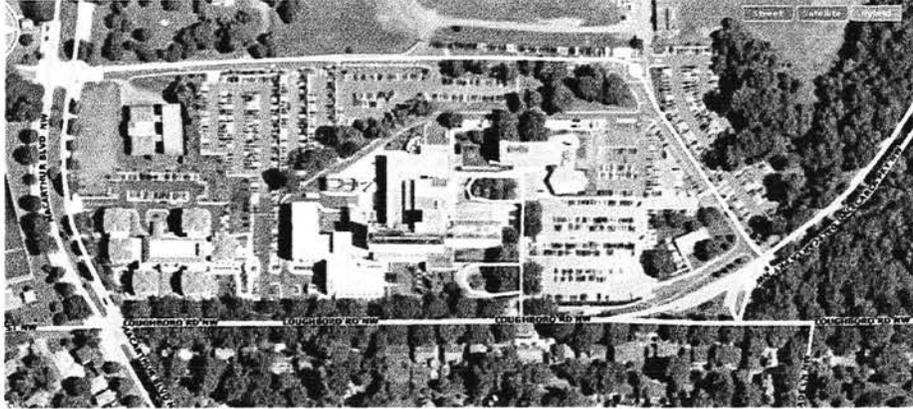


# ANC Vote To Support Sibley MOB

- Building height of 65 feet plus mechanical
- Five floors above grade, not seven
- Original sq footage reduced by 40,000
- Limit of 60 doctors, down from 90-100
- Adhere to 6:1 ratio on parking spaces and reduce proportionately to 525, from 750
- Maximum SP-1 zoning
- Move helipad off Little Falls Road to permit WMATA bus circulation on rear of campus

# Sibley Today

20.48 Acres, 70% Paved or Built



Source: Sibley Hospital and www.zillow.com

3

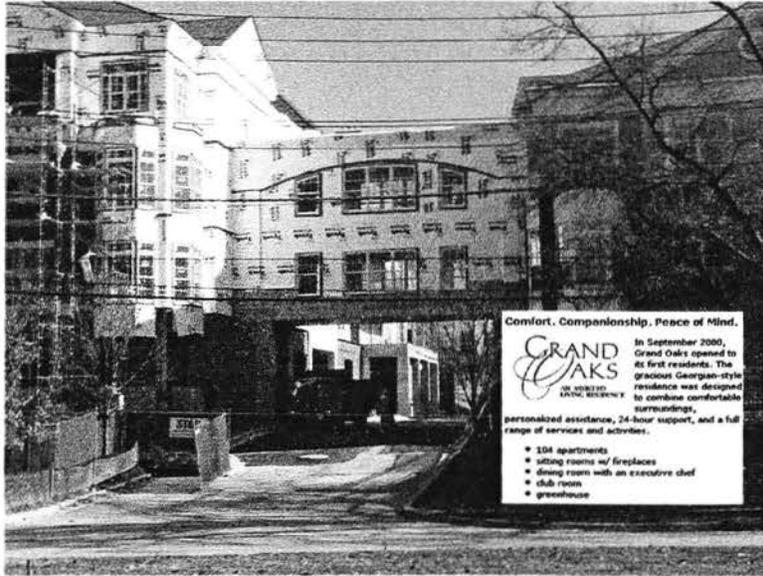
# Abutting low-density neighborhoods



4

# Grand Oaks Addition

All Grand Oaks Buildings Have Special Exceptions for 46-Foot Heights



Comfort. Companionship. Peace of Mind.

**GRAND OAKS**  
 AN ASSISTED LIVING RESIDENCY

In September 2000, Grand Oaks opened to its first residents. The gracious Georgian-style residence was designed to combine comfortable surroundings,

- personalized assistance, 24-hour support, and a full range of services and activities.
- 104 apartments
- sitting rooms w/ fireplaces
- dining room with an executive chef
- club room
- greenhouse

5

# Future Expansion

SECTION 2A (PAGE 11) WASHINGTON BUSINESS EXPANSION IN PROGRESS 5B

## Sibley to open up expansion plans to community

**MOVING SLOWLY:** Hospital CEO Dub Sloan says neighbors' feared impact will be key to Sibley's plans.

New facilities will be built on 8.5 acres adjacent to the hospital that Sibley bought in April 2002.

Sibley recently completed a \$5 million, 650-space parking garage. An expansion of the hospital's 104-unit assisted-living facility, Grand Oaks, will begin this summer. The hospital has invested \$250 million over the past 15 years to upgrade its infrastructure.

Sibley isn't the only local health care provider gearing up for an expansion or major renovation. Many facilities in the region are run-down and in need of an upgrade.

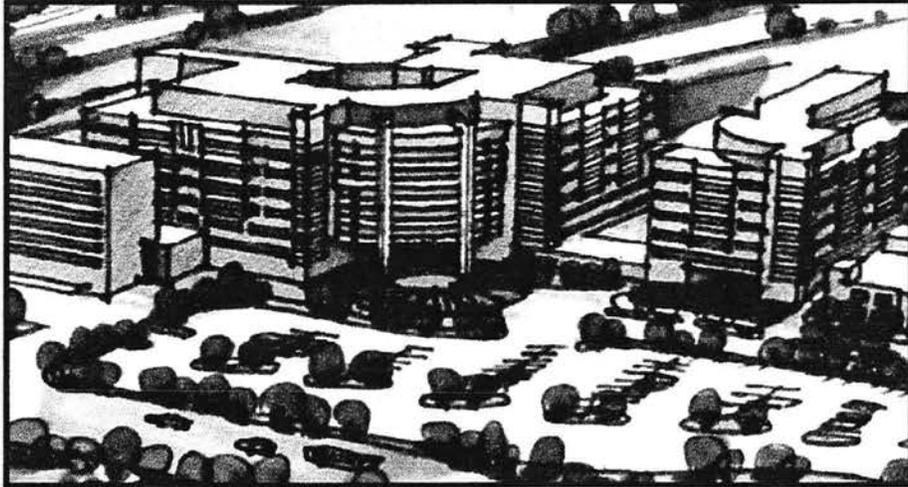
Washington Hospital Center, for one, will begin looking for money this year — \$500 million to \$1 billion — to fund future projects

