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With all due respect to the esteemed physicist, the employees of MassDevelopment think of the future every day, as we seek to make the Commonwealth a better place, one block at a time.

Blocks conjure up several notions. Given that MassDevelopment has an appropriately aggressive urban agenda to ameliorate the economic conditions in our great urban centers, we first think of city blocks. We work in Boston, in the Gateway Cities, and in our smaller municipalities as well. Last year, for instance, we brought real estate professionals on a daylong tour of development opportunities in Orange, Turners Falls, and Greenfield, in addition to marking milestones at our signature projects at 1550 Main in Springfield and Village Hill Northampton.

Children like to play with building blocks, and the savvy MassDevelopment finance team can find just the right program to help bridge the gaps that can mean the difference between making deals happen and watching them fall apart. MassDevelopment proudly issued the Commonwealth’s first Recovery Zone Bond last year to help Pharmalucence construct a state-of-the-art drug-production facility in Billerica. This deal helps a critical component of the Massachusetts innovation economy and opens a pathway for good jobs at good wages.

The phrase “blocking and tackling” applies to both the New England Patriots and our best businesses. To succeed, blocks require exquisite teamwork by skilled individuals who work together to do the right thing at the right time. MassDevelopment has had the good fortune to have dedicated staff in offices throughout the Commonwealth. Strengthened by talented colleagues from the Massachusetts Health and Educational Facilities Authority, we look forward to continuing to provide a high level of service to cultural, educational, and medical institutions.

We hope that you enjoy the accounting of our past activities that follow. We won’t likely garner any Nobel Prizes or Super Bowl rings, but we hope that you will agree that as MassDevelopment builds for the future, one block at a time, we will make a meaningful difference by helping to shape a Commonwealth that is a better place in which to work and to live.

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Kayem Foods has been satisfying New Englanders’ appetites since 1909. As the maker of the famous Fenway Frank, it’s no surprise that Kayem sells the most popular hot dog in the region. To keep up with demand, the company used a $6.5 million Recovery Zone Facility Bond from MassDevelopment to purchase high-speed production equipment for its plant in Chelsea. The new equipment will improve consistency and food safety, while increasing production capacity and creating 25 jobs along the way.

THE LEARNING CENTER FOR THE DEAF FRAMINGHAM, MA
Teaching both sign language and spoken English since 1970 to deaf and hard-of-hearing students, The Learning Center for the Deaf positively impacts the 210 youths who attend the school every year. So when the school needed $3.6 million in tax-exempt bonds to build a 20,000-square-foot Early Childhood Center in Framingham, MassDevelopment was happy to help. The new project will enhance learning for many of the Center’s younger students and will create 45 construction jobs in the process.
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Chelsea, MA

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Sometimes, just a push gets the ball rolling. In the case of the Town of Leominster, that push came via a $1 million New Markets Loan from MassDevelopment to 40 Spruce Street LLC. Principal Jim Whitney transformed an underutilized industrial building in downtown Leominster into a first-class, mixed-use office complex. This complex is creating a catalyst for the redevelopment of other buildings within the district and leveraging $1 million in public funds for neighborhood infrastructure.

184 MAIN STREET ASSOCIATED LLC WORCESTER, MA
Renovating old buildings and keeping neighborhoods free of crime are just two ways to improve communities. With a $2.8 million New Markets Loan, 184 Main Street Associates LLC is helping to do both. The company will use the loan to refurbish the now vacant Plummer Building in downtown Worcester and then lease the converted space to the Central Massachusetts District Attorney’s Office, where more than 100 employees will work. The five-story building is adjacent to another building renovated by 184 Main Street Associates that now houses the Law Library for the Worcester Trial Court. Both buildings sit directly across from the new Regional Justice Center on North Main Street. The entire development marks a significant reinvestment in Worcester’s Thule-Plummer Historical District.

40 SPRUCE STREET LLC
LEOMINSTER, MA

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Roy Angel of MassDevelopment, Bob Hass of 40 Spruce Street LLC, Kelly Arvidson of MassDevelopment, Jim Whitney of 40 Spruce Street LLC & Michael Lanney of the 40 Spruce Street LLC project (Left to Right)
Lynn Community Health Center has long provided high-efficiency, low-cost care to the area’s medically underserved. But with an average of 400 new patients each month for the last two years, the facility needed some aid itself. An $11.5 million New Markets Tax Credit financing package from MassDevelopment will help build the first phase of a new 29,300-square-foot comprehensive ambulatory care facility with an expanded walk-in clinic, centralized registration, and a waiting area that will connect to its current center. The project will create more than 100 construction and permanent health care jobs. Most importantly, the organization can continue to provide accessible and comprehensive healthcare to those who need it.

CGK REALTY CORPORATION Malden, MA
Manufacturing remains a key component of the Commonwealth’s economy. With a $475,000 mortgage loan from MassDevelopment, CGK Realty Corporation upgraded a manufacturing facility in Malden that it currently leases to BCD Metal Products, Inc. The building improvements allow this family-owned company to continue going about business as it has for 75 years, creating aircraft engine parts for the aerospace industry. The affordable long-term financing will help to retain 30 jobs and refinance existing debt.

LYNN COMMUNITY HEALTH CENTER
LYNN, MA

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Healthy communities are key to growth. Thanks to a $100,000 Brownfields Site Assessment and a $500,000 Brownfields Remediation Loan from the Brownfield Redevelopment Fund administered by MassDevelopment, Brockton will get a new pharmacy. The financing will help Brockton Paramount clean up a two-acre parcel to build a 12,600-square-foot CVS store with a drive-through window conveniently located within walking distance of several neighborhoods.

BROCKTON PARAMOUNT LLC
BROCKTON, MA

Some businesses planning to expand do well by thinking outside the box. Atlas Box and Crating did exactly that in deciding to construct a 226,923-square-foot manufacturing facility in Sutton. Using a $10 million tax-exempt bond from MassDevelopment, Atlas will not only expand to the new building but will also use the bond to acquire new fixtures, furnishings, and two contiguous parcels of land for future growth, given a growing product demand from its North American customers.

ATLAS BOX AND CRATING, INC. SUTTON, MA

Michael Coffman of the Brockton Paramount project, Lou Teixeira of MassDevelopment, Jeff Coffman of the Brockton Paramount project & Jim Walsh of MassDevelopment (Left to Right)
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Bringing an old home back to life can be costly. ReStore Home Improvement Center makes these revivals more affordable by providing salvaged yet valuable building materials for reuse. Appropriately, ReStore benefits from the acquisition, renovation, and improvement of a 60,000-square-foot building in Springfield. With a $1.1 million 501(c)(3) bond provided by MassDevelopment on behalf of the Center for Ecological Technology, the company now has a new facility in which to create jobs and save hundreds of tons of material from landfills.

