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The Fallon Company unveils renderings of 14-story Twenty Two Liberty

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The Fallon Company unveiled architectural renderings of Twenty Two Liberty, a 14-story luxury residential tower situated at Fan Pier on the city's waterfront. The 118-unit building is the first new construction luxury, water-view condominium residence to be built in the city since 2009. Fan Pier is a \$3 billion joint venture of The Fallon Company, MassMutual and Cornerstone Real Estate Advisers, and is one of the country's largest mixed-use development sites, spanning 21 acres and nine city blocks. Located in the Seaport District, Twenty Two Liberty will offer luxury living in one of the city's most dynamic urban neighborhoods, offset by green space and the waterfront. Fan Pier's residential development will feature a staggered facade, maximizing views for the majority of units, offering 270-degree vistas of the cityscape on one side, and the harbor on the other. The condominiums will come in several configurations, from studio pied-à-terres to 3+ bedroom homes, with high-end details and an array of luxurious amenities designed to surpass even the most refined expectations.

Designed by CBT Architects with interiors by the internationally recognized architecture and design firm, BBGM, out of New York, the LEED Silver-certified Twenty Two Liberty residences will feature 12-foot floor to ceiling paneled glass, along with an abundance of outdoor space via a variety of private terraces and balconies. The non-reflective blue glass maximizes views for residents from the inside out, while distinguishing the building from the exterior, mimicking Fan Pier's crystalline waterfront setting. Every resident will have front door access to two outdoor areas - the one-acre Park at Fan Pier, as well as a public green. The homes will also provide easy access to Fan Pier's six-acre marina, which offers a variety of berthing options from sailboats to yachts.

Groundbreaking on the residences recently took place. In attendance were a host of local dignitaries, on hand to commemorate the start of construction and honor the iron and construction workers involved with the project, including mayor Thomas Menino, Mass. state senator Linda Dorcea Fory, Mass. state representative Nick Collins, and Boston city councillor Bill Linehan. Preliminary sales have begun for Twenty Two Liberty and the project has an anticipated completion date of 2015.

"The residential phase of construction at Fan Pier represents the continued growth of our City's housing market, and the continued progress of commercial, residential and retail development along the South Boston Waterfront," mayor Menino said. "We look forward to this newest residential offering in the Innovation District with the groundbreaking of The Fallon Company's Twenty Two Liberty."

Residents of Twenty Two Liberty will enjoy the best of luxury from their first steps into the intimate lobby, complete with fireplace and welcoming seating areas, to all of the vibrancy of city living available at their fingertips, including 24 hour concierge support, private shuttle service around the

city, and private elevator access from the underground garage to each floor.

Twenty Two Liberty will also be situated within steps of Fan Pier's fine dining and retail establishments - including Empire Asian Restaurant & Lounge, Strega Waterfront, and Sam's, as well as renowned clothier LouisBoston. Additional upscale dining and retail locations are also planned for the site, and for the ground floor of Twenty Two Liberty. Other conveniences include close proximity to some of Boston's premier arts and cultural attractions, such as the Institute of Contemporary Art (ICA), Bank of America Pavilion, and the Boston Children's Museum. Fan Pier also offers easy access to public transportation, including South Station, a water taxi to Boston Logan Airport and the Financial District, Hubway bikes onsite, and easy access to several highway exchanges.

Residents will enjoy access to a private 3,500 square foot clubroom in the heart of the building, with sweeping Harbor views and a spacious terrace. The club will be available to all residents for events and entertaining, and will feature flat screen televisions, a cappuccino bar and private, scalable rooms. A private, 2,000 square foot indoor/outdoor health and fitness center, featuring best-in-class cardiovascular and weight training equipment, offers high-end workout opportunities for residents.

"Twenty Two Liberty will embody our vision of Fan Pier as the ideal place to work, play and live on Boston's historic Waterfront," said Joe Fallon, president and CEO of The Fallon Company. "The extraordinary location is itself the ultimate amenity - combining the excitement of city living with an unparalleled setting, steps away from Boston Harbor. Boston is known for its distinctive communities and we're proud to add Fan Pier to the city's roster of urban neighborhood centers."

CBT Architects has designed numerous critically-acclaimed residential and mixed-use projects, including Atlantic Wharf, the Mandarin Oriental Boston, the Belvedere and Trinity Place. The award-winning Boston-based firm excels at sustainable and urban design and historical preservation, among other specialties.

"These one-of-a kind residences are designed to take full advantage of Fan Pier's unique location, providing residents with both dramatic water views and views back to the city," said Richard Bertman, founding Principal of CBT Architects, FAIA. "The striking architecture will also stand out on the harbor, enhancing the city skyline and showcasing the sophistication and elegance of Fan Pier."

The Fallon Company has an unmatched reputation in Boston for undertaking and executing the most challenging and complex real estate development projects, and perfectly positioning them for optimal current and future use. Founded by Joe Fallon in 1993, the firm has consistently achieved success through the exceptional experience and dedication of its team and its visionary leadership. The company has developed billions of dollars in commercial real estate, and is currently developing Boston's Fan Pier, a 21-acre property spanning nine city blocks and permitted for three million square feet of mixed-use office, residential and retail space. Additional Fallon Company projects include The Westin Boston Waterfront Hotel, Park Lane Seaport, ONE Marina Park Drive, Fifty Northern Avenue and Eleven Fan Pier Boulevard.

At Childs Bertman Tseckares, Inc., or CBT Architects, "Design Is Our Business." Since its founding in 1967, CBT has worked nationally and internationally on projects that range from urban district master planning to luxury residential developments, to civic buildings, hotel/hospitality, corporate interiors and academic projects. The core values at the heart of the practice are creativity in our design, social responsiveness in our community, and collegial behavior in our efforts. Clients come to us for our real estate savvy, our ability to provide strategic design services in a broad number of project types and styles, and our skill in blending high quality planning and architecture with

sustainable, feasible, lasting results.

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