

90 WASHINGTON STREET

City of Somerville & Somerville Redevelopment Authority

Response to RFP January 2026

Submitted: April 10, 2026

PART A TECHNICAL PROPOSAL

Submitted by:

NORTH RIVER LEERINK MANAGER LLC (NRL)

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1. Cover Letter

April 10, 2026

Somerville Redevelopment Authority
City Hall Annex, 93 Highland Avenue
Somerville, MA 02143
Attn: SRA Director of Real Estate

Re: Response to RFP for 90 Washington Street

Dear Members of the Committee:

North River Leerink Manager LLC (NRL) is pleased to submit this proposal in response to the City of Somerville's January 2026 Request for Proposals for the redevelopment of 90 Washington Street. We bring to this opportunity a strong understanding of the neighborhood through our ownership of multiple parcels in the neighboring Brickbottom area of Somerville. NRL also brings a demonstrated track record of delivering high-density, transit-oriented, mixed-use developments in Greater Boston and a deep understanding of the community priorities and financial objectives that the City has articulated for this site.

Our concept is to maximize housing with multiple residential buildings that sit above ground floor retail and dining that will appeal to the broader community. We envision the site will be anchored by a 14-story Washington Street tower and will step down sensitively to a six-story building at the Cobble Hill edge. We would include an arts center in the base of one of the buildings to further foster the robust art scene that already exists in Somerville. Further, we will bring our team's deep commitment to and experience in environmental preservation in using the site as a test case for ecological remediation, preservation, restoration and education.

We would seek a High-Rise Special District rezoning strategy developed collaboratively with City staff, designed to deliver FAR of approximately 5.5x across the site while respecting the neighborhood context and achieving the density targets necessary to support the full program.

We are prepared to work closely with the SRA, City Council, and community stakeholders through every stage of this process and are confident in our ability to close on schedule, execute the development program as proposed, and deliver a project that Somerville will be proud of for generations.

Respectfully submitted,

Murray Fisher

Sarah Saint-Amand

2. Development Narrative

2.1 Project Vision

The redevelopment of 90 Washington Street is one of the most exciting infill opportunities in Greater Boston, offering a four acre, transit-served parcel at the intersection of Union Square, Brickbottom, and East Somerville, near the MBTA Green Line. Our vision is a high-density, mixed-use development that delivers transformative housing (including affordable), a vibrant ground floor serving the daily needs of residents and workers, and an arts space that serves the neighborhood's growing innovation and arts community.

The project is organized around three or four buildings that step down in height from a 14-story tower along Washington Street to a six-story building at the Cobble Hill Apartments boundary, creating a massing profile that maximizes density where urban context supports it and transitions thoughtfully to the scale of the adjacent senior affordable housing community. The buildings are organized around a central green space and active ground floor retail. All parking will be below grade to preserve the entire site for pedestrian-oriented programming.

2.2 Alignment with City Objectives

Our proposal is designed to advance each of the three development objectives set out in the RFP:

Financial Return

Our offer seeks to provide maximum certainty and minimum execution risk. After refining our massing strategy together with the City, we will be prepared to provide a deposit at execution of the Land Development Agreement, with the full remaining balance of the purchase price payable at land closing. There are no deferred payments, no profit-sharing provisions, and no contingencies beyond standard closing conditions. This structure directly addresses the City's stated priority of timing and certainty of proceeds.

Mixed-Use Program

The residential program will provide up to potentially 600 new units, including market rate rental housing, of which 20% of units will be inclusionary affordable housing (20% of total, at 50%, 80%, and 110% of AMI as required by Somerville's IZ policy).

Dense, Transit-Oriented Development

The project achieves a blended FAR of approximately 5.5x across the site, consistent with the City's High-Rise zoning district objectives. Buildings are oriented to activate the Washington Street and New Washington Street frontages, with height stepping down toward the residential neighborhood to the east. The site is a five minute walk from the East Somerville Green Line Station, minimizing residents' dependence on cars. We provide 200 below grade parking spaces, well below the demand implied by the unit count, and we prioritize bicycle storage and pedestrian circulation.

