Schedule as of 2.6.24											
Description	Address	City	St	Zip	# Stories	Sq. Ft.	Construction Class	LeaseTerm Date	Rent Amount/Month	NOTES	UW Notes
Hamilton Medical Center & Peeples Cancer Institute	1200 & 1215 Memorial Drive	Dalton	GA	30720	5	556,167	Structure: Concrete one-way joist with concrete beams (metal pan construction), metal deck, metal framing. Where steel is used it has been fire-proofed. Exterior Finishes: Brick Veneer, Precast, Metal siding (mechanical housing)			New Construction Endoscopy =23,112 sf.	Amended to include Peeples Cancer Center - one policy location 494,902 (includes Endos) 61,265 PCI 556,167 Total SF
Hamilton Cardiology Office Building	1436 Broadrick Drive	Dalton	GA	30720	1	11,733	Structure: Exterior Finishes: Metal Roof, Brick				
Winkler Bldg. Educational Svs./Clinical Informatics	1275 Elkwood Drive	Dalton	GA	30720	2	16,065	Structure: Steel joist, Metal, Block Exterior Finishes: Block, EIFS (stucco), brick				
Bradley Wellness Center	1225 Broadrick Drive	Dalton	GA	30720	3	72,502	Structure: Steel and concrete construction, Metal deck, Metal framing. Exterior Finish: Precast			Per Facilities-72,502 sq. ft. 1-2018	
Medical Plaza (Medical Office Building - HPG Spine Ctr & Neurosurgery, Neurology, HPG Medical Specialty, Conveninet Care, HPG Admin Offices)	1107 Memorial Drive	Dalton	GA	30720	4	67,754	Structure: Steel and concrete construction, Metal deck, Metal framing. Exterior Finish: Precast				
HMC Finance - Former HPG Hamilton Convenient Care Building <sup>(1)</sup>	1012 Burleyson Road	Dalton	GA	30720	2	9,296	Structure: Wood studs, wood trusses, Exterior Finishes: Brick veneer, wood				
Hamilton Diagnostics	1407 North Thornton Ave.	Dalton	GA	30720	1	22,175	Structure: Steel, Metal Joists, Metal framing, Metal deck. Exterior Finish: Brick Veneer				
Whitfield Commons - Dalton Senior Housing	519 W. Hawthorne St.	Dalton	GA	30720	3	21,000	Structure: wood frame Exterior: viynl siding				
Whitfield Place	1320 Winton Drive	Dalton	GA	30720	3	30,789	Structure: wood frame Exterior: Masonry				
Royal Oaks	1218/1220 Broadrick Drive	Dalton	GA	30720	4	120,000	Structure: Wood, CMU, Wood Framing, Wood deck. Exterior Finishes: Brick, EIFS (stucco), wood		III	Confirmed address should be listed as 1218/1220 Broadrick	
Regency Park Nursing (Rehab)	1212 Broadrick Dr.	Dalton	GA	30720	2	58,411	Structure: Steel, Metal Joists, Metal framing, Metal deck. Exterior Finish: Brick Veneer				
Wood Dale Nursing Building - Now used as EPIC Command Center - But we still retain the CON for the nursing home beds	1102 Burleyson Drive	Dalton	GA	30720	1	30,852	Structure: Steel, Metal Joists, Metal framing, Metal deck. Exterior Finish: Brick Veneer			SNF closed in 12-2022. Repurposed for Epic EMR Analysts team in 2023.	
Ridgewood Nursing	1110 Burlyson Drive	Dalton	GA	30720	1	30.994	Structure: Steel, Metal Joists, Metal framing, Metal deck. Exterior Finish: Brick Veneer				
Quinton Nursing	1115 Professional Blvd	Dalton	GA	30720	1		trusses, CMU, Wood deck, Metal framing. Exterior Finish: Brick veneer. Addition structure: Steel columns, wood trusses, metal framing. Exterior Finish:				1