PHOTO: JIMMY S. LANTIER

**“Sibley’s expansion will take 10 to 12 years to complete and occur in three phases. First up is a medical office building which Sloan envisions as a 90,000-square foot facility with room for 60 to 70 doctors... It’s a convenience for patients and an enticement to doctors.”**

6

# Master plan concept

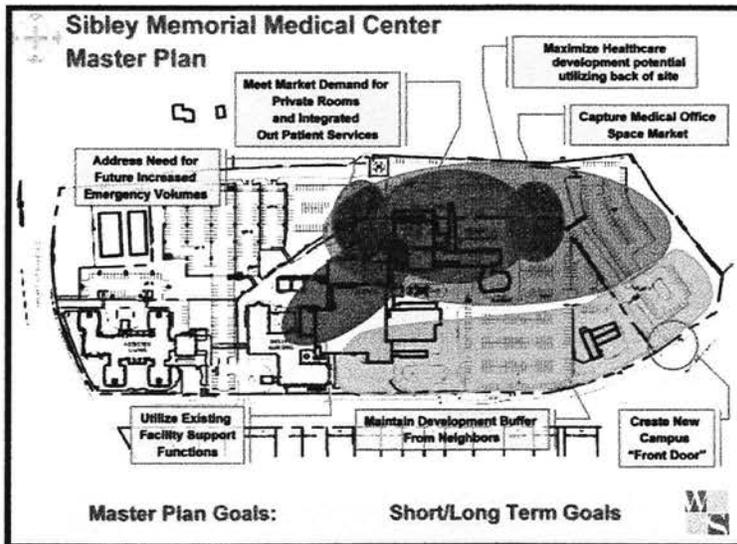


Source: Sibley Hospital

7

## 40% more beds – from 238 to 328

New Beds Require Updated CON from State Health Planning Administration



Source: Sibley Hospital

8

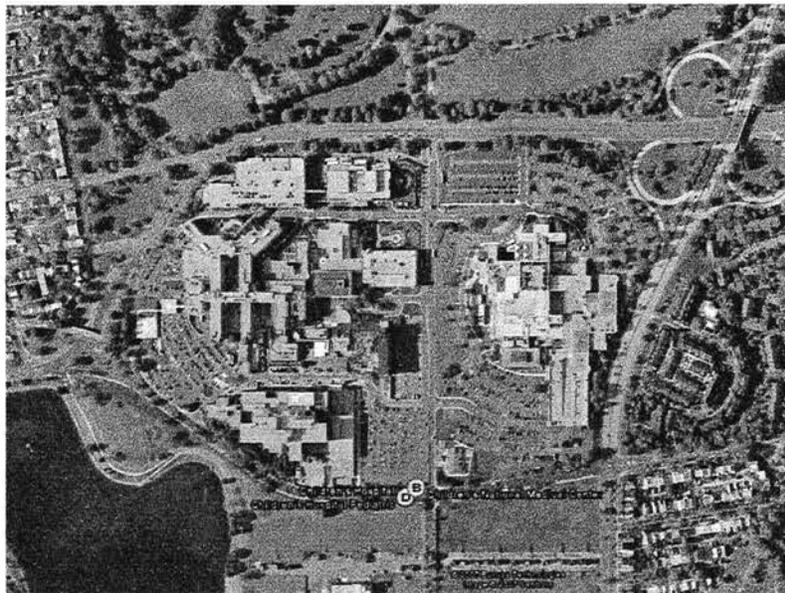


## Truck and ambulance routes



11

## Washington Medical Center



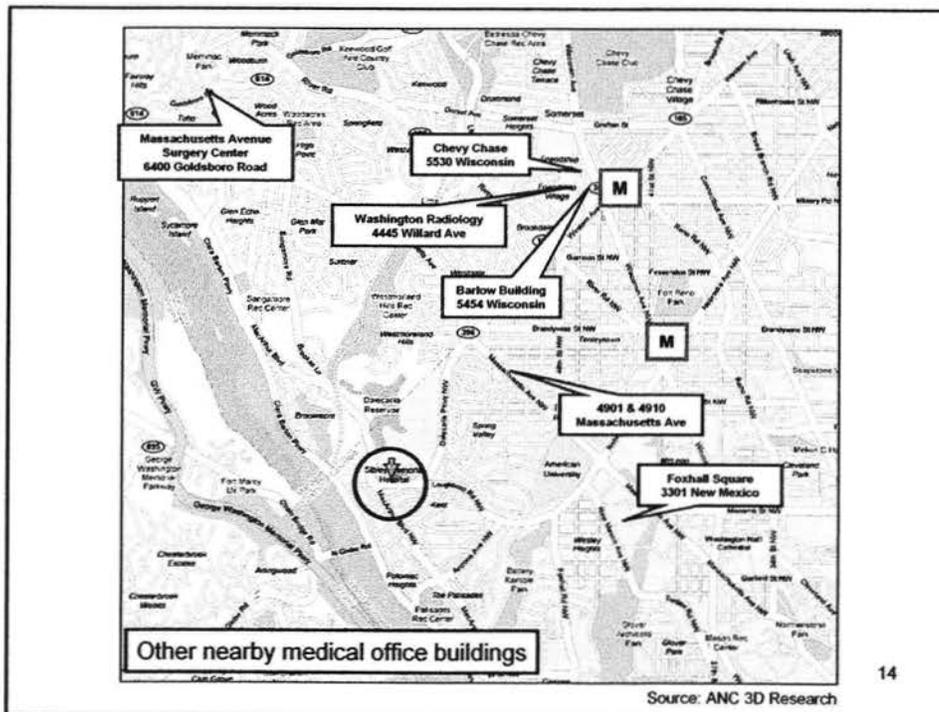
12

## Exhibit F: Typical MOB's are privately-owned, smaller, in high growth areas, near highways

Facility	Location	Miles to hospital	# of Floors	MOB Sq Ft	Owner	Website Address
<b>WASHINGTON, D.C.</b>						
<i>(Population shrank by 5.7% 1990-2000)</i>						
Sibley Memorial Hospital	Washington, D.C.					<a href="http://www.sibley.org">http://www.sibley.org</a>
Foxhall Square - 3301 New Mexico Ave NW	Washington, D.C.	1.4 miles		100,000	Bernstein Management	
4901 and 4910 Massachusetts	Washington, D.C.	1.5 miles		80,000	W.C. & A.N. Miller	
Barlow Building - 5454 Wisconsin	Chevy Chase, MD	2.5 miles		270,562	Barlow Corp./JP Morgan/Columbia	
Washington Radiology Associates - 4445 Willard	Chevy Chase, MD	2.5 miles				<a href="http://www.washingtonradiology.com">http://www.washingtonradiology.com</a>
Chevy Chase Building - 5530 Wisconsin	Chevy Chase, MD	2.6 miles				
Massachusetts Ave Surgery Center - 6400 Goldsboro	Bethesda, MD	3.5 miles		250,000	Folger Shannon & Luchs	<a href="http://www.fsls.com">www.fsls.com</a>
