

List of HSA-UWC properties as of 2005

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October 17, 2012

For those interested in transparency of the ownership of HSA-UWC properties, I have obtained a list of properties from 2005. It does not include recent property acquisitions in Las Vegas, but it is still quite extensive. The valuations need to be updated to reflect current market conditions.

The following list of real properties

- * Properties are listed alphabetically by state
- * Recent market valuations are provided for many major properties
- * Where appropriate, detailed explanations are provided in other reports

As of 2005

In the following list of real properties:

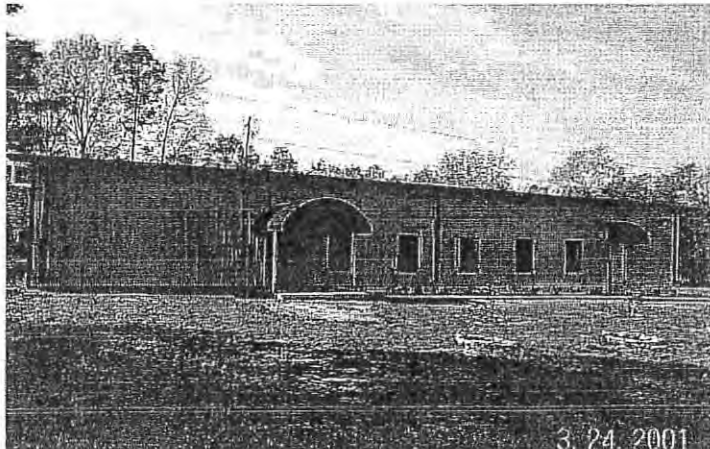
- Properties are listed alphabetically by state
- Recent market valuations are provided for many major properties
- Where appropriate, detailed explanations are provided in other reports

Alabama

Irvington

10965 Hogue Rd.

- Church & school; 2 buildings on 7 acres
- Purchased 1996, \$255,000
- Zoning: residential
- No debt



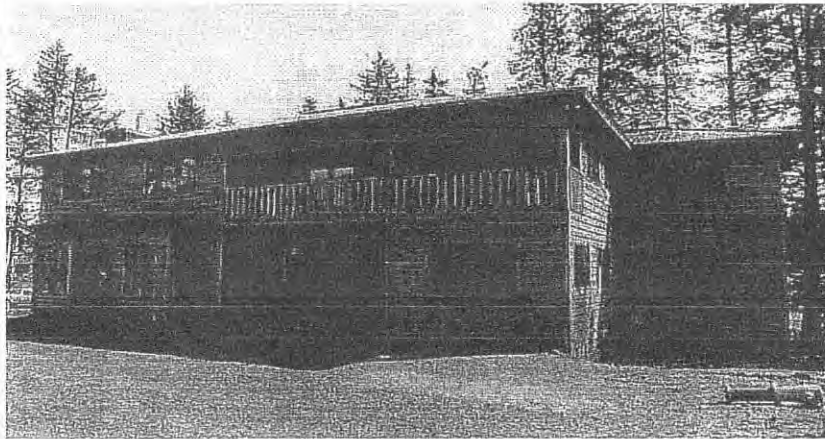
Alaska
Angel Garden

- 2-story wood structure
- Purchased 1993, \$1,185,600
- Zoning: single family residential w/ allowable church & daycare
- No debt



Alaska
N. Garden

- 3-story wood
- Purchased 1995, \$741,800
- Zoning: residential, single family
- No debt



Alaska
Kodiak
Fishing Residence

- 2-story wood structure
- Purchased 2002, \$100,000
- Zoning: residential
- No debt



Alaska
Anchorage
9101 Brayton Dr.

- 2-story wood structure
- Purchased 1994, \$1.5 million
- Market Value: \$2.6 million (2003)
- Zoning: residential
- No debt



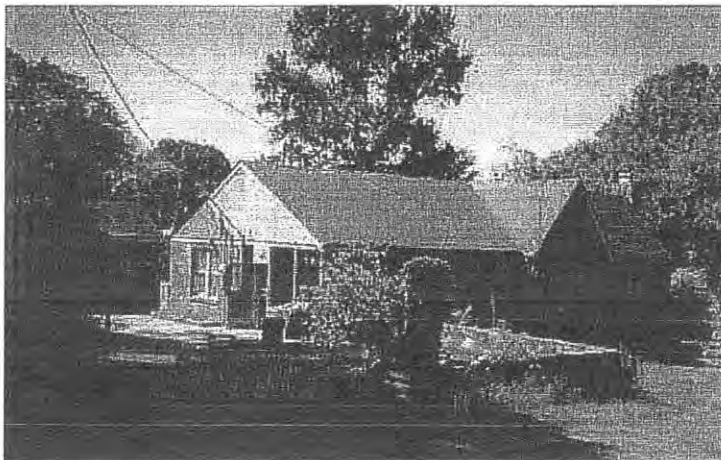
Alaska
Anchorage
17105 Coronado Rd.

- Center
- Purchased 1987, \$177,350
- Market value: \$410,000 (Sep. 2003)
- Zoning: residential
- No debt



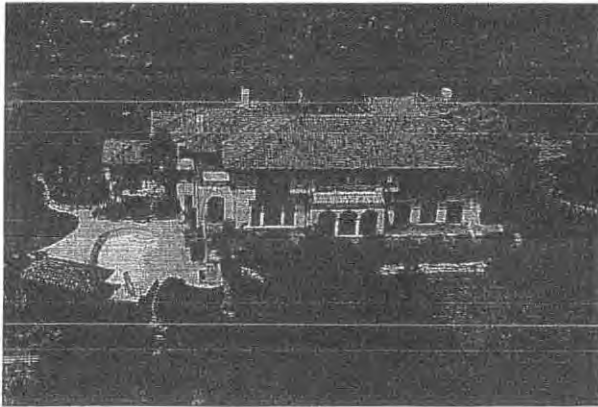
Arkansas
Little Rock
7817 Arch St.

- Center & parsonage
- Purchased 1987, \$63,500
- Zoning: residential
- No debt



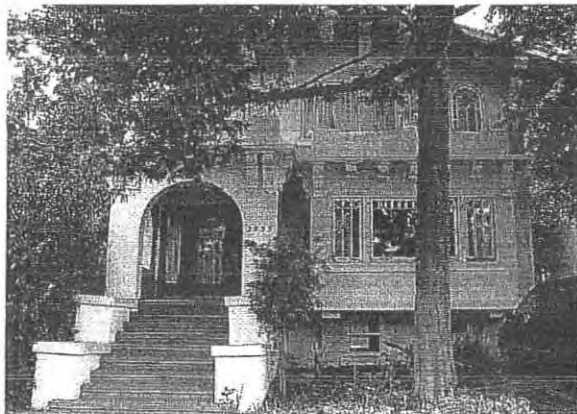
California
Pasadena
950 Holly Vista

- Church center & offices
- Purchased 1974, \$258,120
- Market value: \$2.5 million (Apr. 2005)
- Zoning: residential
- No debt



California
Berkeley
2955 Ashby Ave.

- 2-story stucco
- Purchased 1967, \$38,700
- Market Value \$1,100,000 (4/2005)
- Zoning: residential
- No debt



California
San Leandro
2305 Washington Ave.

- Church, school & offices
- Purchased 1998, \$1,350,000
- Market Value \$2.5 million (4/2005)
- Zoning: church
- No debt



California
San Leandro
2405 Limehouse Ln

- Residence/parsonage
- Purchased 2000, \$270,000
- Market Value \$476,000 (4/2005)
- Zoning: residential
- Mortgage debt

(No photo available)

California
San Francisco
198 Judah St.

- KEA witnessing center
- Purchased 1981, \$99,500
- Market Value \$1.3 million (4/2005)
- Zoning: residential
- Mortgage debt



California
Alamo
2829 Miranda Ave.

- Residence
- Purchased 1976, \$66,000
- Market Value \$1.4 million (4/2005)
- Zoning: residential
- Mortgage debt



California
Los Angeles
5565-5571 Huntingdon Dr.

