



CITY OF SOMERVILLE, MASSACHUSETTS
JOSEPH A. CURTATONE
MAYOR

January 24, 2014

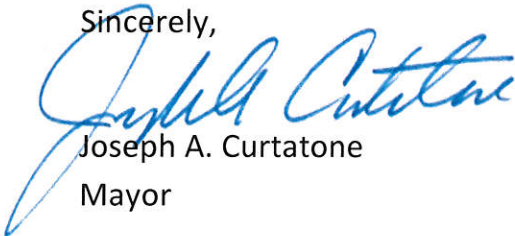
Dear Honorable Board Members,

As you know, Partners HealthCare, will be the first major industry tenant to take up occupancy in Somerville's new Assembly Row neighborhood. The non-profit health care provider plans to build up to 1.1 million square feet of new mixed-use office space. Approximately 4,500 administrative employees are scheduled to move by late 2016 into the first two buildings, which will follow Assembly Row's active, urban streetscape design approach with ground floor retail space and offices above.

Partners, a tax exempt non-profit, has agreed to make contributions for municipal services which we are currently negotiating. We anticipate that these payments, combined with the taxes generated by the ground floor retail space will ultimately exceed the amount that would have been paid by IKEA.

As soon as negotiations have commenced and an agreement is in place, I will update your Honorable Board.

Sincerely,



Joseph A. Curtatone
Mayor