<b>Washington Hospital Center - Campus</b>						
Washington Hospital Center						<a href="http://www.washcenter.org">www.washcenter.org</a>
National Rehabilitation Hospital						<a href="http://www.nrh.nih.gov">www.nrh.nih.gov</a>
Children's National Medical Center						<a href="http://www.cnmcc.org">www.cnmcc.org</a>
<b>MARYLAND</b>						
<i>(Montgomery City, Pop. grew 14.8% 1990-2000)</i>						
Holy Cross (Montgomery City)	Silver Spring, MD		6			<a href="http://www.holycrosshealth.org">http://www.holycrosshealth.org</a>
Holy Cross Medical Building				60,000	Managed by Folger-Poat	
Montgomery General (Montgomery City)	Gleby, MD		34	64,000	Managed by Folger-Poat	<a href="http://www.montgomerygeneral.com">http://www.montgomerygeneral.com</a>
One in planning (March 2005 WBL)					Managed by Folger-Poat	
Montgomery General Physicians Office Building I					Managed by Folger-Poat	
Suburban Hospital (Montgomery City)	Bethesda, MD					<a href="http://www.suburbanhospital.org/wsc/come/nap.jsp">http://www.suburbanhospital.org/wsc/come/nap.jsp</a>
Cantaker-Champlain Campus (Rockledge Dr)		2.6 miles		90,000		
Adventist Healthcare - Shady Grove (Montgomery City)	1-270					<a href="http://www.adventisthealthcare.com/SGUH">http://www.adventisthealthcare.com/SGUH</a>
Shady Grove Medical Building	Rockville, MD	14 miles	3	38,367	WRIT (Washington RE/II)	
Shady Grove Professional Center	Rockville, MD	14 miles	4	51,172	WRIT (Washington RE/II)	
Shady Grove Professional Center II	Rockville, MD	14 miles	4	52,319	WRIT (Washington RE/II)	
Shady Grove Medical Village II - Rockville	Rockville, MD	14 miles	4	60,000	WRIT (Washington RE/II)	

Source: ANC 3D Research. Full chart is attached to ANC 3D Report.