SPRINGFIELD DAY NURSERY CORPORATION SPRINGFIELD, MA

Even when they put a huge smile on your face, young children can be a handful—especially in large groups. When Springfield Day Nursery Corporation needed to renovate two of its daycare operations, MassDevelopment assisted by providing a $1 million Gateway City Loan along with a $300,000 Community Services 501(c)(3) loan. Now the Springfield Day staff can continue to focus all of its efforts, and hands, on providing great childcare for the Pioneer Valley.
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MassDevelopment’s Finance Programs offer a progression of financing tools to assist a project at every stage of its development, from predevelopment financing to permanent financing for real estate and equipment with loans and tax-exempt bonds. Staff work with businesses, nonprofit organizations, and municipalities across Massachusetts to make their capital plans a reality. Financing from MassDevelopment leverages other investment and provides community benefits through job creation, housing construction, neighborhood revitalization, and improved services. Our staff work from five strategically sited regional offices, enabling them to develop a strong understanding of local business and community activity and respond effectively throughout the state.

PREDEVELOPMENT FINANCING
MassDevelopment works to jump-start real estate redevelopment projects through two programs that offer early stage unsecured loans. The Predevelopment Loan Program funds predevelopment expenses such as market and feasibility studies, appraisals, architectural design, and engineering plans. The Brownfields Redevelopment Fund Site Assessment Program funds environmental site assessments as an initial step in evaluating property for redevelopment. In FY 2010, MassDevelopment furthered 29 projects with $2,393,873 in predevelopment financing.

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MassDevelopment offers loan and loan guarantee programs for real estate and equipment projects that improve communities. In FY 2010, MassDevelopment made 43 loans and loan guarantees totaling $37,589,492 to businesses across the Commonwealth. Loan products include permanent mortgage financing, development loans, equipment loans, and mortgage insurance guarantees on bank loans. MassDevelopment also offers several specialized loan
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TAX-EXEMPT BOND FINANCING
MassDevelopment issues tax-exempt bonds for real estate and equipment acquisition projects undertaken by nonprofit organizations, manufacturers, elder care and affordable housing developers, environmental enterprises, and governmental entities. Bondholders do not pay federal taxes on the bonds, so eligible borrowers benefit from lower interest rates. During FY 2010, MassDevelopment issued bonds for 83 organizations totaling $1,175,455,105. This year, MassDevelopment launched the Recovery Zone Facility Bonds, tax-exempt bonds authorized under the American Recovery and Reinvestment Act of 2009 to finance projects that would not otherwise be eligible for tax-exempt bond financing. The Agency, on behalf of the Commonwealth, applied for and received an allocation of Clean Energy Renewable Bonds allowing it to issue tax-exempt bonds to finance solar panel installation and other renewable energy projects for state entities. In addition, MassDevelopment, as the designee to issue tax-exempt bonds for certain public infrastructure projects, issued its first infrastructure bonds in 2010. These bonds enable developers to make infrastructure improvements necessary to move high priority development projects forward.

GRANT FUNDING – THE CULTURAL FACILITIES FUND
MassDevelopment, along with the Massachusetts Cultural Council, continued to invest in cultural organizations by making grants from the Massachusetts Cultural Facilities Fund. The Fund, created by the state legislature in 2007, provides capital grants to help cultural organizations expand, renovate, and repair facilities; feasibility and technical assistance grants to provide project planning assistance; and systems replacement grants to undertake 20-year capital replacement plans and energy efficiency assessments. All grants require matching contributions from the private sector. As of June 30, 2010, MassDevelopment has awarded 224 grants totaling $26,092,752 to cultural facilities across Massachusetts.
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MassDevelopment’s Real Estate Division works to turn the Commonwealth’s most challenging development sites into useful job-producing resources. In some cases, the Agency owns and manages the properties; in others, it helps municipalities plan, prepare, and turn around blighted neighborhoods, vacant buildings, and former industrial sites.

MassDevelopment launched a green housing competition in April 2009 – the first by a state agency in the Commonwealth – to seek proposals from developers to build a total of 20 “zero net” or “near-zero net energy” homes on two sites in Devens. The agency chose two developers, negotiated and executed land disposition agreements, and expects construction of the first new homes to begin in spring 2011. Priced to sell at $225,000 to $350,000, each of the eight single-family homes and 12 townhouses must have a super-efficient building envelope and must generate most, if not all, of the energy needed to power itself. After the homes are built and occupied, the Agency will track energy consumption to confirm performance and to issue case studies for other builders/developers to emulate.

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The Planning and Development Department undertakes planning and real estate development projects, often in the state’s neediest communities. Typical projects involve government-owned property or present challenges – environmental contamination, demolition requirements, infrastructure deficiencies, location – that discourage private sector involvement. Planning and Development staff also provide consulting services to cities and towns on community and site planning, site development feasibility, and other real estate matters.

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REAL ESTATE & PLANNING
approvals process for the redevelopment of the historic Vicksburg Square complex. Composed of seven masonry buildings, Vicksburg Square once served as the headquarters for Fort Devens, now Devens, Massachusetts.

NEW HOMES FOR FAMILIES IN NEED
MassDevelopment completed the construction in Devens of a new two-story, 15,620-square-foot, 13-unit transitional housing facility for homeless women and children. The attractive, safe building is also highly energy efficient and incorporates technological and operational innovations into its passive solar design. The building is LEED-certified Gold. Operated by Fitchburg-based Our Father’s House, the new facility provides permanent quarters for Transitions at Devens, which had been operating in temporary space.

COMMERCIAL DEVELOPMENT
Kollmorgen Electro-Optical – a designer and manufacturer of periscopes, optronic sensors, and electro-optical devices for submarines and other integrated imaging systems applications – is constructing its new corporate headquarters, R&D laboratories, and manufacturing facilities on a 13-acre parcel on the South Campus of Village Hill. The new facility will enable Kollmorgen to retain 300 high-tech jobs in Northampton and to create 150 jobs. Kollmorgen plans to move into its new 140,000-square-foot building in December 2010.

RESIDENTIAL DEVELOPMENT
Northampton-based Wright Builders constructed the first market-rate, single-family homes at Morningside. Three houses are built and occupied, and seven houses are in planning and construction, all to be occupied by summer 2011. The LEED-certified Craftsman- and Victorian-style homes represent a milestone for Village Hill. Wright Builders also built Eastview, 11 ultra-efficient Craftsman-style townhomes, with full occupation expected in summer 2011 as well.

At the end of FY 2010, MassDevelopment was in final negotiations for the sale of a four-lot subdivision for Craftsman and Victorian homes on Laurel Street in the South Campus. The homes will be market-rate affordable and priced between $295,000 and $350,000. The Hilltop and Hillside Apartments, eight buildings with a total of 73 mixed-income apartments, are fully occupied, as are the 26 Ice Pond homes. More than 100 families now live in Village Hill.