Description	Address	City	St	Zip	#	Sq. Ft.	Construction Class	LeaseTerm Date	Rent Amount/Month	NOTES	UW Notes
Documption	Addition	o.i.y	o.	2.10	Stories	oqi i ii		Zouce Form Date	Trong yang ang manan	NO.20	OH HOISE
Hamilton Emergency Medical Services	1105 Memorial Drive	Dalton	GA	30720	1	7,392	Structure: Steel, Structural Glazed facing tile, Steel joists, Metal Decking. Exterior Finish: Brick Veneer				Deleted negative BI value
						<u> </u>					J.
Medical Arts Building - HPG Behavioral Health, Wound Care, Human Resources, EAP and	4400 Burlovicon Rd	Dolton	CA	20720	2	20.070	Structure: Steel and concrete construction, Metal deck, Metal framing. Exterior Finish: Precast				
Hamilton Vascular & Vein Center	1109 Burleyson Rd.	Dalton	GA	30720	2	20,979				Maria Maria Ca	
Maintenance Utility Service Building (behind HDC)	1407 Chattanooga Rd.	Dalton	GA	30720	1	2,300	Structure: CMU, Metal Deck. Exterior Finish: Brick Veneer			Maintenance Utility Storage building behind HDC.	
Ambulatory Surgery Center	1250 Broadrick Dr.	Dalton	GA	30720	1	25,658	Structure: Steel, Metal joist, Metal deck, Metal framing. Exterior finishes: Precast, Brick Veneer.				
HPG-Murray Campus	800 Gl Maddox Parkway	Chatsworth	GA	30705	1	12,478	Structure: Steel, Steel deck, wood, wood trusses, concrete. Exterior Finishes: Brick Arrisraft, CMP			Added new facility 12-2016	
				50,00		, ,					
HPG GI Physicians Office Building	302 Point North Place	Dalton	GA	30720	1	11,240	Structure: Metal frame Exterior: Masonry			Purchased 03-2017	
Double Unit Office Building (Maintenance & Physician Recruitment)	1002/1004 Burleyson Drive	Dalton	GA	30720	1	3,000	Structure: Wood Frame Exterior Finishes: Block, EIFS (stucco)				
Maintenance Carpenter Shop	1619 Broadrick Drive	Dalton	GA	30720	1	8,400	Structure: Steel, Steel Joist Exterior Finishes: Block, metal roof, metal siding			Purchased 10-2017 - amended value back to Corelogic estimated value	
Dental Arts Building - Medical Office Building (Employee Wellness offices located on bottom floor)	1305 Broadrick Drive	407	GA	30720	2	6,812	Structure: Wood joist, wood. Exterior Finishes: EIFS (stucco), brick			Added/Purchased 1 2018	
·											
Medical Office Building (formerly Stubbs rental)	1308 Memorial Drive	Dalton	GA	30720	2	8,696	Structure: Wood joist, wood. Exterior Finishes: EIFS (stucco), brick			Purchased 1-2018 No Tenants	Scheduled for DEMO
HPG - Catoosa Campus	45 College Park Drive	Ringgold	GA	30736	1	9,550	Structure: Steel, Steel deck, wood, wood trusses, concrete. Exterior Finishes: Brick Arrisraft, CMP			Added 1/26/2018 (HPG Clinic)	
		33-13				2,300	Structure: Steel, Concrete, CMU, Post-				
Anna Shaw Children's Institute	1201 Burleyson Road	Dalton	GA	30720	3	55,997	Tensioned Slab, metal deck, metal framing. Exterior Finishes: Brick Veneer and Aluminum Panels, Glass			Opened in April 1, 2019	Deleted negative B value

Description	Address	City	St	Zip	# Stories	Sq. Ft.	Construction Class	LeaseTerm Date	Rent Amount/Month	NOTES	UW Notes
Medical Office Building-Duplex "Bailey Building" (Dr. Bailey old property)	1243 & 1247 Broadrick Drive	Dalton	GA	30720	1		Structure: Steel, Metal Joists, Metal framing, Metal deck. Exterior Finish: Brick Veneer			Residency Office	
HPG General Surgery (Paynter, Fromm, Manahan, Edwards)	1504 Broadrick Drive	Dalton	GA	30720	1		Structure: Wood frame. Exterior Finish: Brick Veneer			HMC puchased 7/16/2018 (Wood frame, brick veener) Formerly Dalton Surgical Group	
Parking Garage (3 level)	1247 Broadrick Drive	Dalton	GA	30720	3		Structure: Pre-cast, concrete joints, concrete				
Quadplex (1)	1401 Belton Drive	Dalton	GA	30720	1		Wood Frame			Used for housing medical students. Some medical residents also live in these units.	Did not trend - vacant/scheduled
Quadplex (1)	1321 Applewood Drive	Dalton	GA	30720	1	1,896	Wood Frame			Used for housing medical students. Some medical residents also live in these units.	Did not trend - vacant/scheduled
	1305 Winton Drive	Dalton	Ga	30720	1	2,548	Wood Frame			Used for housing medical students.	Did not trend - vacant/scheduled
Apartment Building (4 units)	1130 Applewood Drive	Dalton	GA	30720	2	2,880	Wood Frame			Added 10-8-19. Units were renovated in Spring 2020, and medical residents now rent units from HMC during residency program.	Did not trend
										Added 10-8-19. Units were renovated in Spring 2020, and medical residents now rent units from HMC during	
Apartment Building (4 units)	1132 Applewood Drive	Dalton	GA	30720	2		Wood Frame Structure: Wood Frame			residency program.	Did not trend
Brick Quadplex	1212 Applewood Drive	Dalton	GA	30720	2		Exterior Finishes:Brick Veneer			Purchased 11/22/19	ACV per 3/05/20 email
Brick Quadplex	1206 Applewood Drive	Dalton	GA	30720	2		Structure: Wood Frame Exterior Finishes:Brick Veneer			Purchased 1/8/2020 for \$349,260	ACV per 3/05/20 email

