

July 26, 2016

To: County of San Benito
Resource Management Agency
Attn: Adam Gladstone
2301 Technology Parkway
Hollister, CA 95023

From: Alphaslinks Health, Environmental & Energy Group. LLC.
Attn: **Caroline C. Anyeneh**
3200 Fairview Road
Hollister, CA 95023
vicars1010@yahoo.com
(210) 396 1416

Dear Sir,

OFFER TO PURCHASE SOUTHSIDE OLD HOSPITAL PROPERTY

I wish to submit herewith an offer to purchase the Old Southside Hospital Property for a consideration of Seven Hundred & Fifty Thousand Dollars (\$750,000).


Five Hundred and Fifty Thousand Dollars of the sum is refundable in lieu of satisfactory environmental remediation of the property.

As stated in the proposal (enclosed) the property will be restored to a 60- Room an Ultra-Modern Assisted Living Residential Care Facility within 10 months of purchase.

Count on my pleasure to partner with the County to transform a piece of County property to supply an essential service in high demand resulting in an employment creating opportunity, local business stimulation, a thing of public pride and a steady revenue source to the County.

The County Board of Supervisors had at one time welcomed with joy my proposal to restore the facility and had given their unanimous blessing to my proposal. We stand ready even better now to get it done with your kindest considerations. Have a great day. Thank you.

Respectfully,
ALPHALINKS HEALTH, ENVIRONMENTAL & ENERGY GROUP, LLC


Caroline C. Anyeneh, RN, BSN
Principal

Alpha-links Health, Environmental & Energy Group LLC
3200 Fairview Road Hollister, Ca 95023

1. Cover Letter

Enclosed

2. Developer's Team Biography:

Caroline C. Anyeneh – Caroline is a sole proprietor of a Health Care and Environmental Firm. I am a Registered Nurse (RN) with a Bachelor's Degree and I hold several certifications in Elder Care, Nursing Practice. My nearly 10 years of professional experience as a Nurse leans more on Geriatric Nursing, Complex Handicap Pediatrics. Medical Transportation, Nursing Administrator (Supervision). I am a veteran of the U. S Army. I was honorably discharged after a 4-year active service. I have owned businesses in Real Estate, Confectionery, Construction and now Medical Transportation.

Victor N. Anyeneh – Victor is an authority in Environmental Remediation. He is an expert in Environmental Regulatory Compliance and holds many Environmental Professional Registrations and certifications. His expertise comes readily in choosing environmental clean-up, remediation models and selecting environmental restoration companies. Victor is my husband and he has been very supportive and key silent inspiration to all my business ventures. His expertise in Environmental remediation comes handy for the necessary Clean-up of Old Southside Hospital before it is committed to beneficial use once more.

Angel Partners: (confidential) We have put together very strong interest in this Assisted Living Facility project. These interests cut across financial and professional resources who have committed to go all the way with us to ensure that the project is acquired, cleaned-up, remodeled and set up as a profitable Residential Living outfit.

3. Project Description (9 to 10Months Plan)

Long-time residents of San Benito County have so many mixed memory of the Old Southside Hospital property (some were born at the facility, some sadly said their last good-byes to their loved ones at the same place).

This Proposal cherishes such attachment and nostalgia and seeks to keep the treasure and history of the Southside Hospital by preserving the memories of that piece of property as some sort of a medical facility.

Incidentally, less than 300 beds are available in entire San Benito County population for Long-Term Care, Assisted Living, Independent Living, Respite Care or for Alzheimer Care and Hospice Care. Assisted Living facilities in San Benito County have very long waiting list to get into the available bed. When beds opens-up residents soon discover that the beds are not affordable, exorbitant and out of reach.

Many families are forced to take their family members needing assisted living care to out-of town facilities. Medical practitioners in San Benito County as well have to refer their patients to out of town facilities with attending logistic challenges. t

In fair estimation, most co-residents (we live here in Hollister) we interviewed in this process would love to see the Old Hospital facility on Southside Road cleaned up and fully restored to some sort of a medical facility.