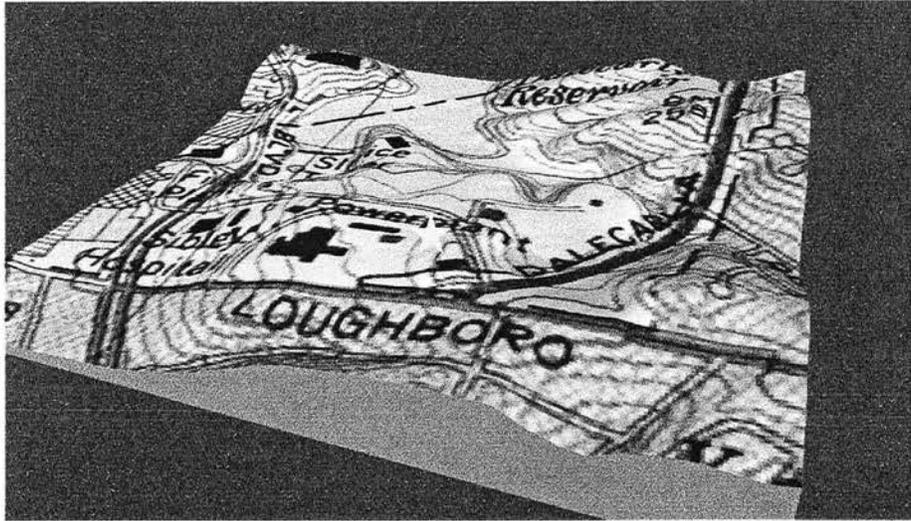
13



Source: ANC 3D Research

14

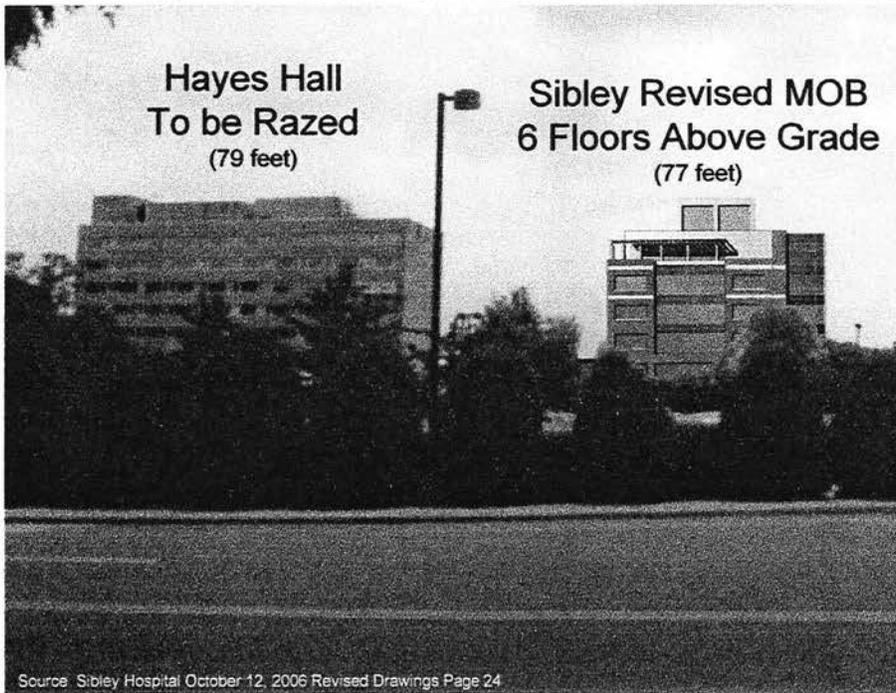
## MOB at Highest Point on Site



MapTech Terrain Navigator

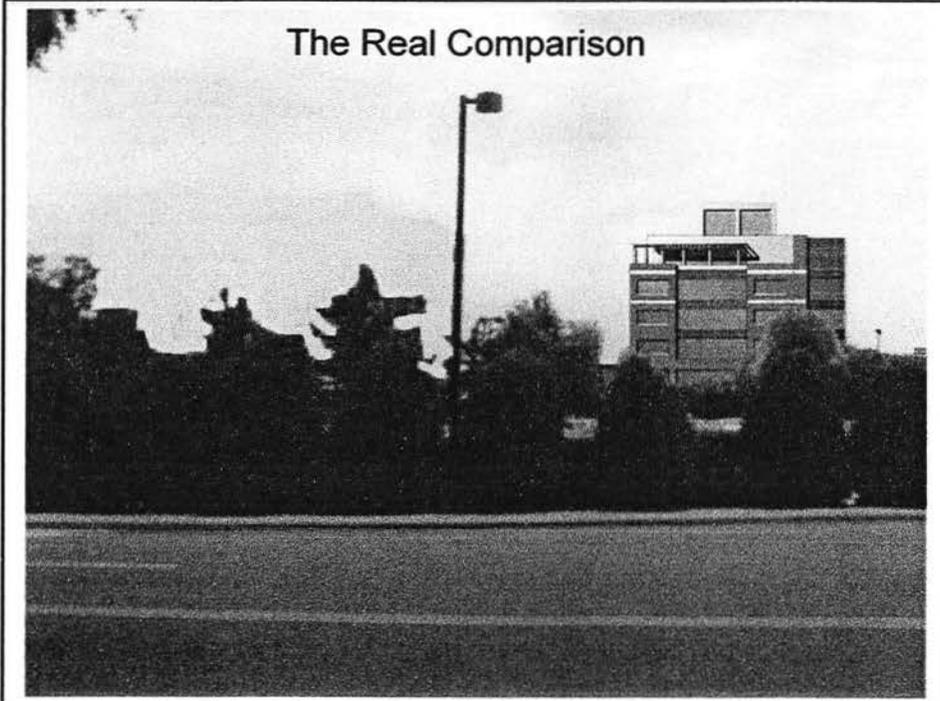
Hayes Hall  
To be Razed  
(79 feet)

Sibley Revised MOB  
6 Floors Above Grade  
(77 feet)

