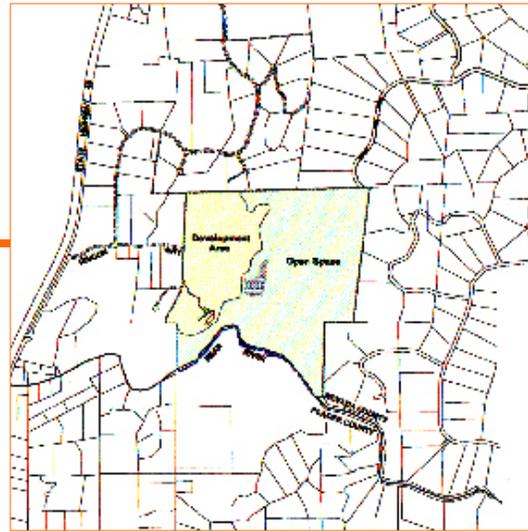


RINCON del RIO SENIOR LIVING

South Nevada County, CA



ARCHITECTURAL SUMMARY

1 November 2010

Project Summary

Site Program

Private House Program

Common Facilities Program

The Village Center Program

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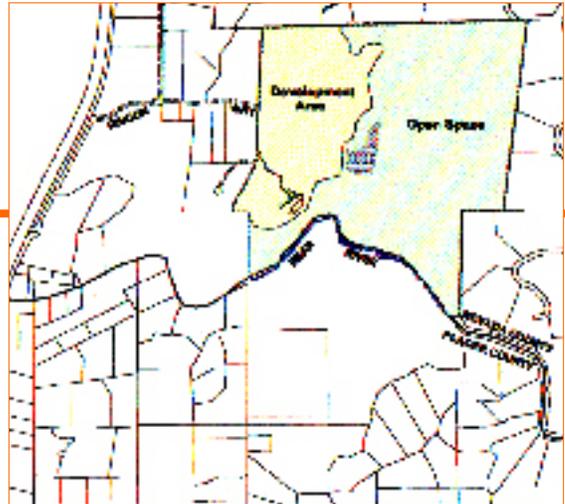


