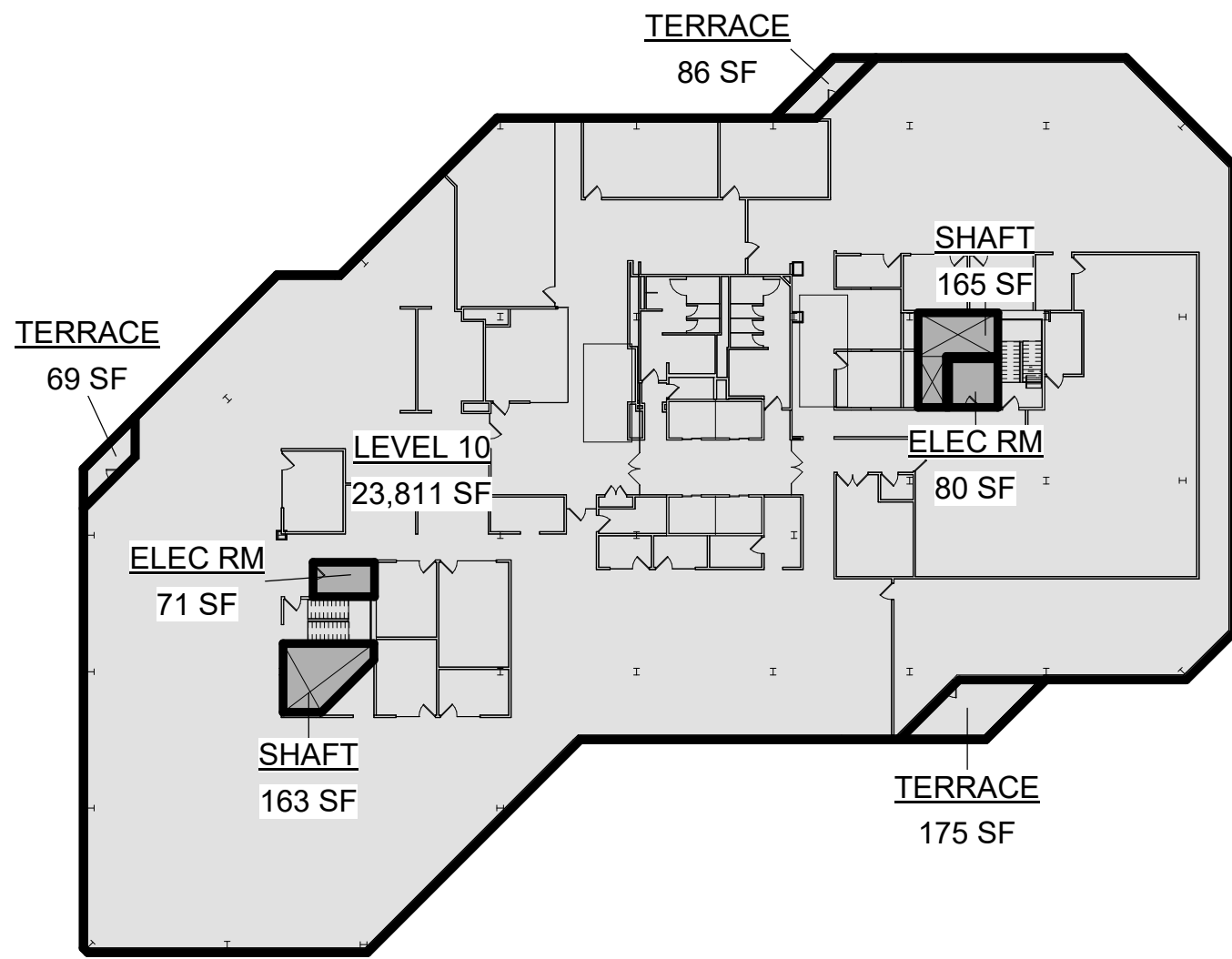
BZA Application Form



11 MECHANICAL LEVEL

SCALE: 1/32" = 1'-0"

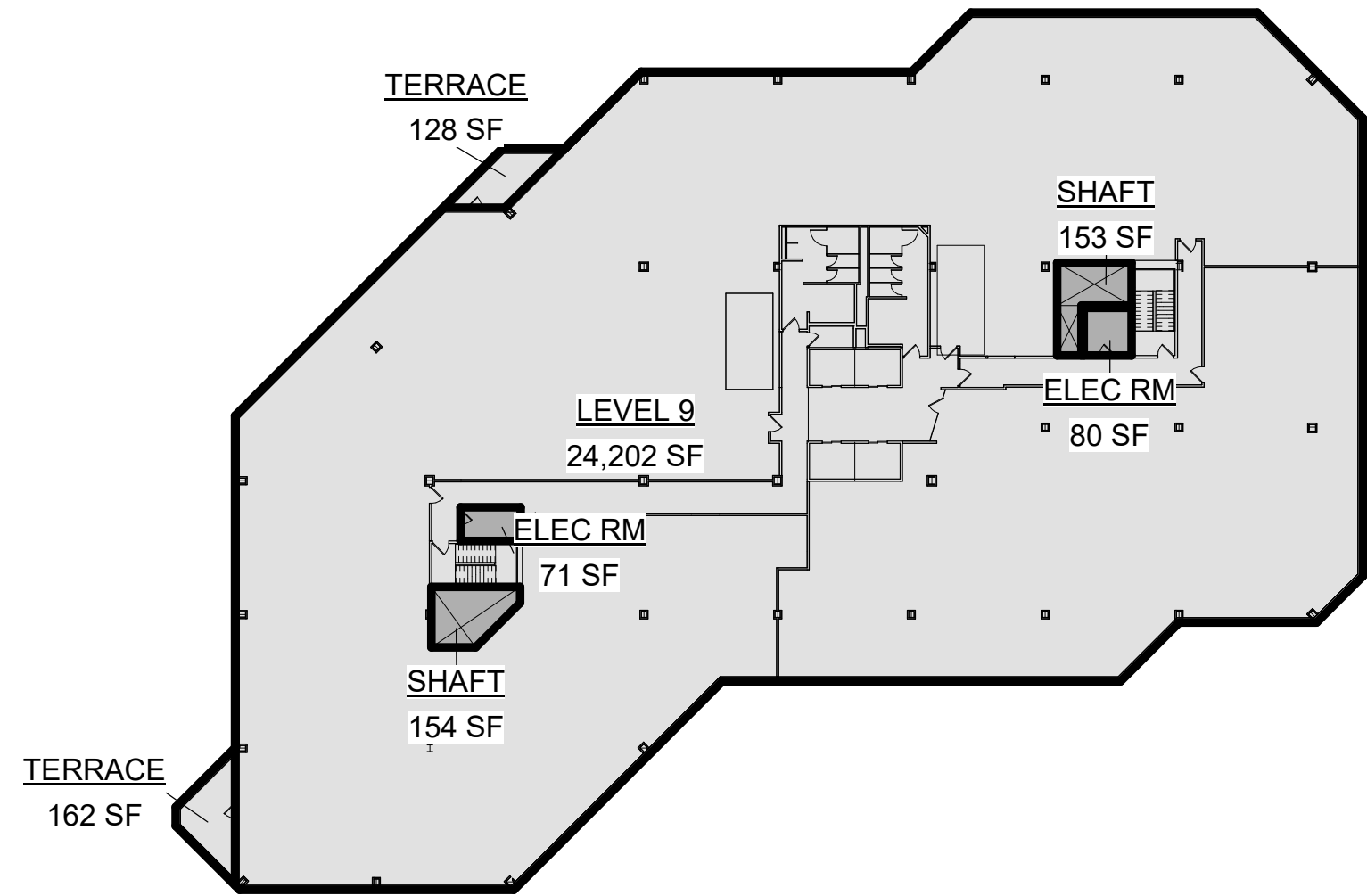
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10 LEVEL 10

SCALE: 1/32" = 1'-0"

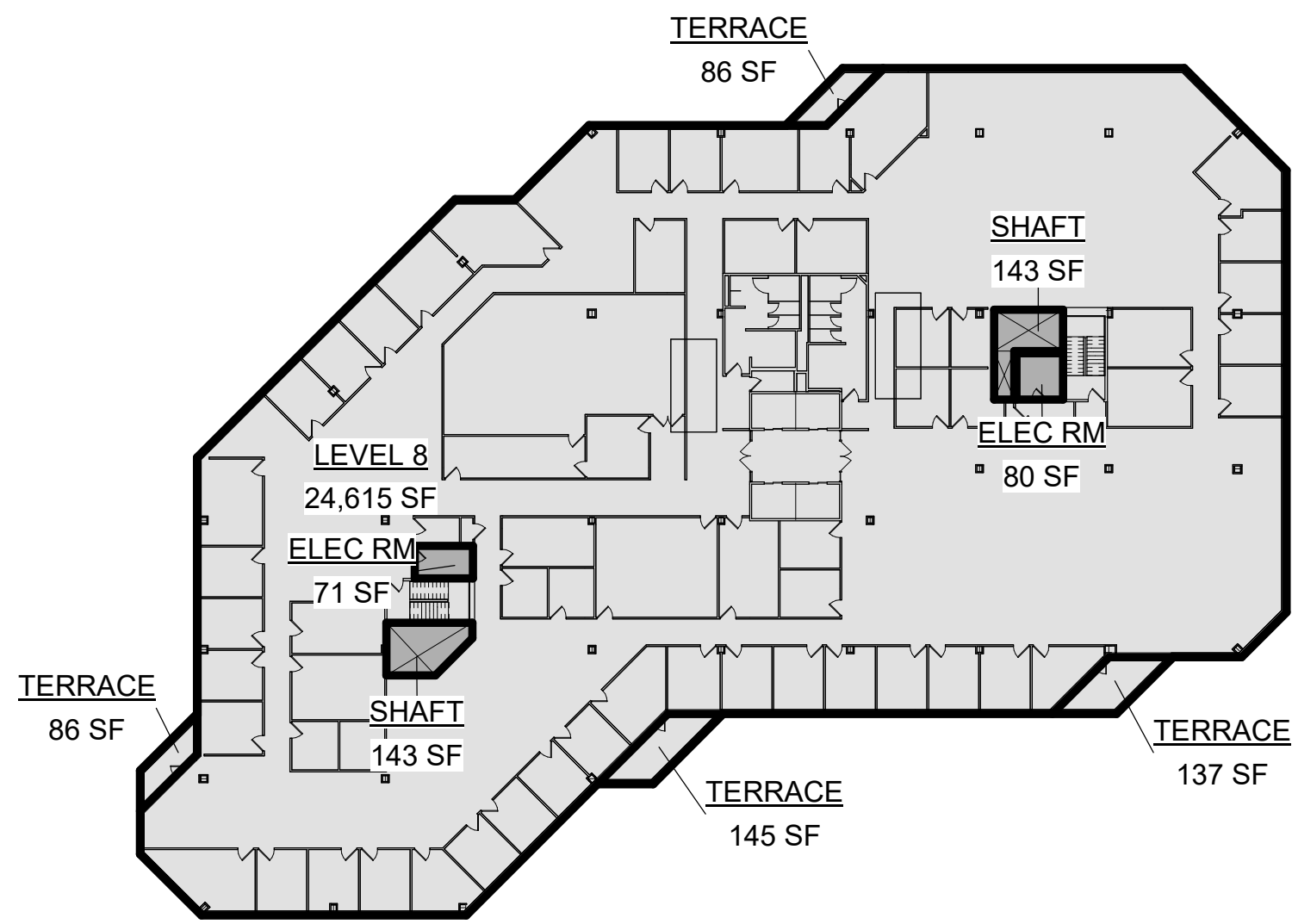
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9 LEVEL 9

SCALE: 1/32" = 1'-0"

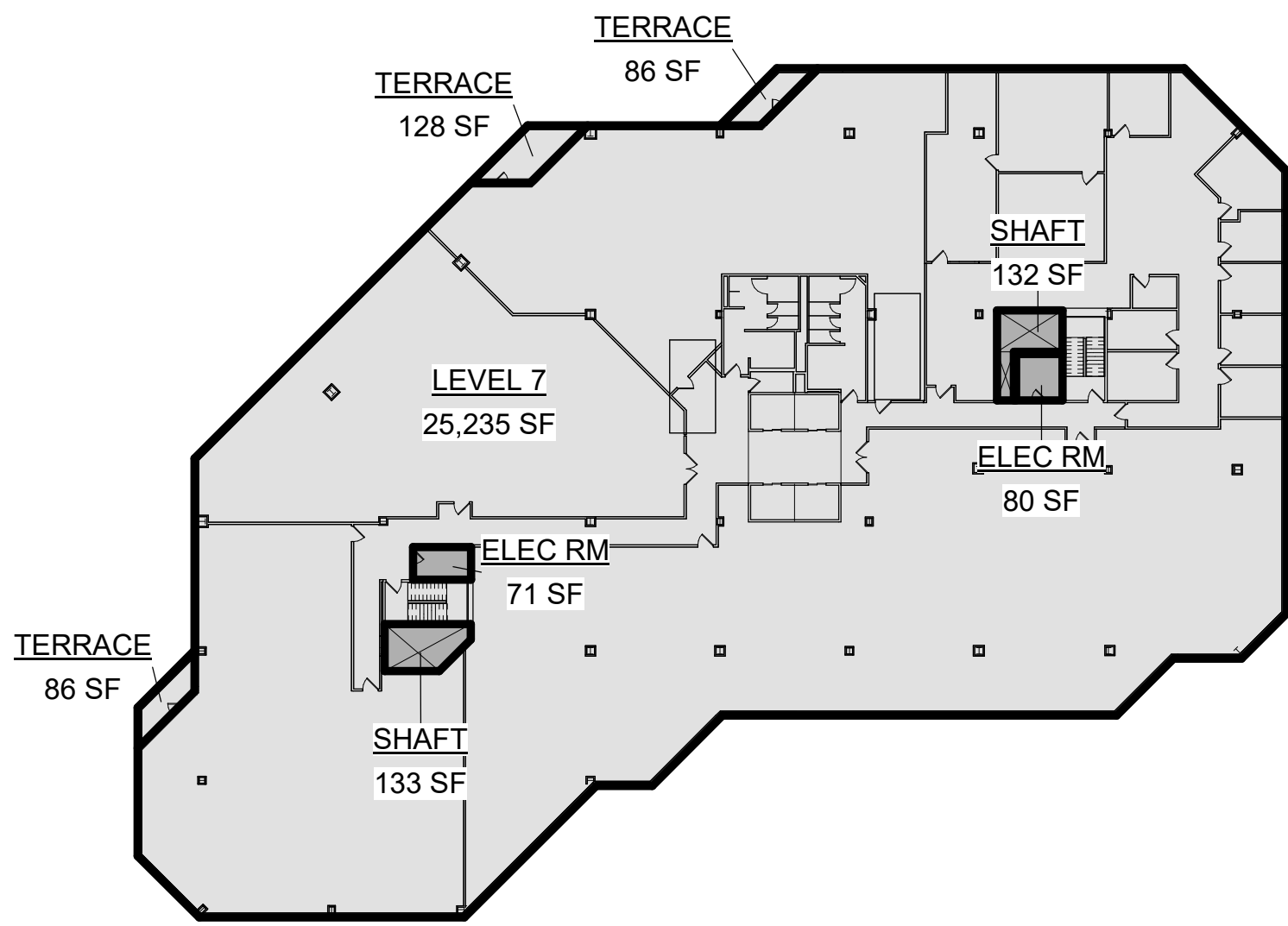
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8 LEVEL 8

