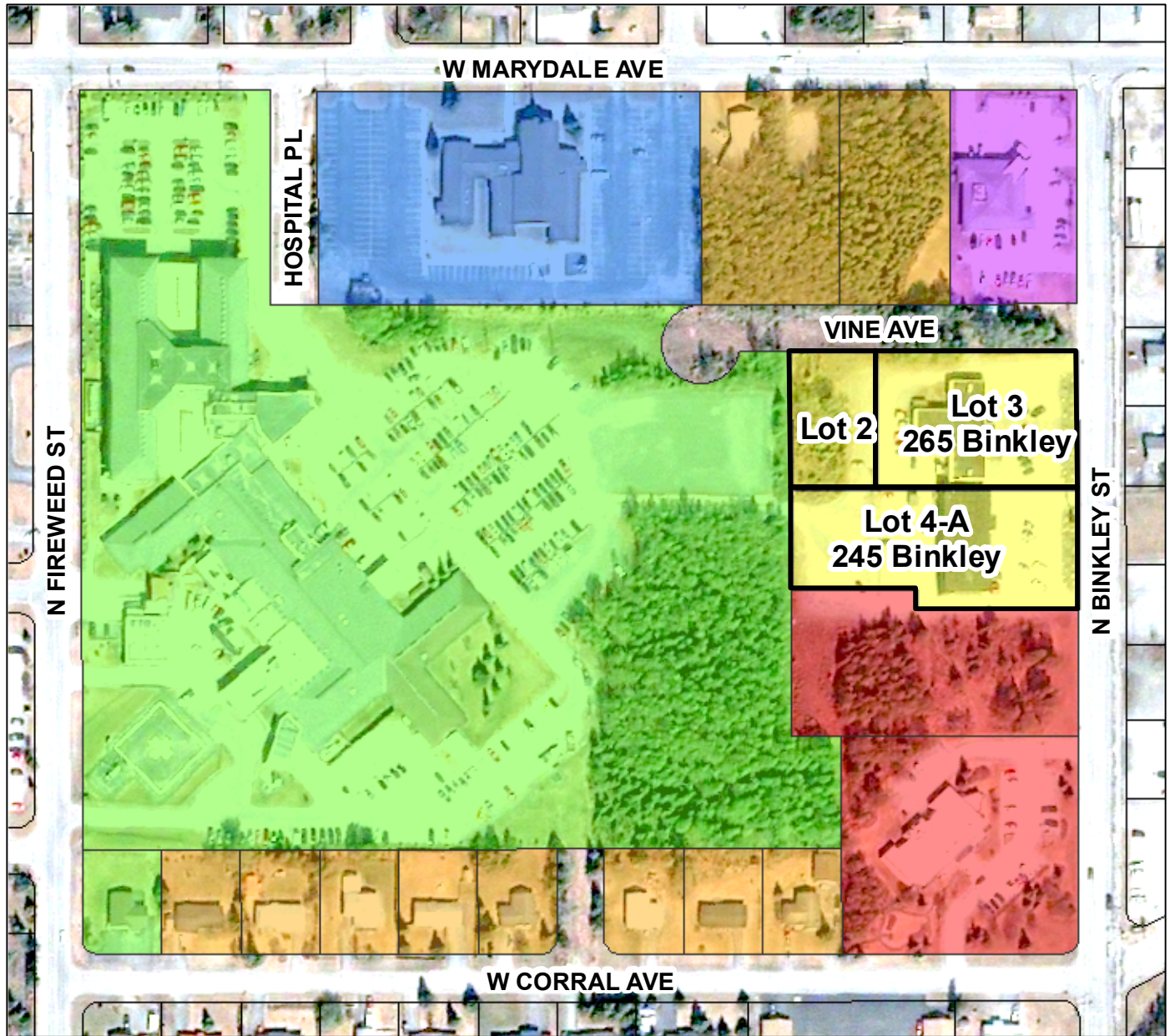


**07/06/10 Assembly Packet
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CENTRAL PENINSULA HOSPITAL CAMPUS

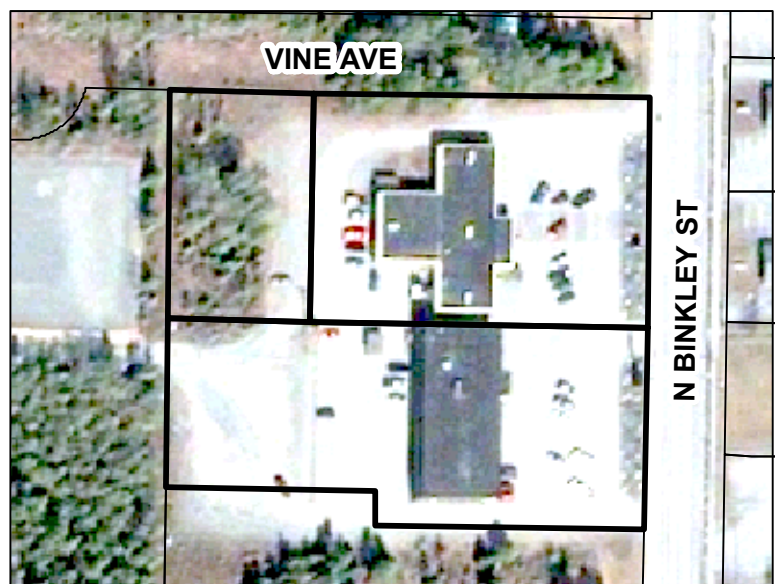


0 100 200 400 Feet



Legend

- SUBJECT PROPERTY
- Hospital Campus
- Soldotna Library
- LDS CHURCH
- Private Residential/Vacant
- Private Medical



Summary



Property Appraised

The Mundell Office Building &
Adjacent Vacant Lot
245 North Binkley Street
Soldotna, AK

Good quality, two-story commercial building with a full basement, currently tenant occupied as medical clinic/office space, containing 19,805+/-sf of gross building area. The building is situated on a 51,571sf (1.184ac) lot.

The adjacent vacant lot is 18,623sf (0.428ac).

Legal Description

Building & Site

Lot 4A Peninsula Medical Center Subdivision No. 2
(Plat No. 84-103).

Adjacent Vacant Lot

Lot 2 Peninsula Medical Center Subdivision (Plat No. 83-79).

Kenai Recording District, Third Judicial District, State of Alaska.

Interest Appraised

Leased Fee Estate

Owners of Record	Earl C. & Alice E. Mundell
Zoning	Limited Commercial
Highest and Best Use	As Improved: Maintain the existing building as-is, with both lots maintained under common ownership.
Hypothetical Conditions	Although there is a provision in the lease agreement for an option to extend for two successive five-year terms, the appraisal is prepared under the hypothetical condition that the non-market concessionary lease to Martina Cartwright dba Studio 245 will be terminated after the initial one-year lease term expires.
Extraordinary Assumptions	<p>The property is appraised assuming that, as an existing building that predates current zoning requirements, the building is "grandfathered" in as a legally non-conforming use (as to both parking and side yard setback requirements).