2.3 Diversity, Equity, and Inclusion

We are committed to ensuring that the development process for 90 Washington Street advances equity at every stage. Our DEI commitments include:

- A Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) participation goal of not less than 30% of construction subcontracts and 20% of professional services contracts
- Workforce development programming in partnership with [name local workforce development partner], targeting employment for Somerville and East Somerville residents in construction and building operations
- Community benefits commitments to be memorialized in the Land Development Agreement, including priority leasing of the nonprofit flex space to community organizations and a local hiring preference for property management staff
- Outreach to underrepresented communities in the design and entitlement process, including evening meetings and engagement through established Somerville community organizations

3. Development Program and Site Plan

3.1 Residential Program

The project proposes approximately 600 total residential units distributed across three or four buildings as follows:

Component	Studios	1-BR	2-BR	3-BR	Total Units
Market-Rate Rental	120 (25%)	192 (40%)	120 (25%)	48 (10%)	480
Affordable Rental (IZ 20%)	24 (20%)	54 (45%)	30 (25%)	12 (10%)	120
TOTAL	144 (24%)	246 (41%)	150 (25%)	60 (10%)	600

Unit sizes range from 500 NSF (studios) to 1,350 NSF (three-bedrooms), with a weighted average of approximately 958 NSF. The gross-to-net efficiency ratio is assumed at 88% across all residential uses, consistent with well-designed high-rise and mid-rise residential construction.

The 120 affordable units (20% of total, per Somerville's inclusionary zoning policy) are distributed across all unit types in proportion to the overall mix, ensuring that affordable residents have access to the full range of unit sizes. Affordability is structured at three AMI bands as required by the Somerville Zoning Ordinance:

AMI Band	% of Affordable Units	Approx. Units	Est. Monthly Rent (1-BR)
50% AMI	33%	40 units	~\$1,240/mo.
80% AMI	33%	40 units	~\$1,980/mo.
110% AMI	33%	40 units	~\$2,460/mo.
Total Affordable (20% IZ)	100%	120 units	Avg. ~\$1,893/mo. (1-BR)

3.2 Commercial and Retail Program

The ground floor of the buildings will activate the Washington Street and New Washington Street frontages with neighborhood-serving retail, organized as follows:

- **Grocery Anchor:** A full-service neighborhood grocery occupying the Washington Street corner. The RFP community engagement process identified grocery access as a top priority for neighborhood residents. We have identified Trader Joe's, Roche Bros, and Aldi/Lidi as primary targets, with Sprouts and Whole Foods as secondary targets.
- **Food & Beverage:** Three to four smaller food-and-beverage operators, including a café/coffee concept at a lobby entrance and two sit-down dining options activating the central courtyard.

- **Personal Services and Retail:** Pharmacy, dry cleaning, fitness studio, and other daily-needs retail consistent with the service profile identified in the RFP market analysis.

All retail is designed as ground-floor NNN space with ceiling heights of not less than 14 feet, double-height glazing at the Washington Street frontage, and direct pedestrian access from the public sidewalk. No retail is set back from the street or accessed exclusively through the residential lobby.

3.3 Arts and Community Space

As part of our program, we will seek to include a community arts space that could include studio, fabrication, and gallery space with high ceilings (minimum 16 feet), north-facing windows, and a publicly accessible gallery facing New Washington Street. This space will be a cultural anchor for the Brickbottom arts district forming to the south.

We will also aim to include nonprofit flex space that is divisible for multiple organizations, social service providers, and neighborhood groups. This space is designed to accommodate a range of uses from after-school programming to environmental education classes to small business incubation.

3.4 Ground Floor and Public Realm Strategy

The public realm strategy for 90 Washington Street is organized around two elements: commercial activation on Washington Street; and passive, outdoor activation in the Central Green and Cobble Hill buffer zones.