SCALE: 1/32" = 1'-0"

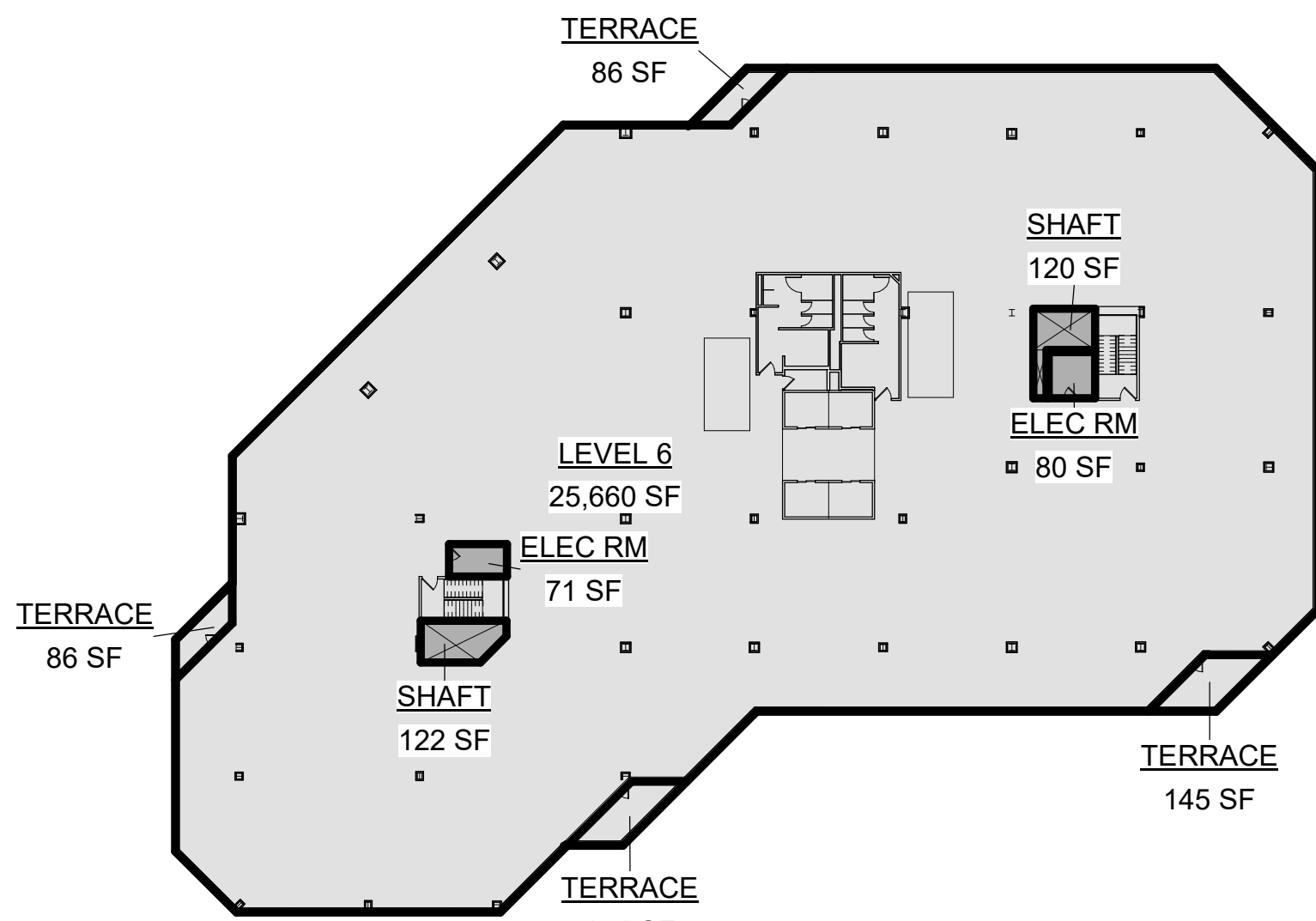
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7 LEVEL 7

SCALE: 1/32" = 1'-0"

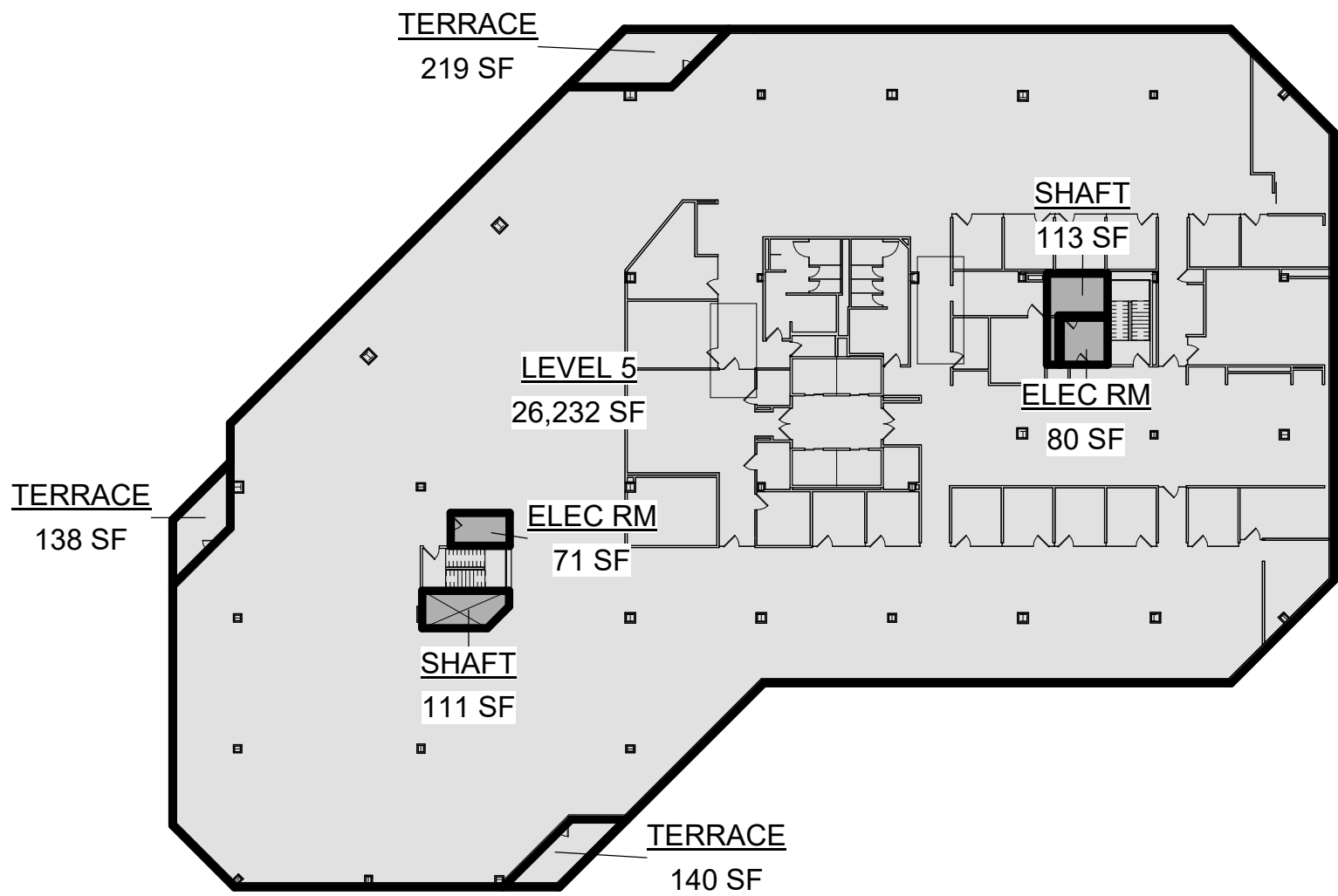
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6 LEVEL 6

SCALE: 1/32" = 1'-0"

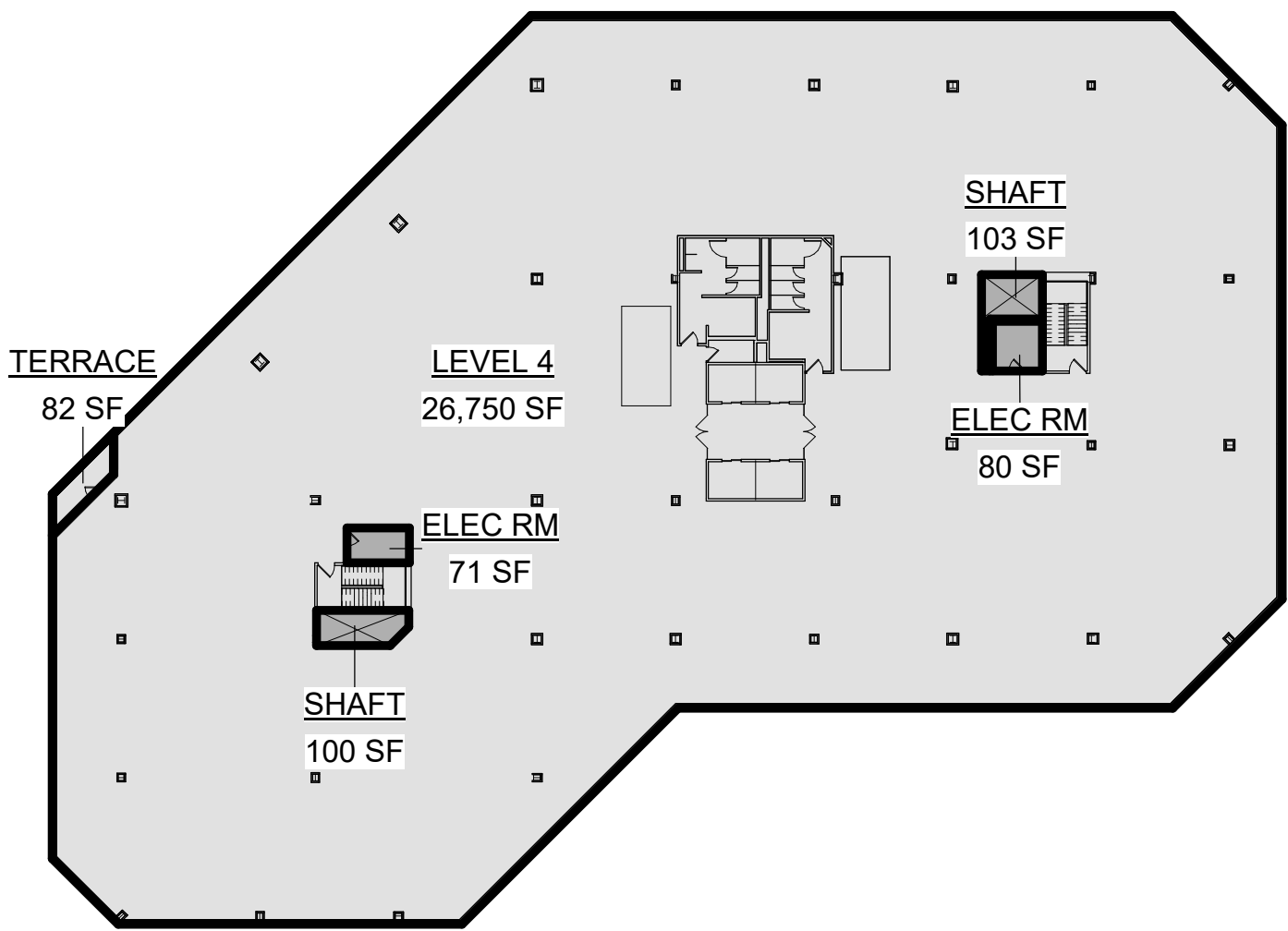
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5 LEVEL 5

SCALE: 1/32" = 1'-0"

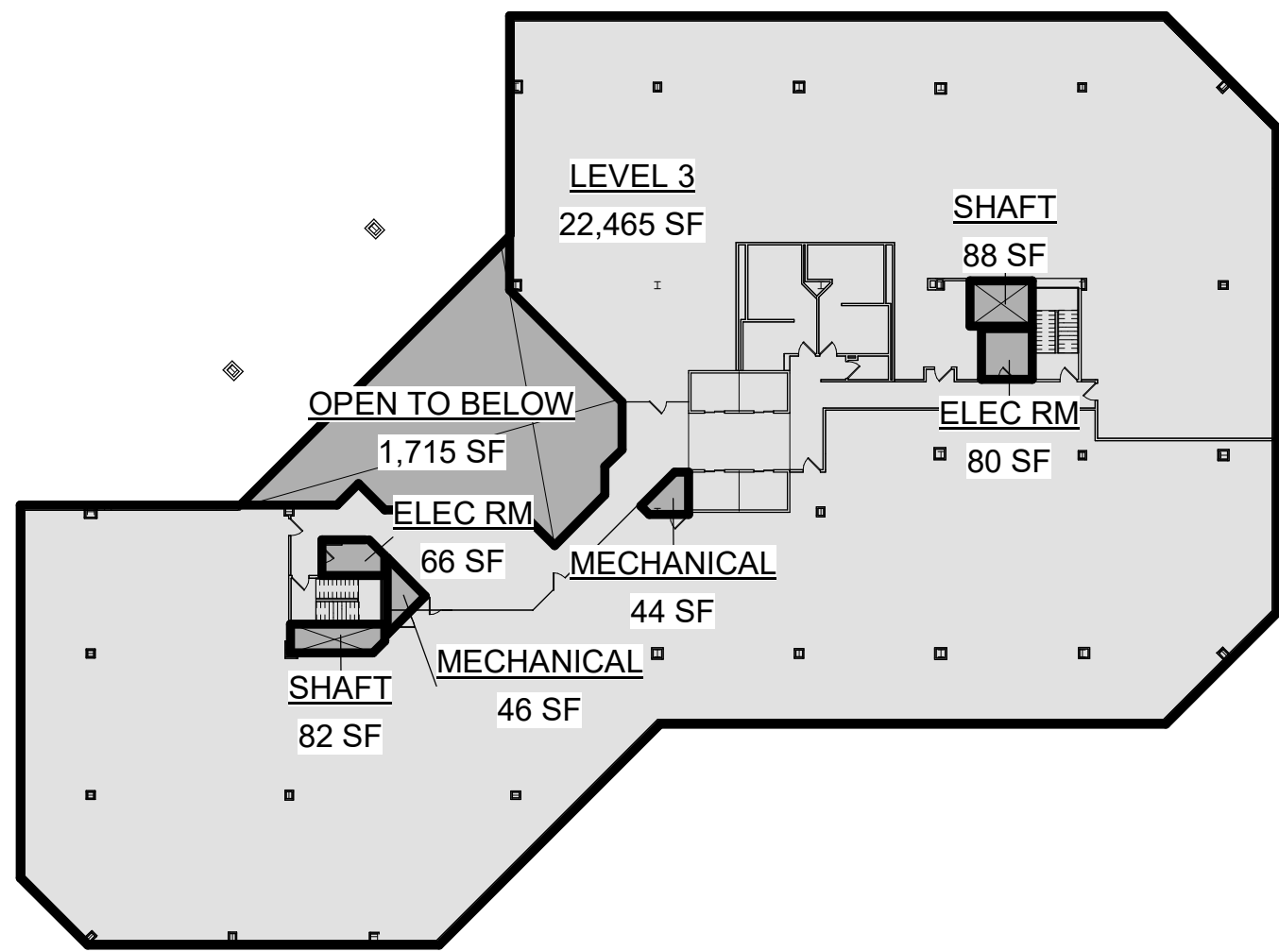
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4 LEVEL 4