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PART I

Project Summary



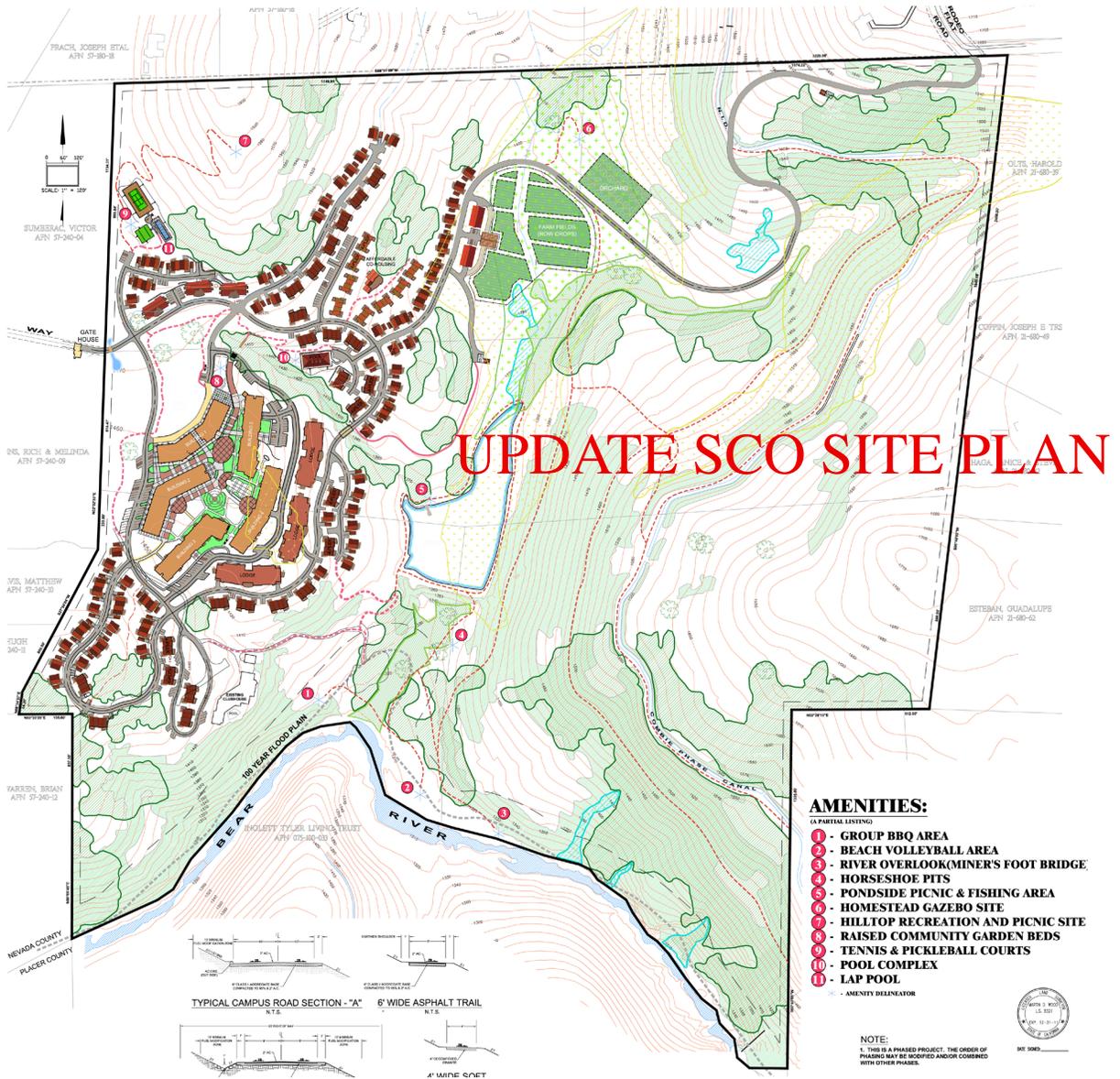
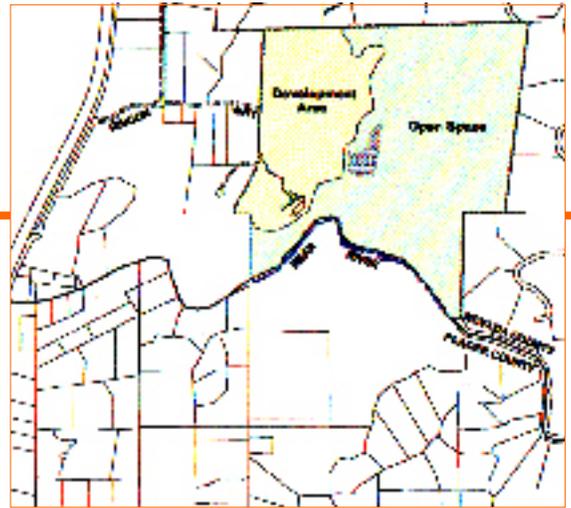
Project Summary:

Rincon del Rio is a 345-unit senior living complex for approximately 450 residents in South Nevada County. Located on 214 acres along the Bear River, the project includes a variety of residential unit types in a campus setting that also includes community support services, recreational opportunities, farmland and open space. This summary is broken down into: three sections:

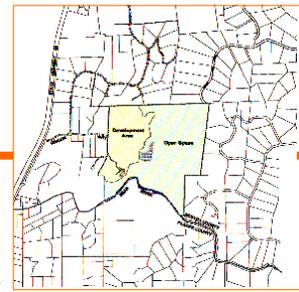
1. **Site Program** with overall building types, total areas and parking information.
2. **House Program** with details on the five residential building types ranging from single-household cottages to multi-unit independent and assisted living residences and nursing care.
3. **Village Center Program**, a detailed program of the five buildings comprising the Village Center, which include residential as well as community support services.

PART II

The Site Program



II. The Site Program



MATRIX OF ALL BUILDINGS and PARKING

Building Type	Number of Units/Spaces	Size (SF)	Total (SF)	Parking
Residential Units (all types except Village Center)	345 Units	varies	348,535	369 ¹
Village Center - Residences & Community Support Services	5 buildings ² 98 Units	42,000-45,000	218,000	147 ³
Clubhouse (existing residence)	1	14,000	14,000	10
Common House at Cohousing Affordable Neighborhood	1	2,165	2,165	--
Accessory: Pool Building, Barns, Neighborhood Centers & Gate House	9		16,835	10
TOTALS			599,535	536

