

Fee Schedule: Active Living

MONTHLY RENTAL FEE

Market Rate Apartments

<u>Type</u>	<u>Unit Size</u>	<u>Monthly Rent</u>
Studio	From 510 gsf	Starting at \$1,045
1-Bedroom	From 700 gsf	Starting at \$1,150
2-Bedroom	From 1,000 gsf	Starting at \$1,387
Cottages	From 3,400 gsf	Starting at \$3,078
Duplex	From 2,340 gsf	Starting at \$2,840

Affordable Apartments

<u>Type</u>	<u>Unit Size</u>	<u>Monthly Rent</u>
1-Bedroom	From 650 gsf	Depending on income. Average rent \$575.
2-Bedroom	From 875 gsf	Depending on income. Average rent \$770.

ONE-TIME FEES

Security Deposit:

First and last month's rent.

Community Fee:

Paid prior to move-in by residents, excluding respite stays (temporary relief for caregivers). This fee covers the cost of preparing your rental unit prior to move-in and maintaining the community

areas, including dining rooms, activity rooms, and other common areas. This is a one-time non-refundable fee.

Single: \$550

Couples: \$1,000

Pet Fee:

\$500 (non-refundable/per pet)

MONTHLY SERVICE FEE

Monthly service fee includes electricity, water, cable TV, telephone, and internet. The amount of the fee will be provided prior to final selection of unit.

Information is subject to change depending on actual date of occupancy. Floor plan layouts and square footage are approximate, and will be verified prior to lease signing.



Active Living

Active Senior Living is designed for those residents who generally lead an independent lifestyle. There are no additional specialized services provided in the active apartments, although residents will have access to home healthcare and delivered food services. Active senior buildings are provided common space for social activities and family functions. Active residents will have access to all community amenities.

Market-rate apartments are available in studios, 1-bedroom, 2-bedroom, 2-story rental duplex, and 2-story rental cottage homes. Seniors who are age 55 and older are eligible.

COTTAGES are historic waterfront houses that used to be officers' quarters back in the early 1900s when Fort Howard was a military reservation. They range from 2-bedroom to 4-bedroom residences. All cottages have porches. Each rental cottage will have an uncovered garage space located at the front of the residence.

DUPLEX RESIDENCES are 2-bedroom waterfront and Parade Ground residences. Each rental duplex will have an uncovered garage space located adjacent to the residence.

APARTMENT HOMES are located in the existing multifamily buildings as well as new buildings to be constructed. Homes vary in size from studios to 2-bedroom units. Each apartment building has its own lounge, and each resident who owns a vehicle will be assigned a space at the parking area behind each building.

Affordable-rate apartments are available only to qualified veterans who are age 62 and older and whose income level does not exceed federal guidelines. The units are located in new buildings to be constructed. Apartments vary in size from 1- to 2-bedroom units. Each apartment building has its own lounge, and each resident who owns a vehicle will be assigned a space at the parking lot behind each building.