- Church center
- Purchased 1974, \$60,485
- Market Value \$900,000 (4/2005)
- Zoning: residential
- No debt



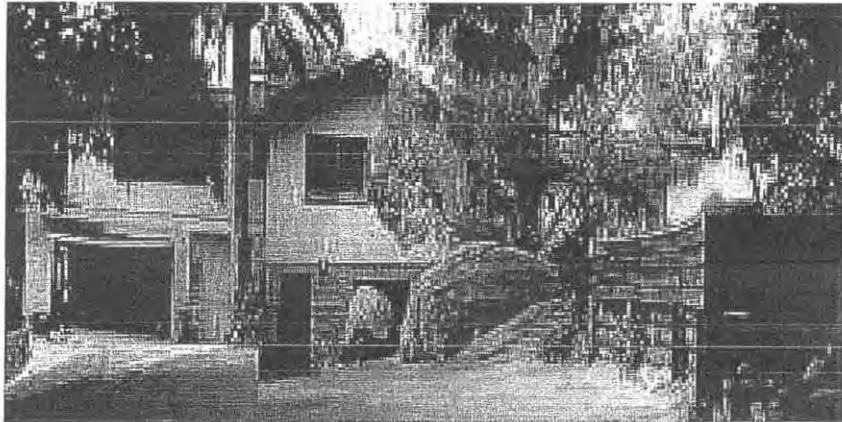
California
Artesia
11700 Arkansas Ave.

- 3-story stucco church center
- Purchased 1981, \$35,000
- Market Value \$300,000 (4/2005)
- Zoning: residential
- No debt



California
San Diego
9754 Grosalia Ave.

- Church center & parsonage
- Purchased 1988, \$249,000
- Zoning: residential
- Mortgage debt



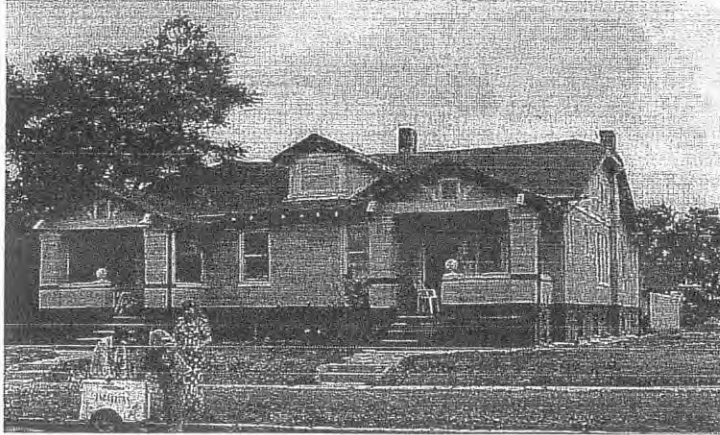
Colorado
Denver
3400 W. 14th Ave.

- Church, brick structure
- Purchased 1987, \$250,000
- Zoning: church
- No debt



Colorado
Denver
3346-8 W. 14th Ave.

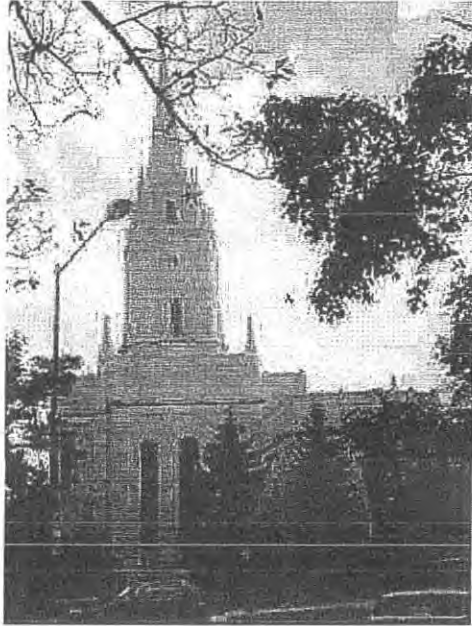
- Church center, rented apartments
- Purchased 2000, \$248,220
- Zoning: residential
- No debt



Colorado
Colorado Springs
5003 Alteza Rd.

- Parsonage/residence
- Purchased 1994, \$124,950
- Zoning: residential
- No debt



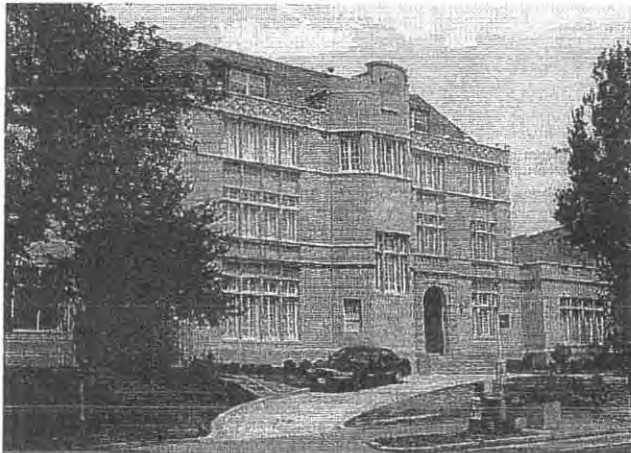


DC
Washington
1610 Columbia Rd.

- Church w/ offices
- Purchased 1977, \$475,000
- Market Value \$3.7 million (May 2004)
- Zoning: church
- No debt

DC
Washington
3220 16th St.

- National HQ Offices
- Purchased 2000, \$2,000,000
- Market Value \$9,200,000 (May 2004)
- Zoning: residential & commercial
- No debt



DC
Washington
1611 Upshur St.

- 3-story wood; residence
- Purchased 1968, \$72,000
- Market Value \$1,200,000 (Oct. 2003)
- Zoning: residential (R1-B1)
- No debt



Delaware
Wilmington
2600 Baynard Blvd

- 2-story wood; church center
- Purchased 1977, \$39,000
- Market Value \$135,000 (Apr. 2005)
- Zoning: residential
- No debt



Florida
Miami
11990 SW 94th Ave.

- 1-story wood; church center
- Purchased 1995, \$185,000
- Zoning: residential
- No debt



Florida
Miami
595 NW 127th St.

- Cuban National Messiah center
- Purchased 1997, \$338,000
- Zoning: residential
- No debt



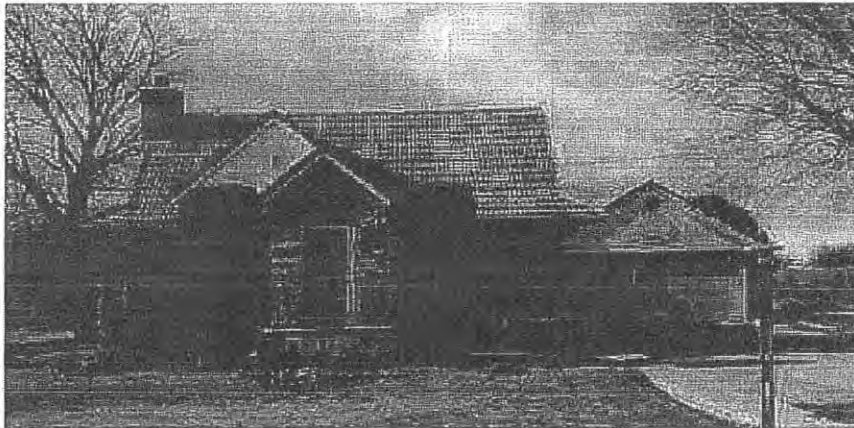
Georgia
Atlanta (Ellenwood)
3060 Bouldercrest Rd.

- Church center & parsonage
- Purchased 1990, \$500,000
- Zoning: church (R-100)
- No debt



Idaho
Boise
419 Allumbaugh St.

- Church center & residence
- Purchased 1986, \$81,100
- Zoning: residential
- No debt



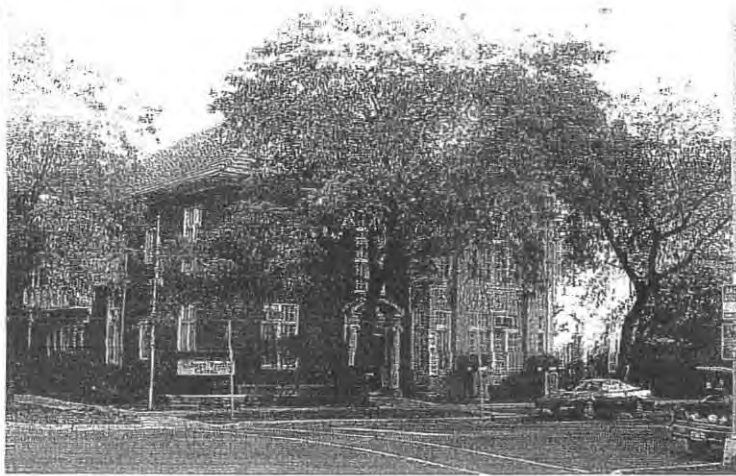
Illinois
Chicago
7450 Sheridan Rd.

- 3-story brick church center
- Purchased 1975, \$83,158
- Zoning: residential
- No debt



Illinois
Chicago
7077 N. Ashland Dr.

