

Green Mountain Care Board
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Alfred Gobeille, Chair
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Delivered Electronically

September 5, 2014

Spencer Knapp, Esq.
Fletcher Allen Health Care
111 Colchester Ave.
Burlington, VT 05401

**RE: Docket No. GMCB-015-14con, Purchase of Real Estate in South Burlington, Project
Cost: \$52,641,971**

Dear Spencer:

As we have discussed with you, the Board will be hiring a consultant to conduct a real estate and financial assessment of Fletcher Allen's proposed transaction to purchase property in South Burlington. In anticipation of this review, we are making a preliminary information request to identify the kinds of information that will be needed for review by the consultant. Please review the list and respond in writing as to the availability of the information noted below in items 1-13 and when you could provide each to us.

1. Parcel Names, Sizes, Tax Identification Numbers and Legal Descriptions.
2. Surveys or Land Use Plans Including Current Zoning.
3. Recent Real Estate Tax Bills.
4. Description of Existing Improvements and Infrastructure as well as Presence of Easements, Rights-of-Way, Use Agreements, Associations, Wetlands, Flood Plains, or Other Environmental Issues.
5. Phase I Environmental Report (and Phase II if applicable).
6. Current Property Appraisals, Broker Opinions of Value or Broker Offering Memorandums.
7. Market Feasibility Studies or Other Relevant Market Research Data.
8. Development Cash Flow Projections and Post-Completion Project Valuations
9. Development/Construction Budgets.



10. Financing Documents.
11. Other Relevant Documents Pertaining to Existing Uses, Legal Issues/Disputes or Future Development.
12. Full Report of Debt Capacity Analysis Completed by Ponder & Co.
13. Full Report of Analysis Performed by White and Burke, Real Estate Investment Advisors.

Provide the original document plus three copies and Verification Under Oath to my attention, and an identical electronic copy to me at donna.jerry@state.vt.us.

If you have any questions, please do not hesitate to contact me at 802-828-2918.

Sincerely,

s/ Donna Jerry
Donna Jerry
Health Policy Analyst

cc. City of Burlington
Office of the Health Care Advocate
HowardCenter
City of South Burlington