ECONOMIC DEVELOPMENT AND PLANNING ASSISTANCE
NEW BEDFORD
MassDevelopment helped the City prepare its Master Plan and provided technical assistance on the long-awaited first phase of the redevelopment of the Fairhaven Mills, which when opened will have 600 new employees. MassDevelopment also assisted the City with strategic planning for a new commercial marine port terminal planned for the South Terminal area of New Bedford to house Cape Wind, the developer of the nation’s first offshore wind farm.

SPRINGFIELD
MassDevelopment’s efforts over the last four years continued to come to fruition this year as the City implemented the master plan for the revitalization of the South End. The Urban Renewal Plan to facilitate...
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NORTHAMPTON
Village Hill Northampton is a master-planned, mixed-use neighborhood located on a 126-acre former state hospital campus within walking distance of downtown Northampton. MassDevelopment is the managing partner of Hospital Hill Development LLC, a single-purpose limited liability corporation responsible for redeveloping the site.
the expansion and reconstruction of Emerson Wight Park was updated and approved; South Main Street sidewalk, street, and utilities improvements were designed and constructed; Dwight Street Extension was designed; and new residential construction at multiple sites was planned and evaluated.

**HOLOYOKE**

MassDevelopment worked with the City of Holyoke, Holyoke Gas & Electric, and the Patrick Administration to evaluate alternative sites for the new Green High Performance Computing Center (GHPCC) to be built in the downtown mill district. Powered by clean green hydro power, the GHPCC will provide ultra-high computing speed and capacity for a consortium of Boston-area universities led by the Massachusetts Institute of Technology. As the fiscal year ended, the second phase of work – permitting and the preparation of remediation and demolition plans – was well underway, managed by the Division’s Engineering Department.

**DEVENS**

In Devens, Engineering supports public and private development by designing rail service upgrades to service existing buildings in the rail-served industrial area and conducting infrastructure analysis for the green housing projects planned for Devens. Engineering completed $3 million of major projects in Devens last year, including construction of a tunnel for golf cart traffic under Patton Road, which created a safe crossing for golfers as truck traffic grows with increasing commercial and industrial development in Devens. Staff also oversaw building design and construction work for the new 13-unit Transitions at Devens’ facility.

**CHICOPEE**

MassDevelopment worked with the City of Chicopee to redevelop the former Uniroyal and Facemate properties along the Chicopee River. After the City acquired title to the property, MassDevelopment directed the remediation and demolition engineering studies for the site. Subsequently, the Agency oversaw permitting and demolition of the most seriously deteriorated buildings on the Uniroyal site and directed preparation of the redevelopment master plan for both sites. As the fiscal year came to an end, MassDevelopment began planning and permitting for the next phase of demolition.

**SPRINGFIELD**

In 2010, Engineering was retained to assist the City of Springfield with management of engineering consultant Weston and Sampson and demolition contractor JR Vinagro which completed demolition and soil remediation work at 121 Pinevale Street, a portion of the former Chapman Valve Site now owned by the City. The demolition project included approximately 56,000 square feet of building footprint and cost $650,000 to clear the site for future development by the City.

**NORTHAMPTON**

In FY 2010, MassDevelopment completed upgrades to Burts Pit Road and Laurel and Grove Streets and finished the installation of traffic signals at the intersection of Prince Street and Village Hill Road. The Agency also completed the Moser Street subdivision infrastructure. Earle Street reconstruction was completed under the supervision of MassHighway.

**ASSET MANAGEMENT**

The Asset Management Department manages, preserves, and enhances MassDevelopment’s real...
the expansion and reconstruction of Emerson Wight Park was updated and approved; South Main Street sidewalk, street, and utilities improvements were designed and constructed; Dwight Street Extension was designed; and new residential construction at multiple sites was planned and evaluated.

**HOLYOKE**
MassDevelopment worked with the City of Holyoke, Holyoke Gas & Electric, and the Patrick Administration to evaluate alternative sites for the new Green High Performance Computing Center (GHPCC) to be built in the downtown mill district. Powered by clean green hydro power, the GHPCC will provide ultra-high computing speed and capacity for a consortium of Boston-area universities led by the Massachusetts Institute of Technology. As the fiscal year ended, the second phase of work – permitting and the preparation of remediation and demolition plans – was well underway, managed by the Division’s Engineering Department.

**DEVENS**
In Devens, Engineering supports public and private development by designing rail service upgrades to service existing buildings in the rail-served industrial area and conducting infrastructure analysis for the green housing projects planned for Devens. Engineering completed $3 million of major projects in Devens last year, including construction of a tunnel for golf cart traffic under Patton Road, which created a safe crossing for golfers as truck traffic grows with increasing commercial and industrial development in Devens. Staff also oversaw building design and construction work for the new 13-unit Transitions at Devens’ facility.

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**ASSET MANAGEMENT**
The Asset Management Department manages, preserves, and enhances MassDevelopment’s real
estate portfolio. These assets include 100 Cambridge Street in Boston, land and buildings in Devens, the Jodrey State Pier in Gloucester, and the SouthCoast Research & Technology Park in Fall River.

DEVENS
The Department focused on marketing the remaining commercial property in the Jackson Technology, West Rail Industrial, Barnum Road Business, and Willard Heights Development Districts. Staff targeted industry sectors important to the economic and employment growth in the Commonwealth, including life science, medical device, clean energy technology, defense, and plastics. The Department also worked with third-party property owners to find or retain tenants for their buildings.

Asset Management completed the following Devens real estate transactions and projects this past year:
- **Laddawn, Inc.**: Laddawn, a growing local plastics manufacturer, acquired the former 10,000-square-foot Devens library building in Jackson Technology Park for its administrative headquarters facility. Laddawn, based in Sterling, has manufacturing plants throughout the country. Relocating its administrative offices to Devens will allow the company to expand its manufacturing capacity in Sterling. Laddawn expects to bring 20 employees to Devens and create 12 positions this year.

- **New England Sheets**: MassDevelopment executed a rail spur easement with the owner of 36 Saratoga Boulevard. The rail spur was a necessary improvement to lease the 160,000-square-foot facility to New England Sheets, an out-of-state manufacturer of corrugated cardboard. New England Sheets expects to create 66 jobs in Massachusetts this year.


Private progress on past sales: Bristol-Myers Squibb has spent more than $800 million on its 88.7-acre biopharmaceutical manufacturing campus that will employ 550 people, the single largest real estate development project in Bristol-Myers Squibb’s history. The project is going through its FDA testing process, and BMS plans to manufacture Orencia, a rheumatoid arthritis drug, at the facility. Evergreen Solar, a manufacturer of solar power products, has developed a 450,000-square-foot manufacturing plant that employs 700 workers. With the addition of BMS and Evergreen Solar, Devens has become internationally recognized as a prominent place for life science and energy technology companies to conduct business.