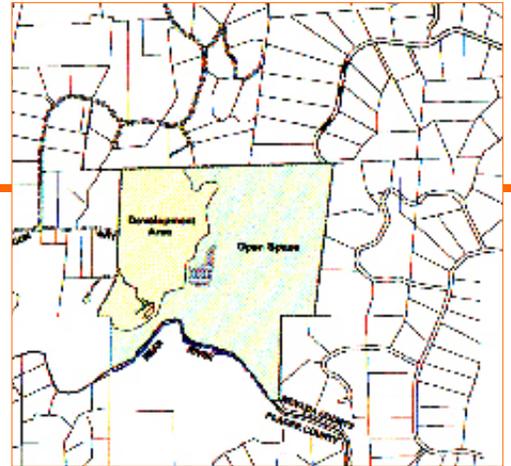
¹ Includes all residential parking except Village Center. Also includes 40 spaces in Lodges for employees of Village Center in excess of required spaces for Residents & Guests.

² Village Center is five buildings total. In addition to residential uses, VC Buildings 1, 2 & 4 include community support services (dining, cafe, medical, exercise space, etc) on the ground floors.

³ Includes parking count for community support and residential uses (98 units). 83 spaces are garage spaces; 64 are exterior parking spaces, for a total of 147 spaces for community support and residential uses combined. Village Center support uses also use the 40 extra Lodge spaces.

PART III

The Houses

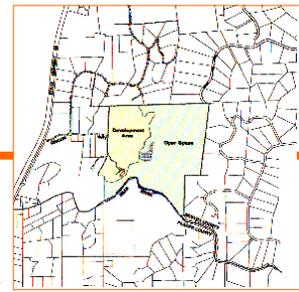


House Types - There are five primary types of residential buildings:

1. **Cottages** - single-story, detached, single household unit with one-car garage and additional tandem parking space (open) between garage and road.
2. **Duplexes** - Single-story, two household units, with exterior (open) or garage parking. There are some stacked duplexes on the steeper terrain where two lower units are accessed at grade from the downhill side and two upper units are accessed from grade at the uphill side.
3. **Group Homes** - Group living with private rooms or suites and shared common areas.
 - A. **Independent Living** two-story buildings with one group house per floor, each with six suites. The lower unit is accessed from grade at the downhill side and the upper unit is accessed from grade at the uphill side.
 - B. **Alternate group house memory care.**
 - C. **Hospice**
4. **Lodges** - Two-story multi-unit buildings with common facilities and garage level parking below (entered at the downhill side).
 - A. **Independent Living** Lodges (2) have 14 independent living units per building.
 - B. **Assisted Living** Lodge (1) has 21 assisted living units (nursing care).
5. **Village Center Residential Units** - Multi-unit buildings with independent living units and community services (mixed-use at ground floor; see Village Center program, Part V).

Each housing type is detailed in the pages that follow including number of bedrooms, bathrooms, size (square feet) and total square feet for the building type for the entire site.

III. The Houses



MATRIX OF RESIDENTIAL BUILDING TYPES

Building Type	BR/bath	Number of Units	Size (SF) of D.U. ³	Parking	Total SF for building type ¹
COTTAGES (detached)	2/2	78	1,160 - 2,000	156 (78 garage-resident/ 78 tandem guest)	109,200 ² (approx.)
DUPLEXES Single floor buildings & Stacked duplexes (11 locations /44 units)	2/2	86	1,142	115 (86 resident/29 guest)	98,255
AFFORDABLE DUPLEXES Single floor buildings Stacked duplexes (2 locations/8 units)	2/1	20	900	27 (20 resident/7 guest)	18,000
GROUP HOUSES ³ A. Independent Group Living B. Memory Care C. Hospice	6/7 24 beds 16 beds	4 6 ³ 4 ³	3,714 5,226 ³ 1,142	8 (6 res./ 2 guest) 6 4	14,860 10,452 4,570
LODGES ⁴ A. Independent Living B. Assisted Living/Nursing Care	2/2 1/1	28 21	1,446 900	70 ⁴ (28 res./9 guest) 35 ⁴ (21 res./7 guest)	60,200 33,000
VILLAGE CTR RESIDENTIAL Independent Living		98	937-1,815	147 ⁵ (98 res./33 guest)	181,850
TOTALS		345		568⁵	530,385

NOTES:

¹ Includes common facilities for Group Houses and Lodges; residential spaces only for Village Center.

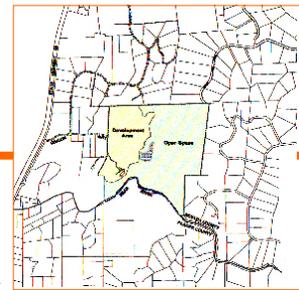
² Total square footage for cottages will depend on the proportion of larger units in final build-out.