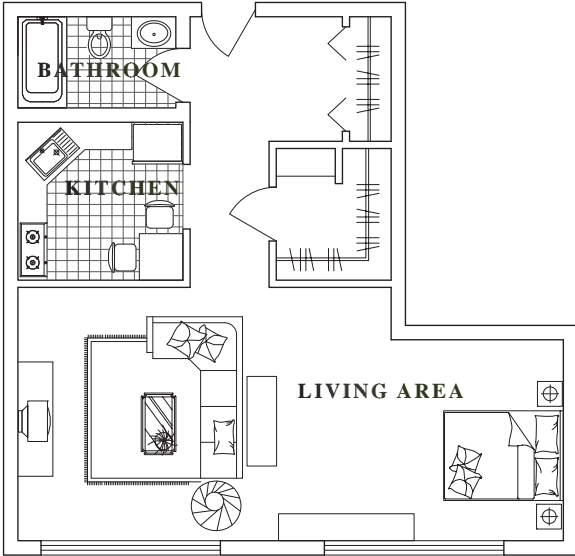
Availability of Units

Early 2008: Cottages

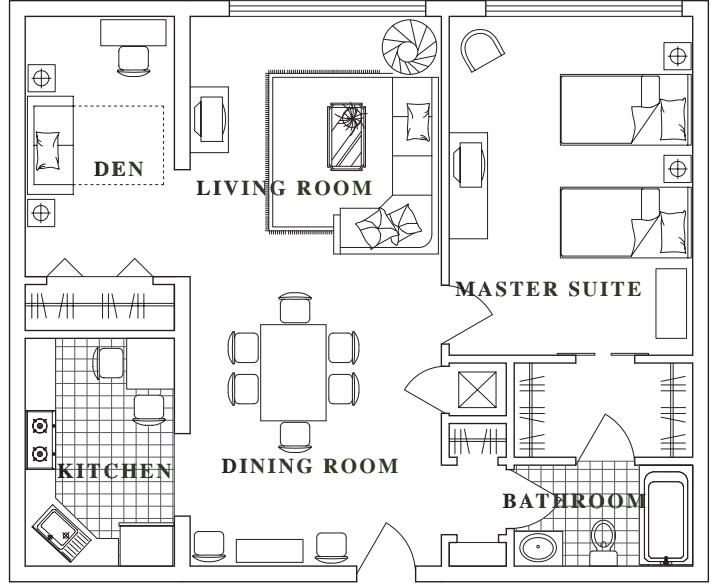
Mid 2008: Apartment Homes

Late 2008: Duplex Residences

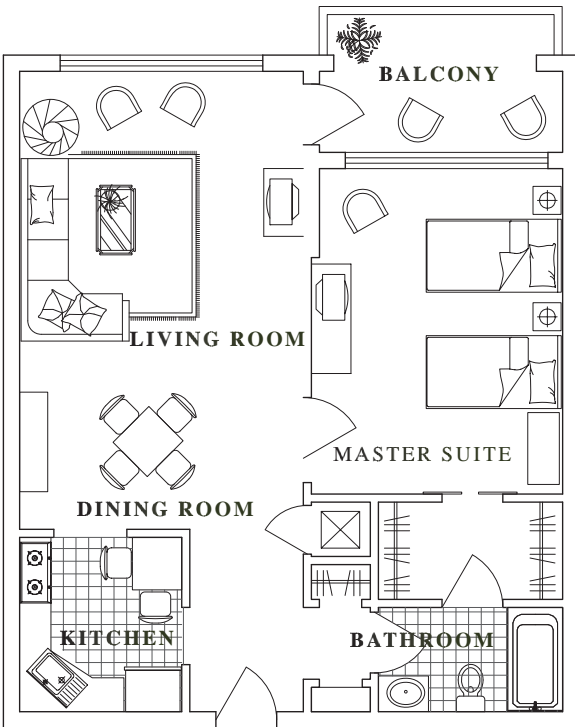
STUDIO - 510 SF



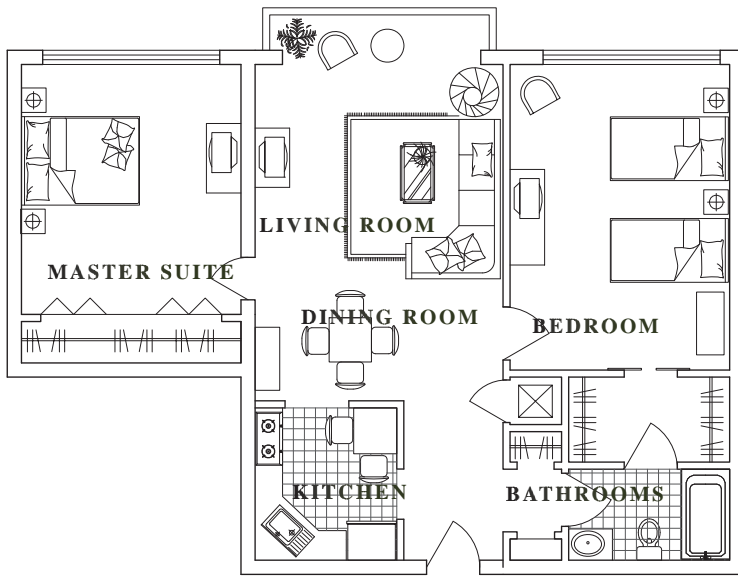
1 BEDROOM, 1 BATH
WITH DEN - 700 SF



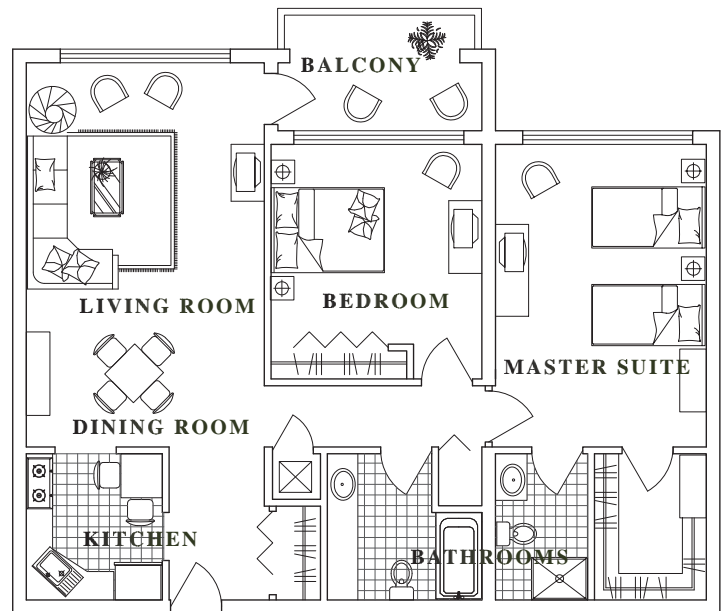
1 BEDROOM, 1 BATH
WITH BALCONY - 700 SF



2 BEDROOM, 1 BATH - 1,000 SF



2 BEDROOM, 2 BATH
WITH BALCONY - 1,050 SF



Active Living Amenities:

- Spacious apartment homes
- Wall-to-wall carpeting
- Safety handrails in tubs and showers
- Individually controlled heating and air conditioning
- Emergency call response system
- Washer/dryer
- Fully-equipped kitchen
- Cable television, telephone, and internet service
- Elevators in buildings (except for duplex and cottage homes)
- Generous common areas for social activities
- Professional management
- Convenient parking space



Fee Schedule: Independent Living

MONTHLY RENTAL FEE

<u>Type</u>	<u>Unit Size</u>	<u>Monthly Rent</u>
Studio	From 560 gsf	Starting at \$1,515
1-Bedroom	From 620 gsf	Starting at \$1,945
2-Bedroom	From 1,000 gsf	Starting at \$2,690

ONE-TIME FEES

Security Deposit:

First and last month's rent.