SCALE: 1/32" = 1'-0"

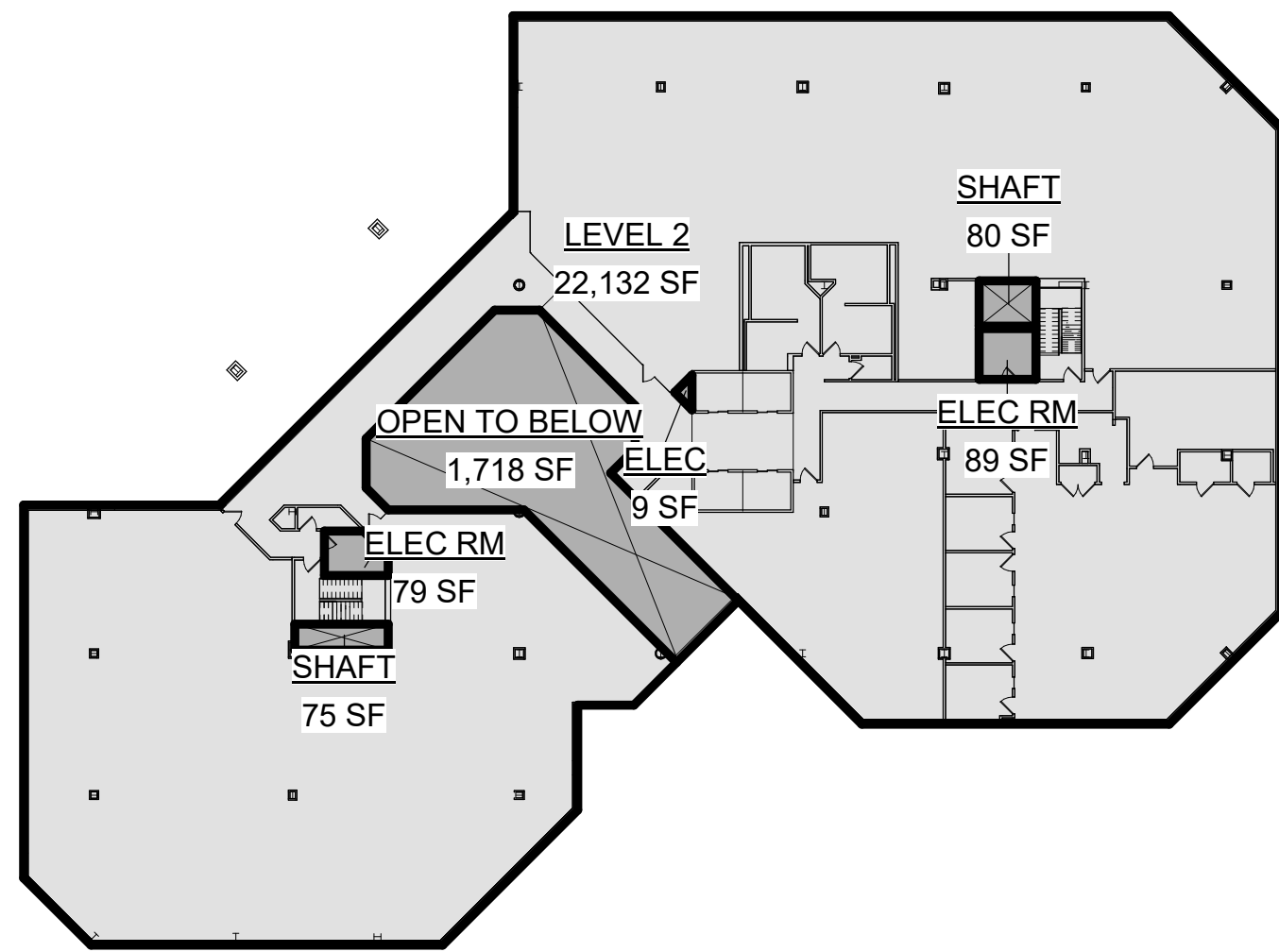
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3 LEVEL 3

SCALE: 1/32" = 1'-0"

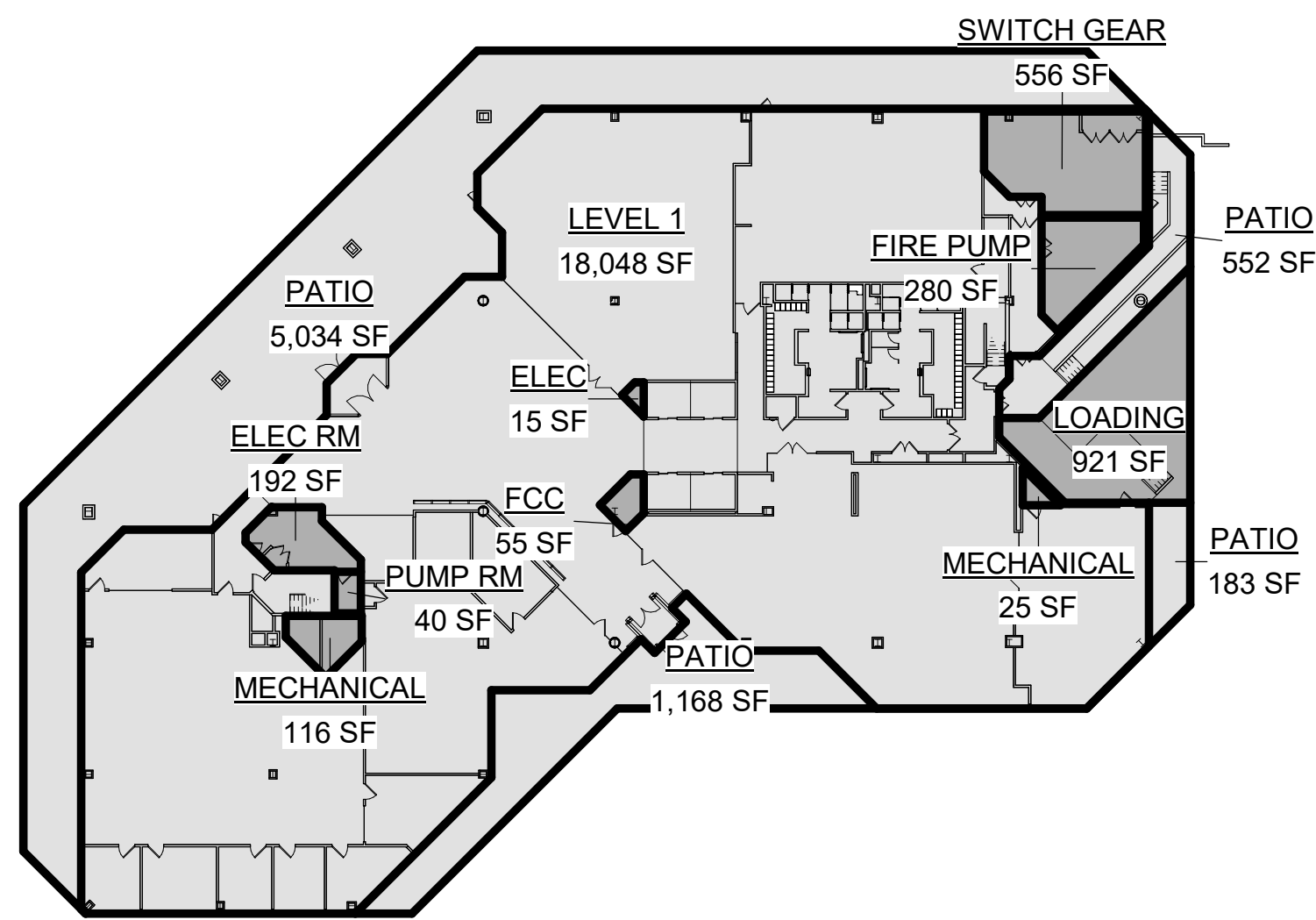
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2 LEVEL 2

SCALE: 1/32" = 1'-0"

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1 LEVEL 1

SCALE: 1/32" = 1'-0"

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EXISTING CONDITIONS			
LEVEL	GROSS BUILDING AREA	ZONING DEDUCTIONS	GROSS FLOOR AREA
LEVEL 1	27,185 SF	2,200 SF	24,985 SF
LEVEL 2	24,183 SF	2,052 SF	22,132 SF
LEVEL 3	24,586 SF	2,122 SF	22,465 SF
LEVEL 4	27,186 SF	354 SF	26,832 SF
LEVEL 5	27,105 SF	375 SF	26,730 SF
LEVEL 6	26,504 SF	393 SF	26,111 SF
LEVEL 7	25,951 SF	416 SF	25,535 SF
LEVEL 8	25,508 SF	438 SF	25,069 SF
LEVEL 9	24,950 SF	459 SF	24,491 SF
LEVEL 10	24,622 SF	480 SF	24,142 SF
MECHANICAL LEVEL	11,384 SF	11,384 SF	
	269,163 SF	20,672 SF	248,491 SF

- DEFINITIONS:**
1. GROSS BUILDING AREA - MEASURED TO EXTERIOR FACE OF WALL
 2. ZONING DEDUCTIONS - PER CAMBRIDGE ZONING CODE
 3. GROSS FLOOR AREA = GROSS BUILDING AREA - ZONING DEDUCTIONS

150 CPD

150 Cambridge Park Drive
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260 Franklin Street, Suite 1920
Boston / MA / 02110
617.303.2900

04/09/2021
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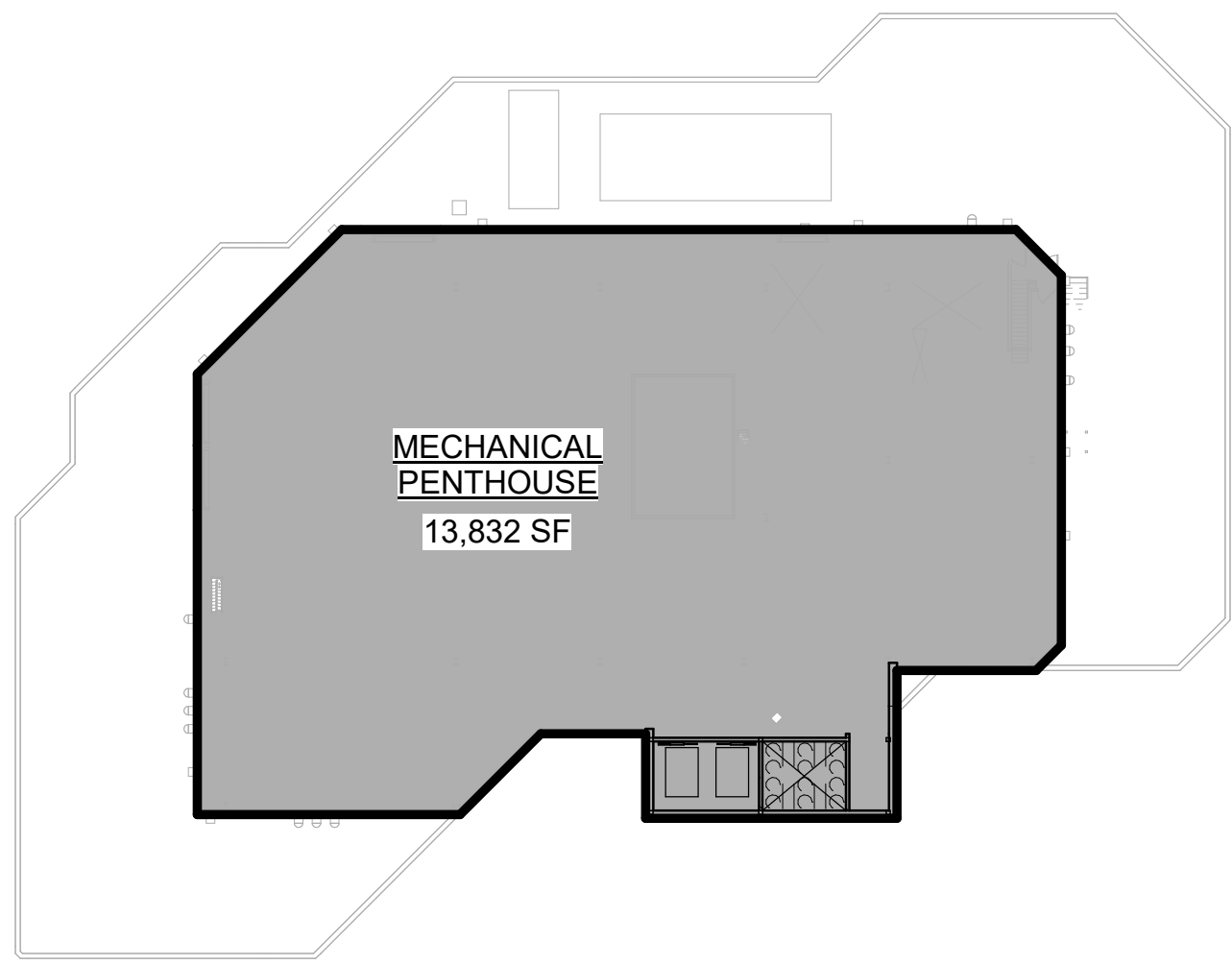
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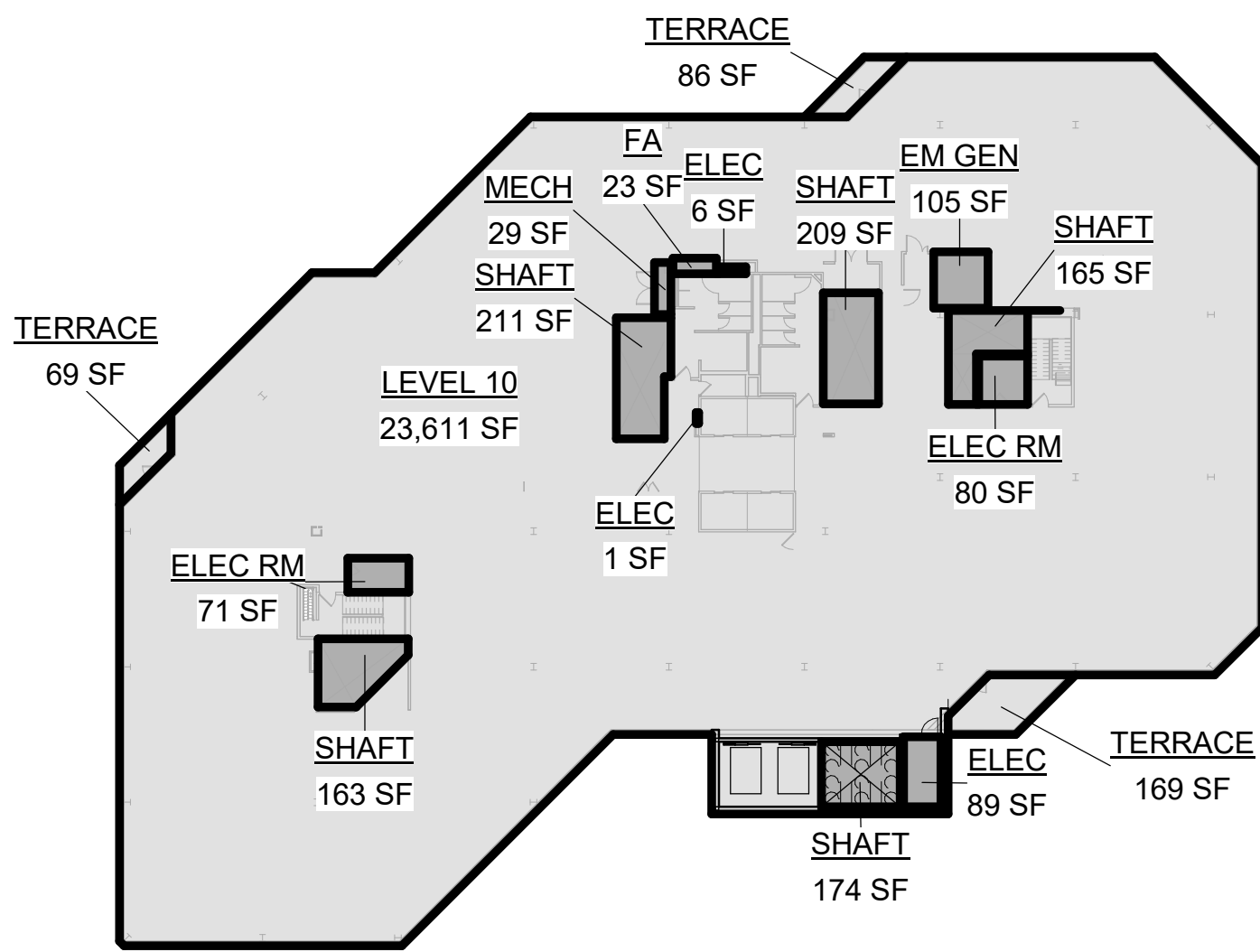
GROSS FLOOR AREA
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EXISTING

