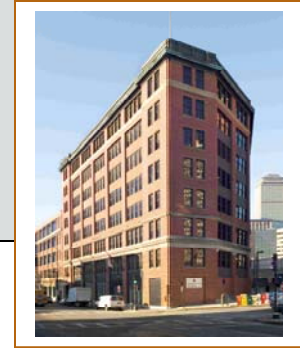


PROJECT: 285 Columbus Avenue, South Boston, MA

CLIENT: Boston Residential Group, LLC

Epsilon prepared the BRA submittals for the 285 Columbus Avenue project. The project involves the rehabilitation of the existing eight-story, approximately 96,200 square-foot building at 285 Columbus Avenue in Boston's South End neighborhood. The building will be converted from its current office use to residential and retail use, including 63 residential units and over 9,000 square-feet of street-level retail space on Columbus Avenue. The project was approved by the BRA Board in April 2006.



PROJECT: 316-322 Summer Street

CLIENT: Goldman Properties/Archon Group

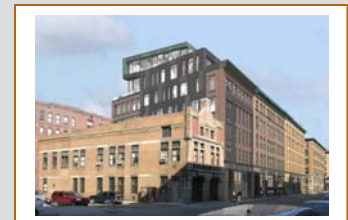


Epsilon prepared the BRA submittals for the 316-322 Summer Street project in the Fort Point Channel District in the Boston neighborhood of South Boston. This mixed-use project involves the rehabilitation and expansion of two existing buildings at 316 and 322 Summer Street. The project includes conversion of these commercial buildings into approximately 86 residential units, as well as approximately 15,500 square feet of retail space on the ground floor and basement levels and an approximately 18-space parking garage in the buildings' sub-basement floor.

PROJECT: 348-354 Congress Street, South Boston, MA

CLIENT: Berkeley Investments

Epsilon prepared the BRA submittals for the 348-354 Congress Street in the Fort Point Channel in the neighborhood of South Boston. This mixed-use project involves the rehabilitation of 90,000 square feet of existing buildings at 348 and 354 Congress Street and an infill of an adjacent parking lot at 346 Congress Street. The project will create 101 condominium units, as well as approximately 17,700 square feet of ground floor retail and commercial space that will together total 155,000 square feet. The project was approved by the BRA in the spring of 2006.



PROJECT: 1486 Tremont Street, Boston, MA

CLIENT: Aspen Group

Epsilon prepared the BRA submittals for the 1486 Tremont Street project. The project involves the development of a mixed-use project on two adjacent parcels of land in the Boston neighborhood of Mission Hill. The project includes the construction of an approximately 75,000 square-foot, five-story multi-family residential building with approximately 2,300 square feet of ground floor retail on Tremont Street, and 72 parking spaces.



PROJECT: The Arnold Arboretum of Harvard University Institutional Master Plan, Boston, MA

CLIENT: The Arnold Arboretum of Harvard University



Epsilon is preparing Institutional Master Plan filings for the Arnold Arboretum, a 265-acre historic parkland and botanic research center that is part of Fredrick Law Olmsted's Emerald Necklace. To solve long-term research space needs, the Arboretum is proposing construction of a Research and Administration Building on land owned by Harvard University. Topics to be addressed include potential visual and transportation impacts as well as protection of cultural resources.

PROJECT: Beth Israel Deaconess Medical Center, Institutional Master Plan, Boston, MA

CLIENT: Beth Israel Deaconess Medical Center

Epsilon prepared the Institutional Master Plan for Beth Israel Deaconess Medical Center's 19-acre campus in Boston's densely developed Longwood Medical and Academic Area. Epsilon also prepared the BRA Article 80 Large Project Review filings for the Medical Center's proposed 440,000-s.f. state-of-the-art research facility, the Longwood North Research Center. The IMP and Draft Project Impact Report, which were approved by the BRA, demonstrated consistency with the BRA's Interim Guidelines for the LMA, addressing urban design, shadow impacts, transportation, and workforce development.



PROJECT: Harvard University Longwood Campus Institutional Master Plan, Boston, MA

CLIENT: Harvard University

Epsilon provided Institutional Master Planning consulting services to Harvard University for its medical school campus in the Longwood Medical and Academic Area of Boston. The Institutional Master Plan for the Longwood Campus establishes Harvard's long-range goals for the campus and sets forth Harvard's plans to construct one new 53,000 s.f. building, the Harvard School of Dental Medicine Research and Education Building, and several smaller projects. The building projects are required to reduce overcrowding in existing facilities and to meet the immediate need for state-of-the-art research space for the Dental School.



PROJECT: Kasanof Bakery

CLIENT: Nuestra Comunidad Development Corporation



Epsilon prepared the BRA submittals for the Kasanof Bakery project. The 2.7 acre project site is located in the Roxbury neighborhood of Boston. The project includes construction of a total of 71 residential units (102,275 square feet) in a four-story apartment building (48 units) with approximately 3,500 square feet of ground floor retail space, six three-story rowhouses and eight three-story townhouse style duplexes, which provide a variety of housing options at affordable levels for a range of incomes. The project also includes 78 parking spaces for residential and commercial tenants. The project has been approved by the BRA Board.