Washington Street Activation:

Washington Street frontage will have continuous retail activation, with no blank walls, loading docks, or parking entrances at grade. The grocery anchor will be positioned at the northwest corner for maximum visibility and pedestrian access. A covered arcade will connect the grocery entrance to the central courtyard, creating a sheltered pedestrian route that animates the building's base year-round.

Ecological design and engagement strategy:

A unique feature of our team is our deep commitment to and experience with environmental preservation. Our residential buildings will frame a central open space, allowing for active and passive recreational space for residents and the surrounding neighbors. The central green will include a lawn, native planting/vegetable garden, a children's play zone, community seating, and a flexible event space that can accommodate farmers' markets and community gatherings. The landscape will incorporate green infrastructure strategies such as bioswales, permeable paving, and a robust tree canopy to support stormwater management, habitat creation, and long-term site resilience.

The project landscape will be designed by SCAPE landscape architects and will prioritize preservation of existing trees. The residential buildings will be set back from the eastern property boundary and surrounded by a 25-foot landscaped buffer to preserve and enhance the existing berm. Native plantings, a continuous tree row, and a 6-foot privacy screen will provide visual and acoustic separation between the new development and the Cobble Hill Apartments. New plantings will be designed to enhance beauty, biodiversity, habitat value, and groundwater filtration capacity.

In partnership with Perfect Earth Project, our landscaping will serve not only as a beautiful backdrop but as an outdoor classroom for a new Earth School - a place for learning, biodiversity monitoring, and ecological land care that supports the health of all species and benefits residents and visitors alike.

3.5 Massing Summary

A hypothetical massing plan for which we are doing further analysis is provided below. We have confidence that, given the flexibility on zoning, we would be able to achieve a meaningful number of new housing units.

Building	Height	Units / NSF	Primary Use & Notes
Washington St. Tower	14 floors (~155 ft)	280 units + retail	Market-rate residential; grocery anchor + lobby at grade; 2 levels below-grade parking
Central Tower	9 floors (~100 ft)	200 units + retail	Market-rate + F&B, services, community lobby
Cobble Hill Building	6 floors (~66 ft)	120 affordable units + arts / community	IZ-affordable; arts ground floor; green berm preserved
TOTAL	Avg. ~8 floors	480 units	Blended FAR ~5.5x; no surface parking; green space

4. Zoning and Entitlement Strategy

4.1 Proposed Zoning Pathway

The 90 Washington Street site is currently zoned Civic (CIV), which does not permit the high-density mixed-use development proposed. We propose rezoning the site to a High-Rise Special District, a pathway explicitly contemplated and supported by the RFP. The Special District designation enables the City to establish custom dimensional standards, permitted uses, and site development standards tailored to the specific context and objectives of this site.

Our proposed Special District would establish the following key parameters:

- Maximum height: 175 feet (approximately 14 stories) for buildings with Washington Street frontage; 100 feet (approximately 8 stories) for buildings along New Washington Street; 70 feet (approximately 6 stories) within 100 feet of the eastern property boundary.
- Maximum FAR: 6.5x for the Washington Street tower zone; 4.5x for the New Washington Street zone; 3.0x for the Cobble Hill transition zone; blended site FAR approximately 5.5x.
- Ground floor active use requirement: Not less than 70% of Washington Street and New Washington Street frontage to contain retail, food-and-beverage, arts, or community uses.
- Parking: No minimum; maximum of 0.3 spaces per unit for residential uses; all parking to be structured or below-grade.
- Affordability: Minimum 20% of residential units at the AMI bands specified in the Somerville IZ policy, consistent with existing ordinance requirements.
- Sustainability: All buildings to comply with Somerville's Specialized Building Code; minimum LEED Silver equivalent; all-electric construction with solar-ready roofs.