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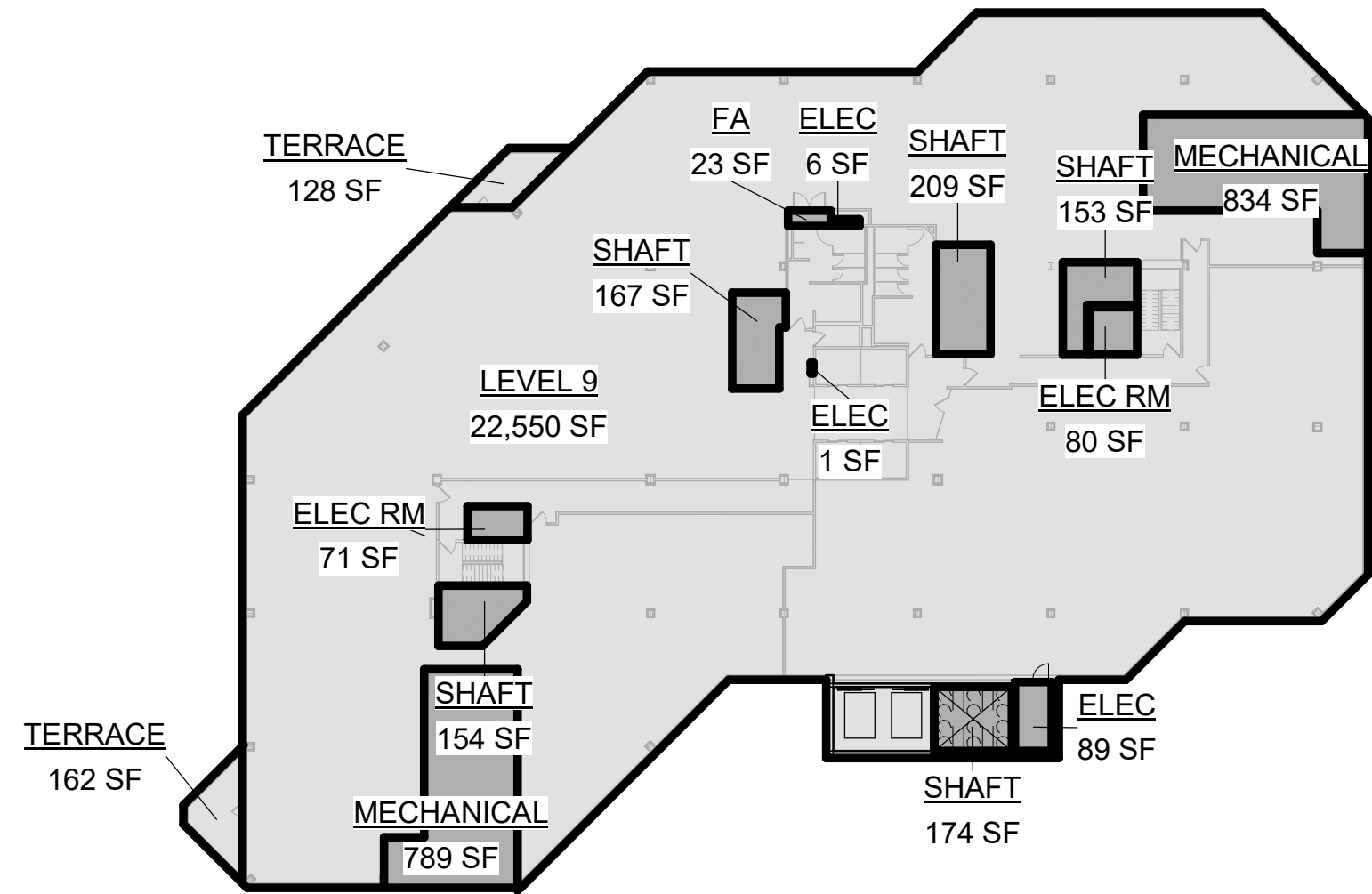
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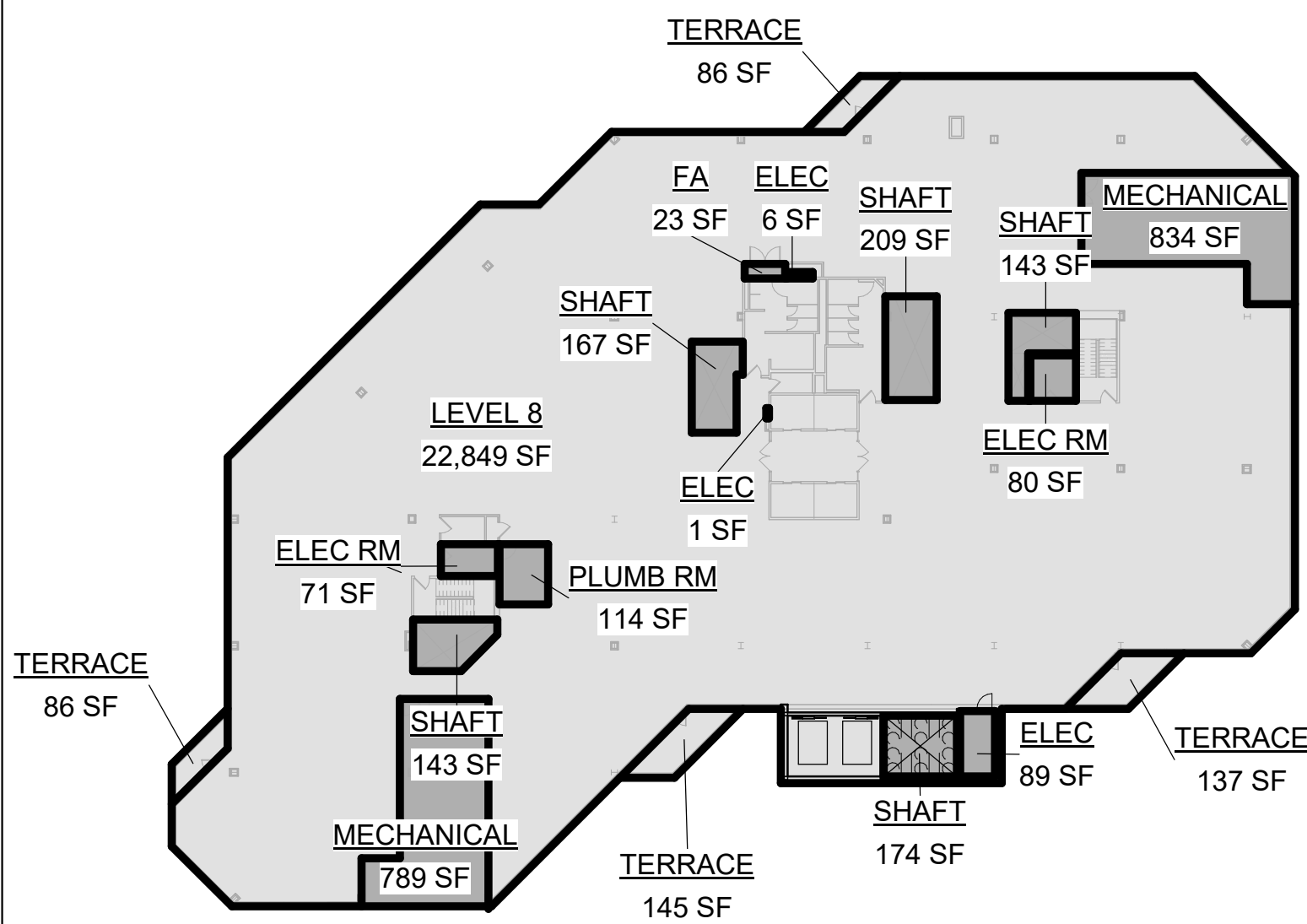
11 MECHANICAL LEVEL
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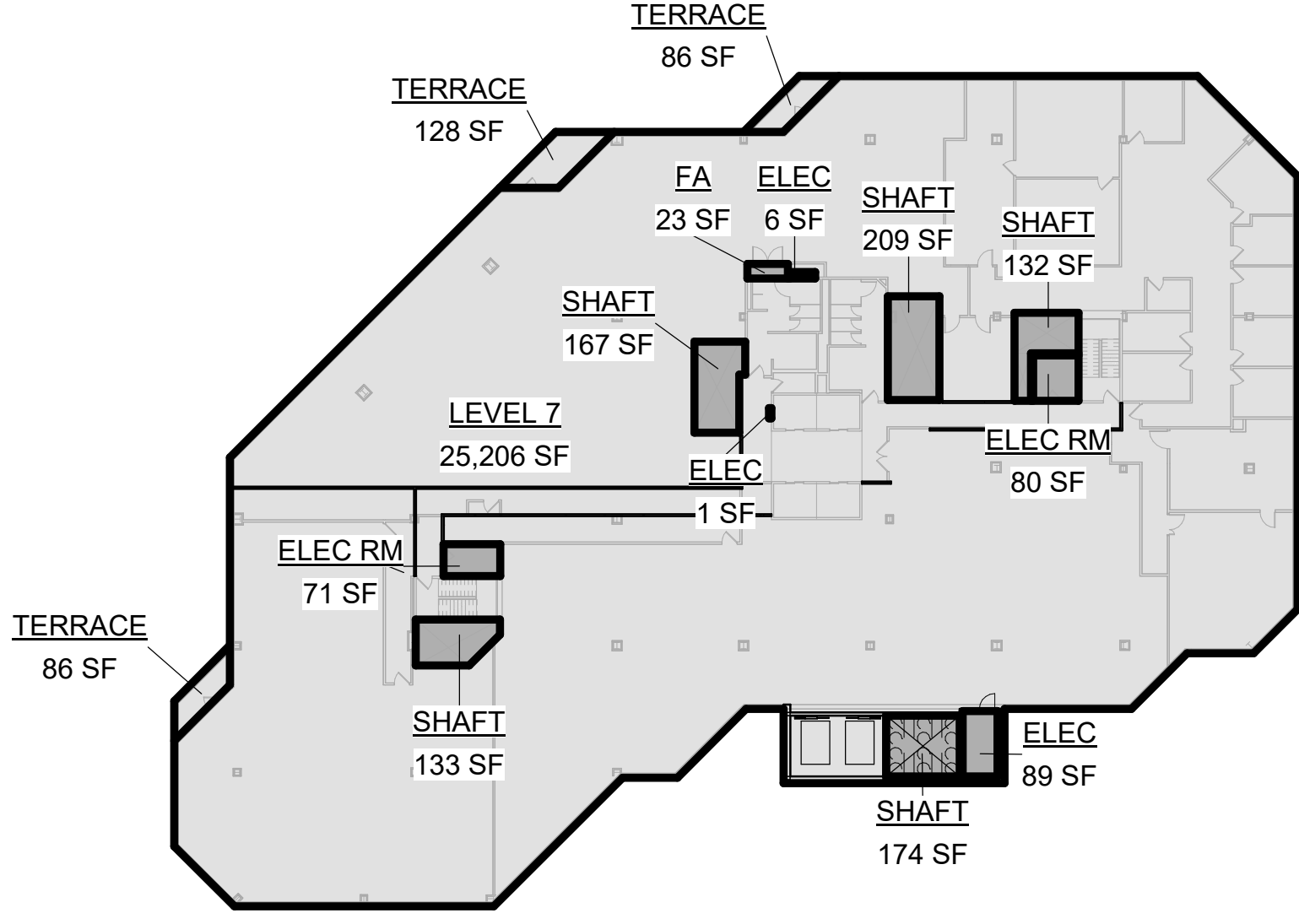
10 LEVEL 10
SCALE: 1/32" = 1'-0"



