SUFFOLK DOWNS®

original + scan B. Holden
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P Meade
J Tierney
S Eldridge
M Schuler
R Lathrop
H Campiano
L Williams
C Colley
F Tocci
K Pedersen
K Morrison
K Shea
K Barnes
D Singleton
J Smith
K. Kara

B.R.A.

2013 AUG 30 P 3:46

August 30, 2013

Via Hand Delivery

Mr. Peter Meade
Director
Boston Redevelopment Authority
One City Hall Plaza
Boston, Massachusetts 02201

Re: Suffolk Downs, 525 McClellan Highway, East Boston — Letter of Intent

Dear Peter:

We are submitting this Letter of Intent concerning the proposed redevelopment of the Suffolk Downs property, which is located at 525 McClellan Highway in the Suffolk Downs Economic Development Area within the East Boston Neighborhood District. This Letter of Intent is being submitted pursuant to Mayor Menino's Executive Order dated October 10, 2000, relative to the provision of mitigation by development projects in Boston.

The proposed project will involve the development of a resort-style destination gaming establishment at Suffolk Downs consisting of (i) two distinct gaming areas providing between 150,000 and 250,000 square feet of gaming space with between 4,000 to 6,600 gaming positions (consisting of an evolving combination of slot machines and table games), (ii) a World Series of Poker™ room or rooms, (iii) two luxury hotels providing a total of 450 rooms, (iv) between 24,000 and 46,000 square feet of meeting and entertainment space, (v) bars, nightclubs and between 10 and 17 restaurants, including fine dining concepts, casual dining and a local marketplace, collectively containing between 1,700 and 2,600 seats, (vi) up to 30,000 square feet of retail space, including a spa, (vii) thoroughbred horse racing and simulcast wagering, (viii) a seven-story parking garage with up to 2,600 spaces, (ix) valet parking area for up to 460 additional vehicles, (x) up to approximately 2,100 surface parking spaces, (xi) a central utility plant, and (xii) other amenities and uses customarily accessory or ancillary to the foregoing. This proposed project will required Large Project Review pursuant to Article 80 of the Boston Zoning Code. The owner and developer of the project is Sterling Suffolk Racecourse, LLC.

We are submitting this Letter of Intent to begin the formal development public review process.

Telephone: 617-567-3900
525 McClellan Highway, East Boston, Massachusetts 02128

Made in Massachusetts

We look forward to reviewing our plans with the Boston Redevelopment Authority and the community.

Sincerely yours,

Sterling Suffolk Racecourse, LLC

By: Chip Tuttle, Chief Operating Officer

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