- 2-story brick church
- Purchased 1983, \$165,000
- Zoning:
- No debt



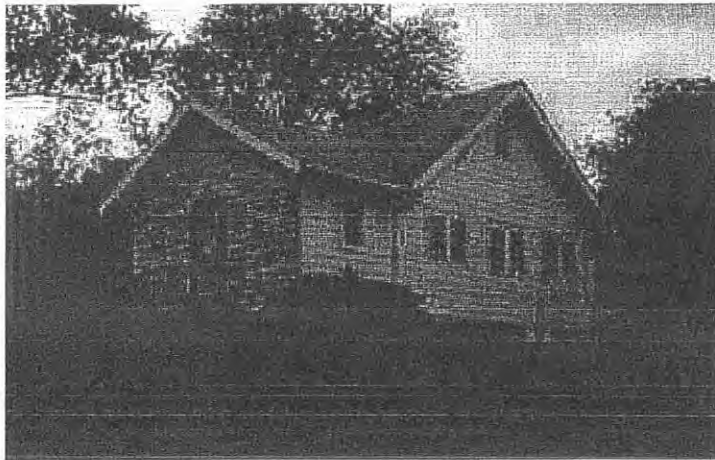
Indiana
Indianapolis
404 E. 38th St.

- Church & parsonage
- Purchased 1981, \$40,000
- Zoning: commercial
- No debt



Iowa
Des Moines
5840 University Ave.

- House converted to church
- Purchased 1999, \$75,000
- Zoning: church
- No debt



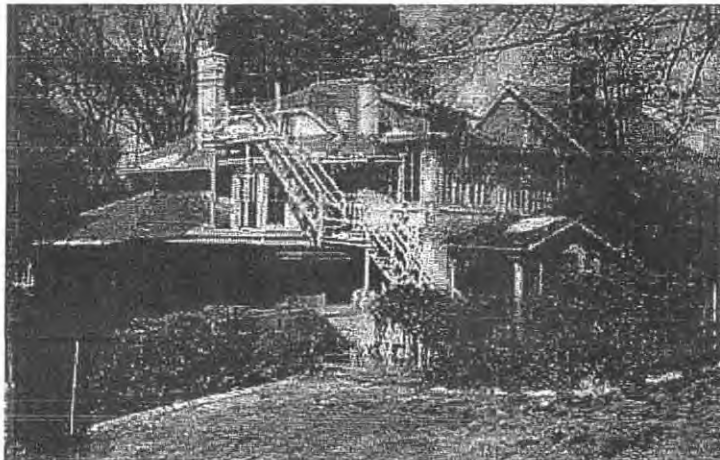
Kansas
Kansas City
2101 Washington Blvd

- Center & parsonage
- Purchased 2001, \$130,000
- Zoning: residential
- Mortgage debt



Kentucky
Louisville
1402 Cherokee Rd.

- Center & parsonage
- Purchased 1974, \$41,500
- Zoning: residential
- No debt



Louisiana
New Orleans
4411 Canal St.

- Center & residence
- Purchased 1973, \$50,500
- Zoning: residential
- No debt



Maine
Waterboro

- Church building & offices
- Purchased 2004, \$147,000
- Zoning:
- Mortgage debt





Maryland
Towson
5 Terrace Dale

- Church center & parsonage
- Purchased 1976, \$38,000
- Zoning: residential
- No debt

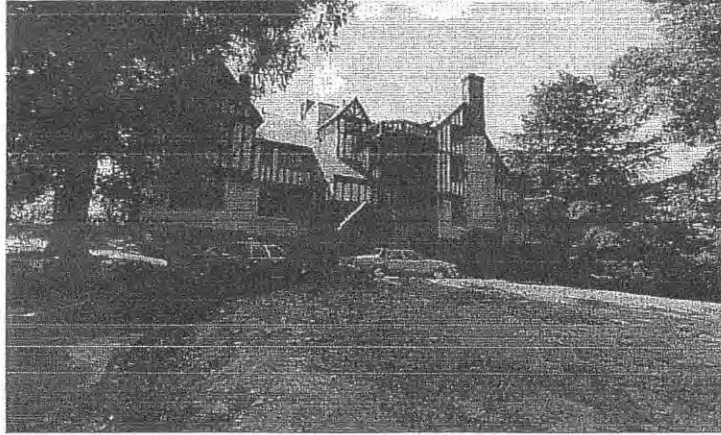
Massachusetts
Boston
46 Beacon St.

- 7-story brick center & residence
- Purchased 1976, \$475,000
- Market Value \$5 million (Nov. 2003)
- Zoning: residential, apartments
- No debt



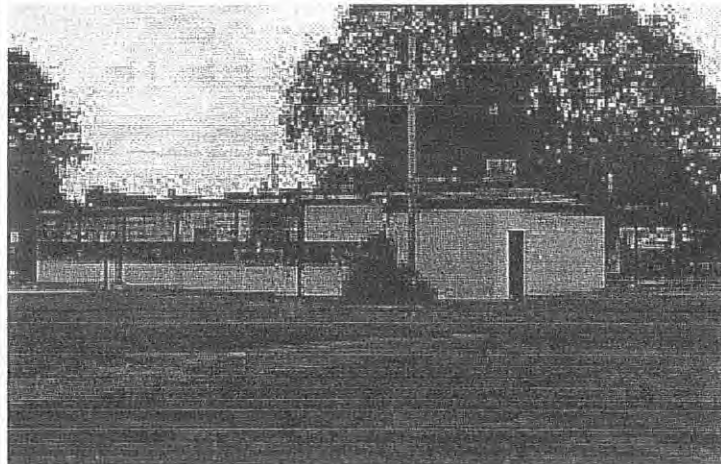
Massachusetts
Gloucester
198 Western Ave.

- Morning Garden workshop center & residence
- Purchased 1980, \$1.1 million
- Market Value \$14 million (Oct. 2003)
- Zoning: residential
- No debt



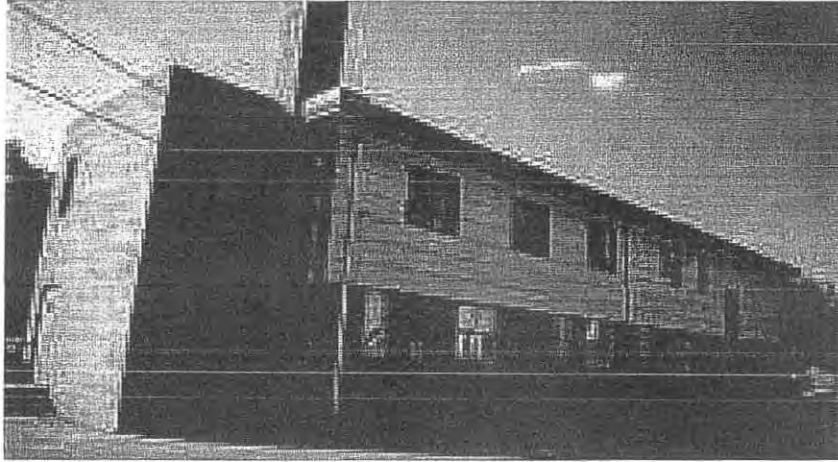
Michigan
Warren (Detroit)
22021 Memphis

- Church
- Purchased 1996, \$90,000
- Zoning
- No debt



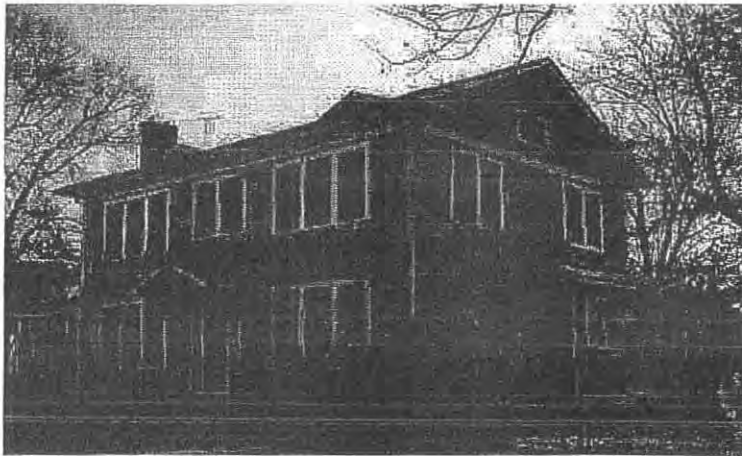
Minnesota
Minneapolis
1000-8 SE 5th St.