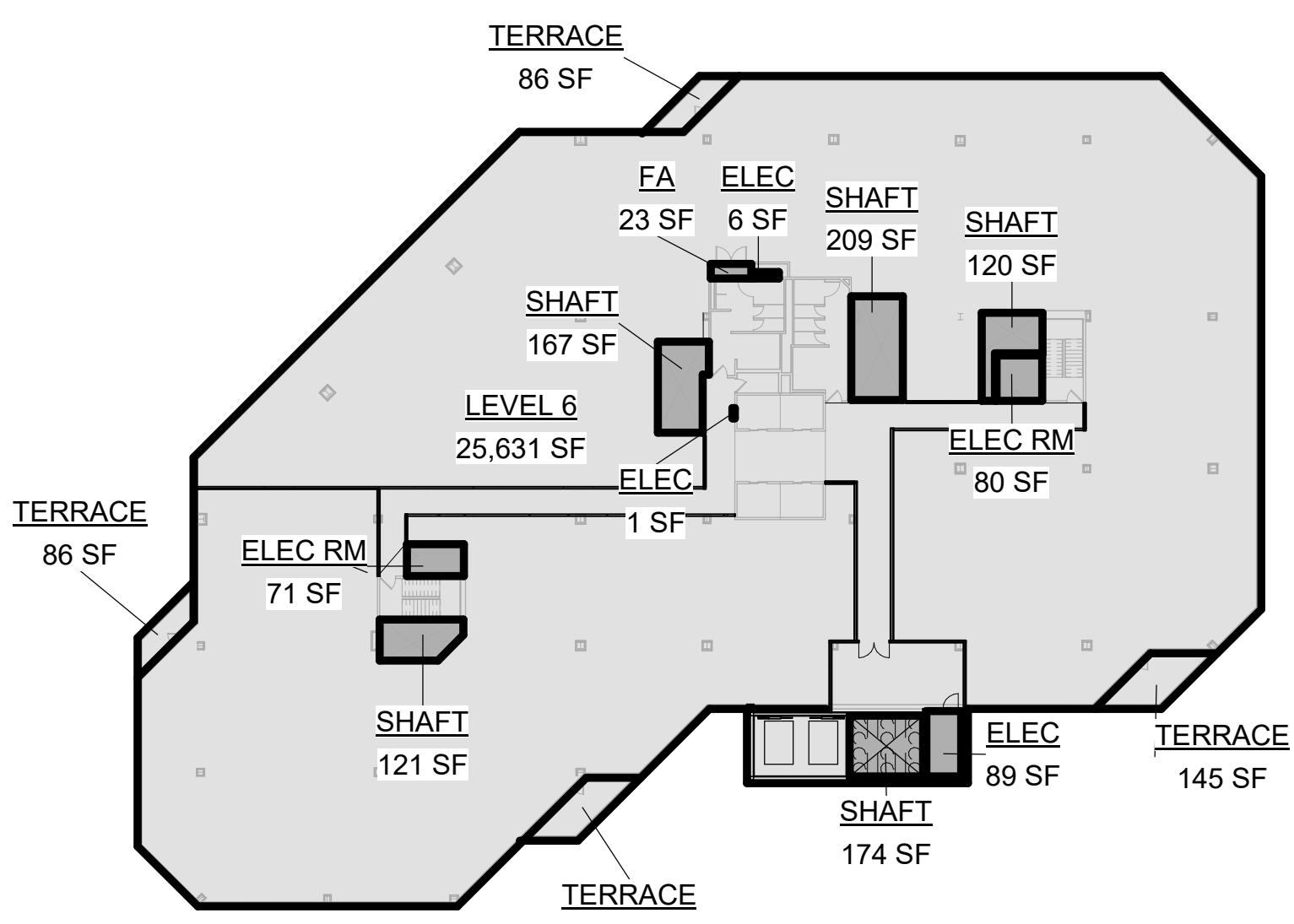
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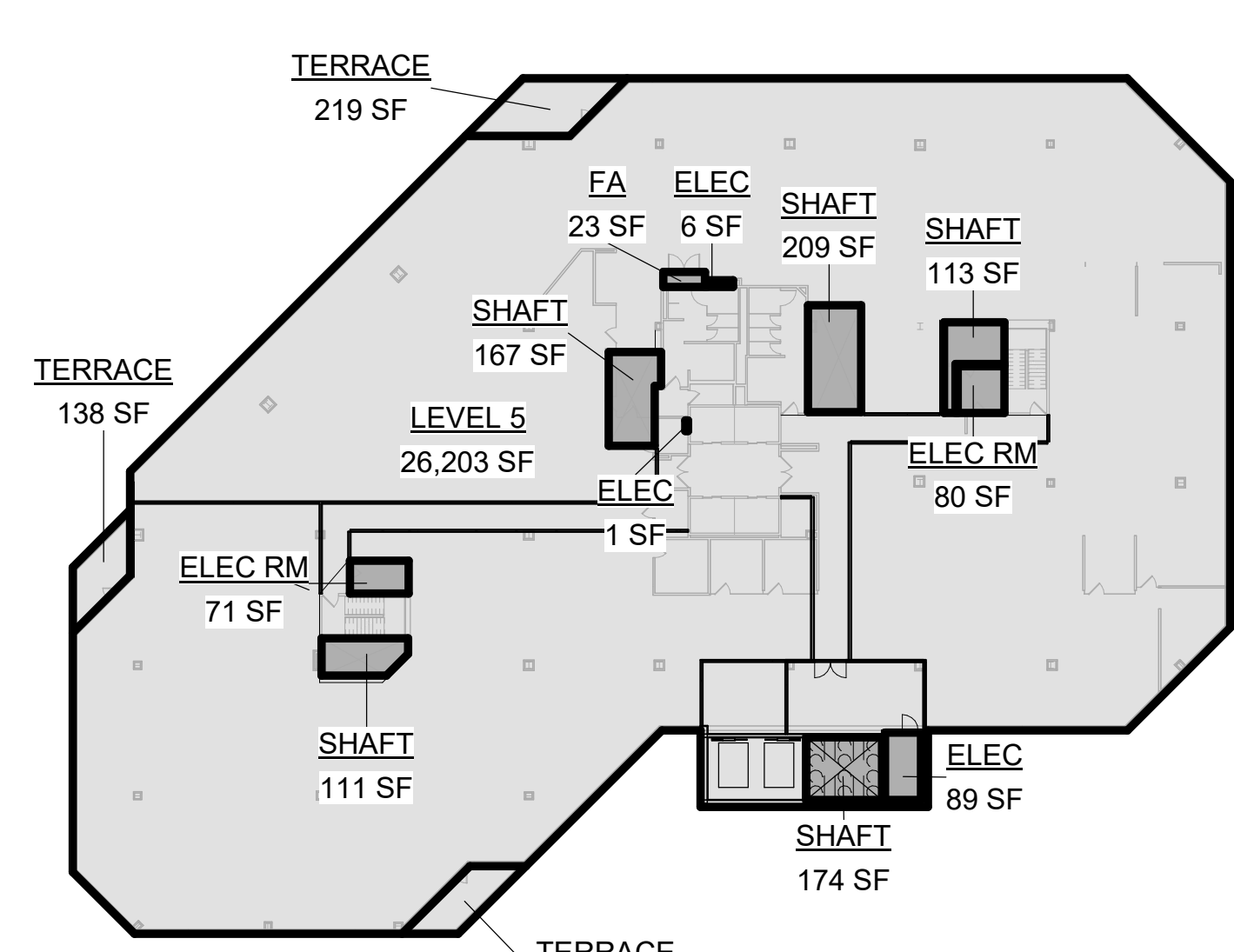
8 LEVEL 8
SCALE: 1/32" = 1'-0"



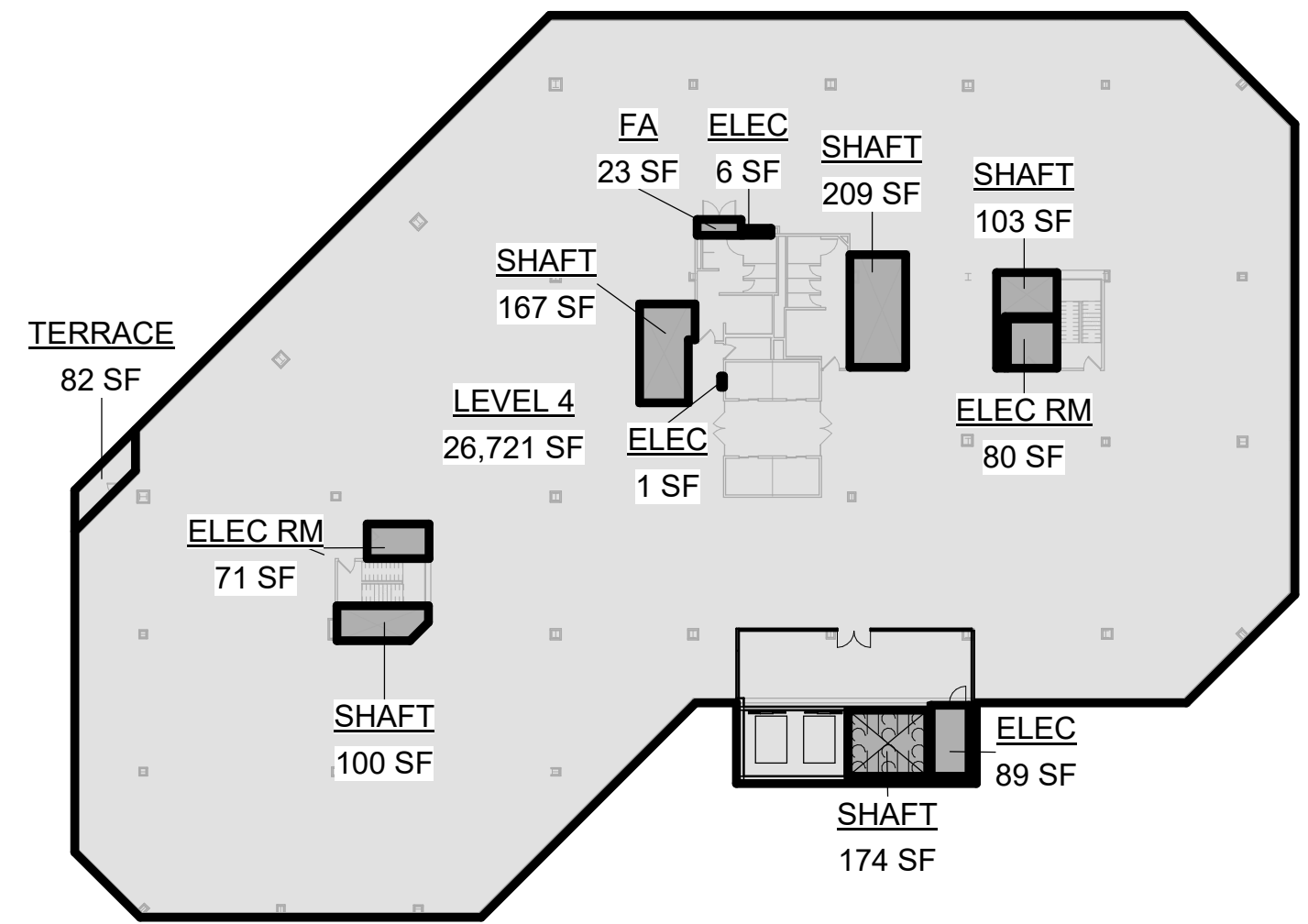
7 LEVEL 7
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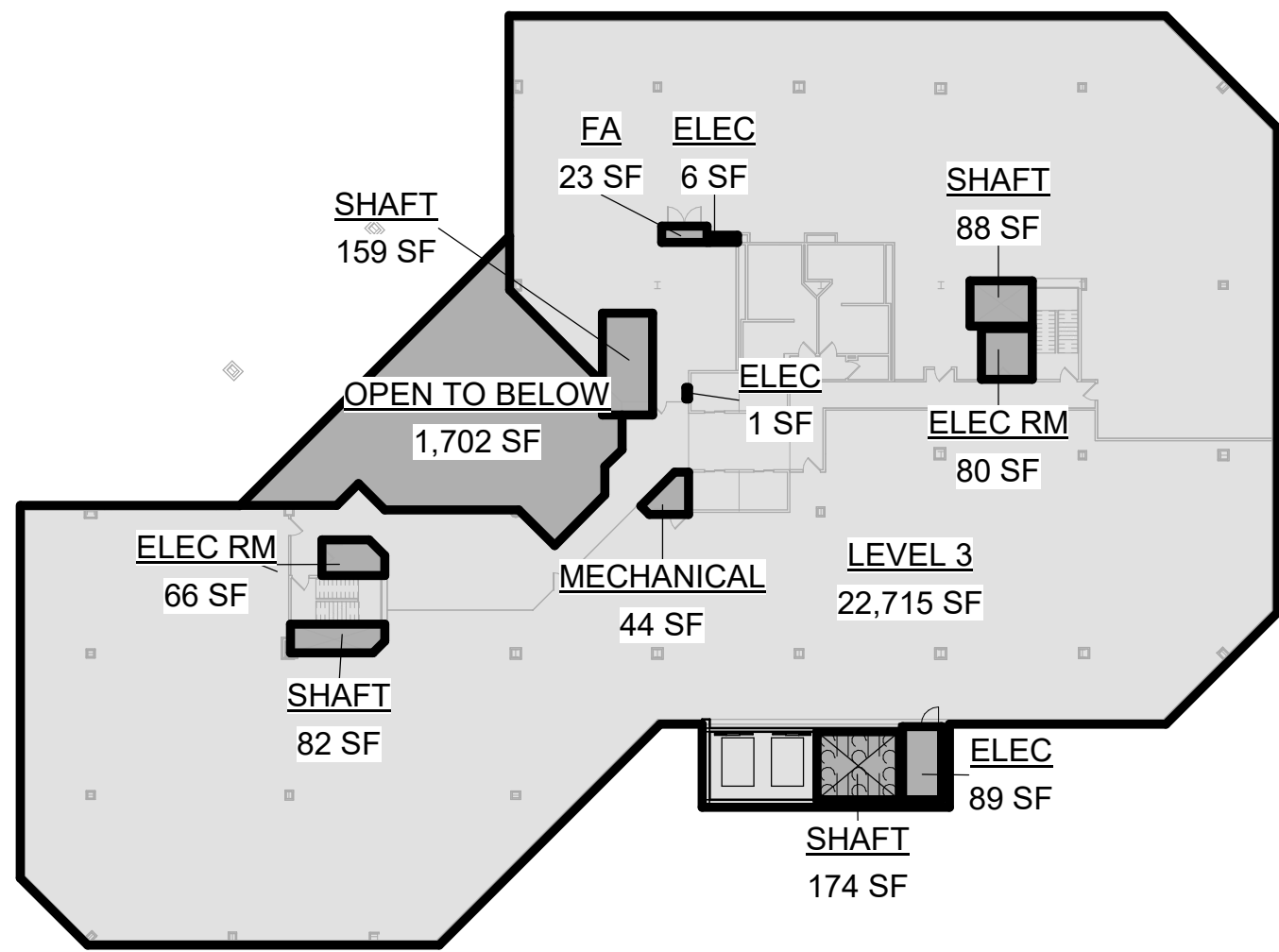
6 LEVEL 6
SCALE: 1/32" = 1'-0"