MUNICIPAL SERVICES
The Municipal Services Department leads the Agency’s efforts to help cities and towns attract economic development and jobs to municipal and state priority development sites. The Agency does this by providing real estate services and technical assistance, primarily through the state’s expedited permitting program (under M.G.L. Chapter 43D) and the Agency’s predevelopment real estate services initiative.

In Fiscal Year 2010, the Department:
- Provided 43D technical assistance to 29 municipalities, including assistance with site selection, Interagency Permitting Board (IPB) application assistance, meetings based on IPB or Mass Permit Regulatory Office (MPRO) recommendations, and managing planning/market studies on priority development sites. Municipalities included Adams, Attleboro, Avon, Belchertown, Canton, Eving, Franklin, Freetown, Georgetown, Greenfield, Hudson, Lee,
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Littleton, Lunenburg, Methuen, Middleborough, Newton, Norfolk, Norwood, Plymouth, Randolph, Raynham, Shrewsbury, Somerville, Stoughton, Taunton, Watertown, Winchester, and Worcester.

- Participated as a member of the IPB and worked with MPRO to follow up with municipalities with approved Priority Development Sites.
- Provided predevelopment real estate services to Andover, Athol, Medway, Southbridge, and Westfield.
- Engaged with Brockton, East Brookfield, Gardner, Gloucester, Pepperell, Springfield, Westminster, and Weymouth regarding predevelopment and/or 43D assistance.

This $11 million rehabilitation and repurposing of a prominent building and public plaza in downtown Springfield is an important part of MassDevelopment’s partnership with the City of Springfield.

The Agency worked with the City, the Commonwealth, the General Services Administration (GSA), U.S. Representative Richard E. Neal, and Baystate Health to structure a purchase and pre-leasing of the building that included leases with the City to house the Springfield School Department, the GSA for some existing federal tenants, and Baystate Health to bring some of its support staff into downtown for the first time.

In September 2009, MassDevelopment bought the building for $2.5 million. The Agency renamed the building 1550 Main and launched a multimillion dollar comprehensive rehabilitation project to improve the building’s public spaces and secure new jobs for downtown Springfield. Renovations to the public spaces began with the replacement of elevators; updates to the bathrooms; and demolition and rebuilding of the plaza, atrium, hallways, and other common spaces. Meanwhile, the Springfield School Department renovated two floors and moved in with 150 staff in July 2010. Baystate Health spent FY 2010 working on its reuse plans for the fifth floor, and GSA tenants upgraded space and relocated within the building.

The Commonwealth of Massachusetts provided a $3 million Growth District Initiative Grant, secured with the help of the City of Springfield. This grant is funding improvements to the public areas of the plaza, building entrance, and atrium. The jersey barriers that surrounded the property for years were removed in fall 2009. The high planter walls that blocked views from the street into the plaza came down this spring, making way for the new landscaped plaza nearing completion.

A new building entrance will provide a welcoming invitation to the atrium, which will be refurbished and once again opened to the public. Public access will be restored to the City Stage Theater and the Columbus Center parking garage in the rear of the building. Potential exists for ground floor café and retail spaces to further enliven the atrium and plaza.
Littleton, Lunenburg, Methuen, Middleborough, Newton, Norfolk, Norwood, Plymouth, Randolph, Raynham, Shrewsbury, Somerville, Stoughton, Taunton, Watertown, Winchester, and Worcester.

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1550 MAIN STREET
SPRINGFIELD, MA

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### ANNUAL LEASE REVENUE

<table>
<thead>
<tr>
<th>Location</th>
<th>Revenue</th>
</tr>
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<tbody>
<tr>
<td>100 Cambridge Street</td>
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<tr>
<td>Boston</td>
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<tr>
<td>1550 Main Street</td>
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<tr>
<td>Cape Ann Fisheries Building</td>
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<tr>
<td>Gloucester</td>
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<tr>
<td>Devens Properties</td>
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<td>Brookview House</td>
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<tr>
<td>City of Chicopee</td>
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<tr>
<td>City of Chicopee II</td>
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<tr>
<td>City of Somerville</td>
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<tr>
<td>Codman Square NDC</td>
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<tr>
<td>Dorchester Bay EDC</td>
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<td>Fall River Redevelopment Authority</td>
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<tr>
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<td>Brooks School</td>
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<td>North Andover</td>
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### BROWNFIELDS REMEDIATION

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<tr>
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<th>Revenue</th>
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<td>Haverhill</td>
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<tr>
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<tr>
<td>Roxbury</td>
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<td>BROWNFIELDS REMEDIATION LOAN</td>
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<td>Brockton Paramount LLC</td>
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<tr>
<td>Jose and Maria Marmelo</td>
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<tr>
<td>Acushnet</td>
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<tr>
<td>MRM Project Management LLC</td>
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<tr>
<td>Salem</td>
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<td>BROWNFIELDS SITE ASSESSMENT</td>
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<td>Haverhill</td>
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<tr>
<td>Lowell Middlesex Academy Charter School</td>
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<td>Clean Renewable Energy Bond</td>
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<td>Pittsfield</td>
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Gloucester, $582,399

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Devens, $739,119

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Fall River, $1,382,364

Jodrey State Pier
Gloucester, $430,853

BROWNFIELDS REMEDIATION

City of Haverhill
Haverhill, $500,000

Nuestra Comunidad Development Corporation
Roxbury, $228,000

BROWNFIELDS REMEDIATION LOAN

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Jose and Maria Marmelo
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MRM Project Management LLC
Salem, $594,000

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Acushnet, $100,000

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Dorchester Bay EDC
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Lynch’s Towing
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Mattapan, $66,000

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Newburyport Redevelopment Authority II
Newburyport, $11,465

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Leominster, $8,300

Springfield Redevelopment Authority
Springfield, $143,500

Town of Athol
Athol, $15,999

Town of Hudson
Hudson, $75,450

Town of Merrimac
Merrimac, $29,350

Town of South Hadley
South Hadley, $18,500

Twin Cities CDC
Leominster, $54,260

BROWNFIELDS SITE ASSESSMENT/REMEDICATION

160 Water, LLC
Williamstown, $109,193

Dorchester Bay EDC
Dorchester, $65,990

CAPITAL FINANCING 501

Brooks School
North Andover, $5,000,000

Gordon College
Wenham, $3,370,000

Henry C. Nevis Home, Inc.
Methuen, $4,510,000

The Home for Little Wanderers
Boston, $4,667,000

New England College of Optometry
Boston, $3,805,000

Robert F. Kennedy Children’s Action Corps
Boston, $4,850,000

West Suburban YMCA
Newton, $5,522,000

CDC/EDC LINES OF CREDIT

New Bedford Economic Development Council, Inc.
New Bedford, $1,250,000

CHARTER SCHOOL GUARANTEE

Hill View Montessori Charter Public School
Haverhill, $412,000

Lowell Middlesex Academy Charter School
Lowell, $660,000

CLEAN RENEWABLE ENERGY BOND

Berkshire Community College
Pittsfield, $745,740

Chickatawbut Hill
Milton, $176,340

Framingham State College
Framingham, $177,705

Greenfield Community College Foundation
Greenfield, $200,000
Massachusetts Department of Correction  
Shirley, $247,740

