



EXECUTIVE OFFICE OF HEALTH AND HUMAN SERVICES
COMMONWEALTH OF MASSACHUSETTS
ONE ASHBURTON PLACE, BOSTON, MA 02108

Tel: (617) 573-1600
Fax: (617) 573-1891
www.mass.gov.eohhs

MAURA T. HEALEY
GOVERNOR

KATHLEEN E. WALSH
SECRETARY

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

August 16, 2024

MPT of Brighton-Steward, LLC
C/O MPT Operating Partnership, L.P.
ATTN: Legal Department
1000 Urban Center Drive, Suite 501
Birmingham, Alabama 35242

Apollo Commercial Real Estate Finance, Inc.
ATTN: Scott M. Weiner
1095 Avenue of Americas, 40th Floor
New York, New York 10036

ACREFI ASP, LLC
ATTN: John Calace
9 West 57th Street
New York, NY 10019

Dear Representatives of MPT of Brighton-Steward, LLC, Apollo Commercial Real Estate Finance, Inc., and ACREFI ASP, LLC:

Governor Healey has determined that the failure to transfer St. Elizabeth's Medical Center, located at or around 253 Washington Street, Brighton, MA 02135, 736 Cambridge Street a/k/a 261 Washington Street, Brighton, MA 02135 and 45 Nevins Street, Brighton, MA 02135 ("St. Elizabeth's Medical Center"), is a crisis that threatens the public health in Massachusetts. The closure of this hospital risks endangering the lives and health of patients. This crisis requires that there be, as expeditiously as possible, an orderly transfer of ownership of St. Elizabeth's Medical Center that protects access to care.

As such, the Governor, pursuant to G. L. c. 79, § 2, is preparing to take by eminent domain all or a portion of the St. Elizabeth's Medical Center. The fee simple interest is supposedly owned by

MPT of Brighton-Steward, LLC, but the name of this owner is presently only given as a matter of opinion and belief.

Although the Governor is proceeding with the necessary pre-taking requirements, the Commonwealth hereby offers the sum of \$4,500,000 to purchase the fee and any other necessary property interests in St. Elizabeth's Medical Center. This sum is based on the current third-party offer for St. Elizabeth's Medical Center.

I request that you contact me by no later than 11:00 AM on August 20, 2024, indicating your intention to accept or reject this offer. If I do not hear from you either by phone or in writing by that date and time, the Commonwealth will assume that the offer has been rejected.

If you require any further information or clarification, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in cursive script, appearing to read 'S. Boyle'.

Sharon Boyle
General Counsel
Executive Office of Health and Human Services
Email: sharon.c.boyle@mass.gov
Mobile: 617-435-6461