- 2-story brick ex-fraternity house
- Purchased 1989, \$350,000
- Zoning: residential, allows church
- No debt



Mississippi
Jackson
3437 W. Capital St.

- 2-story wood residence
- Purchased 1984, \$60,000
- Zoning: residential
- No debt



Missouri
St. Louis
9451 Lackland Rd.

- Church center
- Purchased 2002, \$114,500
- Zoning: residential
- No debt



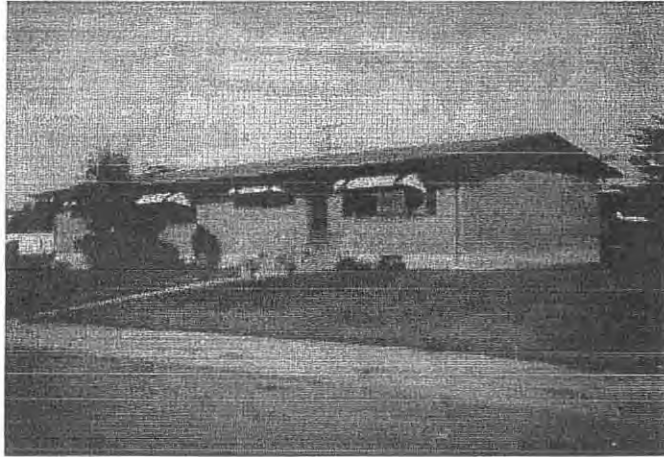
Montana
Billings
501 S. 29th St.

- 2-story church
- Purchased 1987, \$45,000
- Zoning: church
- No debt



Montana
Great Falls
1325 3rd Ave.

- Residential duplex – rental property
- Purchased 1987, \$59,800
- Zoning: residential 2-family
- Mortgage debt



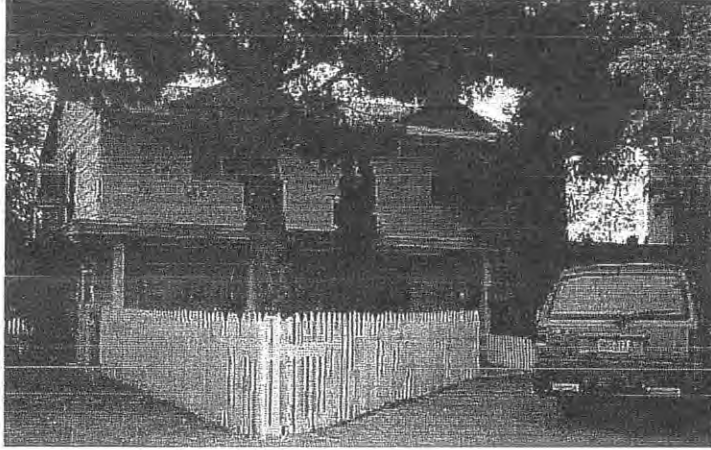
Nebraska
Omaha
1860 S. 55th St.

- Church & parsonage
- Purchased 1996, \$90,000
- Zoning:
- No debt



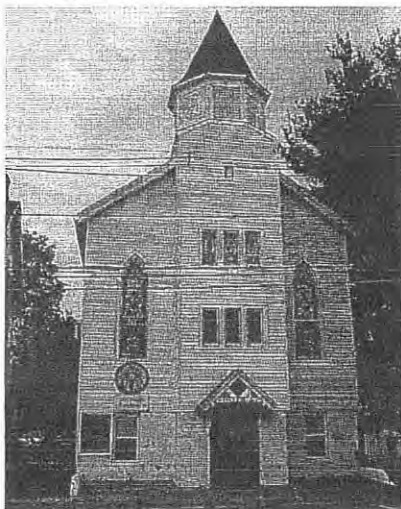
Nevada
Las Vegas
1740 Leonard Lane

- 1-story stucco church center
- Purchased 1987, \$154,000
- Zoning: ranch estates
- No debt



New Jersey
Clifton
1231 Van Houten Ave.

- Church & manse
- Purchased 1995, \$245,465
- Market Value \$650,000 (April 2005)
- Zoning: commercial, church allowable
- Mortgage debt



New Jersey
N. Haledon
352-374 Squawbrook Rd

- KEA Church, office building, & 2 residential buildings on 3.8 acres
- Purchased 2004, \$1.2 million
- Zoning: church
- Mortgage debt



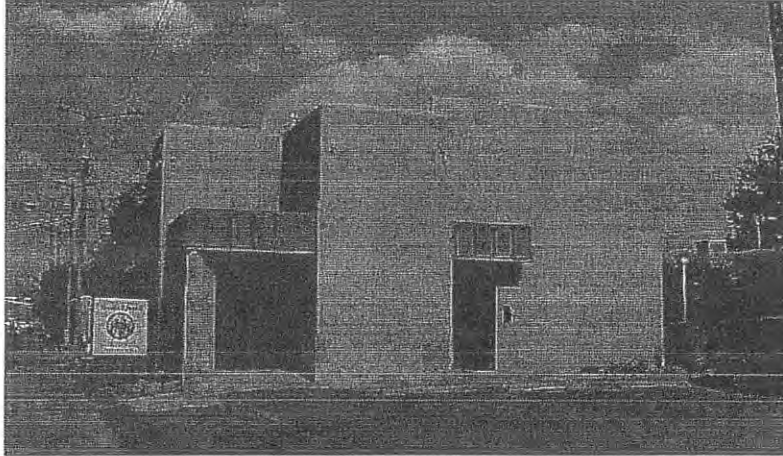
New Jersey
Little Ferry
37 Riverside Dr.

- Ocean Church - residence
- Purchased 2001, \$275,000
- Market Value \$400,000 (April 2005)
- Zoning: residential
- Mortgage debt



New Mexico
Albuquerque
501 Cagua

- 2-story stucco center
- Purchased 1989, \$140,000
- Zoning
- No debt



New Mexico
Roswell
205 Lea St.

- Parsonage
- Purchased 1986, \$33,300
- Zoning: R-3 residential, church allowable
- No debt



New York
Bronx
2628 Davidson St.

- 2-story brick church center
- Purchased 1978, \$52,000
- Market Value \$520,000 (April 2005)
- Zoning: residential
- No debt



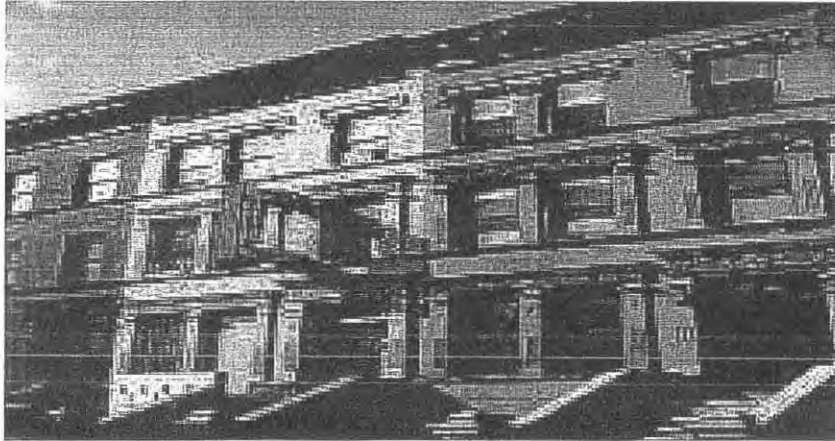
New York
Brooklyn
657 Westminster Rd.

- 3-story wood church center
- Purchased 1987, \$360,000
- Market Value \$1 million (April 2005)
- Zoning: residential
- Mortgage debt



New York
Harlem
147 W. 120th St.

- 4-story brownstone church center
- Purchased 1992, \$73,000
- Market Value \$1.5 million (April 2005)
- Zoning: apartment building
- No debt



New York
Queens
143-63 Ash Ave.

- 3-story wood church center
- Purchased 1982, \$90,000
- Market Value \$600,000 (Feb. 2005)
- Zoning: residential
- No debt



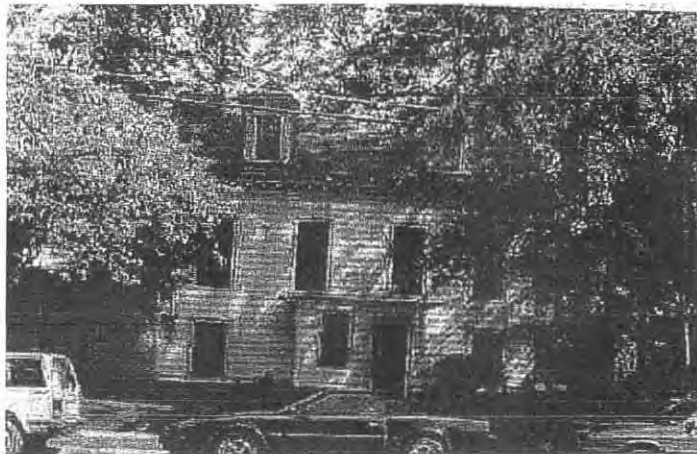
New York
Hempstead, L.I.
45 Front St.