Massachusetts Department of Correction  
Shirley, $1,012,095

Massachusetts Department of Correction  
Shirley, $569,415

Massasoit Community College  
Brockton, $1,075,742

Mount Wachusett Community College  
Gardiner, $2,145,000

North Shore Community College  
Danvers, $148,050

Salem State College  
Salem, $289,995

Springfield Recovery Facility Complex  
Springfield, $354,240

University of Massachusetts Boston  
Boston, $214,725

University of Massachusetts Dartmouth  
Dartmouth, $698,866

University of Massachusetts Lowell  
Lowell, $711,578

Westfield State College  
Westfield, $226,065

Community service  
501 (C)(3) loan fund

The FARM Institute on Martha’s Vineyard  
Edgartown, $60,000

Springfield Day Nursery/DBA/Square One  
Springfield, $300,000

Construction design

Devens: Army Building 680  
Devens, $100,000

Cultural facilities fund – capital grant

Agassiz Neighborhood Council  
Cambridge, $400,000

American Antiquarian Society  
Worcester, $293,000

Attleboro Art Museum  
Attleboro, $39,000

Ballet Theatre of Boston, Inc.  
Cambridge, $291,900

Barrington Stage Company  
Pittsfield, $94,428

Berklee College of Music  
Boston, $200,000

Berkshire Historical Society  
Pittsfield, $25,800

Cape Ann Historical Association  
Gloucester, $75,000

Cape Cod Art Association  
Barnstable, $10,000

Cape Cod Repertory Theatre, Inc.  
Brewster, $150,000

City of Springfield  
Springfield, $478,000

Community Music School of Springfield  
Springfield, $391,000

Concord Art Association  
Concord, $170,000

Dance Complex  
Cambridge, $100,958

Emerson College – Paramount Theatre  
Boston, $675,000

Fine Arts Work Center, Inc.  
Provincetown, $205,000

Fitchburg Historical Society  
Fitchburg, $106,800

Historic Deerfield, Inc.  
Deerfield, $63,000

Huntington Theatre Company  
Boston, $164,000

Lafayette-Durfee House Foundation, Inc.  
Fall River, $7,500

Lynn Arts, Inc.  
Lynn, $20,175

Lynn Arts, Inc.  
Lynn, $54,825

Lyric Stage  
Boston, $59,900

Madison Park Development Corporation  
Boston, $90,000

Massachusetts Symphony Orchestra  
Worcester, $41,000

New Bedford Whaling Museum  
New Bedford, $617,000

New Marlborough Village Association  
New Marlborough, $45,000

Norman Rockwell Museum  
Stockbridge, $190,000

Northampton Academy of Music, Inc.  
Northampton, $34,800

Paul Revere Memorial Association  
Boston, $362,500

Rockport Chamber Music Festival  
Rockport, $400,000

South Shore Art Center, Inc.  
Cohasset, $36,000

Springfield Library & Museums Association  
Springfield, $307,000

Susan B. Anthony Birthplace Corporation  
Adams, $24,000

WGBH Educational Foundation  
Boston, $140,000

Worcester Center for the Performing Arts  
Worcester, $48,088

Worcester County Horticultural Society  
Boylston, $675,000

Zumix, Inc.  
Boston, $200,000

Cultural facilities fund – feasibility/technical grant

Artists for Humanity, Inc.  
South Boston, $38,000

Community service  
501 (C)(3) loan fund

The FARM Institute on Martha’s Vineyard  
Edgartown, $60,000

Springfield Day Nursery/DBA/Square One  
Springfield, $300,000
Massachusetts Department of Correction
Shirley, $247,740
Massachusetts Department of Correction
Shirley, $1,012,095
Massachusetts Department of Correction
Shirley, $569,415
Massasoit Community College
Brockton, $1,075,742
Mount Wachusett Community College
Gardiner, $2,145,000
North Shore Community College
Danvers, $148,050
Salem State College
Salem, $289,995
Springfield Recovery Facility Complex
Springfield, $354,240
University of Massachusetts Boston
Boston, $214,725
University of Massachusetts Dartmouth
Dartmouth, $698,866
University of Massachusetts Lowell
Lowell, $25,912
Westfield State College
Westfield, $226,065

COMMUNITY SERVICE 501 (C)(3) LOAN FUND

The FARM Institute on Martha’s Vineyard
Edgartown, $60,000
Springfield Day Nursery/DBA/Square One
Springfield, $300,000

CONSTRUCTION DESIGN
Devens: Army Building 680
Devens, $100,000

CULTURAL FACILITIES FUND – CAPITAL GRANT
Agassiz Neighborhood Council
Cambridge, $400,000
American Antiquarian Society
Worcester, $293,000
Attleboro Art Museum
Attleboro, $39,000
Ballet Theatre of Boston, Inc.
Cambridge, $291,900
Barrington Stage Company
Pittsfield, $94,428
Berklee College of Music
Boston, $200,000
Berkshire Historical Society
Pittsfield, $25,800
Cape Ann Historical Association
Gloucester, $75,000
Cape Cod Art Association
Barnstable, $10,000
Cape Cod Repertory Theatre, Inc.
Brewster, $150,000
City of Springfield
Springfield, $478,000
Community Music School of Springfield
Springfield, $391,000
Concord Art Association
Concord, $170,000

Dance Complex
Cambridge, $100,958
Emerson College – Paramount Theatre
Boston, $675,000
Fine Arts Work Center, Inc.
Provincetown, $205,000
Fitchburg Historical Society
Fitchburg, $106,800
Historic Deerfield, Inc.
Deerfield, $63,000
Huntington Theatre Company
Boston, $164,000
Lafayette-Durfee House Foundation, Inc.
Fall River, $7,500
Lynn Arts, Inc.
Lynn, $20,175
Lynn Arts, Inc.
Lynn, $54,825
Lyric Stage
Boston, $59,900
Madison Park Development Corporation
Boston, $90,000
Massachusetts Symphony Orchestra
Worcester, $41,000
New Bedford Whaling Museum
New Bedford, $617,000
New Marlborough Village Association
New Marlborough, $45,000
Norman Rockwell Museum
Stockbridge, $190,000
Northampton Academy of Music, Inc.
Northampton, $34,800