³ Group House Memory Care and Hospice units are counted according to the number of beds. 4 beds counts as one unit.

⁴ Lodge buildings include garage level parking which also serves Village Center.

⁵ Includes all parking for the Village Center, serving residential and community support spaces. 83 spaces are in garages.

III. The Houses



COTTAGES (Detached Cottages)

Unit: 2 BR/2 Bath
 Size: 1,160 SF - 2,000 SF
 No of Units: 78
 Location: Throughout site except central area
 SF per building: 1,160 - 2,000
 Total SF for Building Type: 109,200¹
 Total Parking for Building Type: 156
 (78 garage; 26 guest required, 78 tandem provided)

¹Actual total SF will depend on final mix of smaller and larger units.

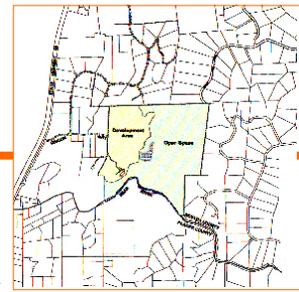


DUPLEXES & 4-plexes (stacked duplexes)

Unit: 2 BR/2 Bath
 Size: 1,142 SF
 No of Units: 86 (44 are 4-plexes)
 Location: Throughout site except central area
 SF per building: 2,285 SF (4-plex-4,570 SF)
 Total SF for Building Type: 98,255
 Total Parking for Building Type: 115



III. The Houses



COHOUSING AFFORDABLE DUPLEXES

Unit: 2 BR/1 Bath
Size: 900 SF
No of Units: 20 (8 are 4-plexes)
Location: Northeast neighborhood
SF per building: 1,800 SF, 3,600 SF
Total SF for Building Type: 18,000
Total Parking for Building Type: 27



GROUP HOUSES

A. Independent Living Group Houses

Unit: Six 1 BR/1 Bath Suites plus Common dining, living, kitchen
Size: 3,715 SF
No of Units: 4
Location: North of Village Center
SF per building: 7,430 SF
Total SF for Building Type: 14,860

B. Nursing Care Group Houses

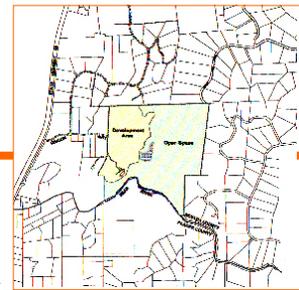
No of Beds: 24 (4 beds counts as one DU)
Location: East of Village Center
Total SF for Building Type: 10,450 SF

C. Hospice

No of Beds: 16 (4 beds counts as one DU)
Location: East of Village Center
Total SF for Building Type: 4,570 SF



III. The Houses



THE LODGE (Multi-Unit)

Location: Southeast of Village Center

A. Independent Living

Unit: 2 BR/2 Bath

No of Units: 14 D.U. per building

Common Facilities: dining, kitchen, sitting, laundry, spa, recreation

SF per unit: 1,446 SF

SF per building: 30,100 (excluding Garages)

Total SF for Building Type: 60,200

Total Parking for Building Type: 70¹

B. Assisted Living

Unit: 1 BR/1 Bath

No of Units: 21 D.U.

Common Facilities: dining, kitchen, sitting, admin, nurses, laundry, recreation

SF per unit: 900 SF

SF per building: 33,000 (excluding Garages)

Total SF for Building Type: 33,000

Total Parking for Building Type: 35¹

¹ Parking shared by Village Center uses.



VILLAGE CENTER RESIDENTIAL (Multi-Unit)