Community Fee:

Paid prior to move-in by residents excluding respite stays (temporary relief for caregivers).

This fee covers the cost of preparing your rental unit prior to move-in and maintaining the community areas, including dining rooms, activity rooms, and other common areas. This is a one-time non-refundable fee.

Single: \$550

Couples: \$1,000

Pet Fee:

\$500 (non-refundable/per pet)

MONTHLY SERVICE FEE

Monthly service fee includes electricity, water, cable TV, telephone, and internet. The amount of the fee will be provided prior to final selection of unit.

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Independent Living

Independent Living residences feature apartment-style living with amenities and services including social activities, at least one meal a day, housekeeping, and transportation. Residents live in an active social setting with common dining areas and activity spaces.

Independent Living residences are available in studios, 1-bedroom, and 2-bedroom apartments located in new buildings.

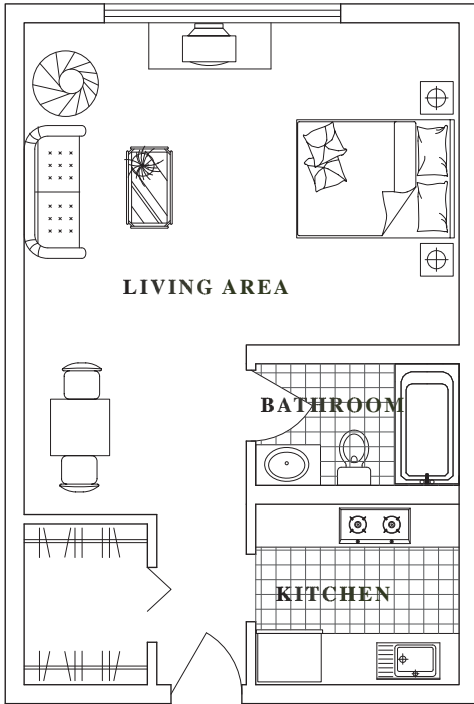
Primary Services

- One well-balanced meal served daily, featuring a variety of menu choices
- Snacks available throughout the day
- Meal credits available to use for guests
- Housekeeping services
- Weekly linen service
- Valet service
- Maintenance and repairs
- Daily scheduled transportation for shopping, planned group outings, and off-site medical appointments
- Social events and activities
- 24-hour reception desk
- Trained staff
- Monthly wellness visits by a licensed nurse
- 24-hour security surveillance