4.2 Entitlement Timeline

We anticipate the following entitlement sequence:

- Months 1-3 (Dec 2026 to Feb 2027): Zoning application preparation, community outreach kickoff, CAC engagement.
- Months 3-5 (Feb to Apr 2027): Planning Board pre-application conference; Urban Design Commission pre-design review; continued community engagement.
- Months 5-7 (Apr to Jun 2027): City Council public hearing on Special District zoning map and text amendments; SRA and Planning Board review.
- Month 7-8 (Jun to Jul 2027): City Council vote on rezoning; Special District adopted.
- Month 8-10 (Jul to Sep 2027): Design Review with Urban Design Commission; Site Plan Approval by Planning Board; land closing.

4.3 Entitlement Risks and Mitigation

We identify two primary entitlement risks:

Height at the Cobble Hill edge

The stepping massing strategy (6 stories at the eastern boundary) is specifically designed to address anticipated concerns from Cobble Hill residents about scale and shadowing. We will conduct direct community engagement with the Cobble Hill Apartments residents' association early in the pre-development process and are prepared to consider further height reductions at the eastern edge if community input warrants it.

Parking demand concerns

Washington Street is a significant arterial, and some neighbors may express concern about traffic impacts from a new development. We will commission a Transportation Demand Management (TDM) study early in the process and propose a TDM plan committed to reducing single-occupancy vehicle trips relative to baseline through transit subsidies, bikeshare memberships, and car-share services for residents.

5. Project Timeline

The following table presents key project milestones, expressed relative to the assumed execution of the Land Development Agreement in November 2026:

Milestone	Timing	Est. Date	Notes
Term Sheet Execution	Month 0	Nov 2026	Per RFP target schedule
Land Development Agreement	Month 1	Dec 2026	LDA execution
Rezoning / Entitlements Complete	Month 6	May 2027	High-Rise Special District
Land Closing (PSA)	Month 10	Sep 2027	
Construction Start	Month 13	Dec 2027	
First Units Delivered	Month 31	Jun 2030	
Full Construction Complete	Month 43	Jun 2031	All buildings complete
Initial Occupancy (market-rate)	Month 45	Aug 2031	Begin market-rate lease-up
First Stabilized Month	Month 57	Aug 2032	~93% occupancy achieved

The above timeline is a planning level estimate and will be refined in negotiation of the Land Development Agreement. The City's target of a September 2027 land closing is reflected in the above schedule. All milestones assume timely completion of the Special District rezoning, which is the critical path item for the overall schedule.

6. Qualifications

6.1 Lead Developer

North River Leerink Manager LLC (NRL)

North River Leerink Manager LLC (NRL) is a privately held real estate investment, development, and management firm headquartered in New York City. Today, NRL owns and operates more than 5 million square feet and 300 acres of real estate across multiple states, with a portfolio spanning mixed-use, residential, office, life science, industrial, retail, and specialty property types. The firm typically structures investments through special purpose entities and invests alongside both institutional and private capital partners.

NRL brings directly relevant experience in urban infill development, adaptive reuse, mixed-use redevelopment, transit-served projects, and environmentally complex sites. Its Massachusetts work is particularly relevant to 90 Washington Street, including residential and mixed-use projects in East Boston and Somerville, as well as larger district-scale holdings adjacent to the project area. North River's experience combines development, acquisition, recapitalization, asset management, leasing, and long-term operations, positioning the firm to lead a complex, housing-led redevelopment that requires coordinated design, entitlement, financing, and implementation.

For 90 Washington Street, NRL will serve as lead developer, overseeing overall project vision, development strategy, consultant coordination, financial structuring, entitlement, and implementation. The firm's experience with transit-oriented properties, mixed-use assets, and redevelopment in Somerville and Greater Boston is especially relevant to the City's goals for dense housing production, active ground floors, strong urban design, and long-term project stewardship.

