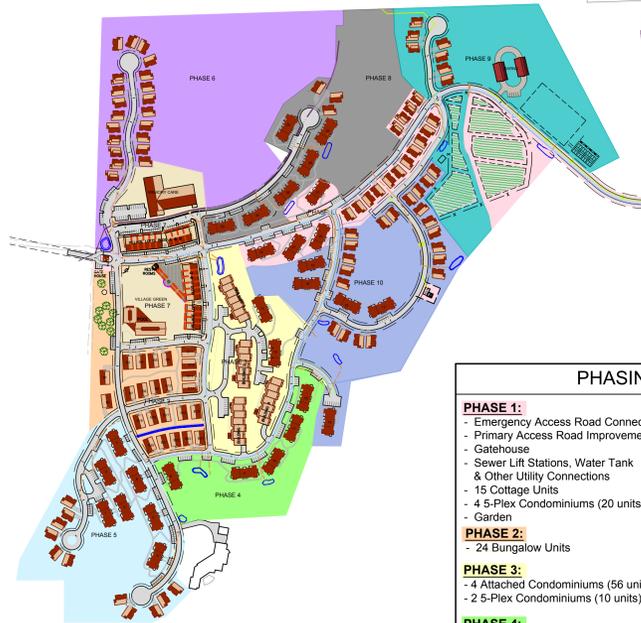


OVERALL SITE PLAN RINCON DEL RIO SENIOR LIVING



PHASING EXHIBIT

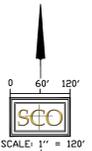
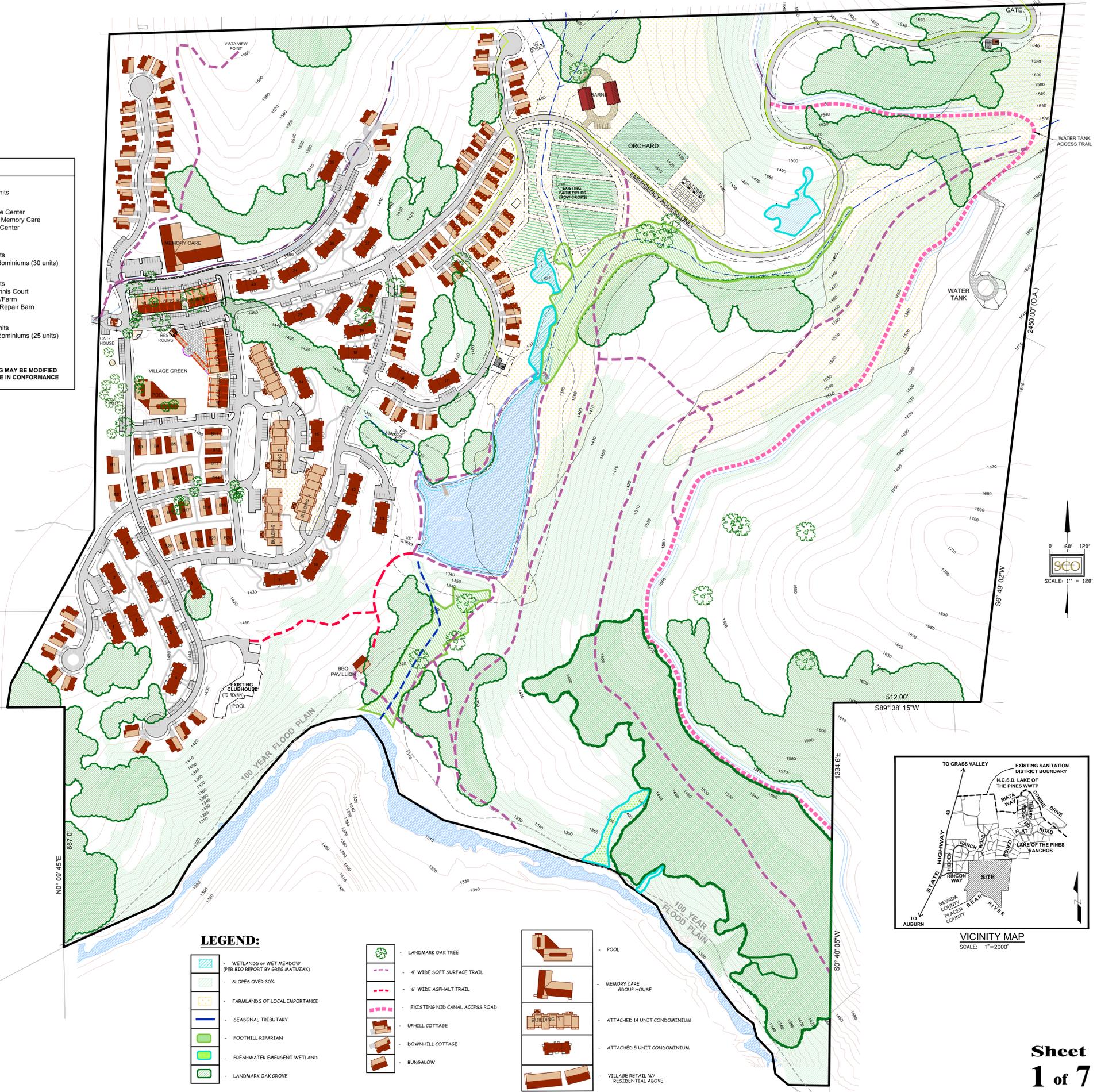
SCALE: 1" = 250'