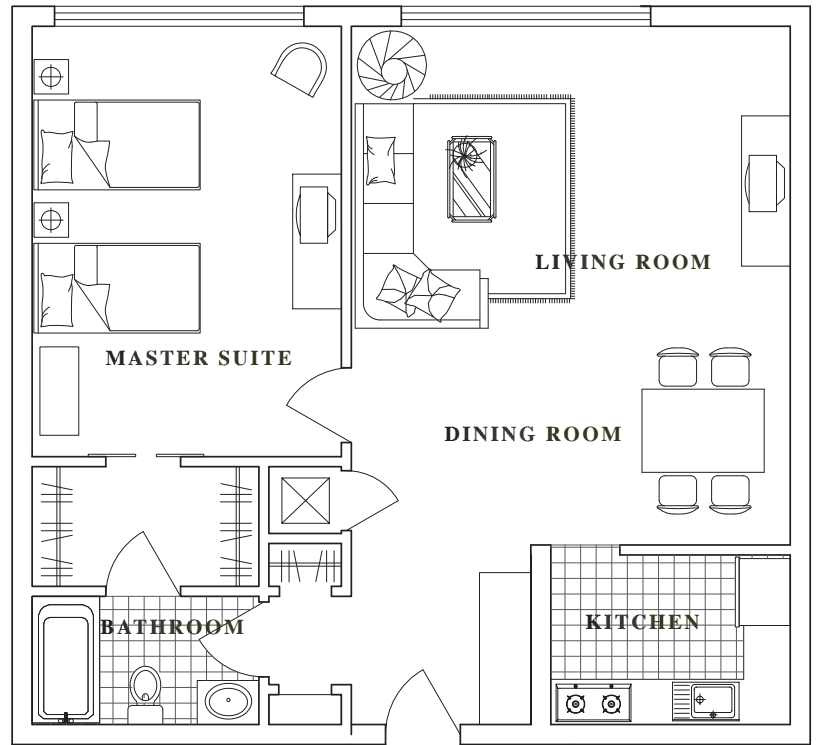
Availability of Units

Early 2008

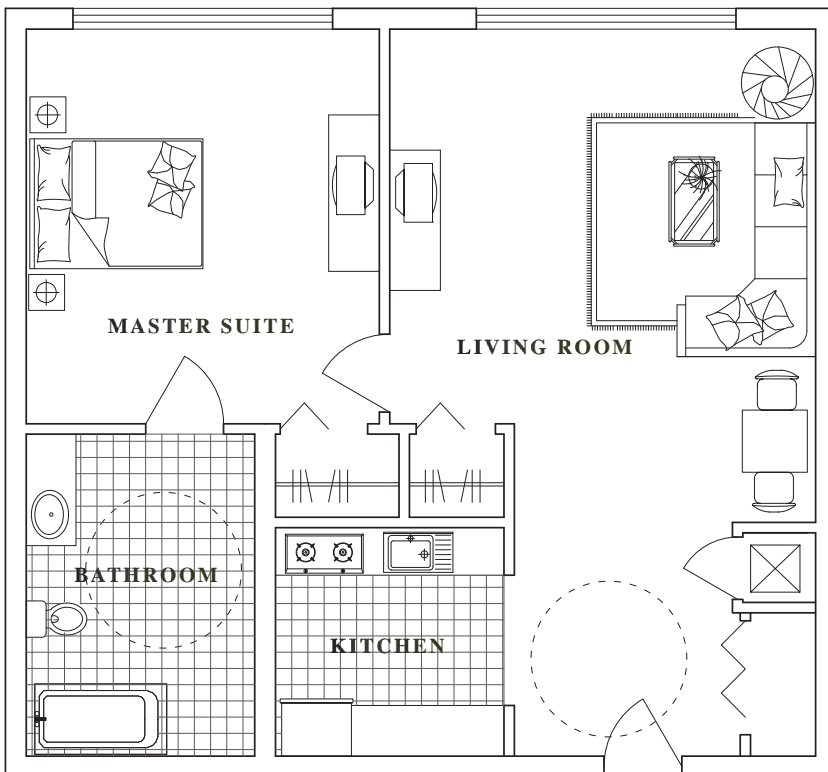
STUDIO - 560 SF



1 BEDROOM, 1 BATH - 620 SF



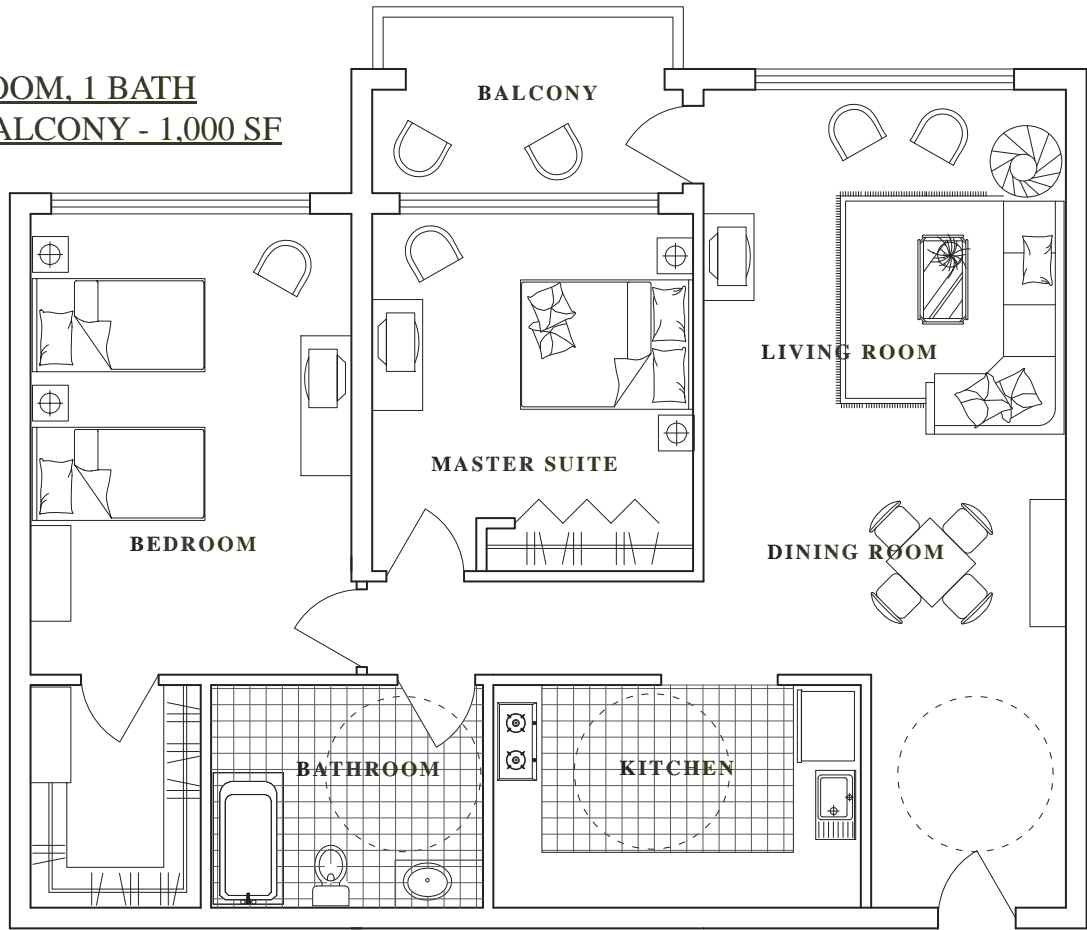
1 BEDROOM, 1 BATH - 670 SF



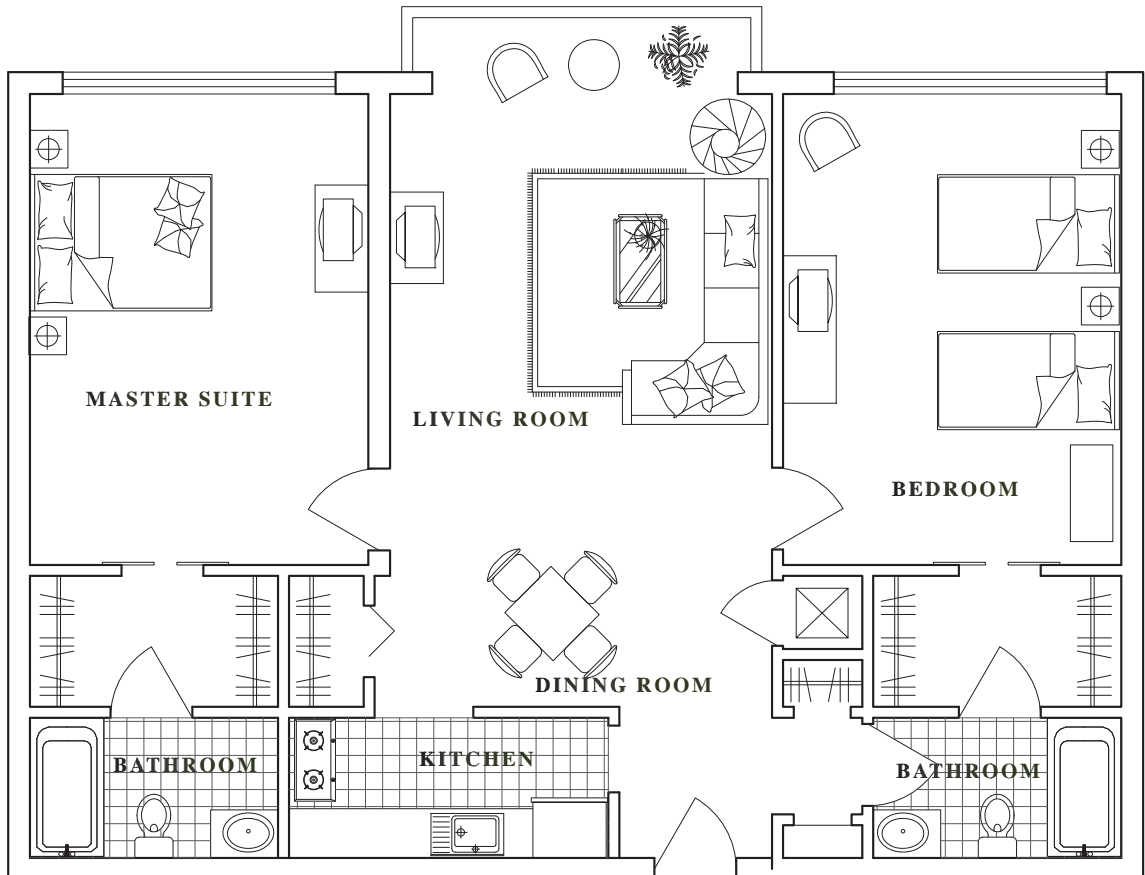
Independent Living Amenities:

- Wall-to-wall carpeting
- Safety handrails in tubs and showers
- Individually controlled heating and air conditioning
- Emergency call response system
- Fire safety system
- Fully equipped kitchen
- Cable television, telephone, and internet service
- Elevators in buildings
- Variety of comfortable community areas including:
 - Common dining room
 - Media, television, and living room areas
- Convenient parking space

2 BEDROOM, 1 BATH
WITH BALCONY - 1,000 SF



2 BEDROOM, 2 BATH - 1,050 SF





Fee Schedule: Assisted Living

MONTHLY RENTAL FEE

Type	Unit Size	Monthly Rent
Studio	From 650 gsf	Starting at \$2,491
1-Bedroom	From 795 gsf	Starting at \$3,315
2-Bedroom	From 1,000 gsf	Starting at \$4,420

EXTENDED CARE FEES

Extended Care:

Our Assisted Living Extended Care program is designed for residents who require or prefer more frequent and intensive assistance with activities of daily living. These additional fees are determined by a personalized assessment utilizing a point system and are in addition to the Assisted Living base fees.

Alzheimer's Care:

People with Alzheimer's disease have unique and changing needs. The Alzheimer's Care fees are in addition to the Assisted Living base fees.

Medication Management	\$ 11.00 per person, per day
Extended Care Level 1	\$17.50 per person, per day
Extended Care Level 2	\$ 27.00 per person, per day
Extended Care Level 3	\$ 36.00 per person, per day
Extended Care Level 4	\$ 44.00 per person, per day
Alzheimer's Care	\$ 38.00 per person, per day

ONE-TIME FEES

Security Deposit: First and last month's rent.

Community Fee:

Paid prior to move-in by residents excluding respite stays (temporary relief for caregivers). This fee covers the cost of preparing your rental unit prior to move-in and maintaining the community areas, including dining rooms, activity rooms, and other common areas. This is a one-time non-refundable fee.

Single: \$550

Couples: \$1,000

Pet Fee: \$500 (non-refundable/per pet)

MONTHLY SERVICE FEE

Monthly service fee includes electricity, water, cable TV, telephone, and internet. The amount of the fee will be provided prior to final selection of unit.

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Assisted Living

Assisted Living residences are designed for those who desire more assistance or have limited mobility. The residences allow a high degree of individual freedom while routinely providing for supervision of medications, assistance with daily living activities, and treatment for minor situations. Residents live in a safe, comfortable environment that serves as a link between fully independent living and nursing home care.