Project 1

Addison | East Boston, East Boston, MA, Completed 2024

A 215,000-square-foot residential development with 230 market-rate units in East Boston. The project is a 10-minute walk from the Orient Heights MBTA Blue Line station, providing strong transit access to downtown Boston and Logan Airport. Its relevance lies in North River's experience with high-density urban housing in a transit-served Boston neighborhood

Project 2

100 Chestnut Street, East Somerville, MA, Completed Fall 2023

An approximately 200,000-square-foot ground-up, Class A lab/office building in North River's Brickbottom District, directly adjacent to the MBTA GLX East Somerville Station. The project includes an underground parking garage and is LEED Platinum certified. It is highly relevant because it demonstrates North River's ability to execute a major transit-oriented project in the immediate Somerville context near 90 Washington Street.

Project 3

200 Inner Belt, Somerville, MA, Acquired 2013

A 200,000-square-foot mixed-use Class A office, R&D, and art storage property on 8 acres, located directly adjacent to the MBTA GLX East Somerville Station. NRL purchased the property in 2013 and recapitalized it in a joint venture with Wheelock Street Capital in 2021. The project is relevant for its Somerville location, adjacency to transit, and North River's experience operating and repositioning large mixed-use assets in the Inner Belt area.

Project 4

Lockwood Mills, Waterville, ME, Acquired in 2019

A 172,000-square-foot, 3.5-acre mill conversion and mixed-use redevelopment project owned by NRL since 2019. North River's stated plan is to redevelop the property into a mixed-use community with workforce/market-rate housing and commercial space, connecting the former mill complex to downtown Waterville. This project is relevant as an example of redevelopment and adaptive reuse at a meaningful scale.

6.2 Architect

Handel – Blake Middleton, Principal

Blake Middleton FAIA LEED AP is a Partner at Handel Architects LLP. His work includes a variety of large-scale projects that have broken new ground in approaches to sustainable design and urban living. His experience includes complex urban developments, high-density housing, and major Passive House projects.

Relevant experience includes leadership on major mixed-use and housing-led projects such as the following:

- Winthrop Center in Boston, a 1.8 million-square-foot residential, office, and retail development whose office component is Passive House certified
- Sendero Verde in East Harlem, a transformative mixed-use affordable housing development with 709 affordable units and community services
- The House at Cornell Tech on Roosevelt Island, a pioneering student and faculty residential building designed to Passive House standards.

6.3 Structural Engineer

John Matuszewski, P.E., Principal – McNamara • Salvia

John Matuszewski, P.E., is a Principal in McNamara • Salvia's Boston office. He specializes in a range of complex project types including large-scale urban mixed-use, retail, high-rise residential, suburban office, laboratory, as well as intricate renovation and adaptive reuse projects.

6.4 MEPFP Engineer

John Swift, Principal – Buro Happold

John Swift is a Principal at Buro Happold and a senior leader in the firm's building services practice. Based in Boston, he has led complex projects involving MEP systems across large-scale urban, mixed-use, science, healthcare, and institutional developments. His experience includes

high-performance building systems, sustainable design integration, and technically demanding projects requiring close coordination across disciplines.

6.5 Civil Engineer

Dan Keches, Project Manager – VHB, Vanasse Hangen Brustlin, Inc.

Dan Keches is a Project Manager in VHB's Watertown, Massachusetts office. He brings a construction background to a wide range of land development projects, with a particular emphasis on institutional-sector clients.

Mr. Keches's land development background and institutional project experience position VHB well to support a dense, mixed-use redevelopment requiring careful coordination among civil engineering, landscape, mobility, and infrastructure systems. His role is especially relevant to site planning challenges such as stormwater management, circulation, utility coordination, and delivery of a high-quality public realm.

6.6 GeoTech Engineer

Haley & Aldrich

Haley & Aldrich is a nationally recognized engineering and environmental consulting firm with deep expertise in geotechnical engineering for complex urban development projects. The firm's experience includes foundation design, support of excavation, below-grade construction, groundwater and soil management, and integrated geotechnical and environmental solutions for challenging redevelopment sites.