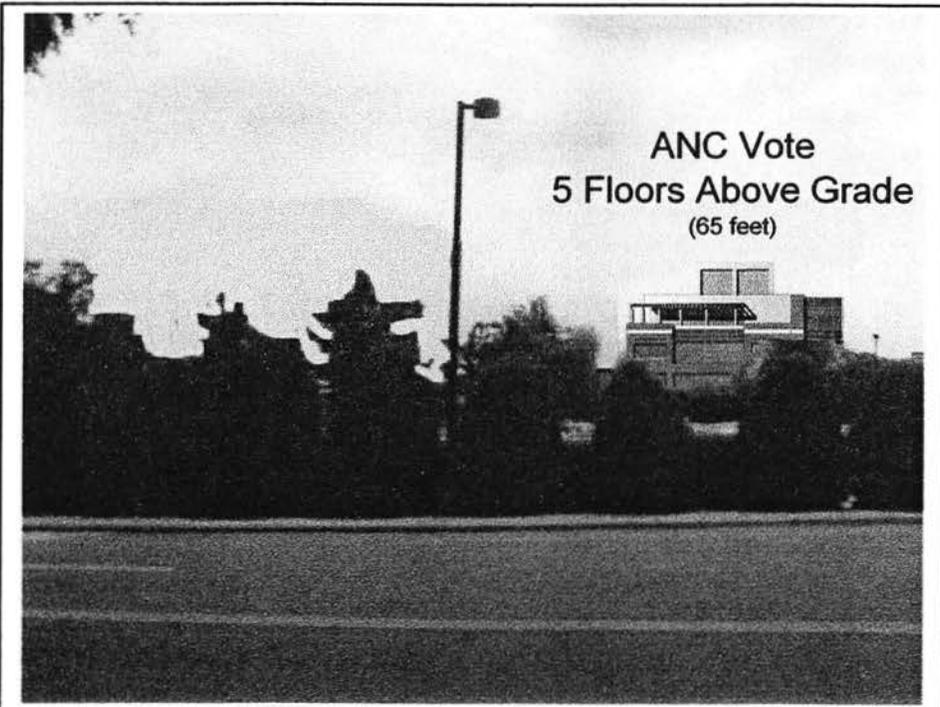


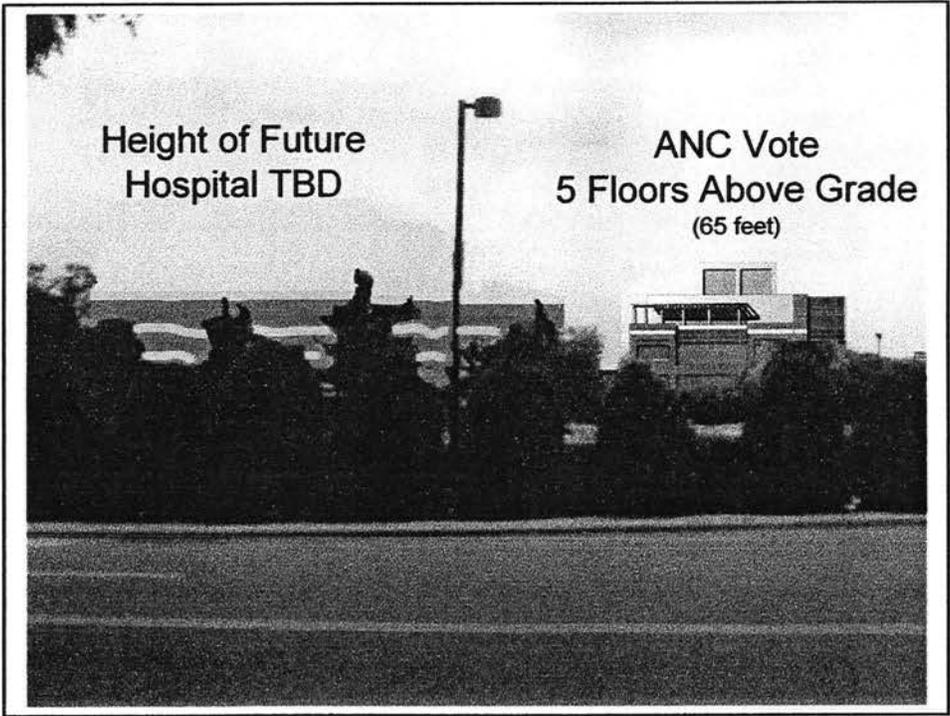
Source: Sibley Hospital October 12, 2006 Revised Drawings Page 24

The Real Comparison

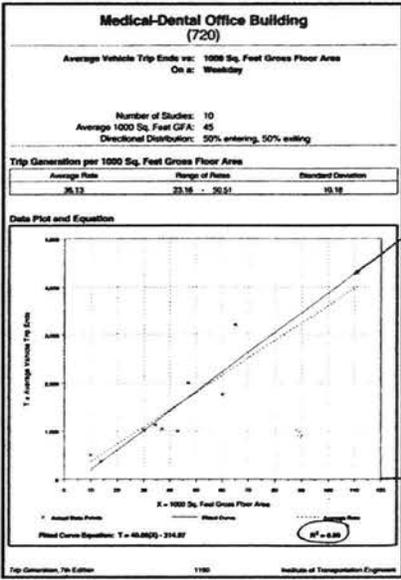


ANC Vote  
5 Floors Above Grade  
(65 feet)