PROJECT: Loews Hotel, Boston, MA

CLIENT: Sawyer Enterprises

Epsilon provided Article 80 and MHC consulting for the development of a four star, full service hotel in Boston's Theater District. The hotel will include 390 guest rooms, a 3,500 square-foot lobby with a lobby lounge, a ground floor restaurant and a small retail store on Stuart Street, meeting and function rooms, a fitness center with indoor pool, and underground valet parking spaces on two levels. In addition, the project will include approximately 30,580 square feet for Emerson College's Performance Development Center, for a total project square footage of over 350,000 square feet.



PROJECT: Massachusetts General Hospital Institutional Master Plan, Boston, MA

CLIENT: Massachusetts General Hospital

Epsilon is providing Article 80 consulting services for the development of an Institutional Master Plan for the MGH campus development. Over a ten-year period, the MGH proposes a new construction and off-campus leasing plan to address the three components of its mission - Patient Care, Education and Research. A 178,000-square foot building addition with 150 new inpatient beds and leasing of 200,000-square feet are proposed.



PROJECT: Hood Business Park, Boston, MA

CLIENT: Nordic Properties

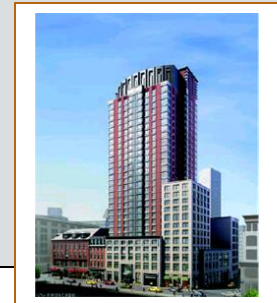


Epsilon provided Article 80 consulting services for the development of the former Hood Dairy Plant in Charlestown. The proponent sought to convert the approximately 20-acre site containing the former Dairy Plant into a 1,000,000 s.f. mixed use development, including office, retail and research and development space. The proposal included the renovation and expansion of the former Hood Dairy headquarters building, the "Rosev Building", and the "Power Building" in the interior of the site. The project's Master Plan also includes an open space and landscaping component with large plaza in the interior of the site and ample landscaping throughout.

PROJECT: Park Essex (Liberty Place), Boston, MA

CLIENT: Charles E. Smith Residential

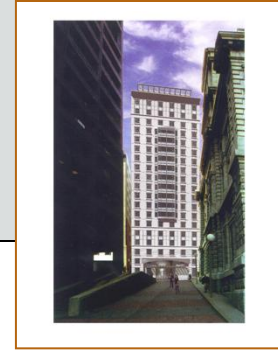
Epsilon provided Article 80 consulting services for the Park Essex (formerly known as Liberty Place) project, which will be located on an approximately 46,000 s.f. parcel in the Washington Street commercial corridor at the edge of Boston's Chinatown. The building program calls for over 500,000 s.f. of residential, parking, and accessory retail uses. The total residential program will contain 398 units of market rate rental housing and 70 units of affordable housing, with access to common facilities such as a fitness center, swimming pool, and lobbies. Accessory retail spaces will be located on the ground floor.



PROJECT: Suffolk University Institutional Master Plan and Somerset Street Dormitory, Boston, MA

CLIENT: Suffolk University

Epsilon provided Article 80 consulting services for the development of an Institutional Master Plan for the Suffolk University campus. The IMP presents information on the existing campus and discusses the mission and goals of the College, as well as its long range plans. Epsilon also prepared an Expanded PNF for the university's 368-bed dormitory to be located on Somerset Street. Following review of the PNF, the BRA did not require preparation of a PIR.



PROJECT: Brigham and Women's Hospital Institutional Master Plan, Boston, MA

CLIENT: The Brigham and Women's Hospital, Inc.



Epsilon provided Article 80 and Institutional Master Planning consulting services to Brigham and Women's Hospital for a new inpatient facility at 70 Francis Street and an Institutional Master Plan. In addition to the proposed 10-story, state-of-the-art inpatient facility with 150 beds, the hospital is proposing campus improvements that will restore the historic Brigham Green and provide additional below-grade parking.

PROJECT: Harvard's Allston Science Complex

CLIENT: Harvard University, through the Allston Development Group

Epsilon is preparing the BRA submittals for a 4-building complex on Western Avenue involving approximately 538,000 sf of above-ground programming and approximately 158,000 sf of shared research facilities below-grade. The Science Complex is centered around a courtyard that will be accessible to the public, and which will provide future connections to green space envisioned elsewhere on Harvard's Allston campus as part of the University's 20-year Master Plan. The proposed building has set a goal of Gold LEED Certification, and involves various public amenities, including commercial and retail spaces, a science exhibition area, and a cafeteria. Located on a 4.5-acre brownfields site, when completed the project will transform the predominantly paved property into a green and inviting urban landscape.