</p> <p>Blueprints provided for the appraisers' review were incomplete and the building was subject to substantial modification since they were prepared anyway. Consequently, the Gross Building Area (GBA) and Gross Leaseable Area (GLA) calculations were made based entirely on measurements taken by the appraisers at the time of the inspections. The lease areas calculated by the appraisers do not match the lease areas (where stipulated) in the Lease Agreements. The appraisal is prepared assuming the measurements taken by the appraisers are correct. The appraisers reserve the right to modify the value conclusion if the sizes are determined to be otherwise.</p> <p>The property is appraised based on Lot 4A Peninsula Medical Center Subdivision No. 2 and Lot 2 Peninsula Medical Center Subdivision being maintained under common ownership.</p>
Date of Report	May 5, 2010
Property Inspection Dates	April 3, 2010, April 7, 2010, & April 10, 2010
Effective Date of Appraisal	April 10, 2010
Estimated Market Value	\$1,550,000





South along North Binkley Street with the subject property at right (red arrow). Note other medical related uses at left (green arrows).



Looking northwest over North Binkley Street at the subject property.



Front of building.



Back of building with storage shed in foreground.

Summary



Property Appraised

The Mundell Clinic Building
265 North Binkley Street
Soldotna, AK

Average quality, one-story commercial building, currently tenant occupied as medical clinic space, containing 7,970sf of gross building area. The building is situated on a 44,030sf (1.011ac) lot.

Legal Description

Lot 3 Peninsula Medical Center Subdivision
(Plat No. 83-79)

The property is located within the Kenai Recording District, Third Judicial District, State of Alaska.

Interest Appraised

Leased Fee Estate

Owners of Record

Earl C. & Alice E. Mundell

Zoning

Limited Commercial

Highest and Best Use

As Improved: Maintain the existing building as-is, as an interim use.