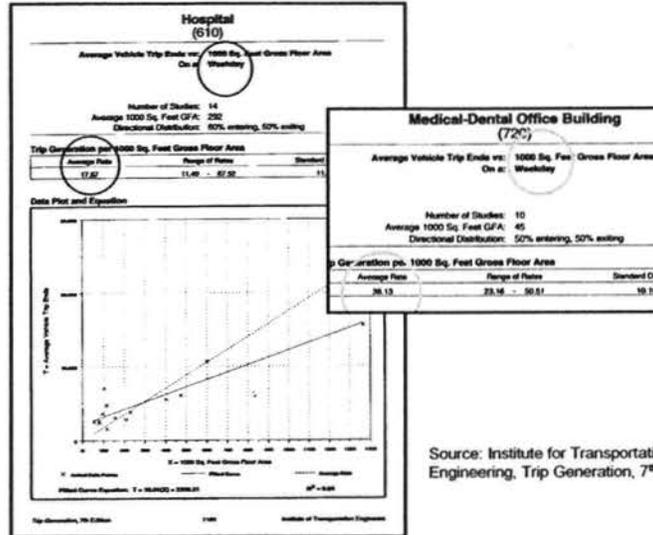




## ITE Standard Traffic Model

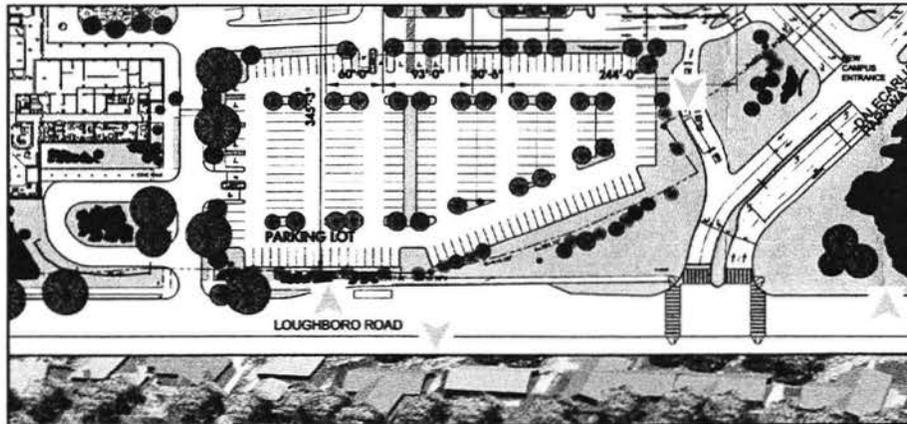


## MOBs Generate 2x Traffic of Hospitals Per 1,000 Square Feet



21

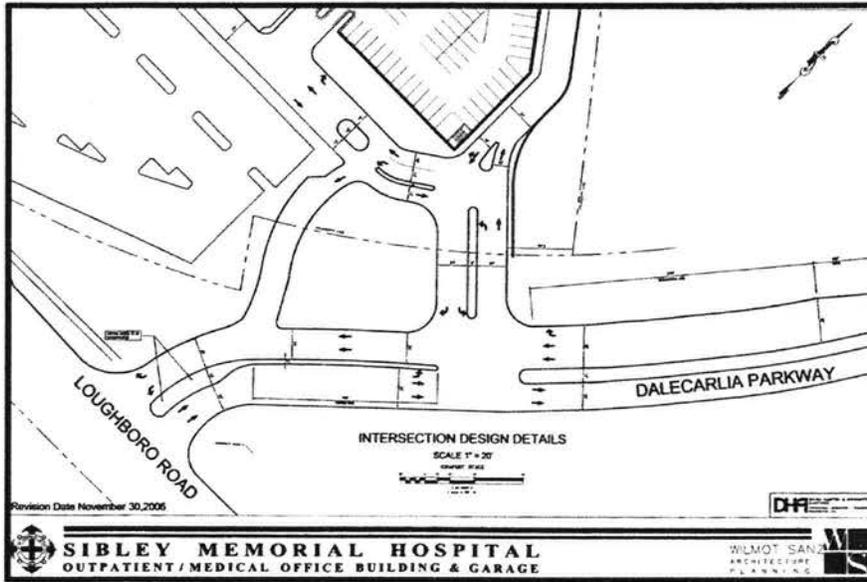
## Pedestrian Safety



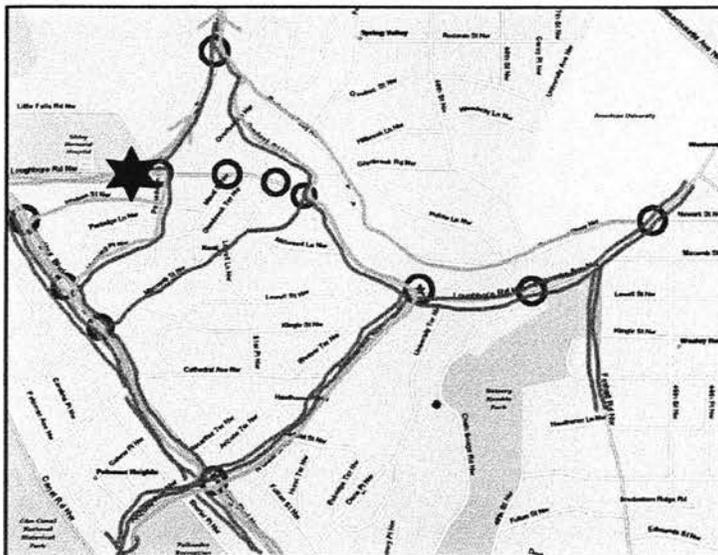
▲ = Bus Stop

22

# The Traffic Safety Dilemma



# Cut-Through to Avoid Sibley



24



## Sibley Memorial Hospital Medical Office Building

PARKING SPACES		PARKING SPACES	
CURRENT INVENTORY	1,464	NET ADD	421
DISPLACED CONSTRUCTION	-329	INVENTORY UNDER UTILIZED	360
SUB TOTAL	1,135	AVAILABLE FOR MOB	781
NEW GARAGE + NEW SURFACE	+750		
NEW TOTAL FOR CAMPUS	1,885		781 SPACES/ 113 FAR
CURRENT INVENTORY	-1,464		
NET ADD	421		<b>= 6.9 CARS/ 1000 NSF</b>