PHASING & UNIT COUNT

- | | |
|---|---|
| PHASE 1:
- Emergency Access Road Connection
- Primary Access Road Improvements
- Gatehouse
- Sewer Lift Stations, Water Tank & Other Utility Connections
- 15 Cottage Units
- 4 5-Plex Condominiums (20 units)
- Garden | PHASE 6:
- 21 Cottage Units |
| PHASE 2:
- 24 Bungalow Units | PHASE 7:
- Village Service Center
- Group House Memory Care
- Pool/ Fitness Center |
| PHASE 3:
- 4 Attached Condominiums (56 units)
- 2 5-Plex Condominiums (10 units) | PHASE 8:
- 3 Cottage Units
- 6 5-Plex Condominiums (30 units) |
| PHASE 4:
- 5 5-Plex Condominiums (25 units) | PHASE 9:
- 7 Cottage Units
- Pickleball/ Tennis Court
- Row Gardens/Farm
- Auto/ Tractor Repair Barn |
| PHASE 5:
- 11 Cottage Units
- 7 5-Plex Condominiums (35 units) | PHASE 10:
- 21 Cottage Units
- 5 5-Plex Condominiums (25 units) |

PHASING NOTE:

1. THIS IS A PHASED PROJECT. THE ORDER OF PHASING MAY BE MODIFIED AND/OR COMBINED WITH OTHER PHASES, BUT SHALL BE IN CONFORMANCE WITH THE DEVELOPMENT AGREEMENT.



Rincon del Rio Proposed Project Revisions

Building Type	No. of Buildings	No. of Units	Unit Size	Building Size (sf)	Parking
Residential Independent Living					
Cottages	78	78	1785-2600 sf	Varies	78 Resident 78 Guest
Bungalows	24	24	1750	Varies	24 Resident 24 Guest
5 unit Condo	29	145			150 Resident 94 Guest
14 unit Condos	4	56	1300	28,000	56 Resident 24 Guest
Subtotals	135	303			
Residential Nursing Care					
Group House Memory Care	1	22	88 Beds	46,000*	44
Subtotals	1	22			44
Village Center					
Support Retail	4			30,000	100
Residential Loft Condominiums		20	1,500		20 Residential 7 Guest
Subtotals	4	20			127
Common Area Support Services					
Clubhouse (Existing Building)	1			14,000	8
Pool					
Building/Classroom/ Gathering	1			10,000	18
Community Barn	2		2,800		6
Gatehouse	1			935	
Subtotals	5				32
Totals	145	345			731



PROJECT INFORMATION:

OWNER / APPLICANT:
YOUNG ENTERPRISES, L.P.
P.O. BOX 8626
AUBURN, CA 95602
CONTACT PERSON: CAROL YOUNG
(530) 269-1047

PLANNING & ENGINEERING:
SCO PLANNING & ENGINEERING, INC.
140 LINTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5841
CONTACT PERSON: MARTIN WOOD, P.L.S. OR DALE OREIGHTON, A.L.C.P.