Unit: 2 BR/2 Bath & 1 BR/1 Bath

SF per unit: 937 - 1,815 SF

No of Units: 98 in 5 buildings

Common Facilities: see Village Ctr Program

Location: Central

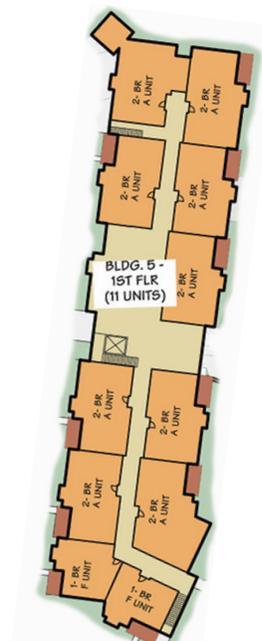
Res. SF per building: 20,850-43,000¹

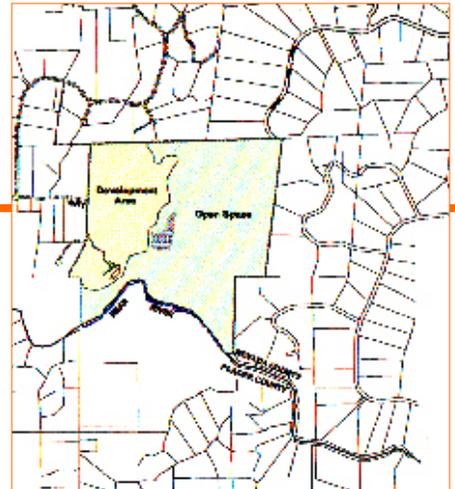
Total SF for Building Type: 181,850¹ (excluding Garages)

Total Parking for Building Type: 147²

¹ Total residential SF; does not include community support services SF.

² Total parking including community support spaces (83 in garages)

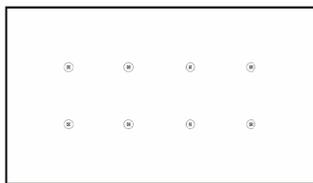




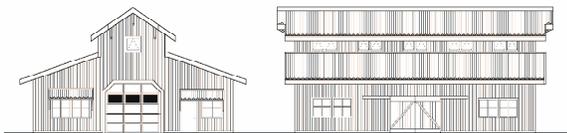
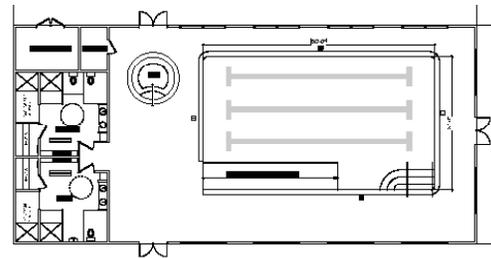
PART IV

Common Facilities and Accessory Buildings

Community Barns



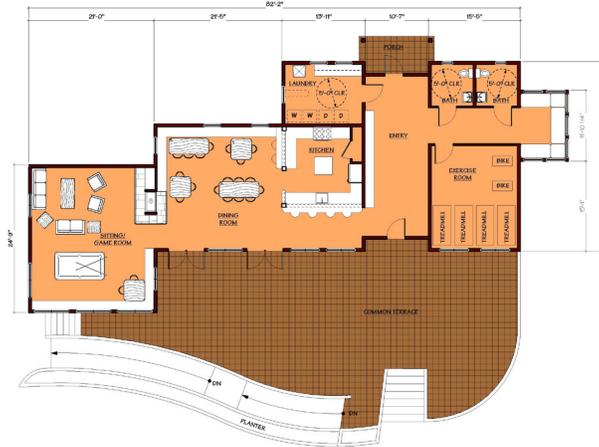
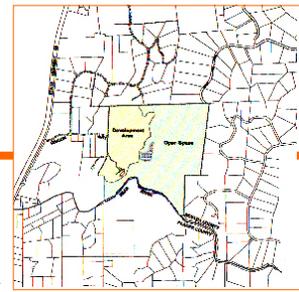
Pool Building



COMMON FACILITIES/ACCESSORY BUILDINGS (not including Village Center)

Function	Size (SF)	Number	Total (SF)	Parking
Cohousing Common House	2,165	1	2,165	--
Neighborhood Centers	800	5	4,000	--
Community Barns	3,600	2	7,200	6
Pool Building	4,700	1	4,700	4
Gate House	932	1	935	--
Clubhouse (existing residence)	14,000	1	14,000	10
TOTALS		11	33,000	20

IV. Common Facilities

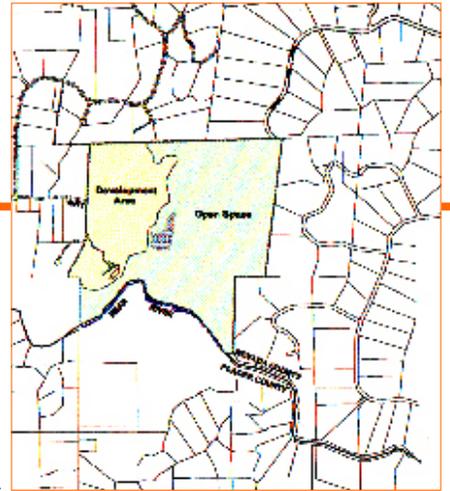


COHOUSING COMMON HOUSE PROGRAM

Building Uses	Size (SF)	Number	Total (SF)	Parking
Dining	435	1	435	--
Kitchen	185	1	185	--
Sitting/Game Room	500	1	500	--
Exercise	250	1	250	--
Restrooms	50	2	100	--
Laundry	130		130	
Circulation			565	
TOTALS			2,165 SF	