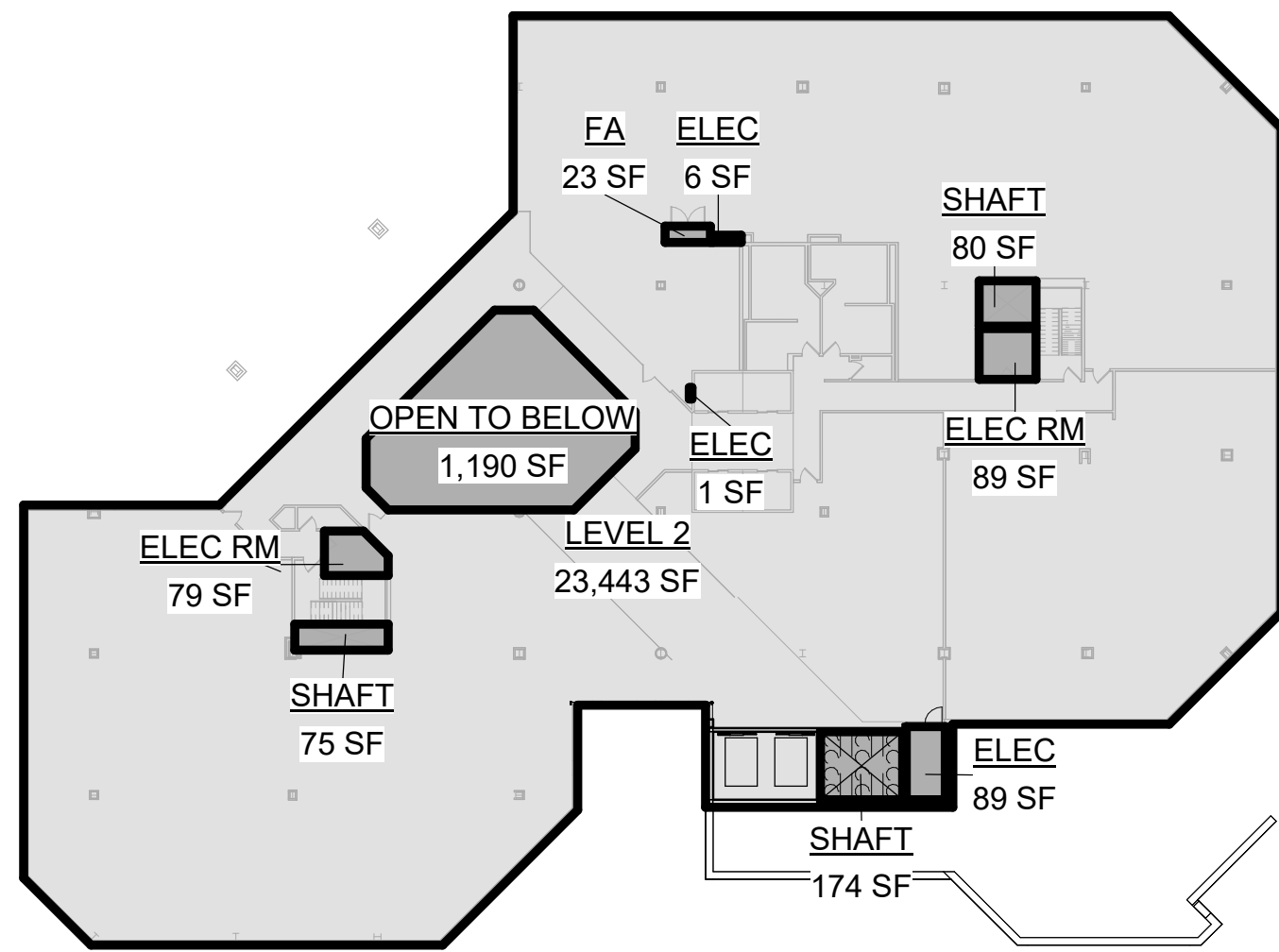
5 LEVEL 5
SCALE: 1/32" = 1'-0"



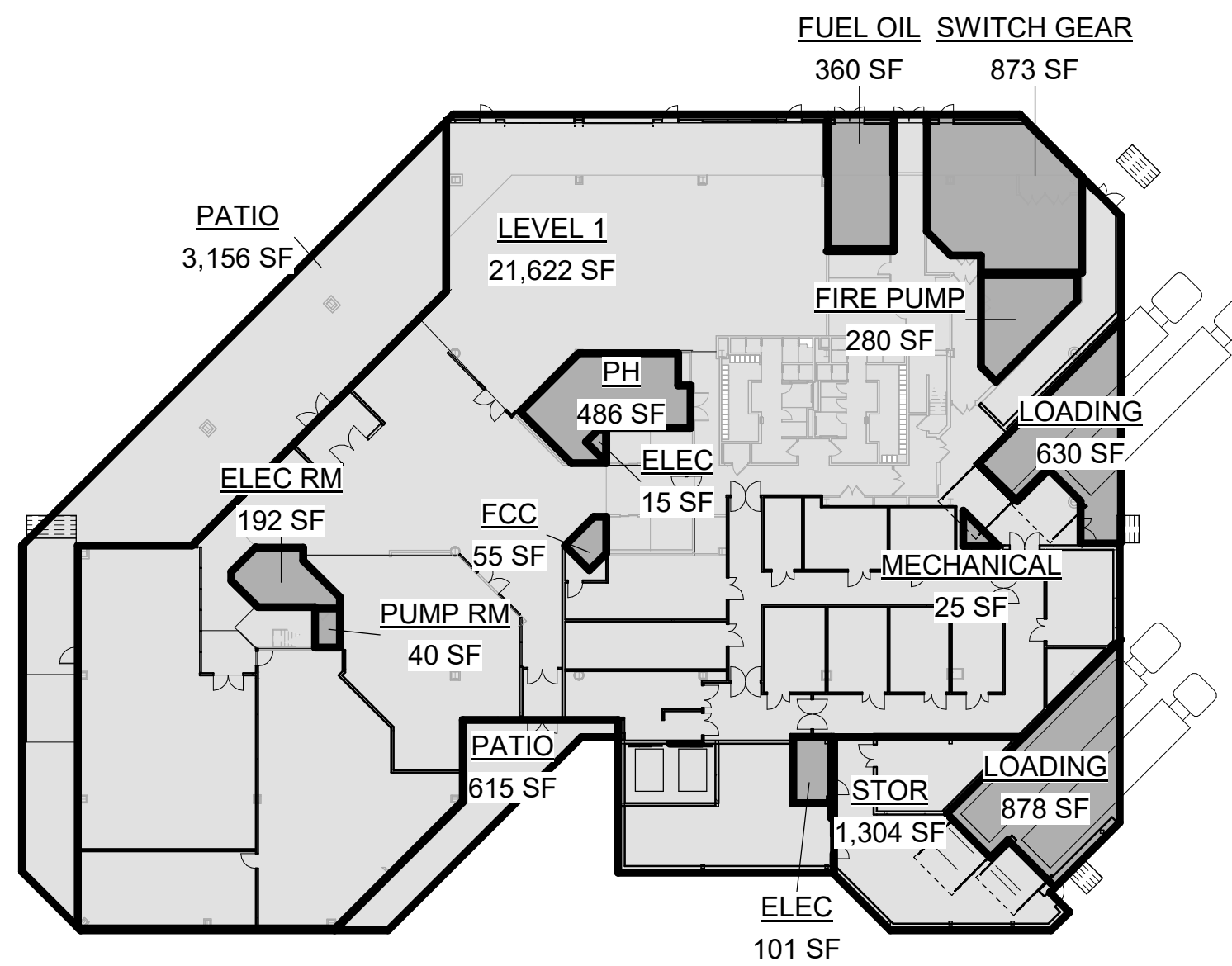
4 LEVEL 4
SCALE: 1/32" = 1'-0"



3 LEVEL 3
SCALE: 1/32" = 1'-0"



2 LEVEL 2
SCALE: 1/32" = 1'-0"



1 LEVEL 1
SCALE: 1/32" = 1'-0"

PROPOSED			
LEVEL	GROSS BUILDING AREA	ZONING DEDUCTIONS	GROSS FLOOR AREA
LEVEL 1	30,633 SF	3,935 SF	26,698 SF
LEVEL 2	25,250 SF	1,807 SF	23,443 SF
LEVEL 3	25,231 SF	2,516 SF	22,715 SF
LEVEL 4	27,826 SF	1,023 SF	26,803 SF
LEVEL 5	27,745 SF	1,044 SF	26,701 SF
LEVEL 6	27,144 SF	1,062 SF	26,082 SF
LEVEL 7	26,591 SF	1,085 SF	25,506 SF
LEVEL 8	26,148 SF	2,844 SF	23,303 SF
LEVEL 9	25,590 SF	2,751 SF	22,840 SF
LEVEL 10	25,262 SF	1,326 SF	23,936 SF
MECHANICAL LEVEL	13,832 SF	13,832 SF	
	281,252 SF	33,226 SF	248,026 SF

