

**From:** [Kara Friedman](#)  
**To:** [Constantino, Mike](#)  
**Cc:** [collin.m.anderson@outlook.com](mailto:collin.m.anderson@outlook.com)  
**Subject:** [External] RE: Endoscopy Center Relocation  
**Date:** Tuesday, September 10, 2019 2:59:05 PM  
**Attachments:** [image001.png](#)  
[1570 North Green Mount Road Assessor Record-c.pdf](#)

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Mike,

As for the value of the parcel, we researched the public records. The property, which is being subdivided into six parcels as shown on the diagram I sent you, was sold for \$544,000 in 2018 to The Storage Center of O'Fallon, LLC (and Haris Assets LLC has a contract to buy the plot associated with the building the endoscopy center will occupy). The endoscopy center will occupy ½ of that subdivided parcel so it would be fair to say the FMV of the land associated with the endoscopy center is  $\$544,000/6 = \$90,667/2 = \underline{\$45,333}$ .

The value the property is assessed for is lower ( $232,971/6 = \$38,825/2 = \$19,412.50$ ).

See attached for the public record.

Please let me know if you need anything else.

Thanks,  
Kara

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**From:** Kara Friedman  
**Sent:** Monday, September 09, 2019 4:05 PM  
**To:** Constantino, Mike  
**Cc:** [collin.m.anderson@outlook.com](mailto:collin.m.anderson@outlook.com)  
**Subject:** Endoscopy Center Relocation

Mike,

I wanted to follow-up on your questions regarding the CON application for project #19-025. I appreciate your help. I'm still trying to understand the value of the land associated with the real estate as Dr. Ahmed stated that the FMV value of the real estate value includes the parcel so I'm looking up the assessed value documentation in the county records. I hope to have you that figure in the next day or two. Also, note the following:

1. I apologize for the confusing wording on page 57. What it meant to communicate is the following: "United Healthcare has implemented a prior authorization policy that requires patients to receive endoscopies in freestanding ASCs unless the patient suffers certain comorbidities that require hospitalization. The Applicant expects other payors to follow suit in the near future. Accordingly, will offer these services in O'Fallon/Shiloh to provide the low cost venue that we expect payors to require."
2. Physicians' Surgical Center will be enrolled in Molina Healthcare and Meridian Health as well

as accepting traditional Medicaid for those still covered under the non-managed care option.

3. Attached is the letter you requested attesting that the stated charges will not increase, at a minimum, for the first two years of operation unless a permit is first obtained. If you need the original, we will send it via FedEx.

4. The lease arrangement between Haris Assets, LLC and Ahmed 15, LLC will provide for a 10 year lease at \$8,194 per month.

I will follow-up again shortly on the last item.

Thanks,

Kara

**Kara M. Friedman**

*Shareholder*

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