## Hamilton Health Care System, Inc.

Description	Address	City	St	Zip	# Stories	Sq. Ft.	Construction Class	LeaseTerm Date	LeaseTerm Date Rent Amount/Month		UW Notes	
Brick Apartments (total 9 units)	1208-1210 Applewood Dr	Dalton	GA	30720	2		Structure: Wood Frame Exterior Finishes: Masonry			Purchased 1/8/2020 for \$702,265	ACV per 3/05/20 email	
							Structure: Wood Frame			Purchased 1/8/2020 for		
Brick Apartments (total 8 units)	1200 Applewood Drive	Dalton	GA	30720	2	6,620	Exterior Finishes: Masonry			\$793,037	ACV per 3/05/20 email	
Duplex Apartment Building	1211 Applewood Drive	Dalton	GA	30720	2	1,653	Masonry			Added 6/29/22		
Quadplex Apartment Building	1213 Applewood Drive	Dalton	GA	30720	2	4,417	Masonry			Added 6/29/22  Renovations for medical		
Office Building Professional Court	1503 Professional Court	Dalton	GA	30720	1	8,000	Masonry			office space completed in 2023. Currently vacant. Added 6/29/22		
							Structure: CMU, Pre-engineered steel, Wood, Metal roof. Exterior Finishes: CMU,			Building currently used for		
Warehouse Building  Hamilton Orthopedic Surgery	501 Reed Road	Dalton	GA	30720	2	50,000	Metal			storage Added 11/18/22 Houses JV Orthopedic Surgery Center b/w HMC and 3rd party. Added		
Center Center	1104 Professional Blvd	Dalton	GA	30720	1	52,640	Structure: wood frame Exterior: Masonry			9/16/22		