This proposal therefore, in keeping with the wishes of wider members of San Benito County wishes to after final acquisition of property to:

- a. Demolish Selectively Portions of the Building that could not be upgraded or restored
- b. Engage professional Environmental Remediation. (Clean Up prior identified parts of the structure impacted by chrysotile (asbestos), lead and with other environmental contaminates (Professional Environmental Remediation)
- c. **Restore, Upgrade, Build Affordable, State of the Art, Ultra-Modern 60-Room Assisted Living Residential Care Facility** (Rehabilitation, Independent Living, Respite Care & Alzheimer Care)
- d. Run an Affordable Care Facility Venture
- e. Generate healthy Income Stream to The County
- f. Create Stable Employment opportunity to County residents
- g. Offer Close-to-home Care Facility to Residents
- h. Build-out, Upgrade, Add Rooms, Bring Facility up to be a 200-Room Facility (3-year, \$9 million, plan)

4. Preliminary Architectural and Or Site Plan Renderings and Drawings

Classical Elevation Concepts



Greek Themed Exterior



Contemporary Elevations



Projected Build Out Plan (3-Yr Plan) Concepts





Perimeter Fencing Concepts

Main Gate Concepts





Covered Porch



5. A List of Potential Tenants / Types of Uses

- a. Baby Boomers (quickly aging)
- b. Newly Discharged Hospital Patients on their way to recovery
- c. Elderly
- d. Senior Citizens
- e. Alzheimer Patients
- f. Respite Care (Long Term Care Patients)
- g. Hospice Care Patients in some cases

Type of Use:

Assisted Living Facility

Alzheimer Care Facility

Senior Independent Living

Rehabilitation Facility

Elderly/Senior Day Care Center

Convalescent Care Facility

6. Cost Estimate

We propose a \$5million Re-Development Project

The Project is estimated to cost of \$3.5million initial cost to Demolish, Clean up, Upgrade and Modernization represented as:

Purchase Price	\$200,000
Clean up	\$550,000
Environmental &Permitting	\$200,000
General Re -Construction	\$750,000
Furnishing	\$300,000
Electrical	\$220,000
Architectural & Landscaping	\$200,000
Perimeter Fences and Gate	\$300,000
Contingencies	\$575,000

Total \$3,325,000.00

Long-Term Goal is to incorporate available land area in the present location to build-out and upgrade the facility into a 200-Room Residential Care Facility. The balance of nearly two million dollars (left over from the preliminary funding commitments) will be employed to leverage and attract addition expanded funding (up to \$9-10 million) to that will be used to expand and complete the 3-5yr build-out plan.

7. Financial Capacities

Net-worth: Leverage personal net-worth to seed financial commitments to approach, avail and qualify for open market financing from regular bank sources. Several Banks would readily fund a beneficial investment project in Health Care industry

Credits: We have excellent credits in Mid 700s. We can qualify for any loan with any bank for any viable project. It could not get as viable as it could get than Assisted Living Residential Care Facility Project. There is funding and there will be funds more than enough to cover the project. We made our home works already.

Industry Funding: There are available funds and financing for Assisted Living facility projects that only projects in the industry could utilize. We have identified these industry-specific funding sources and obtained preliminary interests.

Confidential Angel Funding: I have extensive financial support and interest from Angel Funds who would rather at this time choose to remain confidential. These include local business persons, A Sports personality, and an out of town major auto dealer. We have funding commitments from \$5million upward for this particular project.

Construction Loans: There are available construction loan mechanisms in U. S. Bank along with several other commercial banks and lending institutions that we could approach at any time for Assisted Living Construction Project.

