

Exhibit A to Affidavit of Brian J. Essi

Distributions of LHA's Cash. Here's a summary of how The Master Agreement divides up LHA's \$50M in cash and who benefits from the money:

1. \$2.5M in Insurance premium paid to CCF to protect CCF employees and LHA Trustees
2. \$2.5 M paid to CCF to help it build parking lot owned by CCF.
3. \$3.6 M estimated Demolition of buildings of FHC.
4. \$6.2 M NPV Demolition payments to City.
5. \$16.5 M NPV of payments to New Foundation-- amount can be reduced by LHA losses.
6. \$18.7 M to CCF likely dissolution distribution.

CCF receives the benefit of \$27.3 M or 54.6% of all liquid funds.

City receives \$6.2 M.

What the City Receives Under the Master Agreement.

The City will receive total cash and property valued at than \$23M in exchange for its rights under the 1996 Lease:

1. \$ 8,035,820 NPV for Columbia Road property.
2. \$6,225,400 NPV as demolition payment toward tear down of Hospital.
3. \$ 2.7 M estimate for FHC Site land sold to CCF.
5. \$ 5.7 M estimate for land ultimately sold to private developer.¹
6. The Curtis Block building and residential homes near the hospital. (No value in record)

It should be noted that the City may receive a maximum of \$2,887,500 in rent instalments beginning March 1, 2016 and ending June 30, 2018, but this rent is in exchange for CCF's continued occupancy, use and control of the Hospital through at least June, 2018. It is not a payment for City's equity in LHA assets.

Total For Hospital: \$22,661,320.

I. Lakewood Hospital and LHA Have A Fair Market Value of Over \$120M:

1. Subsidiium—an expert hired by LHA and Mayor Summers---placed an average Fair Market Value of \$71 M on Lakewood Hospital. See Subsidiium Exhibit B attached
2. In the past two months University Hospitals paid \$45 M for a ½ interest in St. John's hospital which has less bed licenses than Lakewood which would put a valuation on Lakewood at approximately \$90 M.

¹ Note: this estimate is not discounted to take into account that the City will not have possession of the Hospital site until at least June, 2018 might be high because the land will be impaired by a restrictive covenant/non-compete in favour of CCF. Moreover, at the City Council meeting of December 17, 2015, Councilman Tom Bullock said it could take 3 to 5 years to develop or sell the site.