Hypothetical Conditions

None

Extraordinary Assumptions

A copy of the Lease pertaining to the space occupied by Peninsula Medical Center Association was not available for the appraisers' review. The space is reportedly leased on a month-to-month basis. The property is valued assuming that the terms of the lease, including the contract rent and expense allocations, are as summarized by the bookkeeper (reported in the Income Approach). The appraisers reserve the right to modify the value conclusion if it is determined provisions of the lease are other than as disclosed.

The air handling/ventilation system is assumed adequate and operable. The system was not in use at the time of inspections due to the season.

Date of Report

May 12, 2010

Property Inspection Dates

April 3, 2010, April 10, 2010, & April 12, 2010

Effective Date of Appraisal

April 12, 2010

Estimated Market Value

\$750,000



Clinic front.



Clinic back. Note that the portion of the building at left was added on in 1971.

SUMMARY:

Regarding KPBSD Administrative staff housing, a moderate level of remodeling both for proper office layout and code required corridor width and exit-ting capacities will need to be addressed. An exit, flow percentage plan should be devised to assure all hallways, staircases and exit doors are adequate for safe passage. This should be included in any required architectural services. Also, a rework of HVAC local area diffusion should be analyzed and facilitated to assure proper heating and cooling of all final work spaces. No review of technology wiring needs was addressed in this visit and will need to be assessed once a determined floor plan is devised. Both public and staff, ADA equipped restroom facilities on the first floor as well as other staff restrooms herein mentioned will need to be addressed on each floor.

The structure appears to be quite sound throughout. Once the above repairs/ changes are made, the structure will continue to serve office tenants and community needs in a very respectable manner.

ITEM:	SUBJECT:	CATEGORY:	ELEVATION:	MEASUR'T.:	UNITS:	COST PER:	SUBTOTAL:	ITEM TOTAL:
1	ROOF							
A	Asbestos	Testing	Envelope	L. S.	1	\$ 500	\$ 500	
B	Asbestos Cap	Demo	"	S.F.	7724	\$ 3	\$ 19,310	
C	Drains	Replace	"	Ea.	4	\$ 950	\$ 3,800	
D	Parapet	Rebuild	30% rebuild	L. F.	118	\$ 85	\$ 10,030	
E	Roof Surface	Structure	"	S.F.	7724	\$ 12	\$ 92,688	
	Upgrade: Repair Insul'n. (R-38), Dense-deck, New Cap, Penetrations							\$ 126,328
2	ROOF ACCESS							
A	Ladder	Replace	2nd Flr.	L.S.	1	\$ 3,100	\$ 3,100	
B	Hatch Assemb.	"	Envelope	L.S.	1	\$ 2,700	\$ 2,700	
C	Chase Protect'n.	Construct	Mech.	L.S.	1	\$ 1,000	\$ 1,000	\$ 6,800
3	ELECTRICAL ¹	Replace romex w/ wire-piped sys.						
A	Conductors	Labor	All Flrs.	MHrs.	160	\$ 85	\$ 13,600	
B	Pipe, wire, boxes	Material	"	L.S.	1	\$ 6,000	\$ 6,000	\$ 19,600
4	BOILER ROOM							
A	Plenum Upgrade	Labor	2nd Flr.	MHrs.	25	\$ 90	\$ 2,250	
B	Supply Air Upgrade	"	"	MHrs.	2	\$ 90	\$ 180	
C	Plenum	Material	"	L.S.	1	\$ 1,500	\$ 1,500	\$ 3,930
5	PUBLIC RESTR'MS.							
	2-stall ADA M & F	Design	1st Flr.	L.S.	1	\$ 5,200	\$ 5,200	
		Material	"	L.S.	2	\$10,800	\$ 21,600	
		Labor	"	MHrs.	350	\$ 93	\$ 32,550	\$ 59,350
6	WALL FIRE TAPE							
	Mech. Rms.	Labor	All Areas	MHrs.	40	\$ 85	\$ 3,400	
		Material	"	L.S.	1	\$ 1,300	\$ 1,300	\$ 4,700
7	North Wall Upgrade		Envelope					
N.B.:						T.B. D.		
						TOTAL:	\$ 220,708	

1 Electrical conductor code upgrade quantity, is represented as a rough estimate only, for budgetary line allocation.
Actual extent of work depends on in-field, all-ceiling inspection.

SUMMARY:

The subject structure is in fair to good condition. The roof envelope has reached its useful life and needs replacement. The addition of an attic sprinkler system is required due to the 1988 re-constructed roof work. No seismic bracing exists throughout either the old or new roof structures. This aspect needs to be considered in the structures intended longevity. Minor repairs, as listed herein, should be undertaken in the near future. A thorough review of the buildings electrical load service should be performed by a licensed electrical administrator to assure continued life safety. With this level of attention, the structure appears capable of continuing to provide clinic space for the next 10 + years.