## Hamilton Health Care System, Inc. Statement of Values/Property Schedule Last update by client for 2021 - 2022 renewal

1/12/2

1/12/24			_														
Description	Address	City	St	Zip	Parcel #	Acres	Description	Owner Total PD Value	NOTES								
Vacant Properties	10/4/24			1	1												
Wasses I am d	Malland Danel	Deltan		20720	12-145-05-000	2.50	Easement at head of walking trail just east of other										
Vacant Land	Mallard Road	Dalton	GA	30720	12-145-05-000	2.59	mallard properties - along creek	Hamilton Medical Center, Inc									
Vacant Land	Drake Road	Dalton	GA	30720	12-146-01-000	6.42	House and shop demoed oct 2024  House scheduled to be demoed last Q 2024 and	Hamilton Medical Center, Inc									
Vacant Land	Mallard Road	Dalton	GA	30720	12-159-01-083	26.39	acerage on map looks wrong to me - appears to be much smaller than 26.39	Hamilton Medical Center, Inc									
							House and shed scheduled to be demoed last Q										
Vacant Land	Mallard Road	Dalton	GA	30720	12-159-01-005	9.68	2024 On south side of N bypass between Drake Road	Hamilton Medical Center, Inc									
Vacant Land	North Bypass	Dalton	GA	30720	12-159-01-000	Not listed or GIS	and Thornton. I believe this property is included in the 26.39 acres 2 lines above	Hamilton Medical Center, Inc									
Vacant Land	North Bypass	Dalton	GA	30720	12-145-04-000	7.13	SE Corner of N Bypass and Thornton	Hamilton Medical Center, Inc									
	3						One proerty east of SE corner of N bypass and										
Vacant Land	420 N Parker Dr	Dalton	GA	30720	12-161-07-009	1.95	Thornton	Hamilton Medical Center, Inc									
Vacant Land	N Parker Dr	Dalton	GA	30720	12-16107-010	1.62	two properties SE of the corner of N Bypass andThornton	Hamilton Medical Center, Inc									
Vacant Land	Reed Road	Dalton	GA	30720	12-144-01-000	20.34	NE Corner of N Bypass and Reed Road	Hamilton Medical Center, Inc	-								
Vacant Land	Reed Road	Dalton	GA	30720	12-123-01-000	5.44	Immediately E of water towers	Hamilton Medical Center, Inc									
Vacant Land	Reed Road	Dalton	GA	30720	12-123-21-000	20.48	Immediatley N of water towers	Hamilton Medical Center, Inc									
Vacant Land	Applewood Drive	Dalton	Ga	30720	12-184-01-021	0.68	Immediately NW of BWC tennis courts	Hamilton Medical Center, Inc									
Vacant Land	Applewood Drive	Dalton	Ga	30720	12-184-01-023	1.79	Immediatley west of BWC parking lot	Hamilton Medical Center, Inc									
Wasses I am d	Applement Delice	Deltan	0-	20720	40 404 04 055	0.40	Instruction was a CRIMO model on Lat	Healthea Medical Courses for									
Vacant Land	Applewood Drive	Dalton	Ga	30720	12-184-01-055	0.18	Immediatley west of BWC parking lot	Hamilton Medical Center, Inc	-								
Vacant Land	Applewood Drive	Dalton	Ga	30720	12-184-01-054	0.34	Immediatley west of BWC parking lot	Hamilton Medical Center, Inc									
Vacant Land	Applewood Drive	Dalton	Ga	30720	12-184-01-018	1.76	immediately south of church on Applewood	Hamilton Medical Center, Inc									
Vacant Land	Applewood Drive	Dalton	Ga	30720	12-184-01-077	0.43	two protperties south of church on Applewood	Hamilton Medical Center, Inc									
Vacant Land	Applewood Drive	Dalton	Ga	30720	12-184-01-069	0.43	two protperties south of church on Applewood	Hamilton Medical Center, Inc									
Vacant Land	Applewood Drive	Dalton	Ga	30720	12-184-01-027	2.6	immediatlyl south of Erwin Street	Hamilton Medical Center, Inc									
Vacant Land	Applewood Drive	Dalton	Ga	30720	12-184-01-019	0.32	immediately west of church on Applewood	Hamilton Medical Center, Inc									
Vacant Land	Applewood Drive	Dalton	Ga	30720	12-184-01-103	0.31	immediately west of church on Applewood	Hamilton Medical Center, Inc									
Vacant Land	Walston Ave	Dalton	Ga	30720	12-184-01-116	1.17	immediatley east of Walston	Hamilton Medical Center, Inc									
Vacant Land	Walston Ave	Dalton	Ga	30720	12-184-01-109	1.3	2 properties east of Walton	Hamilton Medical Center, Inc									
Vacant Land	Walston Ave	Dalton	Ga		12-184-01-087	0.49	2 properties east of Walton	Hamilton Medical Center, Inc	-								
Vacant Land	Walston Ave	Dalton	Ga	30720	12-184-01-080	0.46	2 properties east of Walton immediatley behind house on Phillips (we sold	Hamilton Medical Center, Inc									
Vacant Land	Phillips Drive	Dalton	GA	30720	12-159-021	1.13	house)	Hamilton Medical Center, Inc									
Vacant Land	Phillips Drive	Dalton	GA	30720	12-145-01-004	1.61	Pie shaped property off Phillips along power line	Hamilton Medical Center, Inc									
Vacant Land	1721 Chattanooga Rd	Dalton	GA	30720	12-145-01-003	0.76	1721 Chattanooga Rd	Hamilton Medical Center, Inc									
Vacant Land	1713 Chattanooga Rd	Dalton	GA	30720	12-145-01-002	0.34	Scheduled for demo	Hamilton Medical Center, Inc									
Vacant Land	1711 Chattanooga Road	Dalton	GA	30720	12-145-01-001	0.37	structure already demoed	Hamilton Medical Center, Inc									
	1701 Chatanooga Road																
Vacant Land		Dalton	GA		12-145-03-000	1.31	1701 Chatanooga Road	Hamilton Medical Center, Inc									
Vacant Land	Broadrick Drive	Dalton	GA	30720	12-160-19-000	7.09	Three properties north of The Lofts	Hamilton Medical Center, Inc 5									