- 2-story wood church center
- Purchased 1974, \$35,500
- Market Value \$420,000 (Jan. 2005)
- Zoning: residential
- No debt



New York
Albany
107 Whitehall Rd.

- 2-story wood church center
- Purchased 1986, \$110,000
- Market Value \$420,000 (Jan. 2005)
- Zoning: residential single family
- Mortgage debt





New York
New York
4 W. 43rd St.

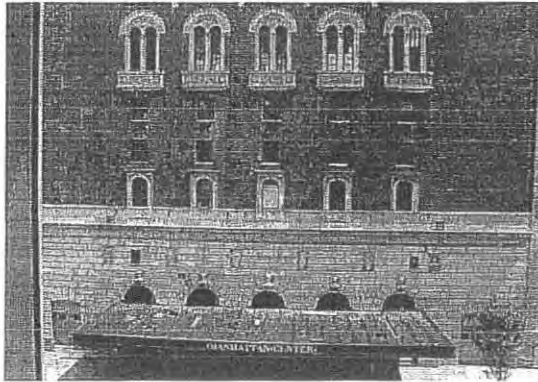
- 8-story church HQ
- Size: 72,000 SF
- Lot: 125 x 100
- FAR residential 10
- FAR commercial 12
- Purchased 1975, \$1.1 million
- Market Value \$20 million (Jan. 2005)
- Zoning: C5-3, C6-4.5
- No debt



New York
New York
481 8th Ave.

- 40-story hotel
- Purchased 1976, \$5 million
- Est. Market Value \$300 million (2005)
- Zoning: hotel
- Mortgage debt
- Other details: see "New Yorker Hotel" report

New York
New York
Manhattan Center, 311 W.34th St.



- Manhattan Center
- Purchased 1976, \$3 million
- Lot 200 x 125
- Est. Market Value \$23.5 million (Apr. 2001)
- Zoning: commercial
- Mortgage debt
- FAR: 10
- Other details: see "Manhattan Center" report

New York
Tarrytown
723 S. Broadway

- Belvedere
- Several buildings on 22 acres
- Additional 4 acres in S. parcel
- Purchased 1972, \$850,000
- Zoning: R-40
- No debt



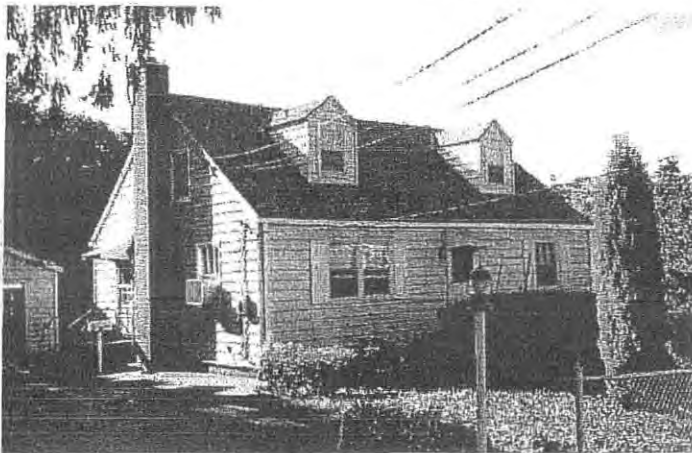
New York
Tarrytown
S. Broadway

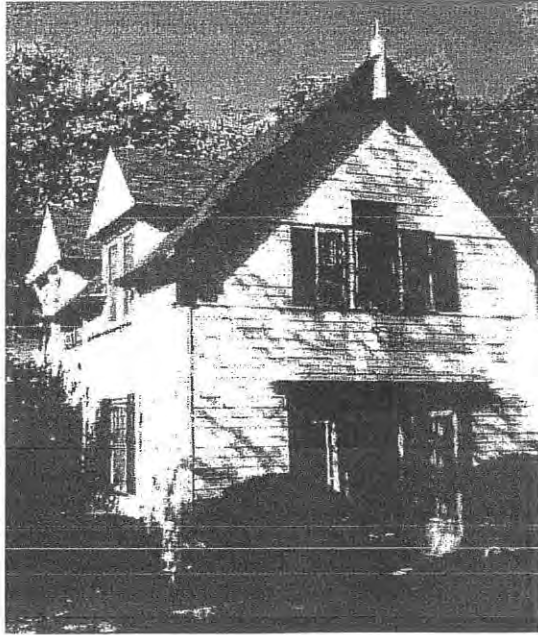
- East Belvedere house
- Market Value \$700,000 (Jan. 2005)
- Zoning: residential
- No debt



New York
Irvington
Park Ave.

- 2-story wood house on 1 acre
- Purchased 1985, \$250,000
- Market Value \$600,000 (Feb. 2005)
- Zoning: residential
- No debt



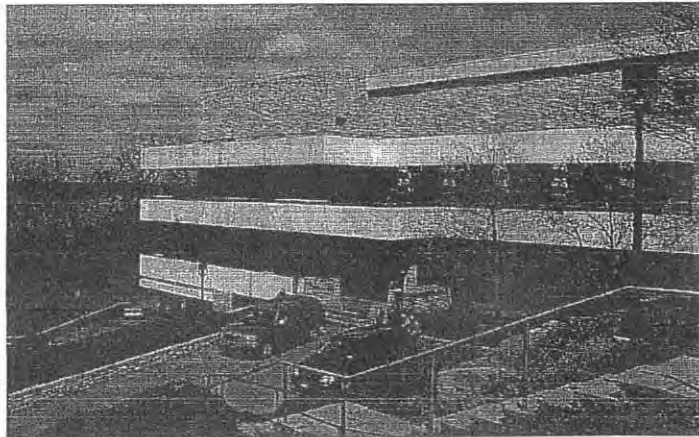


New York
Tarrytown
108 N. Broadway

- 2-story wood house on 1 acre
- Purchased 1984, \$240,000
- Market Value \$700,000 (Feb. 2005)
- Zoning: residential
- No debt

New York
Irvington
Sunnyside Lane

- East Garden 18 acres
- Purchased 1973, \$566,150 (excluding costs of new structures)
- Zoning: residential
- No debt



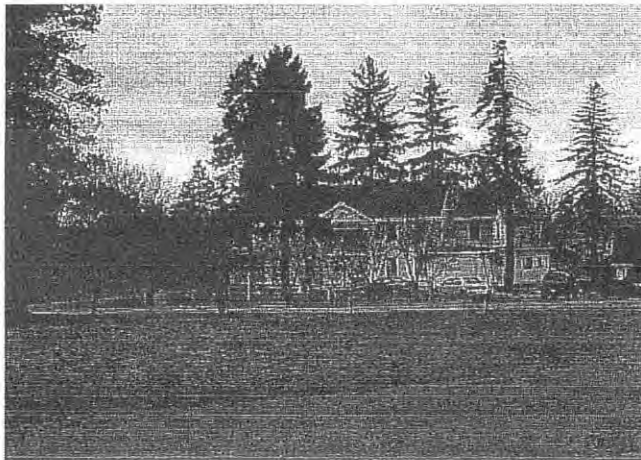
New York
Tarrytown
Gracemere

- Several buildings on 26 acres
- Purchased 1975, \$1.6 million
- Zoning: residential
- No debt