Financial Assistances: Many Funding assistance and professional resources are available to **Woman Owned- Minority Owned** Business. These resources are generously available for the asking I will avail of these instruments should the need arise for such. We believe that we will never become dependent on any form of financial assistance. We mention this here only to provide a worst-case scenario. Assisted Living Project is necessary and desirable nationwide

8. Project Schedule:

Immediately after close of Escrow:

- a. Activate Project Funding Instruments already lined up - 30 days
- b. Hire Environmental Clean Up Company for professional Environmental Remediation of Old Hospital Site: Clean-up 60 days (in practicality, more of 30 days than 60)
- c. Engage local Demolition Company (or A & S Metal, Randazzo)- 30 days (Not more than 14 days actually)
- d. Remodel, Reconstructions and Upgrade - 120 days
- e. Finishing - Landscape & Furnishing - 60 days
- f. Opening, Turn-Key

Generally, 300 days on generous side (10 months Max)

9. Statement of Qualifications:

I am a very successful business woman. I have worked and managed patients care at high-end, busy and complex Assisted Living, Rehabilitation, Respite and Alzheimer Care facility. I am competent in managing or identifying appropriate Assisted Living Management capacities to organize team for a successful venture. I belong to a network of Health Care Providers.

As an insider in the Residential Care Industry, I have unique advance to harness whatever professional, technical, management, workforce resources that would be necessary to complete the project; from bringing together more than sufficient financial commitment, to retaining expert environmental remediation professionals, to hiring architect, planners, engineers for contemporary upgrade and re-construction.

Finally I have the capacity to bring together unique Assisted Living Residential Care workforce team (Nurses, Assistants, Directors, House Keepers, Dietitian / Nutritionist, Physicians, Maintenance) that will all contribute to the overall success of the Facility.

I know the regulations and oversight agencies. I work well with all the agencies. I will continue my excellence in keeping the Facility as a thing of beauty, pride and revenue stream to the county.

I will draw my knowledge of energy industry to use Solar and Clean Energy and make the Facility a Green Business. I pledge my honor. So help me God! Thank you
Respectfully,

Caroline C. Anyeneh, RN, BSN

Principal

(210) 396 1416

vicars1010@yahoo.com

ALPHALINKS HEALTH, ENVIRONMENTAL & ENERGY GROUP, LLC

Hollister California

July 26, 2016

Proposal Sheet

(TO BE PREPARED BY RESPONDENT AND SUBMITTED WITH THE PROPOSAL)

This sheet shall be submitted with proposals and will be available to review immediately by all respondents. The Capital Program Manager or Designee will read the information aloud to attendees. Please summarize.

Proposed Property Purchase Price \$ 750,000.00

Proposed Terms of Purchase \$200,000 PURCHASE, \$550,000 REFUNDED
AFTER ENVIRONMENTAL REMEDIATION IS SATISFACTORILY COMPLETED
(6 MONTHS) ~~1 YEAR~~

Proposed Use of Property ASSISTED LIVING RESIDENTIAL
CARE FACILITY

- ALZHEIMER CARE FACILITY

- SENIOR INDEPENDENT LIVING

- REHABILITATION FACILITY

- RESPITE CARE FACILITY

- HOSPICE CARE

- ADULT (ELDERLY) DAY CARE

ALL SIMILAR RESIDENTIAL CARE TYPE FACILITY

EXHIBIT "A"

PROSPECTIVE RESPONDENT FACT SHEET
(TO BE EXECUTED BY RESPONDENT AND SUBMITTED WITH THE PROPOSAL)

NAME OF FIRM ALPHALINKS HEALTH, ENVIRONMENTAL & ENERGY GRP, LLC

ADDRESS 3200 FAIRVIEW RD CITY HOLLISTER ZIP 95023

TELEPHONE (210) 396 1416 DATE JULY 26, 2016

Respondent Does Business As: ☐ Individual ☐ Partnership
☒ Corporation ☐ Government ☐ Fiduciary ☐ Other
LLC

Respondent is a: ☒ Resident ☐ Non-Resident of California

1) Is your firm authorized to do business in the State of California? Y N

2) Local Business: yes ☒ no ☐

3) This firm has been in continuous business under the present name for 4 years.