Paul Revere Memorial Association
Boston, $362,500
Rockport Chamber Music Festival
Rockport, $400,000
South Shore Art Center, Inc.
Cohasset, $36,000
Springfield Library & Museums Association
Springfield, $307,000
Susan B. Anthony Birthplace Corporation
Adams, $24,000
WGBH Educational Foundation
Boston, $140,000
Worcester Center for the Performing Arts
Worcester, $48,088
Worcester County Horticultural Society
Boylston, $675,000
Zumix, Inc.
Boston, $200,000

CULTURAL FACILITIES FUND – FEASIBILITY/TECHNICAL GRANT
Artists for Humanity, Inc.
South Boston, $38,000
Available Potential Enterprises, Ltd.  
Northampton, $15,000

Cultural Center of Cape Cod, Inc.  
South Yarmouth, $7,500

Hampshire, Franklin and  
Hampden Agricultural Society  
Northampton, $38,000

Little Theatre of Fall River, Inc.  
Fall River, $3,000

Massachusetts Air and Space Museum  
Bedford, $8,000

Massachusetts College of Art and Design  
Boston, $15,000

Norman Rockwell Museum  
Stockbridge, $38,000

Provincetown International Film Festival  
Provincetown, $13,125

Spontaneous Celebrations, Inc.  
Jamaica Plain, $5,000

Springstep  
Medford, $5,000

EMERGING TECHNOLOGY FUND

Lilliputian Systems, Inc.  
Wilmington, $2,500,000

Qteros, Inc.  
Chicopee, $2,000,000

EQUIPMENT LOAN

Masy Systems, Inc.  
Pepperell, $700,000

EXPORT LOAN

Lacerta Group, Inc.  
Mansfield, $200,000

EXPORT LOAN GUARANTEE

Homisco, Inc.  
Melrose, $180,000

Lacerta Group, Inc.  
Mansfield, $490,000

Masy Systems, Inc.  
Pepperell, $140,000

GLOUCESTER REVOLVING LOAN FUND

Cape Pond Ice Company, Inc.  
Gloucester, $25,000

ERS Wash, Inc.  
Gloucester, $25,000

HOUSING CONSTRUCTION

Transitions at Devens  
Devens, $2,600,000

INFRASTRUCTURE

Federal Realty Investment Trust  
Somerville, $10,000,000

South Shore Tri-Town Development Corporation  
Weymouth, $28,950,000

INFRASTRUCTURE IMPROVEMENTS

Devens: 5 Year Traffic Study  
Devens, $50,000

Devens: Golf Cart Tunnel Construction  
Devens, $275,000

MORTGAGE INSURANCE GUARANTEE

Bell Real Estate and Westside Finishing  
Holyoke, $97,000

Class, Inc.  
Lawrence, $350,000

Hawthorn Services, Inc.  
Springfield, $97,000

The Learning Center for the Deaf  
Framingham, $1,000,000

Penikese Island School  
Wood’s Hole, $90,000

NEW MARKETS LOAN FUND

184 Main Street Associates LLC  
Worcester, $2,800,000

40 Spruce Street LLC  
Leominster, $1,000,000

PREDEVELOPMENT LOAN

PA Development, LLC  
Worcester, $25,000

PUBLIC ENTITY

Lowell Middlesex Academy Charter School  
Lowell, $2,610,000

PUBLIC SAFETY FACILITIES FOR  
DEVENS AND POSSIBLY OTHER  
SURROUNDING TOWNS

Devens: Public Safety Building  
Devens, $600,000

QUALIFIED ZONE ACADEMY BOND

Prospect Hill Academy Charter School  
Cambridge, $6,500,000

REAL ESTATE DEMOLITION  
MANAGEMENT SERVICES

City of Chicopee  
Chicopee, $800,000

City of Springfield/Pinevale  
Springfield, $725,000
Available Potential Enterprises, Ltd. Northampton, $15,000
Cultural Center of Cape Cod, Inc. South Yarmouth, $7,500
Hampshire, Franklin and Hampden Agricultural Society Northampton, $38,000
Little Theatre of Fall River, Inc. Fall River, $3,000
Massachusetts Air and Space Museum Bedford, $8,000
Massachusetts College of Art and Design Boston, $15,000
Norman Rockwell Museum Stockbridge, $38,000
Provincetown International Film Festival Provincetown, $13,125
Wellfleet Preservation Hall Wellfleet, $37,500
Wheelock College Boston, $37,500
Worcester Historical Museum Worcester, $37,500
CULTURAL FACILITIES FUND – SYSTEM REPLACEMENT GRANT
American Antiquarian Society Worcester, $6,000
Boston Conservatory Boston, $6,000
New Art Center in Newton Newton, $4,000
Spontaneous Celebrations, Inc. Jamaica Plain, $5,000
Springstep Medford, $5,000
EMERGING TECHNOLOGY FUND
Lilliputian Systems, Inc. Wilmington, $2,500,000
Qteros, Inc. Chicopee, $2,000,000
EQUIPMENT LOAN
Masy Systems, Inc. Pepperell, $700,000
EXPORT LOAN
Lacerta Group, Inc. Mansfield, $200,000
EXPORT LOAN GUARANTEE
Homisco, Inc. Melrose, $180,000
Lacerta Group, Inc. Mansfield, $140,000
Masy Systems, Inc. Pepperell, $490,000
GLOUCESTER REVOLVING LOAN FUND
Cape Pond Ice Company, Inc. Gloucester, $25,000
ERS Wash, Inc. Gloucester, $25,000
HOUSING CONSTRUCTION
Transitions at Devens Devens, $2,600,000
INFRASTRUCTURE
Federal Realty Investment Trust Somerville, $10,000,000
South Shore Tri-Town Development Corporation Weymouth, $28,950,000
INFRASTRUCTURE IMPROVEMENTS
Devens: 5 Year Traffic Study Devens, $50,000
Devens: Golf Cart Tunnel Construction Devens, $275,000
MORTGAGE INSURANCE GUARANTEE
Bell Real Estate and Westside Finishing Holyoke, $97,000
Class, Inc. Lawrence, $350,000
Hawthorn Services, Inc. Springfield, $97,000
The Learning Center for the Deaf Framingham, $1,000,000
Penikese Island School Wood’s Hole, $90,000
NEW MARKETS LOAN FUND
184 Main Street Associates LLC Worcester, $2,800,000
40 Spruce Street LLC Leominster, $1,000,000
PREDEVELOPMENT LOAN
PA Development, LLC Worcester, $25,000
PUBLIC ENTITY
Lowell Middlesex Academy Charter School Lowell, $2,610,000
PUBLIC SAFETY FACILITIES FOR DEVENS AND POSSIBLY OTHER SURROUNDING TOWNS
Devens: Public Safety Building Devens, $600,000
QUALIFIED ZONE ACADEMY BOND
Prospect Hill Academy Charter School Cambridge, $6,500,000
REAL ESTATE DEMOLITION MANAGEMENT SERVICES
City of Chicopee Chicopee, $800,000
City of Springfield/Pinevale Springfield, $725,000
REAL ESTATE DEVELOPMENT
1550 Main – Purchase and Building Improvements – MDFA + State (1)
Springfield, $4,446,200