### Proposed Parking Tabulation

Wilmot Sanz Architects and Planners February 1, 2007

25

**Financial Indicators**

DCHA  
District of Columbia  
Hospital Association

**Calendar Year 2005**

Subject: THIS REPORT ON OPERATING BED CAPACITY

This report is intended to provide aggregate and comparative data on the utilization levels of the District of Columbia Hospital Association for calendar year 2005. The source of the data is the District of Columbia Hospital Association's (DCHA) Monthly Utilization Survey and Operating Bed Capacity and Census Survey participation by individual hospitals. The graphs in this report describe utilization levels in the aggregate for the following District's acute care non-federal hospitals:

- Columbia Memorial Medical Center
- George Washington University Hospital
- Georgetown University Hospital
- Howard University Community Hospital
- Medical University Hospital
- Princeton Hospital
- Sibley Memorial Hospital
- Washington Hospital Center

The health care community in the District of Columbia has seen significant changes in the last few years, including the announcement of Sibley Memorial Hospital's exit on assets as a long-term care care facility in 2005, the closure of DC General Hospital in 2001 and the District of Columbia Hospital for Women in 2002. For comparison, these hospitals have been included from all charts, with the exception of Operating Bed Capacity.

#### Operating Bed Capacity

Compared to last year, there has been a slight increase in the number of operating beds in the District's acute care non-federal hospitals. However, there has been an overall decrease in the number since 2001. It was the fourth quarter of 2005 through the third quarter of 2006 that the District's acute care non-federal hospitals decreased the number of operating beds by 40.7 percent.

Hospital	Bed in Operation		Percent Change
	2005	2004	
<b>Acute Care</b>			
Columbia Memorial Medical Center	100	100	0.0%
George Washington University Hospital	324	333	-3.7%
Georgetown University Hospital	320	330	-2.4%
Howard University Hospital	320	278	15.2%
Princeton Hospital	291	291	0.0%
Sibley Memorial Hospital	380	275	37.1%
Washington Hospital Center	300	300	0.0%
<b>TOTAL ACUTE CARE</b>	<b>1,745</b>	<b>1,617</b>	<b>8.2%</b>
<b>Other Specialty</b>			
Medical University Hospital	45	42	6.2%
National Rehabilitation Hospital	112	112	0.0%

Winter 2006

**Financial Indicators**  
Fiscal Year 2005

DCHA  
District of Columbia  
Hospital Association

26

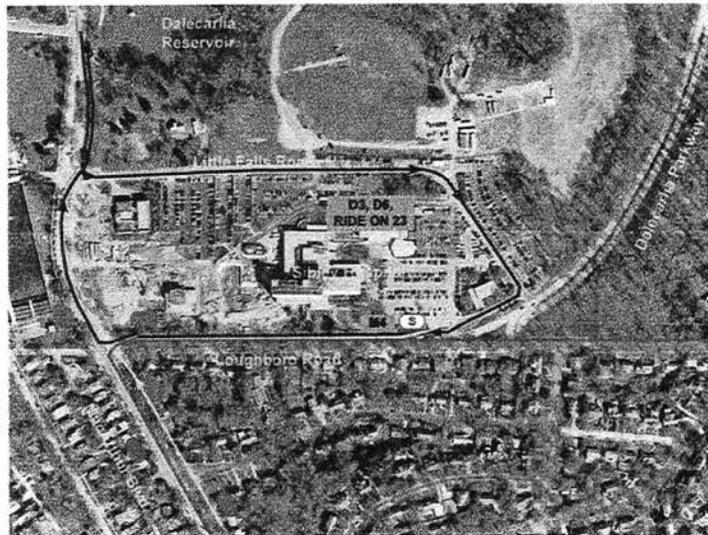
## Sibley's Big Non-Switcheroo

For five years neighbors have been waiting on Sibley to move the helipad so WMATA buses can circulate behind the hospital on Little Falls Road.

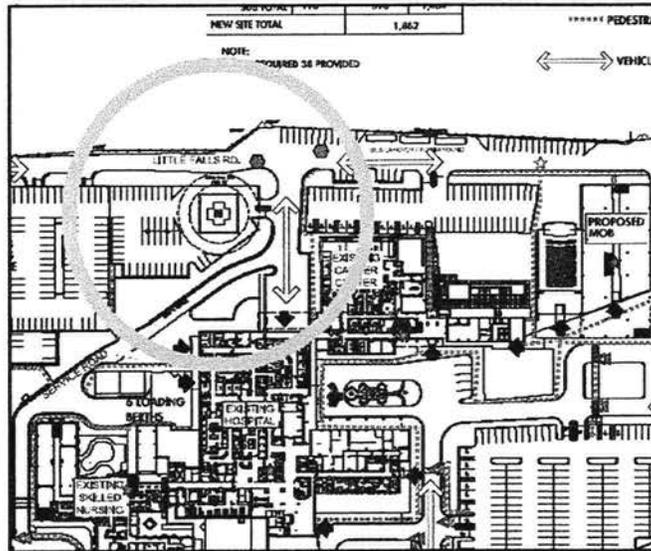
WMATA endorsed this plan. The Washington Aqueduct agreed to pay for a heavier roadbed.

Now Sibley has finally agreed to move the helipad out of the middle of the road..... or have they?