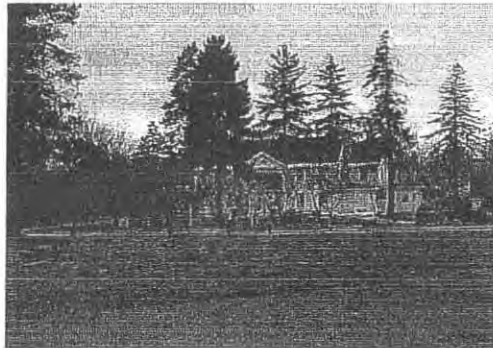
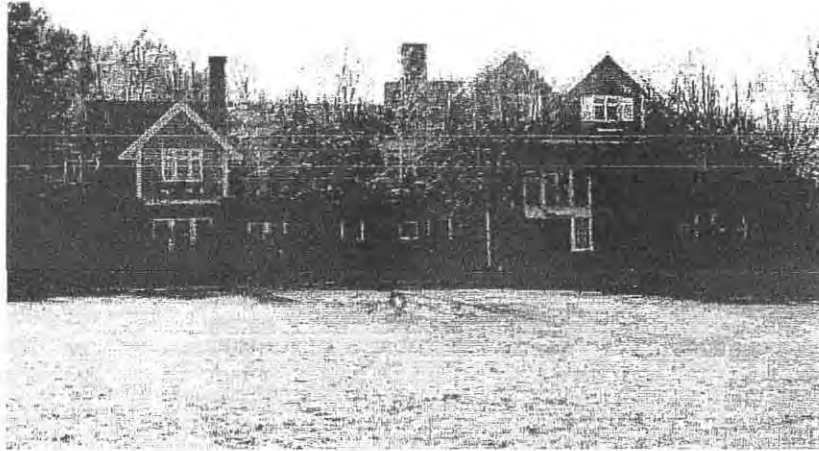
New York
Tarrytown
White House

- 2-story wood house
- Purchased 1975
- Zoning: residential
- No debt



New York
Tarrytown
Jacob House

- 2-story brick house
- Purchased 1975, \$510,000
- Zoning: residential
- No debt



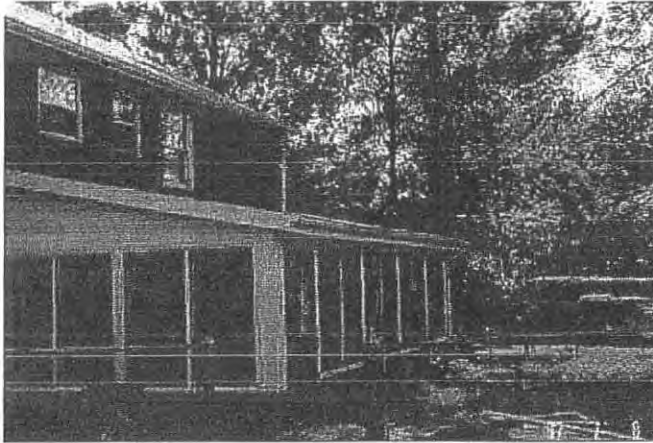
New York
Tarrytown
Jardim Estates

- Approved 14-lot subdivision adjacent to existing White House & Jacob House
- Purchased 1975
- Market value: Est. \$12 million
- Zoning: residential
- No debt



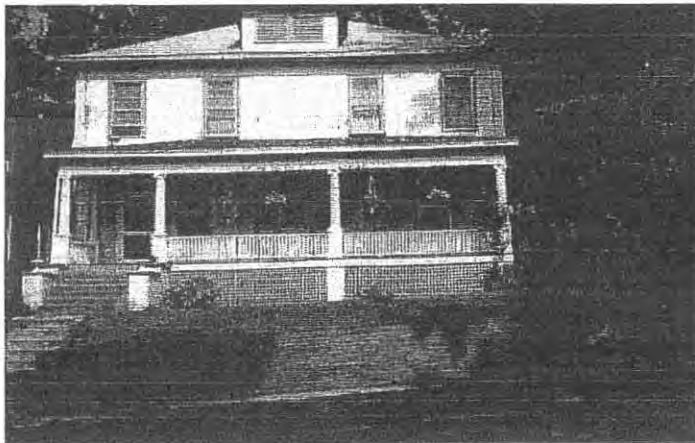
North Carolina
Charlotte
2401 Dalesford Drive

- Split-level ranch church center
- Purchased 1987 \$92,500
- Zoning: residential, multi-family
- No debt



North Carolina
Raleigh
219 Forest Rd.

- Church center, residence
- Purchased 1985, \$33,000
- Zoning: residential, R-6
- No debt



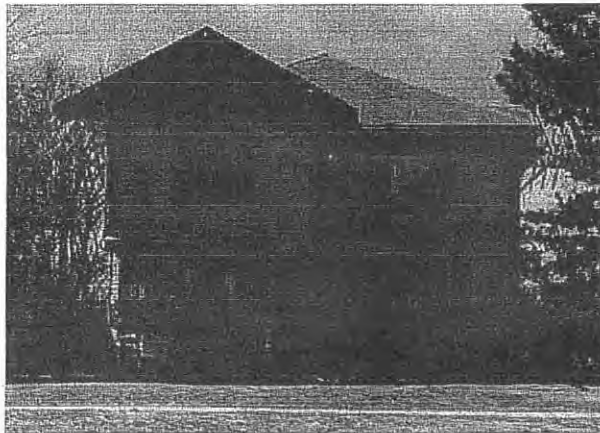
Ohio
Columbus
4303 Indianola Ave.

- Church center w/ offices
- Purchased 1998 \$330,000
- Zoning: church
- Mortgage debt



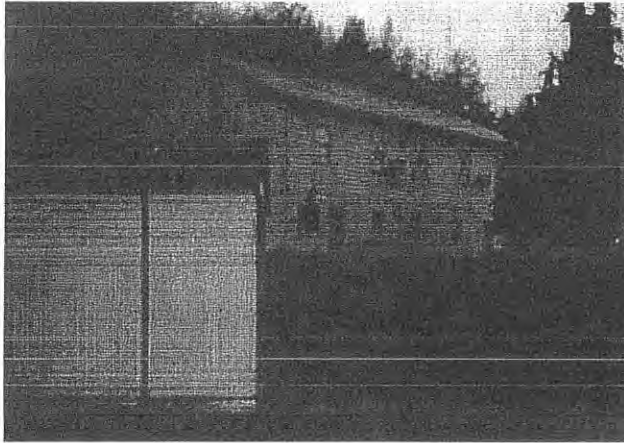
Oklahoma
Norman
304 S. University Blvd

- 2-story wood church center w/ parsonage
- Purchased 1984 \$34,000
- Zoning: residential
- No debt



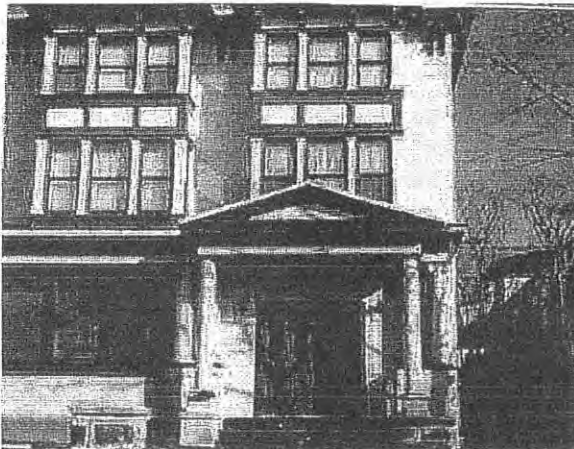
Oregon
West Linn (Portland)
2620 Hughes Dr.

- Church w/ adjacent lot
- Purchased 2000 \$274,900
- Zoning: commercial
- No debt



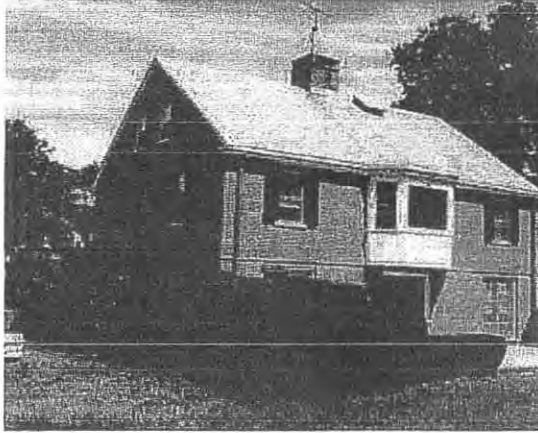
Pennsylvania
Philadelphia
123 S. 41st St.

- 2-story brick church center, residence
- Purchased 1986, \$160,000
- Zoning: C-3
- Mortgage debt



Rhode Island
Providence
136 Carr St.

- 2-story wood church center, residence
- Purchased 1984, \$74,000
- Zoning: residential single family
- No debt



South Carolina
Columbia
2120 Rosewood Dr.

- 2-story wood church center, residence
- Purchased 1981, \$82,000
- Zoning: residential & church
- No debt



South Dakota
Sioux Falls
203 N. Summit Ave.

- 2-story wood church center, residence
- Purchased 2005, \$60,000
- Zoning: residential
- No debt



Tennessee
Nashville
772 Harpeth Bend Dr.

- Church center, residence
- Purchased 1996, \$135,000
- Zoning: residential, single family
- Mortgage debt



Texas
Dallas
1922 Anson Rd.