1550 Main: Tenant Improvements Funded by MDFA
Springfield, $1,055,000

1550 Main: Tenant Improvements Funded by Tenants
Springfield, $1,900,000

Bristol-Myers Squibb
Devens, $90,000,000

Evergreen Solar
Devens, $500,000

Jackson Place
Devens, $250,000

REAL ESTATE DEVELOPMENT: SITE PREP, INFRASTRUCTURE, CONSTRUCTION, AND COMMERCIAL DEVELOPMENT

Village Hill Northampton
Northampton, $3,100,000

REAL ESTATE LOAN

451 Blue Hill Avenue LLC
Dorchester, $3,640,000

Cape Ann Fisheries Development Corporation
Gloucester, $2,700,000

Cape Ann Medical Office Building LLC
Gloucester, $1,300,000

CGK Realty, Inc.
Malden, $475,000

Commonwealth Land Trust, Inc.
Boston, $797,129

DKST LLC
Buzzard’s Bay, $630,000

Dudley Economic Empowerment Partners, Inc.
Boston, $1,872,000

Lynn Economic Opportunity, Inc.
Lynn, $1,100,000

Mass. Ave. Rentals LLC
Gardiner, $750,000

Neighborhood of Affordable Housing
East Boston, $194,935

New England Lighting
Chelsea, $1,325,000

New England Lighting
Chelsea, $1,000,000

Pomeroy Lane LLP
Amherst, $667,963

Poor Farm Brook Development LLC
Worcester, $1,152,000

Springfield Day Nursery/DBA/Square One
Springfield, $1,000,000

REAL ESTATE SERVICES

43D Expedited Permitting and Predevelopment Technical Assistance
Statewide, $539,471

Belchertown Economic Development and Industrial Corp.
Belchertown, $90,000

City of Chicopee
Chicopee, $115,000

City of Medford
Medford, $160,000

City of New Bedford
New Bedford, $85,000

Holyoke Gas & Electric
Holyoke, $90,000

REAL ESTATE SUPPORT SERVICES

Devens: Survey and GIS
Devens, $85,000

RECOVERY ZONE FACILITY BOND

Allegrone Companies
Lenox, $3,000,000

Kayem Foods, Inc.
Chelsea, $6,500,000

Pharmalucence, Inc.
Billerica, $20,000,000

RBP-1, LLC
Wareham, $8,500,000

TAX-EXEMPT 501 (C)(3) BOND

Attleboro Enterprises, Inc.
Hanover, $1,000,000

Attleboro Enterprises, Inc.
North Attleboro, $1,971,200

Beaver Country Day School
Chestnut Hill, $15,790,000

Boston College High School
Boston, $5,075,000

Boston University
Boston, $117,370,000

Brandeis University
Waltham, $177,735,000

C.L.A.S.S., Inc.
Lawrence, $3,150,000

Cathedral High School
Boston, $12,000,000

Center for Ecological Technology
Springfield, $1,100,000

The Charles River School
Dover, $8,160,000

Cooperative Production, Inc.
North Dighton, $1,915,000

Covenant Christian Academy
Peabody, $4,402,100

D’Youville Senior Care, Inc.
Lowell, $20,500,000

Emerson College
Boston, $134,545,000

Gordon College
Boston, $40,000,000

Hawthorn Services, Inc.
Springfield, $945,000

Hill View Montessori Charter Public School
Haverhill, $3,300,000

Cardinal Cushing Centers, Inc.
Hanover, $7,085,000

Holyoke Gas & Electric
Holyoke, $90,000

Massachusetts Avenue
Gardiner, $750,000

Neighborhood of Affordable Housing
East Boston, $194,935

New England Lighting
Chelsea, $1,325,000

New England Lighting
Chelsea, $1,000,000

Poor Farm Brook Development LLC
Worcester, $1,152,000

Springfield Day Nursery/DBA/Square One
Springfield, $1,000,000

43D Expedited Permitting and Predevelopment Technical Assistance
Statewide, $539,471

Belchertown Economic Development and Industrial Corp.
Belchertown, $90,000

City of Chicopee
Chicopee, $115,000

City of Medford
Medford, $160,000

City of New Bedford
New Bedford, $85,000

Holyoke Gas & Electric
Holyoke, $90,000

REAL ESTATE SUPPORT SERVICES

Devens: Survey and GIS
Devens, $85,000

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Kayem Foods, Inc.
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Hawthorn Services, Inc.
Springfield, $945,000

Hill View Montessori Charter Public School
Haverhill, $3,300,000

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REAL ESTATE DEVELOPMENT

1550 Main – Purchase and Building Improvements – MDFA + State (1)
Springfield, $4,446,200

1550 Main: Tenant Improvements
Funded by MDFA
Springfield, $1,055,000

1550 Main: Tenant Improvements
Funded by Tenants
Springfield, $1,900,000

Bristol-Myers Squibb
Devens, $90,000,000

Evergreen Solar
Devens, $500,000

Jackson Place
Devens, $250,000

REAL ESTATE DEVELOPMENT: SITE PREP, INFRASTRUCTURE, CONSTRUCTION, AND COMMERCIAL DEVELOPMENT

Village Hill Northampton
Northampton, $3,100,000

REAL ESTATE LOAN

451 Blue Hill Avenue LLC
Dorchester, $3,640,000

Cape Ann Fisheries Development Corporation
Gloucester, $2,700,000

Cape Ann Medical Office Building LLC
Gloucester, $1,300,000

CGK Realty, Inc.
Malden, $475,000

Commonwealth Land Trust, Inc.
Boston, $797,129

DKST LLC
Buzzard’s Bay, $630,000

Dudley Economic Empowerment Partners, Inc.
Boston, $1,872,000

Lynn Economic Opportunity, Inc.
Lynn, $1,100,000

Mass. Ave. Rentals LLC
Gardiner, $750,000

Neighborhood of Affordable Housing
East Boston, $194,935

New England Lighting
Chelsea, $1,325,000

New England Lighting
Chelsea, $1,000,000

Pomeroy Lane LLP
Amherst, $667,963

Poor Farm Brook Development LLC
Worcester, $1,152,000

Springfield Day Nursery/DBA/Square One
Springfield, $1,000,000

REAL ESTATE SERVICES

43D Expedited Permitting and Predevelopment Technical Assistance
Statewide, $5,359,471

