PROGRAM TO DEVELOP A MEDICAL CENTER

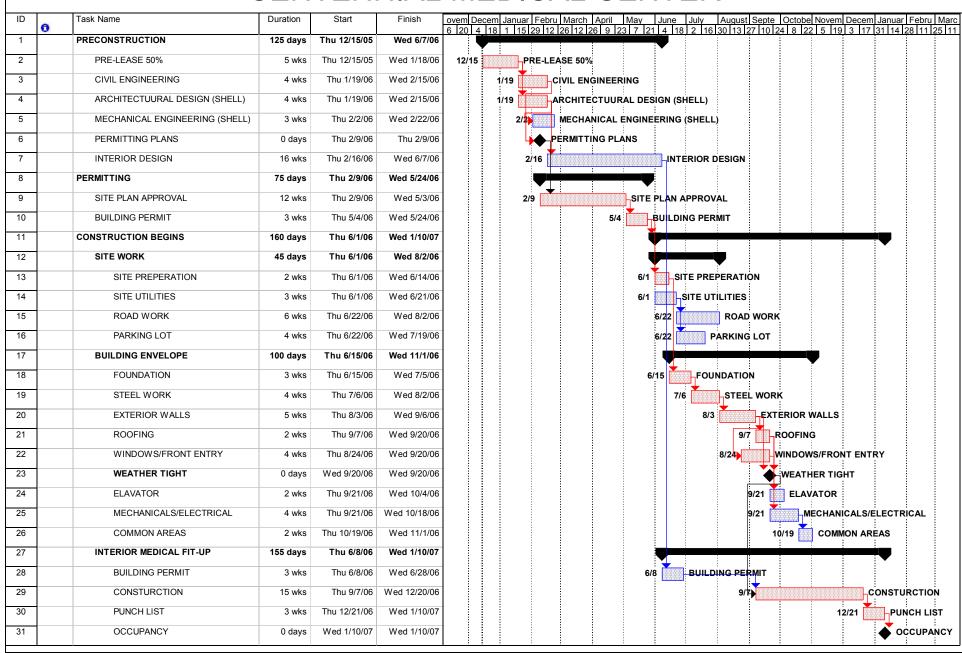


State-Of-The-Art Medical Office/Surgical Building

- Digital Radiography
- Electronic Records
- Specialty Suite Accommodated
- Procedure Rooms

The above amenities can be built into the construction costs of the building

CENTENNIAL MEDICAL CENTER



BY DESIGN CONSTRUCTION, INC.

Generic Medical Center Development Plan

• Establish requirements for building size

• Determine Location;

- Perform site search
- Build new buildings or renovate existing buildings

• Base Building Specifications;

- First class state-of-the-art Medical Office Building
- Brick façade with architectural enhancements
- Atrium style lobby, granite tile, wood finishes, etc.
- Elevator access

• Tenant Fit-Up Assumptions;

- Build all costs into bricks & mortor
- Provide adequate allowance for turn-key suite
- Purchase equipment for electronic records

• Significant Parking;

- At a minimum, 5 cars per 1000 square feet in the building
- Patient parking situated for easy access

• Time Line (12 to 15 Months);

-	Pre-Lease building to 50%	1 to 3 Months
-	Base Design Period	1 to 2 Months
-	Approval period	2 to 3 Months
-	Construction period	6 to 8 Months

Ownership Opportunities;

- Developed under a Limited Liability Corporation (LLC)
- Physician's may invest in Real Estate

Generic Medical Center Rental Specifications

• Base Rent Schedule;

Internal Medicine Space	\$TBD *
Medical Space including Urology, normal	\$TBD *
Surgical Offices, etc.	
Specialty Suite (such as Cat Scan, Surgical)	\$TBD *

^{*} Plus Common Area Maintenance and Taxes

- Base Rent Includes;
 - Fit-up \$60 per square foot fit-up allowance (normal market is \$20) which will provide a complete turn-key Medical Office suite with high end finishes similar to 4 Centennial.
 - Upgraded Waiting Area
 - Wood Trimmed Reception Area
 - Laminated Cabinetry in Exams & Labs
 - Oversized procedure room
 - All Plumbing, Electrical, HVAC, Sprinkler Systems
 - Everything Required Except Furniture & Fixtures
 - ➤ <u>Professionally Designed Suites</u> Included in above allowance is the costs associated with our experienced Medical designer.
 - Fully Engineered Plans
 - ➤ <u>Electronic Records</u> System will be part of building accessed by individual suites.
 - Ancillary Services Ability to provide and benefit from physician owned Ancillary services within the building. Either within your suite or in separate adjacent suites, such as Lab, X-Ray, etc.