Primary Services

- Three well-balanced meals served daily, featuring a variety of menu choices
- Special diets as ordered by physician
- Snacks available throughout the day
- Housekeeping services
- Weekly personal laundry service (except dry cleaning)
- Valet service
- Maintenance and repairs
- Daily scheduled transportation for shopping, planned group outings, and off-site medical appointments
- Afternoon socials
- 24-hour reception desk
- Trained staff
- Monthly wellness visits by a licensed nurse
- 24-hour security surveillance
- Meal credits available to use for guests
- Alzheimer’s care available

Personalized Services and Assistance

Prior to move-in, an assessment will be conducted for each resident to determine their unique preferences and need for assistance and support in the following areas:

- Personal hygiene and grooming
- Showering or bathing
- Dressing and clothing selection
- Socialization and activities
- Mobility and transferring
- Continence management
- Monitoring of safety
- Assistance with eating
- Medication ordering, managing, and administering

Upon completion of the assessment, our designated care manager will prepare an individualized service plan that is monitored on a daily basis.

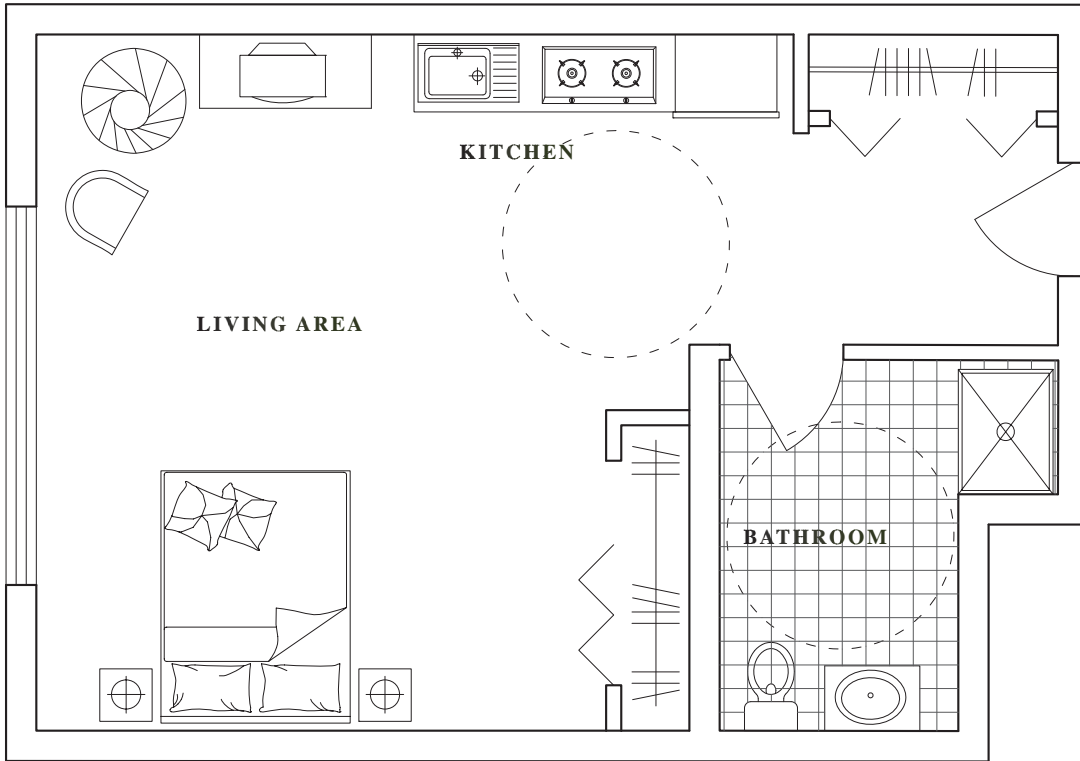
Availability of Units

Early 2008

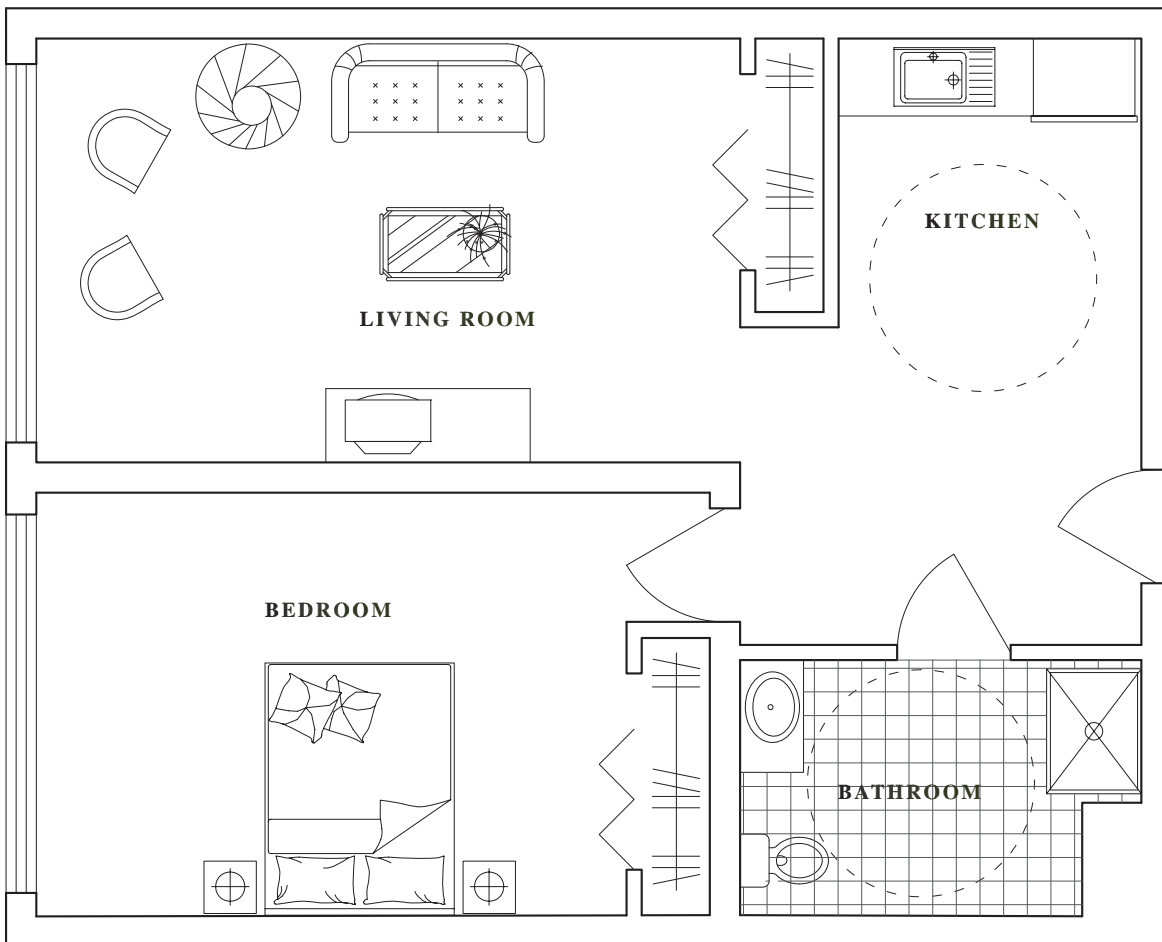