ASSESSOR'S PARCELS:
057-240-017-000; 057-240-018-000;
057-240-019-000; 057-130-013-000

LAND AREA:

215+ AC

ZONING / GENERAL PLAN:

CCRC

FIRE PROTECTION:

HIGGINS FIRE PROTECTION DISTRICT

WATER:

NEVADA IRRIGATION DISTRICT

ELECTRICAL & GAS UTILITIES:

PACIFIC GAS & ELECTRIC

TELEPHONE:

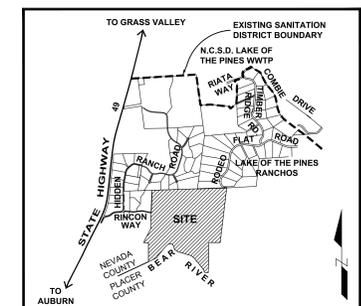
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SEWAGE DISPOSAL:

LAKE OF THE PINES TREATMENT PLAN

LEGEND:

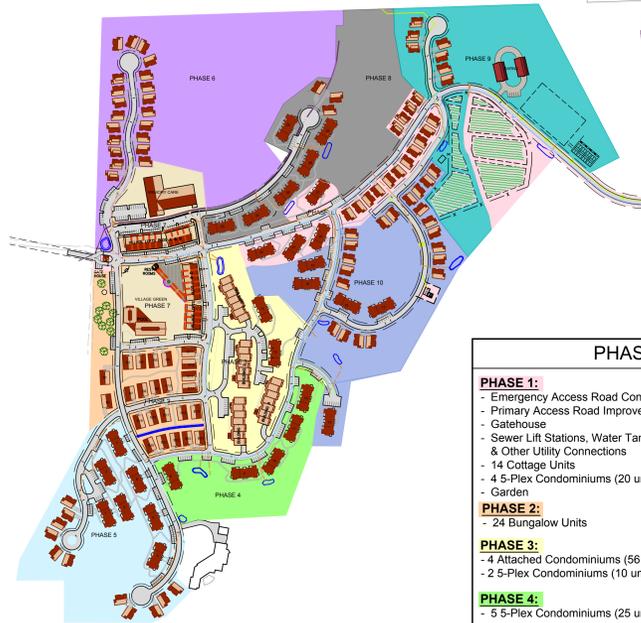
- | | | | | | |
|--|---|--|--------------------------------|--|-------------------------------------|
| | WETLANDS w/ WET MEADOW (PER BIO REPORT BY GREG MATUZAK) | | LANDMARK OAK TREE | | POOL |
| | SLOPES OVER 30% | | 4' WIDE SOFT SURFACE TRAIL | | MEMORY CARE GROUP HOUSE |
| | FARMLANDS OF LOCAL IMPORTANCE | | 6' WIDE ASPHALT TRAIL | | ATTACHED 14 UNIT CONDOMINIUM |
| | SEASONAL TRIBUTARY | | EXISTING NID CANAL ACCESS ROAD | | ATTACHED 5 UNIT CONDOMINIUM |
| | FOOTHILL RIPARIAN | | UPHILL COTTAGE | | VILLAGE RETAIL W/ RESIDENTIAL ABOVE |
| | FRESHWATER EMERGENT WETLAND | | DOWNHILL COTTAGE | | |
| | LANDMARK OAK GROVE | | BUNGALOW | | |



VICINITY MAP
SCALE: 1" = 2000'

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OVERALL SITE PLAN with AERIAL PHOTO RINCON DEL RIO SENIOR LIVING



PHASING EXHIBIT

SCALE: 1" = 250'