- Brick office building
- Purchased 1992, \$441,993
- Zoning: commercial
- No debt



Texas
Dallas
2133 Pleasant Dr.

- Parsonage
- Purchased 1996, \$59,000
- Zoning: residential
- No debt



Texas
Houston
1423 Upland Dr.

- Church center on 1.5 acres
- Purchased 1991, \$176,000
- Zoning: residential
- No debt



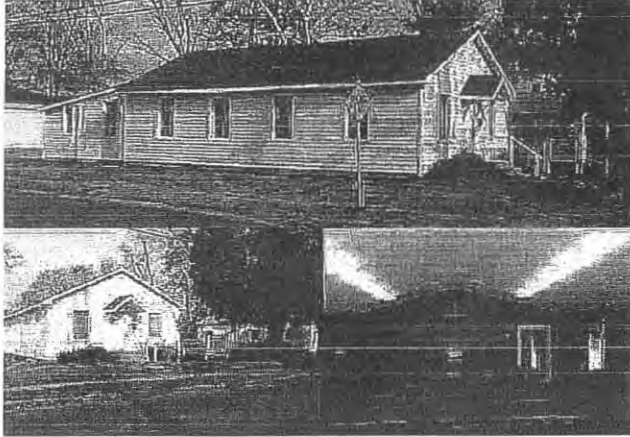
Utah
Salt Lake City
1969 S. View St.

- 2-story brick church
- Purchased 1986, \$162,500
- Zoning: church w/ allowable residence
- No debt



Virginia
Norfolk
4818 Hampshire Ave.

- Church & state center
- Purchased 2002, \$55,000
- Zoning: residential w/ allowable church
- No debt



Washington
Seattle
7000 26th Ave.

- Church & manse; 2 buildings
- Purchased \$279,000
- Zoning: church & residence
- No debt



Washington
Seattle
6601 Windermere Rd.

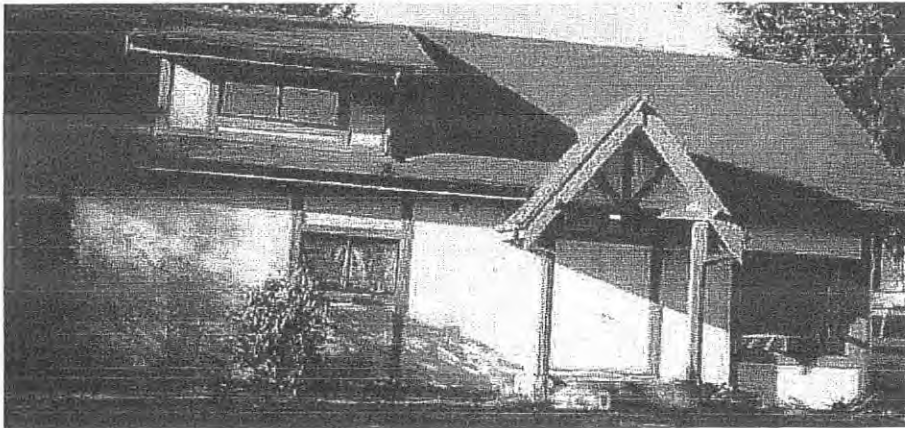
- 2-story brick center
- Purchased 1974, \$279,000
- Market value *** \$2.5 – \$20 million (2003)
- Zoning: residential, church use allowed
- No debt



Property is one of a kind. Range of values is realtor's "best estimate".

Washington
Tacoma
5230 S. Mullen St.

- Single story church center
- Purchased 1987, \$52,300
- Zoning: residential
- No debt

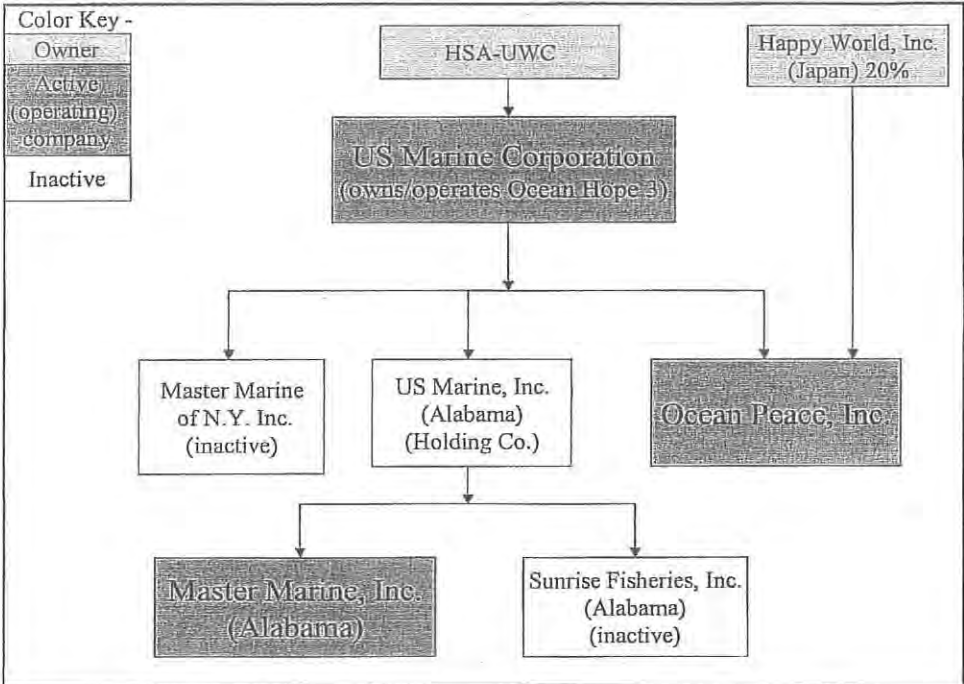
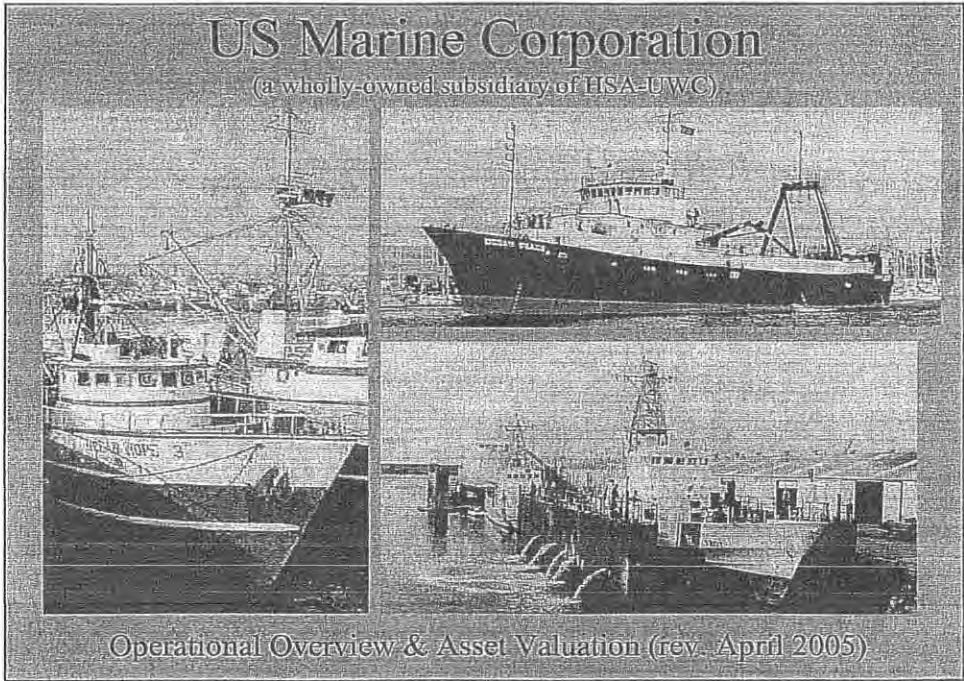


Wisconsin
Milwaukee
3031 N. Frederick Ave.