assisted

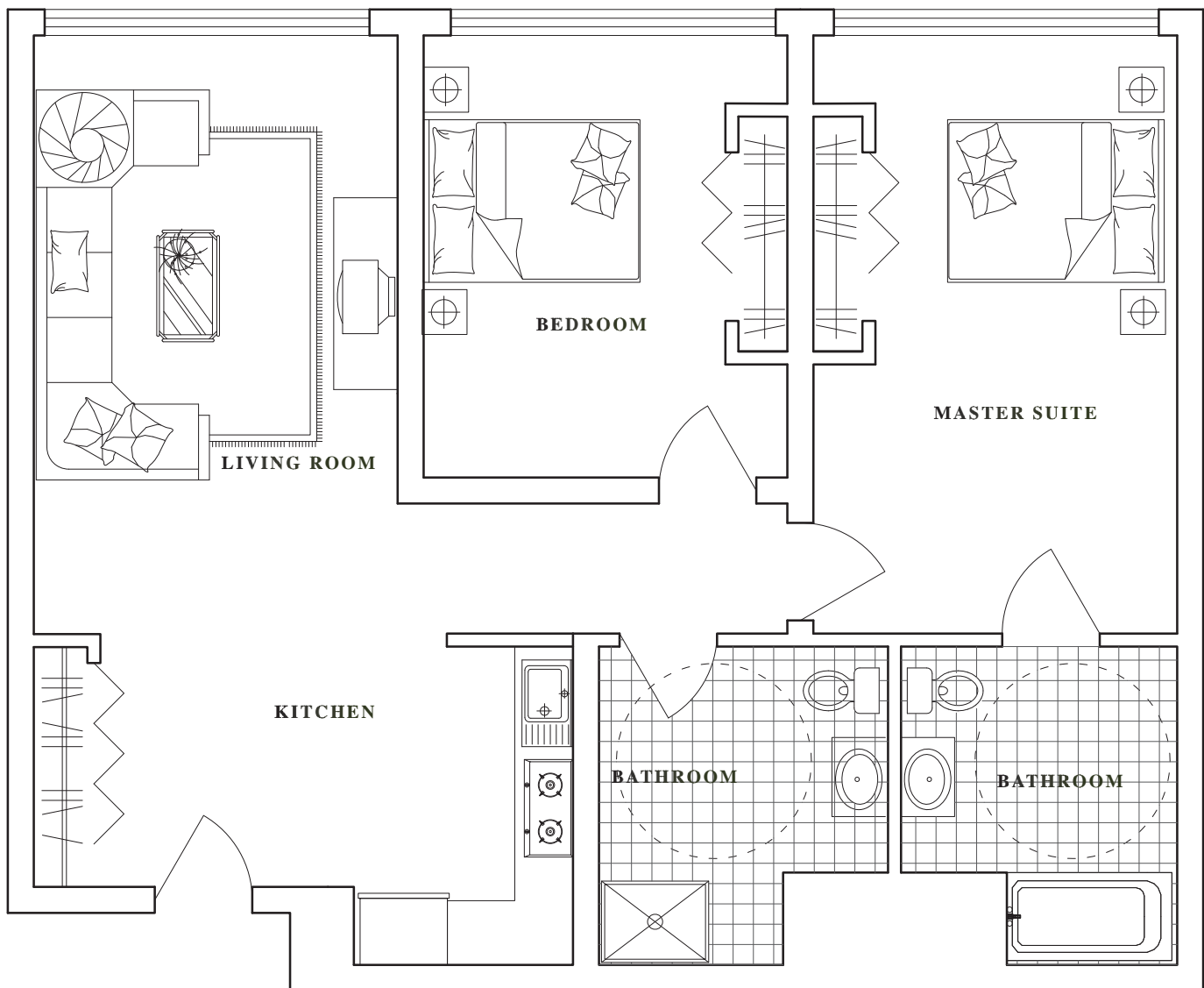
STUDIO - 650 SF



1 BEDROOM, 1 BATH - 795 SF



2 BEDROOM, 2 BATH - 1,050 SF



Assisted Living Amenities:

- Wall-to-wall carpeting
- Safety handrails in tubs and showers
- Individually controlled heating and air conditioning
- Emergency call response system
- Fire safety system
- Fully equipped kitchen
- Cable television, telephone, and internet service
- Elevators in buildings
- Variety of comfortable community areas including:
 - Common dining room
 - Media, television, and living room areas
- Convenient parking space

Skilled Nursing

Skilled Nursing Care units provide 24-hour professional nursing care, recreational and rehabilitative services in warm inviting surroundings. They provide short-term and long-term care for illnesses that do not require hospitalization. Among the services residents may access here are minor emergency treatment, personal assistance, care for minor illnesses and long-term nursing care. These services are provided under the direction of a physician. They are designed to enhance or maintain each resident's quality of life by providing services to address the physical, mental, social, and spiritual needs of the resident.

Primary Services

- Three well-balanced meals served daily featuring a variety of menu choices