6.7 Environmental Engineer

Jedd Steinglass, Senior Principal – Woodward & Curran

Jedd Steinglass is a Senior Principal at Woodward & Curran with more than 23 years of experience in environmental assessment, remediation design, and project management, with particular expertise in redevelopment and adaptive reuse of commercial, industrial, and institutional properties. His background includes environmental strategy for brownfield and other complex sites

6.8 General Contractor

NRL has established working relationships with several general contractors in Boston, including Consigli, Callahan, and Plumb House, all of whom have indicated likely interest in pursuing the project.

Consigli: A major employee-owned construction manager and general contractor with deep experience across complex institutional, residential, mixed-use, and urban projects in Boston and the Northeast.

Callahan: A large family-owned open-shop construction management firm serving the Northeast, with experience in multifamily, mixed-use, retail, and other large-scale ground-up projects.

Calnan Construction: We have been proud to provide construction management and preconstruction services for incredible clients across the Northeast for 30 years. We Build...® The JC&A Way.

Plumbhouse: A family-run open-shop general contractor specializing in multifamily housing, with more than 50 years of experience in Massachusetts and Connecticut.

6.9 Affordable Housing Partner / LIHTC Syndicator

In shaping the affordable housing strategy for this proposal, we have been recommended to engage firms such as Beacon Communities and Trinity Financial, both of which bring significant experience in affordable housing development and LIHTC structuring

Beacon Communities: A leading affordable and mixed-income housing developer, owner, and manager with deep experience in public-private partnerships, large-scale residential communities, and LIHTC-financed projects across the Northeast.

Eagle Point Companies: Since 2007, Eagle Point Management has provided world class property management across the US. Today EPM actively manages more than 20 communities in 6 states.

Trinity Financial: A Boston-based, community-driven real estate firm with a strong record in urban mixed-income and affordable housing development, including transit-oriented, adaptive reuse, and LIHTC-supported projects across Greater Boston and the Northeast.

6.10 Landscale Architects

Kate Orff, Founding Principal, Partner SCAPE

Kate Orff has worked with Project Lead Murray Fisher as a Board member on the Billion Oyster Project. SCAPE has extensive experience in the Boston area and is a collaborative landscape architecture and urban design practice that shapes beloved places that are socially vibrant and ecologically restorative.

6.11 Key Personnel / Murray Fisher and Sarah Saint Amand

Murray Fisher and Sarah Saint-Amand will be the day-to-day leads on this project. Murray and Sarah are working with NRL to identify and bring to life projects that meet the firm's mission to acquire, manage and develop strategically located assets that provide long-term value to investors and enhance the local community. NRL has a long-standing and growing commitment to Somerville, in particular the nearby Brickbottom neighborhood. Sarah and Murray bring varied and relevant experience developing complex projects that require coordination with the public and private sector.

Sarah had a career as an investment banker financing large-scale, complex utilities in South and Central America before moving into real estate. In New York City, she served as senior vice president of real estate development for New York State's economic development agency, Empire State Development, and as vice president of the strategic investments group at the New York City Economic Development Corporation. In these roles, she oversaw the redevelopment of Moynihan Station and the \$1.5 billion renovation of the Jacob Javits Center.