4) Annual sales volume: N/A

5) Net worth of business: \$1.5m

SIGNATURE Caroline Canyeneh TITLE PRINCIPAL

PRINTED NAME OF PERSON WHOSE SIGNATURE APPEARS CAROLINE CANYENEH

EXHIBIT "B"

CUSTOMER REFERENCES

List and submit with this proposal four (4) customer or professional references.

1. COMPANY NAME: HOLLISTER JET CENTER (HOLLISTER AIRPORT)
ADDRESS: 200 SKYLANE DRIVE
HOLLISTER, 95023
CONTACT PERSON: DAVID LEONARDO
TELEPHONE NUMBER: (831) 637 9100
2. COMPANY NAME: 360° REAL ESTATE
ADDRESS: 996 SAN BENITO STREET
HOLLISTER 95023
CONTACT PERSON: KO B. COOPER
TELEPHONE NUMBER: (831) 801 3149
3. COMPANY NAME: SPEEDEE MIDAS
ADDRESS: 1699 AIRLINE HIGHWAY
HOLLISTER, 95023
CONTACT PERSON: RAJESH CHAND
TELEPHONE NUMBER: (831) 638 9999
4. COMPANY NAME: DEL CURTO BROTHERS DEVELOPERS
ADDRESS: 835 SAN BENITO STREET
HOLLISTER CA, 95023
CONTACT PERSON: DARIN DEL CURTO
TELEPHONE NUMBER: (831) 902 5454

EXHIBIT "C"

COUNTY OF SAN BENITO
NON-COLLUSION DECLARATION
(TO BE EXECUTED BY RESPONDENT AND SUBMITTED WITH THE PROPOSAL)

I, CAROLINE C. ANYENEH, am the
(Name)

PRINCIPAL OWNER of ALPHALINK GROUP LLC
(Position/Title) (Company)

the party making the foregoing proposal, and hereby certify that the proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the respondent has not directly or indirectly induced or solicited any other respondent to put in a false or sham proposal; and has not directly or indirectly colluded, conspired, connived, or agreed with any respondent or anyone else to put in a sham proposal, or for anyone to refrain from submitting an response to this RFP; that the respondent has not in any manner directly or indirectly, sought by agreement, communication, or conference with anyone to fix the responses to this RFP; or to secure any advantage against the public body awarding the lease; that all statements contained in the proposal are true; and, further, that the respondent has not, directly or indirectly, submitted his or her response to this RFP, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham response.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct:

July 26, 2016
(Date)

Caroline C. Anyeneh
(Signature)

EXHIBIT "D"

INDEMNIFICATION AGREEMENT
(TO BE EXECUTED BY RESPONDENT AND SUBMITTED WITH THE PROPOSAL)

This agreement is entered into between CAROLINE C. ANYENEH (hereinafter "RESPONDENT") and the County of San Benito (hereinafter "COUNTY"). RESPONDENT hereby agrees that RESPONDENT will defend, indemnify, and hold harmless COUNTY in any legal challenge involving the COUNTY as a party arising from action taken by the COUNTY relating to selection of RESPONDENT as a successful respondent to this RFP or the potential subsequent award of a lease to RESPONDENT (hereinafter "APPROVAL"), including all claims, actions, proceedings, demands, damages, costs, judgments, attorneys fees, or any other expenses, and shall include, but not limited to, actions to attack, set aside, void, or nullify any decision related to COUNTY'S APPROVAL. Either RESPONDENT or COUNTY may terminate this Agreement without cause and at will for any reason whatsoever by giving the other party thirty (30) calendar days written notice of such intent to cancel. Upon termination, the COUNTY, in its sole discretion, may deem RESPONDENT'S cancellation of this Agreement as abandonment of their RFP Response. RESPONDENT shall remain responsible for any costs, attorney's fees, and/or other expenses incurred by COUNTY related to the litigation or settlement. The obligations of RESPONDENT identified in the prior sentence shall survive termination of this agreement.

JULY 26, 2016

(Date)

Caroline C. Anyeneh

Signature

CAROLINE C. ANYENEH

Printed Name