COST ESTIMATE PER REVIEW OF STRUCTURE: 265 BINKLEY ST., SOLDOTNA, AK {ATTACH #2}

ITEM:	SUBJECT:	CATEGORY:	ELEVATION:	MEASUR'T.:	UNITS:	COST PER:	SUBTOTAL:	ITEM TOTAL:
1	ROOF							
A	Asbestos	Testing	Envelope	L. S.	1	\$ 500	\$ 500	
B	Existing Built-up	Demo	"	S.F.	8000	\$ 1	\$ 8,000	
C	Drains	R & R	"	Ea.	5	\$ 130	\$ 650	
D	Parapet	Re-attach.	RoofLine	L. F.	443	\$ 12	\$ 5,316	
E	Roof Surface	Structure	"	S.F.	8000	\$ 13	\$ 104,000	
	Upgrade: Repair/Repl/Install Insul'n. (to R-38), Dense-deck, New Cap, Penetrations							
F	Hatch Assembly	Provide/Install	Roof	LS	1	\$ 1,100	\$ 1,100	\$ 119,566
2	TRUSS AREA SPRINKLER SYSTEM:							
A	Design./PlanRvw	Provide	Attic	L.S.	1	\$ 6,000	\$ 6,000	
B	Sprkl Head Fab.	"	Attic	L.S.	1	\$ 7,100	\$ 7,100	
C	Install System	Construct	Attic	S.F.	8000	\$ 4.60	\$ 36,800	
D	Tree Upgrad/Test	"	Mech.	L.S.	4200	\$ 1.00	\$ 4,200	\$ 49,900
3	ELECTRICAL¹	Replace romex w/ wire-piped sys.						
A	Conductors	Labor	Attic	MHrs.	20	\$ 85	\$ 1,700	
B	Pipe, wire, boxes	Material	"	L.S.	1	\$ 800	\$ 800	\$ 2,500
4	MISC.							
A	Repair Trusses	Labor	Attic	MHrs.	10	\$ 65	\$ 650	
B	"	Materials	"	L.S.	1	\$ 75	\$ 75	
C	Repair Lobby Joists	Labor	"	MHrs.	5	\$ 65	\$ 325	
D	"	Materials	"	L.S.	1	100	\$ 100	
E	Fire Stop	Labor	Penetrations	MHrs.	10	\$ 75	\$ 750	
F	"	Materials	Attic	L.S.	1	\$ 250	\$ 250	
G	Remove Trash	Labor	Roof	MHrs.	8	\$ 65	\$ 520	
H	W. Entr. Support	Labor	Outside	MHrs.	6	\$ 65	\$ 390	
	"	Materials	"	L.S.	1	150	\$ 150	\$ 3,210
N.B.:						TOTAL:	\$ 175,176	

1 Electrical conductor code upgrade quantity, is represented as a rough estimate only, for budgetary line allocation.
Actual extent of work depends on in-field, all-system's inspection.

MUNDELL BUILDINGS LEASE/TENANT SUMMARY

245 Binkley

LESSEE	Area-sqft	Origin	Term	Term Date	Mo Rent	Yr Rent	Adjust	Utilities	Public Liability Insurance
Dr. Katy Sheridan	1508	11/01/2005	1Year w/ 2 Five Year Options	10/31/2016	\$1,885	\$22,620	CPI	% Occupancy	100/300/50
Dr. Katy Sheridan	1992	07/01/2009	3Years w/ 2 Five Year Options	06/30/2022	\$1,395	\$16,740	CPI	% Occupancy	100/300/50
Quest Diagnostics	660	11/15/2009	1Year with 3 One Year Options	11/14/2013	\$825	\$9,900	CPI	% Occupancy	100/300/50-Self
Studio 245	Not Identified	11/01/2009	1Year w/ 2 Five Year Options	10/31/2020	\$100	\$1,200	CPI	\$30.00/Month	100/300/50
TOTAL	4160sqft + Studio 245				\$4,205	\$50,460			

265 Binkley

LESSEE	Area-sqft	Origin	Term	Term Date	Mo Rent	Yr Rent	Adjust	Utilities	Public Liability Insurance
Simpkins	445	11/01/2008	1Year w/ 2 Two Year Options	10/31/2013	\$402	\$4,819	CPI	7% of Total	100/300/50
Peninsula Medical Center	7212		Month to Month		\$4,434	\$53,204			
TOTAL	7657				\$4,835	\$58,023			