PART V

The Village Center



TOTAL FOR VILLAGE CENTER

Function	# of Spaces	Total (SF)	Parking
Community Support Spaces		36,150	16 (+ 40 at Lodges)
Residential Units	98	181,850	131 ¹ (Res. & Guest Parking)
TOTALS		218,000	147 ¹

¹ 83 parking spaces are in garages at VC. 64 are off-street parking. An additional 40 spaces are available in garages at Lodges.



BUILDING 1:
Community wide support services; Independent Living (IL) Residences.

- Community Support Spaces
- Residential



First Floor Plan View

MATRIX OF BUILDING USES

Function	# of Spaces	Size (SF)	Total (SF)
Cafe	1	1,400	1,400
Bakery	1	1,200	1,200
Pub	1	2,200	2,200
Market/Deli	1	1,300	1,300
Exercise	1	2,800	2,800
Theater	1	1,200	1,200
Spa	1	2,400	2,400
Beauty Shop	1	1,000	1,000
Post Office	1	900	900
Foster's Freeze Ice Cream	1	1,200	1,200
Pharmacy	1	650	650
Bank	1	700	700
Recycling Center	1	750	750
Guest Rooms	6	300	1,800
Public Restroom	1	650	650
Dry Cleaning	1	700	700
Total Support Services	21		20,850
Total Residential (IL units)	12	937-1,815	22,150
TOTALS	33		43,000



BUILDING 2:
Community wide support services; Independent Living (IL) Residences.

- Community Support Spaces
- Residential



First Floor Plan View

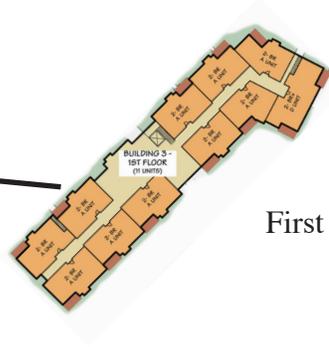
MATRIX OF BUILDING USES

Function	# of Spaces	Size (SF)	Total (SF)
Restaurant	1	2,900	2,900
Medical	1	1,800	1,800
Chapel	1	1,000	1,000
Computer Room	1	900	900
Administration	1	1,800	1,800
Library	1	2,100	2,100
Total Support Services	6		10,500
Total Residential (IL units)	18	1,320-1,480	34,500
TOTALS	24		45,000



BUILDING 3:
Independent Living
Residences

- Residential units
- Circulation/Common



First Floor Plan View

MATRIX OF BUILDING USES

Function	# of Spaces	Size (SF)	Total (SF)
Lounge/Common Areas	2	600 & 2000	2,600
Total Residential	23	1,320-1,815	31,500
Circulation	2	4050	8,900
TOTALS	27		43,000



BUILDING 4:
Independent Living
Residences and
Community Support
Services

- Community Support Spaces
- Circulation
- Residential units



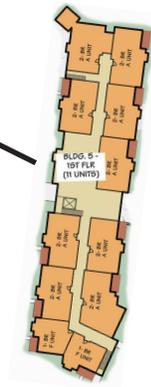
First Floor Plan View

Function	# of Spaces	Size (SF)	Total (SF)
Conference Meeting	1	1,000	900
Dining and Private Dining	1	2000	1,800
Sitting Room	1	520	450
Kitchen	1	750	500
Administration	1	720	600
Laundry/Cleaning	1	450	150
Restrooms	2	150	300
D.W.	1	100	100
Total Community Support			4,800
Total Residential Area	22		40,200
TOTALS	52		45,000



BUILDING 5:
Independent Living
Residences

- Circulation
- Residential units



First Floor Plan View

MATRIX OF BUILDING USES

Function	# of Spaces	Size (SF)	Total (SF)
Lounge/Support Services	2	600 & 2,000	2,600
Residential Units	23		30,200
Circulation	2	5,100	9,200
TOTALS			42,000