Belchertown Economic Development and Industrial Corp.
Belchertown, $90,000

City of Chicopee
Chicopee, $115,000

City of Medford
Medford, $160,000

City of New Bedford
New Bedford, $85,000

Holyoke Gas & Electric
Holyoke, $90,000

REAL ESTATE SUPPORT SERVICES

Devens: Survey and GIS
Devens, $85,000

RECOVERY ZONE FACILITY BOND

Allegrone Companies
Lenox, $3,000,000

Kayem Foods, Inc.
Chelsea, $6,500,000

Pharmaceutical, Inc.
Billerica, $200,000

RBP-1, LLC
Wareham, $8,500,000

TAX-EXEMPT 501 (C)(3) BOND

Attleboro Enterprises, Inc.
Hanover, $1,000,000

Attleboro Enterprises, Inc.
North Attleboro, $1,971,200

Beaver Country Day School
Chestnut Hill, $15,740,000

Boston College High School
Boston, $5,075,000

Boston University
Boston, $117,370,000

Brandeis University
Waltham, $177,735,000

C.L.A.S.S., Inc.
Lawrence, $3,150,000

City of New Bedford
New Bedford, $85,000

Holyoke Gas & Electric
Holyoke, $90,000

Cardinal Cushing Centers, Inc.
Hanover, $7,085,000

Cathedral High School
Boston, $12,000,000

Center for Ecological Technology
Springfield, $1,100,000

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Dover, $8,160,000

Cooperative Production, Inc.
North Dighton, $1,915,000

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Peabody, $4,402,100

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Lowell, $20,500,000

Emerson College
Boston, $134,545,000

Gordon College
Boston, $40,000,000

Hawthorn Services, Inc.
Lowell, $945,000

Hill View Montessori Charter Public School
Haverhill, $3,300,000

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Hanover, $7,085,000

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Boston, $12,000,000

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Springfield, $1,100,000

The Charles River School
Dover, $8,160,000

Cooperative Production, Inc.
North Dighton, $1,915,000

Covenant Christian Academy
Peabody, $4,402,100

D’Youville Senior Care, Inc.
Lowell, $20,500,000

Emerson College
Boston, $134,545,000

Gordon College
Boston, $40,000,000

Hawthorn Services, Inc.
Lowell, $945,000

Hill View Montessori Charter Public School
Haverhill, $3,300,000
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<tr>
<th>Project</th>
<th>Location</th>
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<td>Hospice of the North Shore</td>
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<td>The Hospital Cottages for Children, Inc.</td>
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<td>Kennedy Donovan Center, Inc.</td>
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<td>The Learning Center for the Deaf</td>
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<td>Carleton Willard Homes, Inc.</td>
<td>Bedford</td>
<td>$17,800,000</td>
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<td>The Groves at Lincoln-Deaconess, Inc.</td>
<td>Lincoln</td>
<td>$117,265,000</td>
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<td>Harborlight Community Partners</td>
<td>Beverly</td>
<td>$1,994,000</td>
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<tr>
<td>Sophia Snow House, Inc.</td>
<td>West Roxbury</td>
<td>$6,005,000</td>
</tr>
</tbody>
</table>

**FY 2010 TOTALS**

238 Projects
$1,366,934,210 Invested
Hospice of the North Shore
Danvers, $3,000,000
The Hospital Cottages for Children, Inc.
Baldwinville, $3,000,000
Kennedy Donovan Center, Inc.
Attleboro, $5,750,000
The Learning Center for the Deaf
Framingham, $3,600,000
The Learning Center for the Deaf
Framingham, $9,000,000
Maimonides School
Brookline, $7,490,000
Merimack College
North Andover, $12,000,000
Merimack Valley Hospices/Home Health VNA
Haverhill, $3,500,000
Milton Academy
Milton, $52,430,000
Newbury College
Brookline, $16,250,000
North Cottage Program, Inc.
Norton, $3,200,000
Parents Cooperative of Nantucket, Inc.
Nantucket, $1,250,000
Perkins School for the Blind
Watertown, $30,000,000
The Pike School
Andover, $6,400,000
Pioneer Valley Waldorf School
Springfield, $2,500,000
Rehabilitative Resources, Inc.
Sturbridge, $3,700,000

Third Sector New England
Boston, $19,885,000
United Cerebral Palsy
Association of Metro Boston
Watertown, $1,440,000
Western New England College
Springfield, $43,000,000
Wilbraham & Monson Academy
Wilbraham, $4,940,000
Worcester Polytechnic Institute
Worcester, $56,000,000
Xaverian Brothers High School
Westwood, $17,000,000
YMCA of the North Shore
Salem, $21,500,000

TAX-EXEMPT AFFORDABLE RENTAL HOUSING BOND
BC Tammy Brook LLC
Tammy Brook Apartments
Weymouth, $10,170,000
Choice Housing LLC
Chelsea, $1,789,250

TAX-EXEMPT INDUSTRIAL DEVELOPMENT BOND
Atlas Box, LLC, and Atlas Box & Crating Co.
Sutton, $10,000,000
Big Blue Properties, LLC
Chicopee, $2,200,000
J.S.B. Industries, Inc.
Lawrence, $6,500,000

Karl D. Hetzler and Robert A. St. Pierre
Fall River, $1,400,000
Meredith Springfield Associates, LLC
Ludlow, $1,000,000

TAX-EXEMPT NONPROFIT HOUSING BOND
Carleton Willard Homes, Inc.
Bedford, $17,800,000
The Groves at Lincoln-Deaconess, Inc.
Lincoln, $117,265,000
Harborlight Community Partners
Beverly, $1,994,000
Sophia Snow House, Inc.
West Roxbury, $6,005,000

TECHDOLLARS
Brockton Area Multi-Services, Inc.
Brockton, $163,000
Gosnold, Inc.
Falmouth, $150,000

RENT FIT OUT
New England Sheet
Devens, $12,500,000
Rofin Basal
Devens, $500,000
Webster Veterinarian
Devens, $1,050,000

ZERO NET ENERGY HOUSING DEVELOPMENT
Devens: Sustainable Housing
Devens, 25,000

FY 2010 TOTALS

238 Projects
$1,366,934,210 Invested
# MASSDEVELOPMENT CONSOLIDATED BALANCE SHEET 2010

## ASSETS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and Cash Equivalents</td>
<td>$54,682,338</td>
</tr>
<tr>
<td>Investments</td>
<td>227,209,474</td>
</tr>
<tr>
<td>Loans Receivable, Net</td>
<td>82,251,838</td>
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<td>Deferred Outflow Interest Rate Swap</td>
<td>18,216,010</td>
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<td>Accounts Receivable and Other Assets</td>
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<tr>
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<td>4,499,767</td>
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<tr>
<td>Predevelopment Projects, Net</td>
<td>1,225,620</td>
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<tr>
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<tr>
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# BOARD OF DIRECTORS

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Massachusetts Executive Office for Administration and Finance (designee)

**Michael Hunter**  
Undersecretary, Massachusetts Office of Business Development

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University of Massachusetts Boston (retired)

**Meghan T. Lynch**  
Senior Analyst, ABT Associates, Inc.