EXISTING CONDITIONS			
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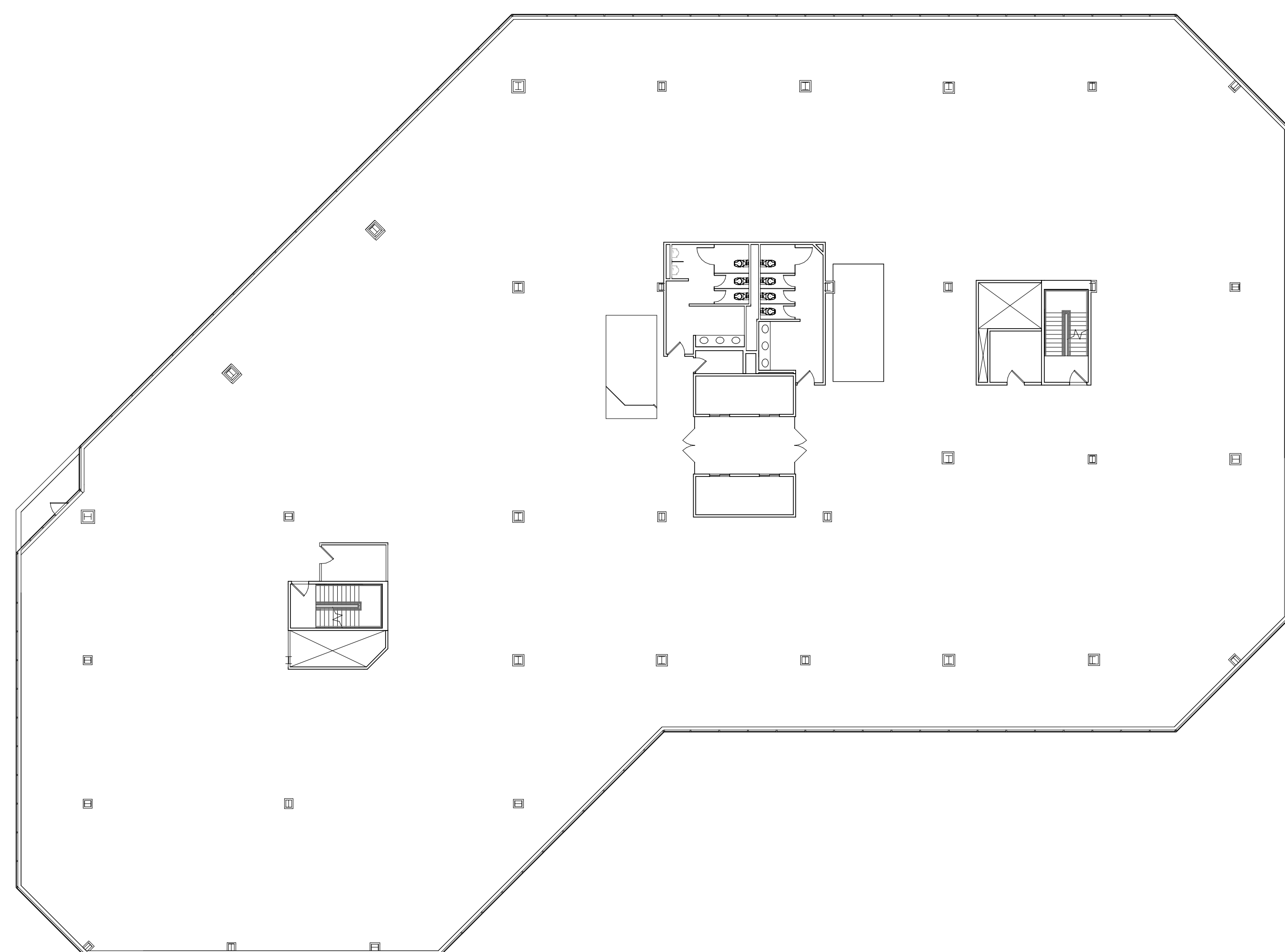
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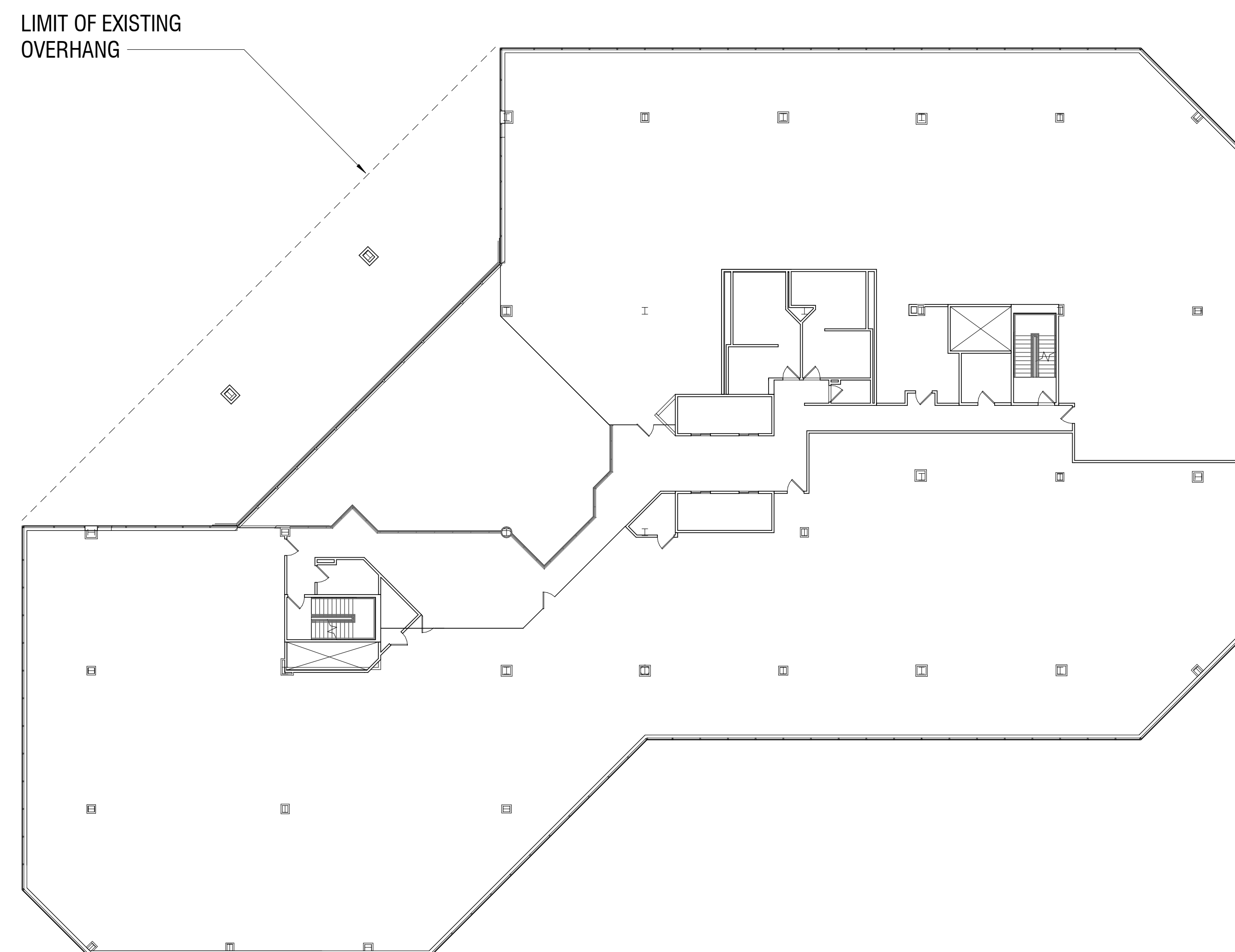
GROSS FLOOR AREA
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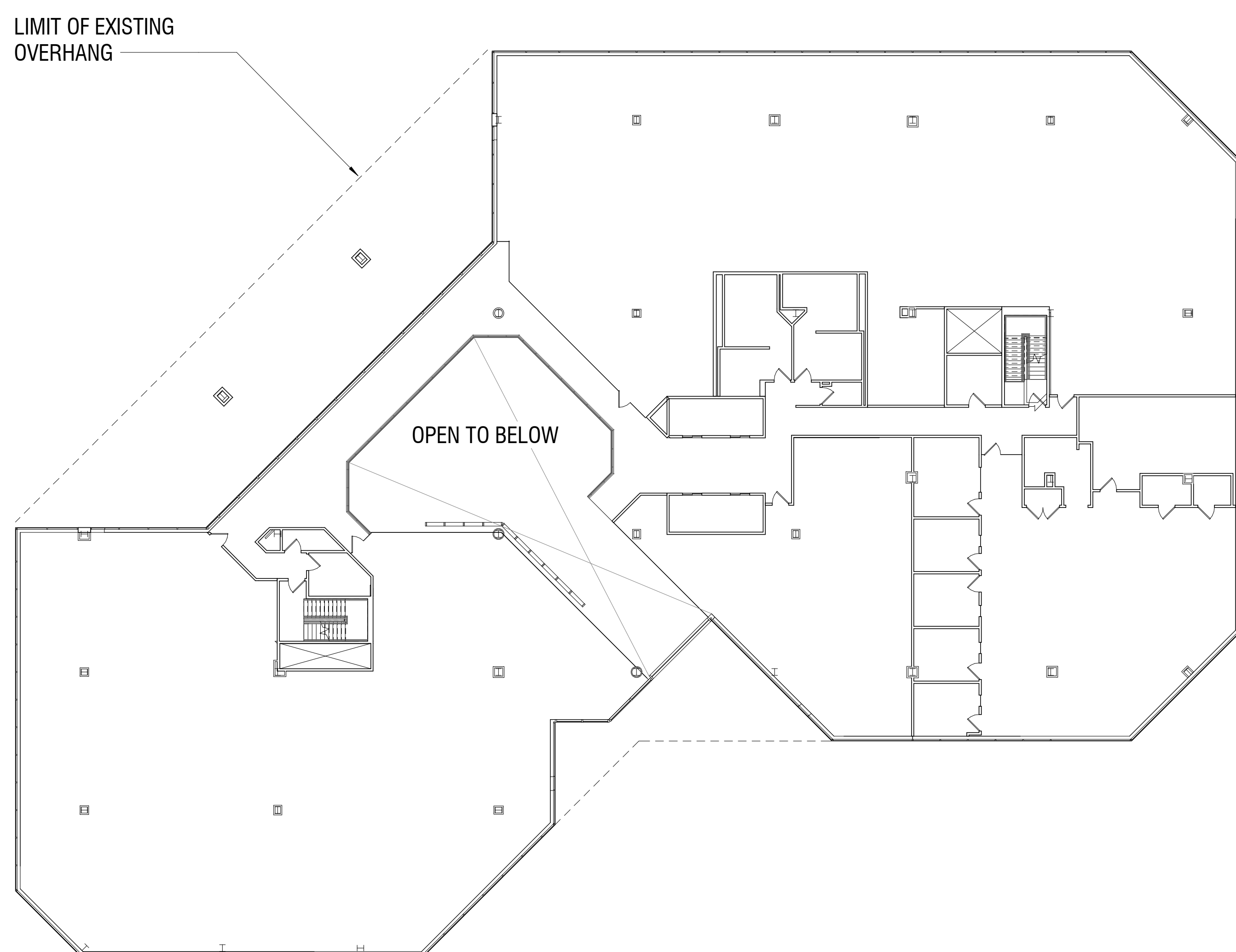
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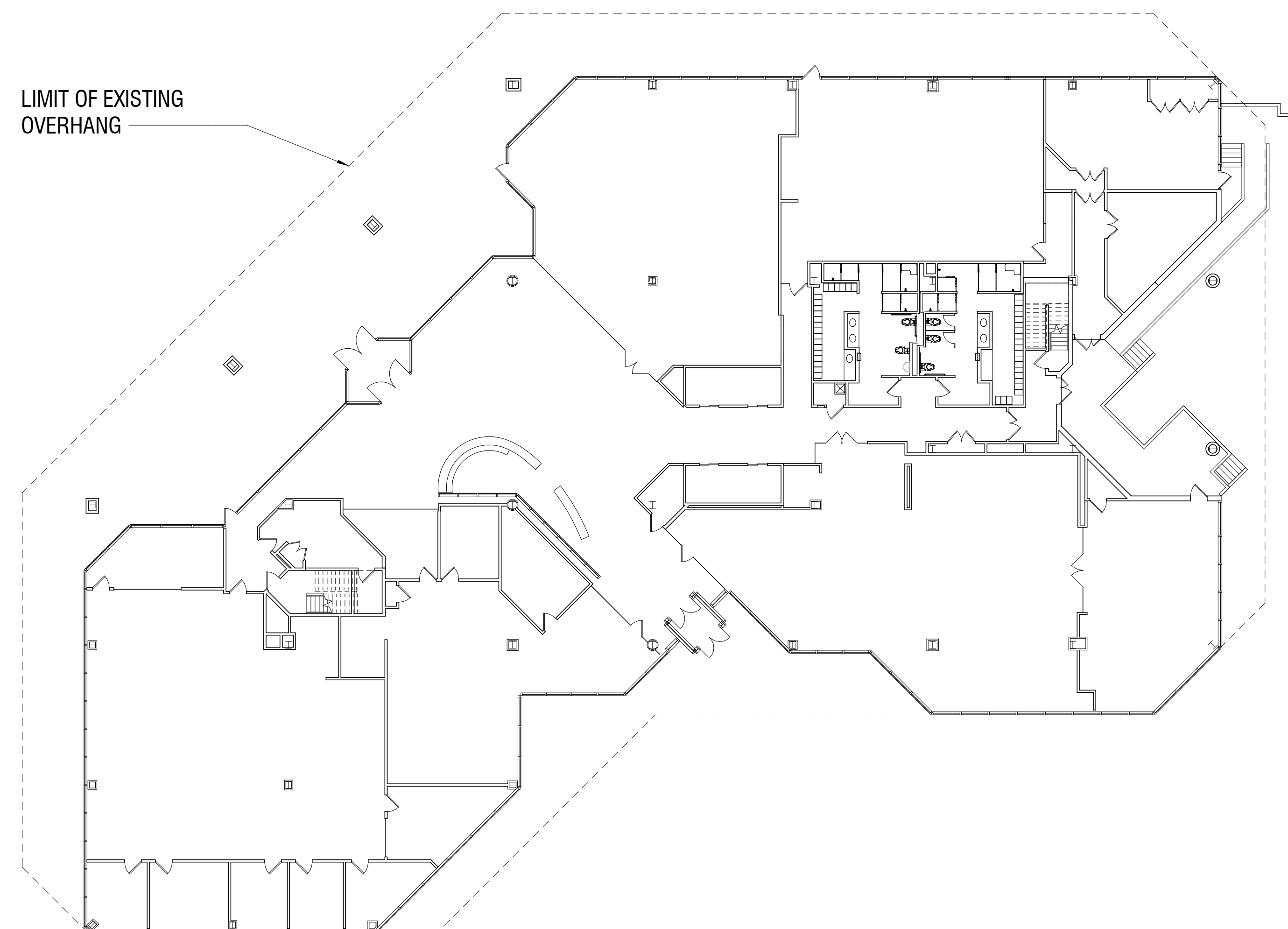
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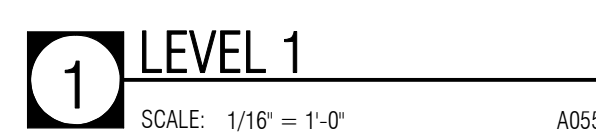
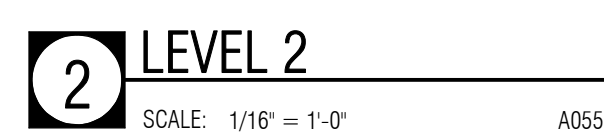
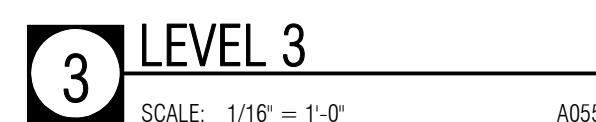
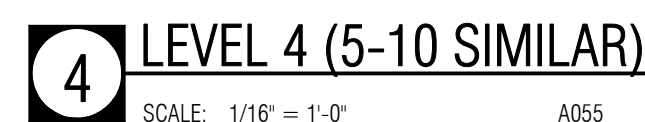
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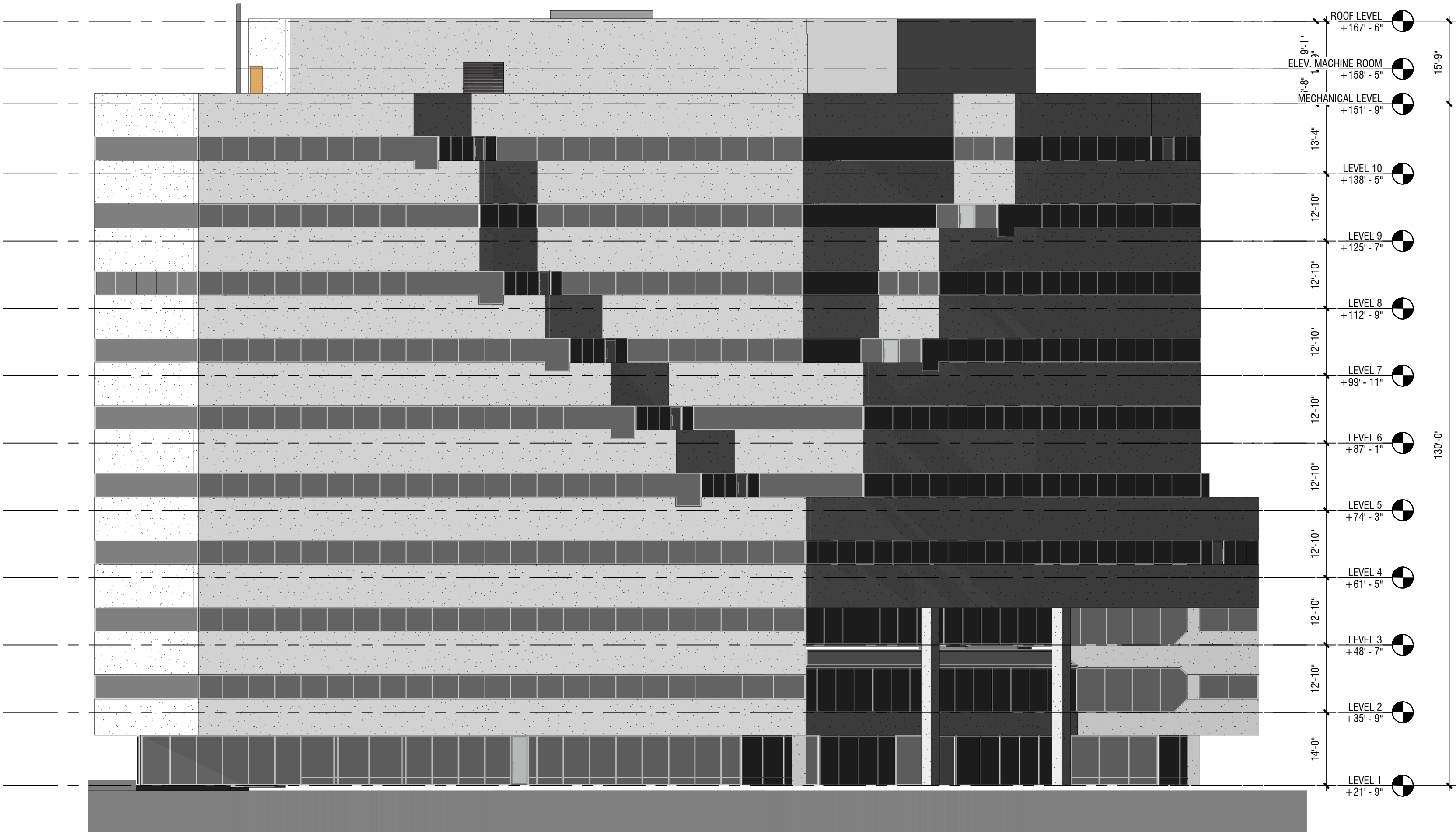