27



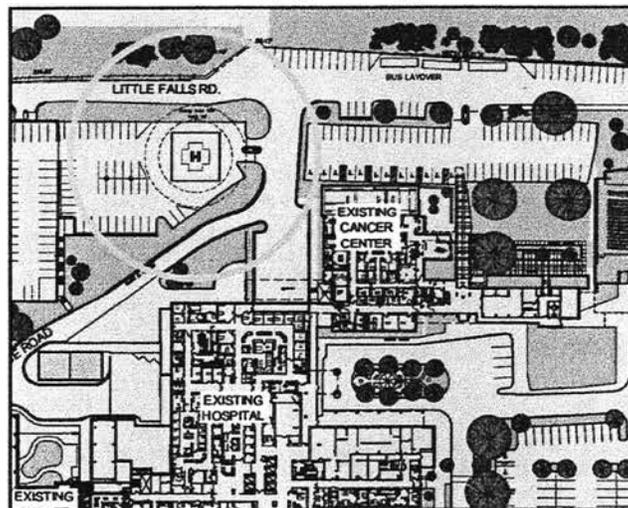
## First MOB Application Shows Helipad Moved Off Little Falls Road onto Nearby Parking Area



Source: Sibley Memorial Hospital Application, Dec 22 2005, page 16

29

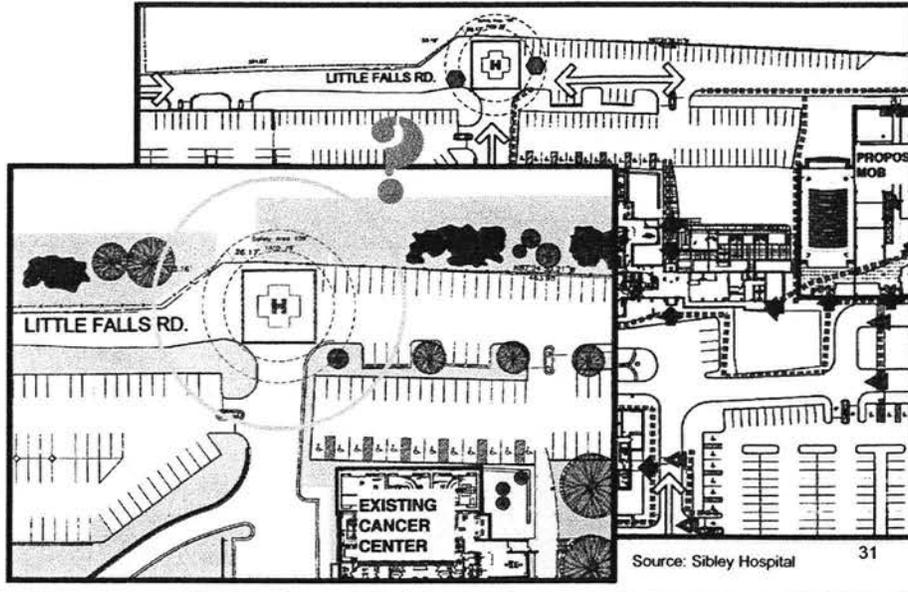
## Handout to ANC 3D in Spring 2006 again shows helipad removed from Little Falls Road to a nearby parking area



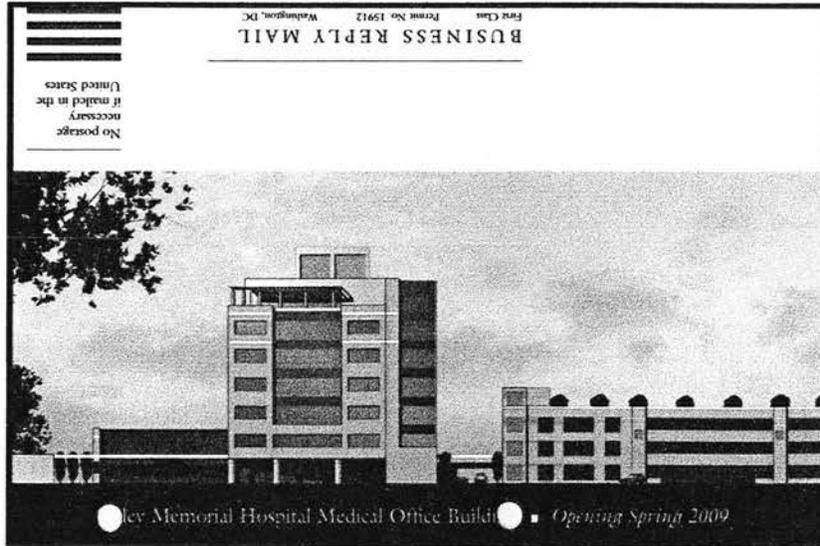
Source: Sibley Hospital

30

January 25, 2007



## Sibley Mailing to Doctors



Sibley Memorial Hospital  
Medical Office Building

*Opening Spring 2009*

Specifications:

- Class A Medical Building
- Competitive lease rates
- Seven floors with a total of 90,000 rentable square feet
- 760-car parking garage for physicians, staff and patients; parking for physicians and staff covered in the lease
- Buildout allowances
- Shuttle bus from Friendship Heights Metro

Building will also include:

- Three-suite surgery center with two procedure rooms
- Outpatient pharmacy
- Lab facilities with drawing station
- Diagnostic radiology: CT, ultrasound, x-ray
- Durable medical equipment
- Café with heart healthy meal options
- 270-seat auditorium



Sibley Memorial Hospital  
Medical Office Building



This survey is not an obligation to lease.

- Yes I'm interested.       No I'm not interested.

Name

Specialty

Approximate square feet required  500     1000     1500     2000     Other

My current lease expires in  One year     Two years  
 Three years     Three-plus years