

Clear Creek Investors, LLC

MPA of Georgia, Developer



PHYSICIAN OPPORTUNITY

CLEAR CREEK INVESTORS, LLC Franklin County (City of Lavonia), Georgia

Overview

This information is intended to re-familiarize you with an opportunity to join in a Georgia limited liability company that may purchase land adjacent to the new Ty Cobb Regional Medical Center ("TCRMC"). The proposed partnership could include Physicians, MPA of Georgia and an outside "investor / developer."

Opportunity

The Physicians option to initially purchase approximately 79+ acres surrounding the new hospital was included in a package of economic incentives from the Franklin County Community.

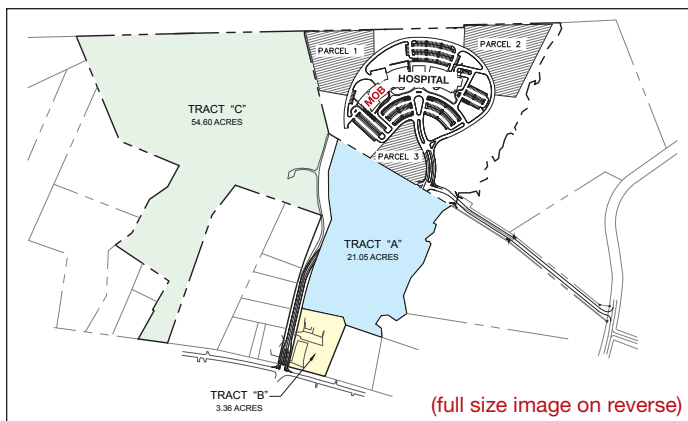
It should be noted that NGTC Physicians are not required to own in the land, but as NGTC Members, have the 'first right of refusal' to do so.

Clear Creek Investors, LLC (CCI)

MPA of Georgia has registered, Clear Creek Investors, LLC, with the State of Georgia and it is through this entity that a partnership will be formed with Physicians and the outside "investor / developer." The 'Clear Creek' name was chosen for its strong marketing appeal and it is actually the name of the property's northern boundary.

Property Location

The collective properties are in close proximity to Exit 173 (Lavonia) and have several thousand feet of frontage on the Interstate. Additionally, they are contiguous to the new hospital site, surrounded on 3 sides, bounded by and have frontage on I-85, and will include multiple access points on State Highway 59. Highway 59 is the connector (it parallels I-85) between the county seat, Carnesville, and the City of Lavonia.



(full size image on reverse)

Property Scale, Characteristics & Uses

Initially CCI is considering the acquisition of 3; either owned (2) or under option (1) by the Franklin County Industrial Building Authority. The combined 79+ acres are the strategic sites within the new Lavonia "medical district campus" and will benefit from the many infrastructure (roads, water, sewer, electricity and gas) improvements underway now, which were donated by the community. The **ultimate development value** of the combined properties can be their adjacency to the new hospital, Interstate highway frontage and an ability to create and add multiple complimentary uses (medical office, hospitality, senior living, commercial office, restaurants, pharmacy, and entertainment) to the overall campus. CCI may conclude to acquire none, one or all of the referenced sites by May 2011 and others in the future.

Track A: 21.05 acres (owner, Franklin County IBA)

Track B: 3.36 +15ksf building (owner, Franklin County IBA)

Track C: 54.60 acres (option, Franklin County IBA)

79.01 Total Acreage (CCI initially considering)

Ownership Structure

CCI was formed to partner with Physicians and an "investor / developer" to acquire land, get it zoned, entitled and planned as a "medical mix-use development." Discussions are underway with potential "investor / developer" partners. Along with an equity raise from potential Physician partners and the "investor / developer," a commercial bank loan will be secured to complete the transaction.

Summary

NGTC Physicians are being polled at this time on their interest in joining CCI for the purpose of initially acquiring the sites referenced herein. In February 2011, meetings will be held with Physicians to discuss the opportunity.

Target Dates

The target date to close the transaction is May 1, 2011. A qualified "investor / developer" will be added to the team when appropriate. The disposition of CCI acquired sites will be market driven.

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THIS IS NOT AN OFFER TO SELL A SECURITY. IT IS CONCEPTUAL INFORMATION ONLY.

Clear Creek Investors, LLC

Initially CCI is considering the acquisition of Tracks A, B and C pictured below on May 1, 2011, and sometime in the future may partner with a qualified "investor / developer." Adding an "investor / developer" partner will bring commercial planning, finance and development to the Clear Creek Team. It should be noted that 100% of Tracks A, B and C are planned for purchase and each will benefit from Franklin County infrastructure improvements but each track will experience some dilution because of new roadway and utility easements serving the entire medical campus site. CCI may conclude to purchase one or all of the tracks under consideration and others in the future.