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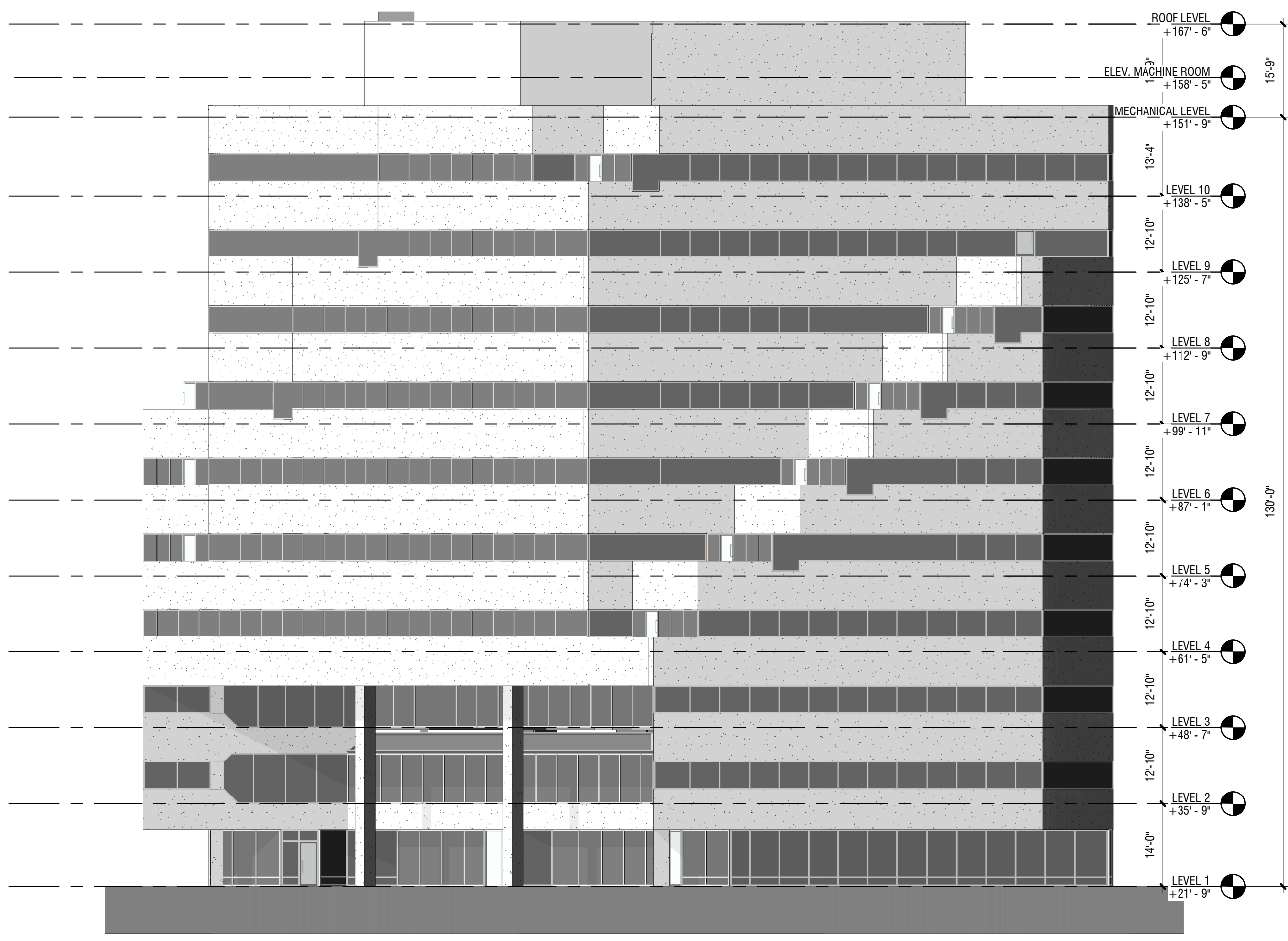


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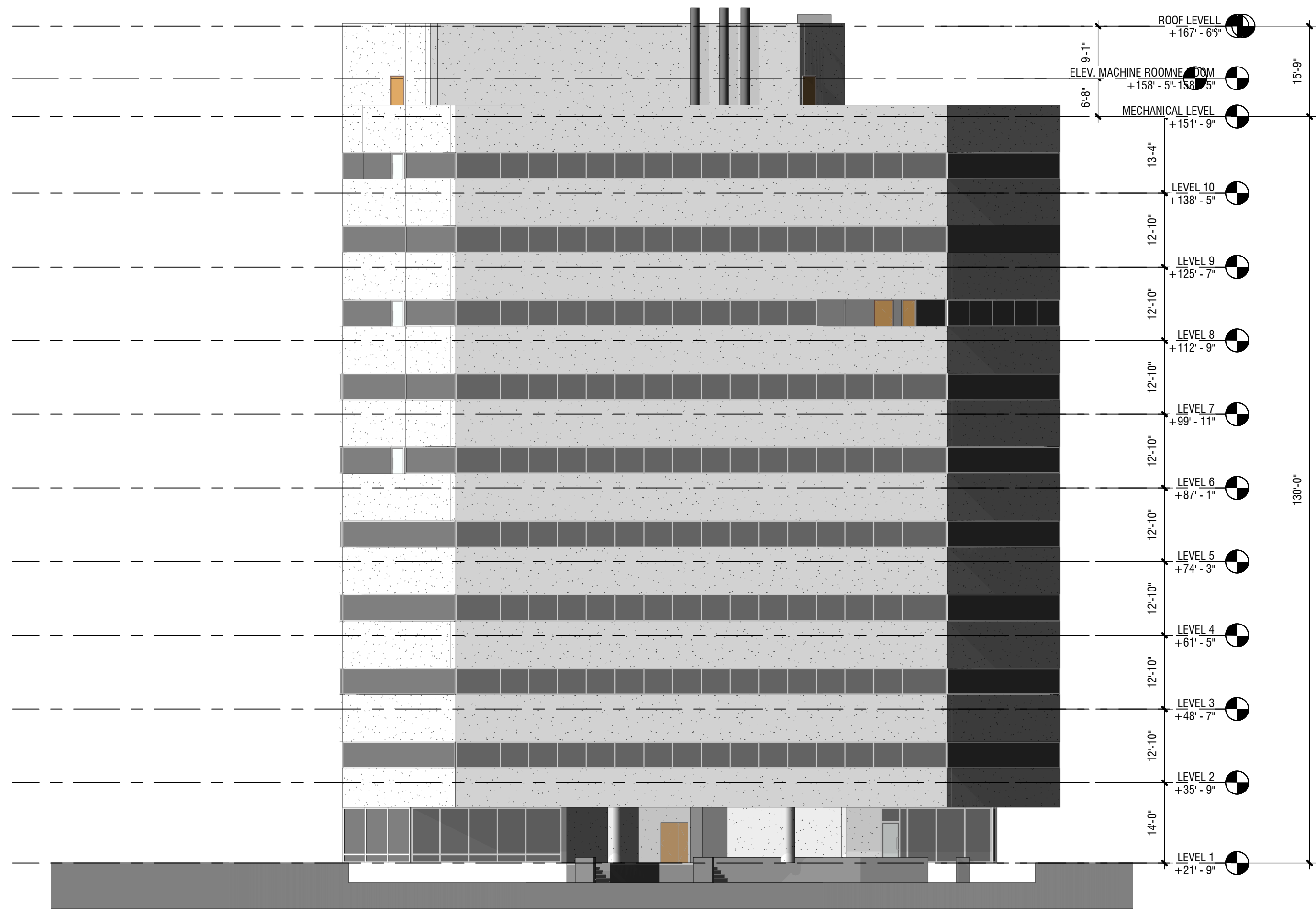
2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

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SEE PREVIOUS ISSUES FOR REVISIONS
NOT LISTED HERE

SCALE: 1/16" = 1'-0"

DRAWING NAME:

TYPICAL EXISTING
ELEVATIONS

DRAWING NUMBER:

A055

4/12/2021 10:11:49 AM

© 2020, ELKUS | MANFREDI ARCHITECTS

NEW ROOFTOP MECHANICAL SYSTEMS &
ACOUSTIC SCREEN

NEW MECHANICAL
LOUVERS WITHIN EXISTING
RIBBON WINDOW
(METAL LOUVER)

INFILL OF EXISTING ONE
STORY OVERHANG. NEW
FRAMES AND GLAZING
(STOREFRONT & METAL
PANEL)

4 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

NEW ROOFTOP MECHANICAL SYSTEMS &
ACOUSTIC SCREEN

NEW EXPANDED PENTHOUSE WITH MECHANICAL
LOUVERS SIMILAR TO EXISTING
(METAL PANEL/PRECAST CONCRETE)

NEW FRAMES AND
GLAZING SIMILAR TO
EXISTING ON LEVEL 1
(STOREFRONT)

3 WEST ELEVATION

SCALE: 1/16" = 1'-0"

NEW ROOFTOP MECHANICAL SYSTEMS &
ACOUSTIC SCREEN

NEW MECHANICAL LOUVER
(METAL PANEL)

NEW SERVICE ELEVATOR./ MEP SHAFT & RISER
(METAL PANEL)

NEW MECHANICAL LOUVERS WITHIN
EXISTING RIBBON WINDOW
(METAL LOUVER)

2A SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

NEW ROOFTOP MECHANICAL SYSTEMS &
ACOUSTIC SCREEN

NEW SERVICE ELEVATOR/
MEP SHAFT & RISER
(METAL PANEL)

NEW MECHANICAL LOUVERS WITHIN
EXISTING RIBBON WINDOW
(METAL LOUVER)

ENCLOSURE OF EXISTING
LOADING DOCK
(METAL PANEL)

NEW ONE-STORY LOADING
DOCK ADDITION
(CONCRETE/
METAL PANEL)

1 EAST ELEVATION

SCALE: 1/16" = 1'-0"

ELKUS | MANFREDI
ARCHITECTS

[address] 25 DRYDOCK AVENUE
BOSTON MASSACHUSETTS 02210
[tel] 617.426.1300

150 CPD

150 Cambridge Park Drive
Cambridge, MA 02140

Client
Longfellow
260 Franklin Street, Suite 1920
Boston / MA / 02110
617.303.2900

04/09/2021
VARIANCE SET

PROJECT NUMBER: 20102.100

DATE: 04/09/2021

REVISIONS:

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SEE PREVIOUS ISSUES FOR REVISIONS
NOT LISTED HERE

SCALE: 1/16" = 1'-0"

DRAWING NAME:

TYPICAL ELEVATIONS

DRAWING NUMBER:

A056

150 Cambridge Park Drive
Cambridge, MA 02140

Client
Longfellow
260 Franklin Street, Suite 1920
Boston / MA / 02110
617.303.2900

04/09/2021
VARIANCE SET

PROJECT NUMBER: 20102.100

DATE: 04/09/2021

REVISIONS:

№	Вопрос	Ответ
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SEE PREVIOUS ISSUES FOR REVISIONS
NOT LISTED HERE

SCALE: 1" = 40'-0"

DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

A100





150 Cambridge Park Dr.

Petitioner

267F-392
FORT POINT INVESTMENTS, LLC
C/O MARVIN F. POER & CO
3520 PIEDMONT ROAD NE #410
ATLANTA, GA 30305

267.4-176
CAMBRIDGE GF DEAL LP,
C/O SHERMAN & STERLING LLP
ATTN: JACQUES ROTHSCHILD
345 PARK AVENUE
NEW YORK, NY 10145

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE – 3RD FL.
CAMBRIDGE, MA 02139

267.4-288
PPF OFF 125 CAMBRIDGE PARK DR, LLC
1585 BROADWAY 37TH FLR
NEW YORK, NY 10036

267.4-295
180A FAWCETT LLC
100 SMITH PLACE
CAMBRIDGE, MA 02138

265B-60
BOSTON EDISON COMPANY
C/O NSTAR ELECTRIC COMPANY
P.O. BOX 270, PROPERTY TAX DEPT
HARTFORD, CT 06141-0270

265D-52
HART CAMBRIDGE LLC
C/O HEITMAN CAPITAL MANAGEMENT LLC,
191 NORTH WACKER DRIVE. SUITE 2500
CHICAGO, IL 60606

265F-17/265D-55
MASSACHUSETTS COMMONWEALTH OF
STATE HOUSE
BOSTON, MA 02133

267.4-247
BELAM REALTY LLC.
15 WARD ST
SOMERVILLE, MA 02143

267.4-319
PPF OFF 150 CAMBRIDGE PARK DR, LLC
1585 BROADWAY, 37TH FLR
NEW YORK, NY 10036

267.4-316
IMP WINDSOR AT CAMBRIDGE PARK LLC
C/O GID INVESTMENT ADVISERS LLC
125 HIGH ST., HIGH ST TOWER 27TH FL
BOSTON, MA 02110

267.4-305
PPF OFF 100 CAMBRIDGE PARK DR LLC
MORGAN STANLEY REAL ESTATE ADVISOR INC
1585 BROADWAY 37TH FLR
NEW YORK, NY 02140

267.4-313
PPF OFF 200 CAMBRIDGE PARK DRIVE, LLC C/O
MORGAN STANLEY REAL ESTATE ADVISOR
1585 BROADWAY, 37TH FLOOR
NEW YORK, NY 10036

267.4-296
FIRST MIDDLESEX REALTY LLC
170 FAWCETT ST
CAMBRIDGE, MA 02138

267.4-221
IVANOVIC, LUDMILLA R. L.,
TR. OF ONE HUNDRED THIRTY FAWCETT STREET
76 POWDER HOUSE ROAD
MEDFORD, MA 02155

267.4-320
130 CPD APARTMENTS LIMITED PARTNESHIP
C/O HANOVER COMPANY
1780 S. POST OAK LANE
HOUSTON, MA 77056

267.4-291
HCP/KING 87 CPD, LLC
800 BOYLSTON ST
BOSTON, MA 02199

265D-58
50 CP DEVELOPMENT LIMITED PARTNERSHIP
1780 S. POST POAK LANE
HOUSTON, TX 77056

267F-393
TB WHEELER APARTMENTS LLC
250 GILRALTAR RD
HORSHAM, PA 19044

265D-57
GUARDIAN CAMBRIDGE ALEWIFE LLC
C/O THE GUARDIAN LIFE INS. CO OF AMERICA
10 HUDSON YARDS
NEW YORK, NY 10001

265D-53
FAEC 35 CPD LLC
C/O HEALTHPEAK PROPERTIES, INC
1920 MAIN ST, SUITE 1200
IRVINE, CA 92614

267F-286
TB WHEELER APARTMENTS LLC,
250 GILRALTAR ROAD
HORSHAM, PA 19044