- State center, parsonage
- Purchased 1986, \$102,000
- Zoning: residential
- No debt



[end]

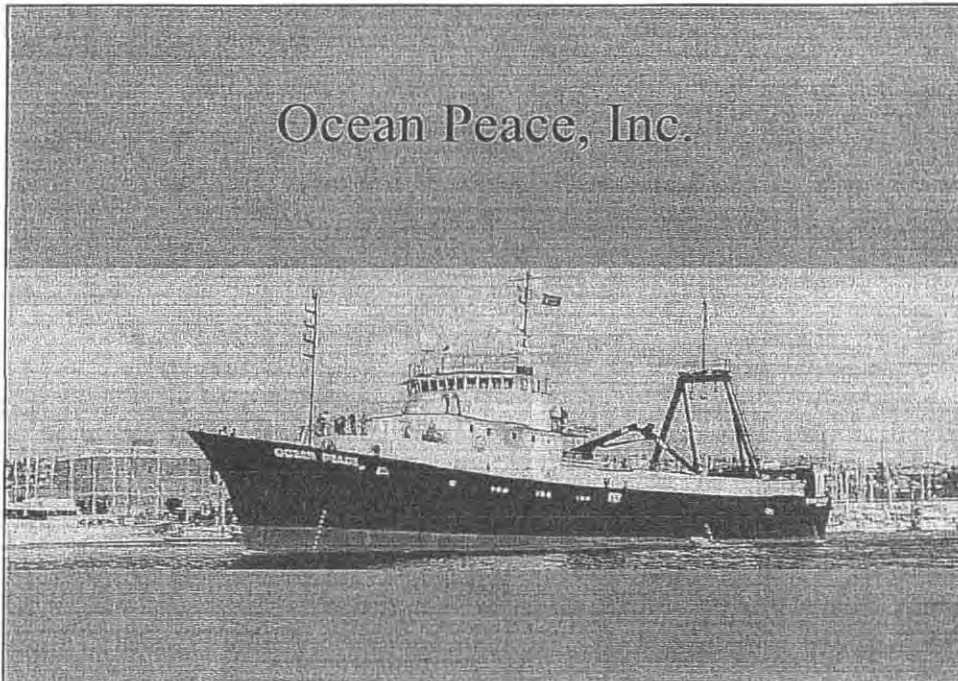


US Marine Corporation & Subsidiaries

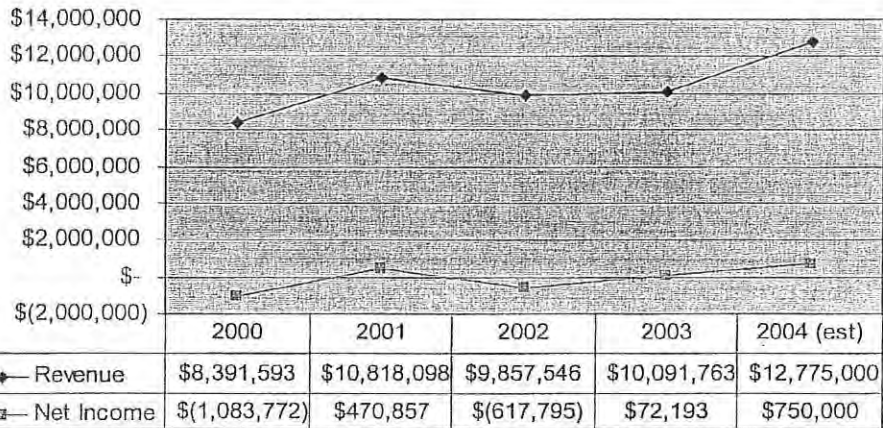
Three Primary Business Operations:

1. *F/T Ocean Peace* catcher processor
2. *F/V Ocean Hope 3* catcher vessel
3. *Master Marine* boatyard in Alabama

Ocean Peace, Inc.



Ocean Peace, Inc. – Income Statement
 (2004 data is an estimate)



Ocean Peace, Inc.

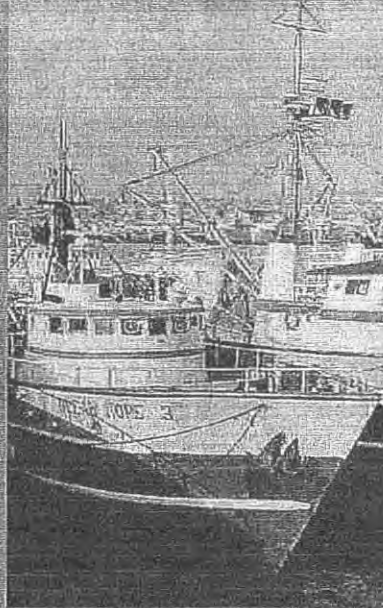
Industry & Operational Overview:

- Factory trawler operating in the Bering Sea, Aleutian Islands (& Gulf of Alaska)
- 1 of approximately 24 Head & Gut (H&G) boats in the Alaskan fishery
- Regulated by:
 - US Maritime Administration
 - National Marine Fisheries Service
 - Coast Guard
 - State of Alaska agencies

F/T Ocean Peace - Valuation

- Valuation includes:
 - F/T Ocean Peace vessel - \$7.5 million (sources: Vincent Maritime Services, 3/5/04 & management company estimate, 3/23/05)
 - AFA Bering Sea pollock quota \$5.5 million (source: valuation from National Resources Consultants, Inc., 9/9/03)
- Total valuation - \$13 million

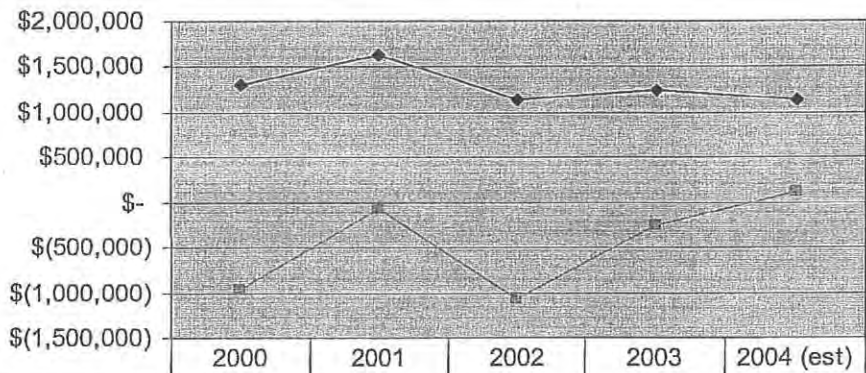
US Marine Corporation
Operating Division
Ocean Hope 3



US Marine Corporation
Operating Division – Ocean Hope 3

- Owns & operates “Ocean Hope 3” vessel
 - 100-ft groundfish trawler
 - Operates in Bering Sea & Gulf of Alaska
 - “Ocean Hope 3” managed by US Seafoods
 - US Marine Corporation also owns “Green Hope” (currently in need of new engine, docked in Seattle)
 - The company also owns a halibut quota that is leased to a Kodiak fisherman

US Marine Corporation - Operating Division – Income Statement



◆ Revenue	\$1,307,539	\$1,627,981	\$1,131,613	\$1,242,098	\$1,138,499
■ Net Income	\$(965,785)	\$(59,369)	\$(1,075,91)	\$(257,922)	\$113,587

F/V Ocean Hope 3 Valuation

- Valuation includes:
 - F/V Ocean Hope 3 vessel
 - Federal License Limitation Program (LLP) permit
 - AFA pollock quota
- Total valuation \$3.8 million
- Source: National Resource Consultants, Inc. (2/19/04)

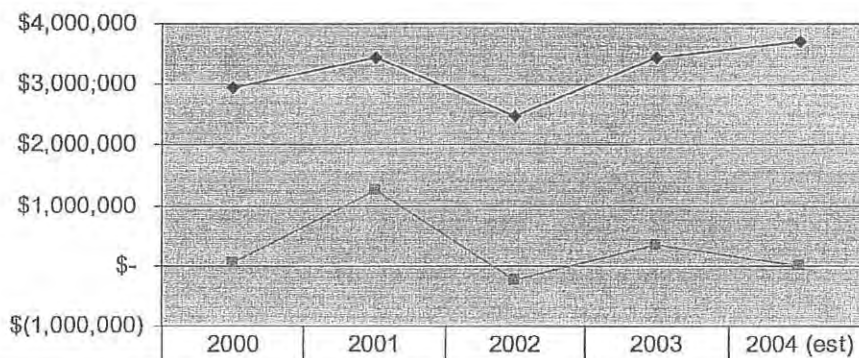
Master Marine, Inc. (Alabama)



New 40-Foot Oil Company Supply Vessel - 2005



Master Master, Inc. (Alabama) Income Statement (2004 is estimate & reflects influence of hurricane)



	2000	2001	2002	2003	2004 (est)
Revenue	\$2,961,331	\$3,440,203	\$2,474,885	\$3,446,809	\$3,704,000
Net Income	\$41,474	\$1,251,881	\$(237,621)	\$334,058	\$5,670

Master Marine, Inc. (Alabama)

- Asset Valuation includes:
 - Dry docks
 - 1,600 ft of waterfront property, 3 acres
 - Available 18 ft depth access at bulkhead
- Estimated market value \$1.1 million