1/12/24 Description	Address	City	St	Zip	Parcel #	Acres	Description	Owner Total PD Value NOTE	s
Vacant Land	Broadrick Drive	Dalton	GA	30720	12-160-58-000	7.57	Two properties north of The Lofts	Hamilton Medical Center, Inc	
Vacant Land	1301 Broadrick Drive	Dalton	GA	30720	12-183-04-001	0.62	Corner of Broadrick and Memorial	Hamilton Medical Center, Inc	
Vacant Land	1308 Memorial Drive	Dalton	GA	30720	12-183-04-013	0.34	1308 Memorial Drive - building is scheduled for demo	Hamilton Medical Center, Inc	
Vacant Land	N Thornton	Dalton	GA	30720	12-160-09-000	6.67	Immediatley S of convenience store on Thornton	Hamilton Medical Center, Inc	
Vacant Land	Cleo Way	Dalton	GA	30720	12-160-59-000	2	Immediatley SE of convenience store on Thornton	Hamilton Medical Center, Inc	
Vacant Land	Arbella Street	Dalton	GA	30720	12-161-01-087	0.23	Behind car wash on Thornton	Hamilton Medical Center, Inc	
Vacant Land	Thornton	Dalton	GA	30720	12-182-15-000	6.08	Immediately N of storage units	Hamilton Medical Center, Inc	
Vacant Land	Thornton	Dalton	GA	30720	12-182-02-007	0.23	Immediatley W of storage units	Hamilton Medical Center, Inc	
Vacant Land	N Thornton	Dalton	GA	30720	12-183-05-000	7.87	Between Elkwood and Thornton	Hamilton Medical Center, Inc	
Vacant Land	N Thornton	Dalton	GA	30720	12-182-02-001	0.5	Across street from car wash on thornton	Hamilton Medical Center, Inc	
Vacant Land	Elkwood Drive	Dalton	GA	30720	12-183-04-020	6.08	East off Elkwood	Hamilton Medical Center, Inc	
Vacant Land	Elkwood Drive	Dalton	GA	30720	12-183-04-024	2	East off Elkwood	Hamilton Medical Center, Inc	
Vacant Land	Helton Sreet	Dalton	GA	30720	12-182-09-007	0.52	NW corner of MainST and Helton	Hamilton Medical Center, Inc	
Vacant Land	N Thornton	Dalton	GA	30720	12-182-02-041	1.05	West of Thornton	Hamilton Medical Center, Inc	
Vacant Land	1407 Applewood Dr	Dalton	GA	30720	12-183-03-000	2	Hold Health Department property	Hamilton Medical Center, Inc	
Vacant Land	N Thornton Ave	Dalton	GA	30720	12-160-02-004	0.34	NW Corner of Burlyson and Thornton	Hamilton Medical Center, Inc	
Vacant Land	Memorial Drive	Dalton	GA	30720	12-184-01-050	0.41	ASCI Retention Pond	Hamilton Children's Institute, Inc.	
Vacant Land	1008 Burleyson Rd	Dalton	GA	30720	12-160-03-000	1.72	Church Parking Lot	Hamilton Medical Center, Inc	
Vacant Land	1203 Memorial Dr	Dalton	GA	30720	12-183-04-021	0.45	Dr. Boyd property	Hamilton Medical Center, Inc	
Vacant Land	Memorial Drive	Dalton	GA	30720	12-183-04-005	0.81	Dr. Boyd property	Hamilton Medical Center, Inc	
Vacant Land	Cleveland Hwy	Dalton	GA	30720	12-089-01-002	15.11	N of Tractor Supply	Hamilton Medical Center, Inc	
Vacant Land Vacant Land	Cleveland Hwy 800 GI Maddox Parkway	Dalton Chatsworth	GA GA	30720	0 12-089-01-014 00048B 008	6.28	N of Tractor Supply  Extra property at Murray Campus	Whitfield Healthcare Foundattion, Inc.  Hamilton Medical Center, Inc	
	1125 Dews Pond Road		GA	30701				Hamilton Medical Center, Inc	
Vacant Land	1125 Dews Pond Road	Calhoun	GA	3070	C53 014NB	25.36	SW Corner of Dews Pond and Curtis Parkway	namiron wedcar Center, inc	
Vacant Land	3200 Peerless Dr NW	Cleveland	TN		041L C 001.00	1.76	Corner of Raider Dr and Peerless		
						223.91			

## Hamilton Health Care System, Inc. Statement of Values/Property Schedule Last update by client for 2021 - 2022 renewal

1/12/24

Description	Address	City	St	Zip	Parcel #	Acres	Description	Owner	Total PD Value					NOTES	
Deleted															
															$\dashv$
Unity Baptist Church & property	1008 Burleyson Road														
HPG-Primary Care Eton Clinic	79 Hwy 286 Unit B														
House (Vacant)	1202 Phillips Drive														
1301 Broadrick Drive														7	