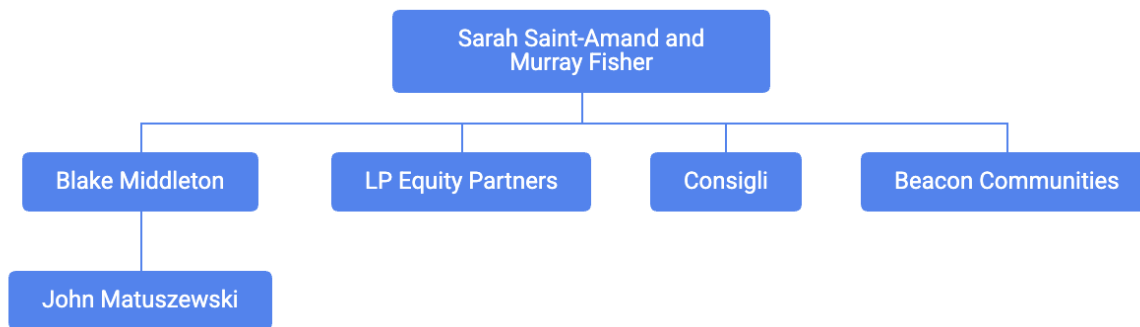
Murray is the co-founder of the New York Harbor School, a public, marine science and technology school based on Governors Island. Murray oversaw the redevelopment of a 50,000 square foot building for the school. Then he launched the Billion Oyster Project in 2014, a non-profit based at the Harbor School that is engaging 1million young people in restoring New York Harbor. Murray facilitated the renovation of a

new waterfront facility for the Billion Oyster Project as well. Recently, the Harbor School broke ground on two new buildings on Governors island as well as a middle school in Brooklyn, all of which Murray initiated and lobbied for for years.

Together, these two bring a deep commitment to improving the local community and demonstrated experience working with public and private constituents to build and integrate large-scale projects into the fabric of a city.

7. Team Organization

The development team is organized as follows:



Roles and responsibilities:

- **Sarah Saint-Amand, NRL** serves as lead developer, general partner, and primary point of contact for the City. The lead developer is responsible for all aspects of financing, design oversight, entitlements, construction management, and ongoing operations.
- **Blake Middleton, Principal, Handel Architects** serves as design architect and architect of record for all four buildings.
- **John Matuszewski, P.E., Principal – McNamara • Salvia** serves as civil engineer and structural engineer of record.
- **Tufts University** serves as an institutional partner, providing the master lease commitment, institutional equity contribution, and programming input for the arts and academic space.
- **Beacon Communities** serves as co-developer for Building D and leads the LIHTC application and affordable housing financing.
- **Consigli** will be engaged as construction manager at risk following selection; an RFP for construction services will be issued upon execution of the Land Development Agreement, with a commitment to 30% MBE/WBE participation.

8. Disclosure Statement

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains –such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of every legal entity and every natural person that has or will have a direct or indirect beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Check "NONE" in the box if none of the persons mentioned in Section 6 is employed by DCAMM or an official elected to public office in the Commonwealth of Massachusetts. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM or an official elected to public office.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by all required parties. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

DCAMM's acceptance of a statement for filing does not signify any opinion by DCAMM that the statement complies with applicable law.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor, Boston, MA 02108

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY: 90 Washington Street, Somerville, Massachusetts
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT: Proposed acquisition of real property
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION: City of Somerville and Somerville Redevelopment Authority
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY: North River Leerink Manager LLC (NRL)
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):
- | | |
|---|---|
| ☐ Lessor/Landlord | ☐ Lessee/Tenant |
| ☐ Seller/Grantor | ☒ Buyer/Grantee |
| ☐ Other (Please describe): _____ | |

- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

North River Leerink Manager LLC (NRL)

610 West 26th Street, Suite 910, New York, NY 10001

Murray Fisher

50 Pound Ridge Road, Bedford, NY 10506

Sarah Saint- Amand

925 Park Ave, NY, NY 10028

- (7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

☒ NONE

NAME:

POSITION:

_____	_____
_____	_____
_____	_____

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

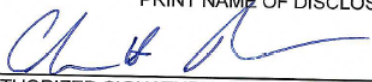
Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

North River Leerink Manager LLC (NRL)

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)


AUTHORIZED SIGNATURE of DISCLOSING PARTY 04/10/2026
DATE (MM / DD / YYYY)

Christopher H Pachias
PRINT NAME & TITLE of AUTHORIZED SIGNER


Authorized Signatory