PHASING & UNIT COUNT	
PHASE 1:	- Emergency Access Road Connection - Primary Access Road Improvements - Gatehouse - Sewer Lift Stations, Water Tank & Other Utility Connections - 14 Cottage Units - Garden
PHASE 2:	- 24 Bungalow Units
PHASE 3:	- 4 Attached Condominiums (56 units) - 2 5-Plex Condominiums (10 units)
PHASE 4:	- 5 5-Plex Condominiums (25 units)
PHASE 5:	- 11 Cottage Units - 7 5-Plex Condominiums (35 units)
PHASE 6:	- 21 Cottage Units
PHASE 7:	- Village Service Center - Group House Memory Care - Pool/Fitness Center
PHASE 8:	- 3 Cottage Units - 6 5-Plex Condominiums (30 units)
PHASE 9:	- 9 Cottage Units - Pickleball/Tennis Court - Row Gardens/Farm - Auto/Tractor Repair Barn
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PHASING NOTE:
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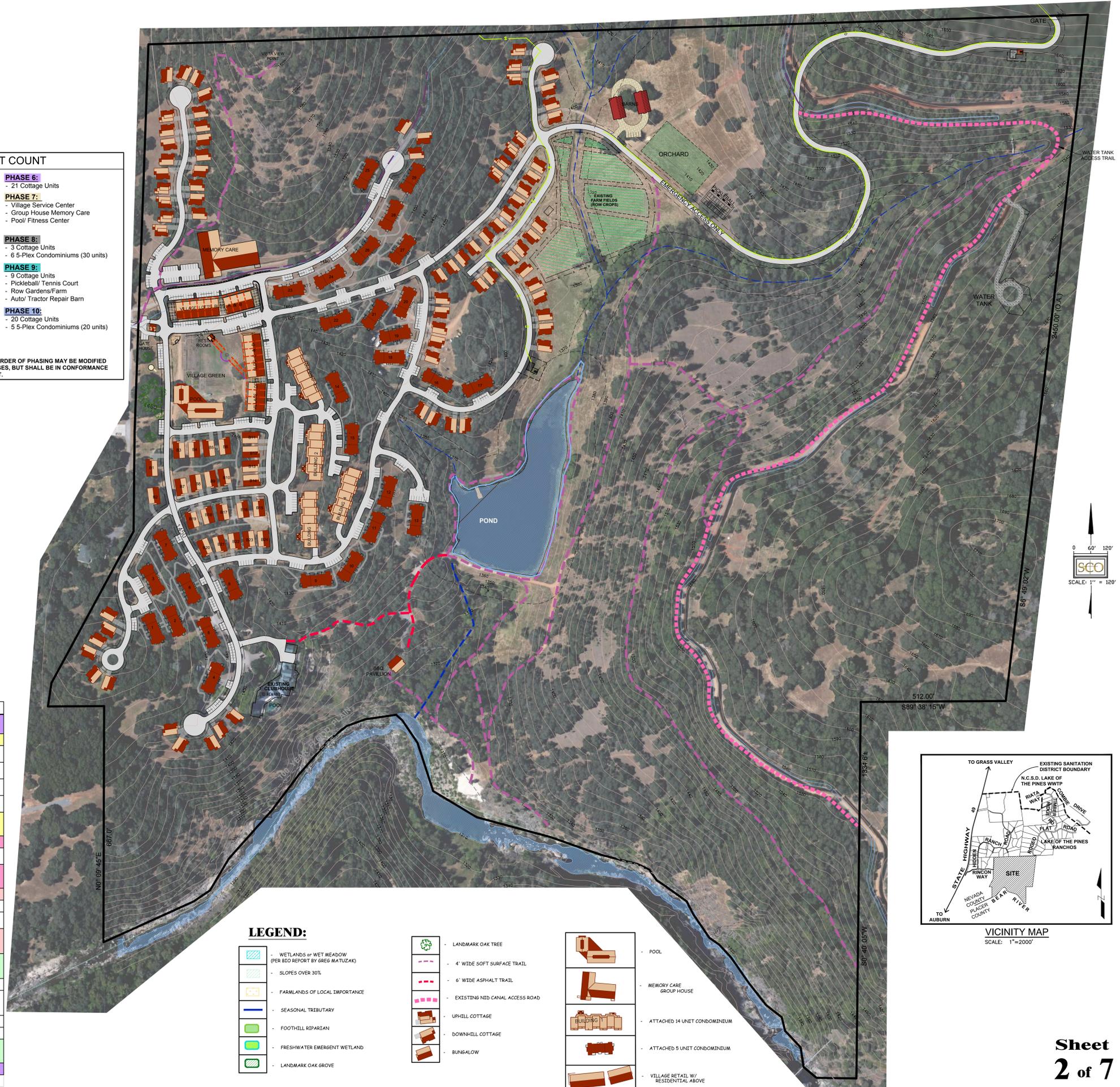
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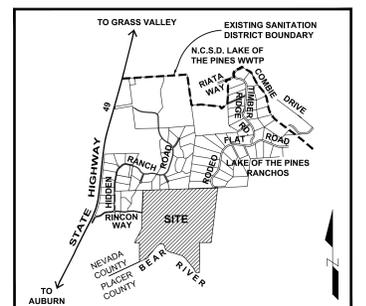
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LAKE OF THE PINES TREATMENT PLAN

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Subtotals	1	22			44
Village Center					
Support Retail	4			30,000	100
Residential Loft Condominiums	20		1,500		20 Residential 7 Guest
Subtotals	4	20			127
Common Area Support Services					
Clubhouse (Existing Building)	1			14,000	8
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