- Special diets as ordered by physician
- Snacks available throughout the day
- Meal credits available to use for guests
- Personalized health care management within a supportive environment
- Individualized plan of care
- Housekeeping services
- Weekly personal laundry service (except dry cleaning)
- Valet service
- Maintenance and repairs
- Limited transportation for shopping, planned group outings, and off-site medical appointments
- Social, recreational, and spiritual programs
- Afternoon socials
- 24-hour reception desk
- Trained staff
- Monthly wellness visits by a licensed nurse
- 24-hour security surveillance

Fee Schedule

Private Room	\$ 175.00 per person, per day
Semi-Private Room	\$ 145.00 per person, per day

ONE-TIME FEES

Security Deposit:
First month's rent.

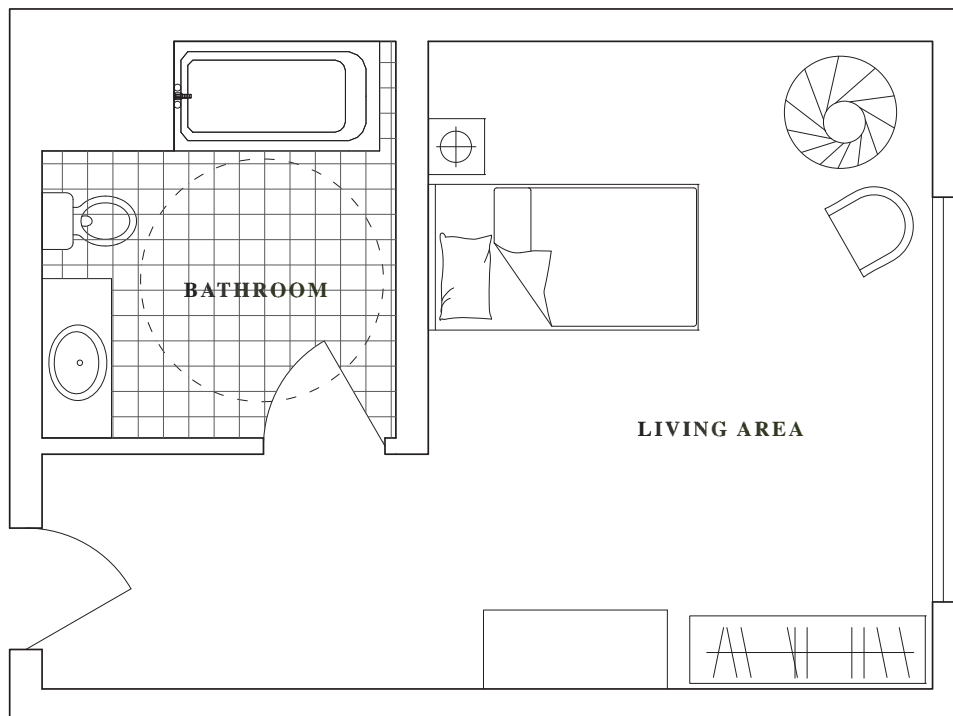
Availability of Units

Early 2008

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STUDIO - 260 SF



Skilled Nursing Amenities:

- Resident room with:
 - Adjustable electric bed
 - Safety handrails in tubs and showers
 - Individually controlled heating and air conditioning
 - Emergency call response system
 - Fire safety system
 - Wheelchair-accessible bathroom
- Utilities, including telephone and cable television
- Common dining room for residents and guests
- Private rooms upon availability