



THE
STERLING
AT VINTAGE HILLS

MBK SENIOR LIVING



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Sterling at Vintage Hills is Temecula's most distinctive resort-style retirement community, overlooking the beautiful wine country of Temecula. We are proud to offer a campus lifestyle which includes an array of services ranging from Independent Living at "The Sheffield", Assisted Living at "The Inn", and Memory Care at "The Commons".

LOCATED IN THE BEAUTIFUL WINE COUNTRY OF TEMECULA

At Sterling, you will find yourself surrounded by beautifully manicured grounds and resort-style amenities, such as a swimming pool and jacuzzi, a putting green, billiards room, shuffle board and a full service beauty salon. Located nearby are restaurants, wineries, the quaint "Old Town" district, shopping, medical centers and houses of worship for your convenience.



Defining the lifestyle ...



Welcome to the Sterling at Vintage Hills

Thank you for visiting The Sterling at Vintage Hills, an MBK Senior Living community. Comfortably situated in the heart of Temecula's wine country, our Spanish architecture and classic English charm set the tone for our warm and inviting community.

Within our community you'll find staff and residents in love with what they do. Our staff is dedicated to providing quality service to residents and families, while residents enjoy the amenities and activities provided. Realizing residents' needs change, we offer three levels of care with services designed to meet those needs and exceed expectations. If there is anything I can do to make your visit with us more comfortable, please do not hesitate to ask. Thank you for considering The Sterling at Vintage Hills.

Welcome Home,

Executive Director

INDEPENDENT LIVING

Located on ten beautifully landscaped acres in the heart of Temecula's wine country, The Sterling at Vintage Hills is a full-service retirement community featuring resort-style amenities. A swimming pool and jacuzzi, putting green, billiards room, shuffle board court, and salon are just the beginning.

Residents enjoy spacious and beautifully appointed apartments, and services designed for maintaining an active, independent lifestyle, including a convenient concierge service! The Sterling at Vintage Hills is located near restaurants, wineries, Temecula's quaint "Old Town" district, shopping, medical centers and houses of worship.

SERVICES & AMENITIES INCLUDE:

- *Elegant restaurant-style dining*
- *Meals prepared by our on-site chef*
- *Beautiful dining room for private gatherings*
- *All utilities (except telephone)*
- *Basic cable television*
- *Apartment home maintenance*
- *Weekly housekeeping*
- *Full-time activities program*
- *Community TV room*
- *Personal storage space**
- *Ice cream parlor** & billiards room*
- *Worship services*
- *Game and social lounges*
- *Library*
- *24-hour business center*
- *Landscaped gardens and outdoor sitting areas*
- *Heated swimming pool and jacuzzi*
- *Fitness center**, shuffle board & putting green*
- *Full-service beauty salon**
- *Complimentary laundry facilities*
- *Scheduled transportation*
- *Concierge service*
- *Private mail boxes*
- *Reserved parking*
- *Pets welcome*

** Available for an additional cost*

*** Campus Service & Amenities*

In the interest of continuing product improvement, MBK Senior Living reserves the right to change prices, floor plans, features, specifications, services and maps without prior notice. Models do not reflect racial preferences. All renderings, maps and plans are artist's conception and are not to scale. All square footages are approximate. Some options and services may not be available in all plans or communities. See our Director of Marketing for details.

SERVICES & AMENITIES INCLUDE:

Medication management

Assistance with bathing, dressing & grooming

Escorts to meals and activities

Bathroom assistance

Weekly housekeeping

Additional services available

Campus services & amenities

ASSISTED LIVING

Residents requiring assistance with activities of daily living will find The Sterling at Vintage Hills' Assisted Living program the perfect solution for their needs. Supportive services are tailored to each resident so they can continue to live an active and independent lifestyle in a beautifully appointed apartment home.

Our professional team of caregivers includes health service professionals and personal care providers, dedicated to delivering a high level of service to residents and families. Caring for your loved one is an honor; one we do not presume to do without your input or feedback. Every resident undergoes a personal health assessment by our Director of Health Services so that we can customize a care and services plan to meet their needs.

RESPIRE CARE

When you are involved in providing care for a loved one's needs, it's easy to neglect your own health and well being. The Sterling at Vintage Hills offers short-term care in a warm, inviting and stimulating atmosphere. Your loved one will be graciously cared for while you take a much needed break for your own rest and rejuvenation.

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MEMORY CARE SERVICES & AMENITIES INCLUDE:

Comfortable apartments

Resting areas

Supervision by specially trained staff

Wellness plans

Peaceful and calm environment

Planned activities

Three nutritional meals served daily

Morning and afternoon snacks

Encouragement to participate in music and art therapy

Housekeeping

*Sensory stimulation designed to reduce anxiety
and behavioral issues*

MEMORY CARE

The Sterling at Vintage Hills' neighborhood-style memory care community has been specifically designed to enhance the comfort and care of residents facing the challenges of Alzheimer's disease and other memory impairments. Our specially trained caregivers work together to enhance the independence and individuality of every resident, while providing peace-of-mind to their families.

Every resident undergoes a personal health assessment by our Director of Memory Care so that we can customize a care and services plan to meet their needs.



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THE SHEFFIELD APARTMENT HOMES INCLUDE

Apartment Home Maintenance

Plush Wall-to-Wall Carpeting

Designer-Selected Vertical Blinds

Spacious Kitchen

Washer/Dryer Provided in Every Floor Plan

Convenient Safety Support Bars in Bathroom

Closet and Storage Space

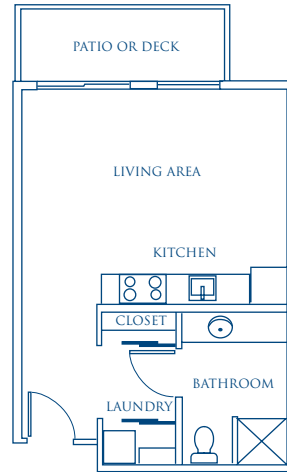
Sprinkler System

Smoke Alarm

Patio/Balcony (in select floor plans)

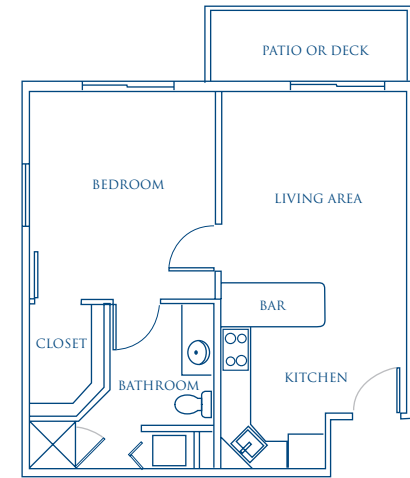
STUDIO

Approximately 472 Square Feet



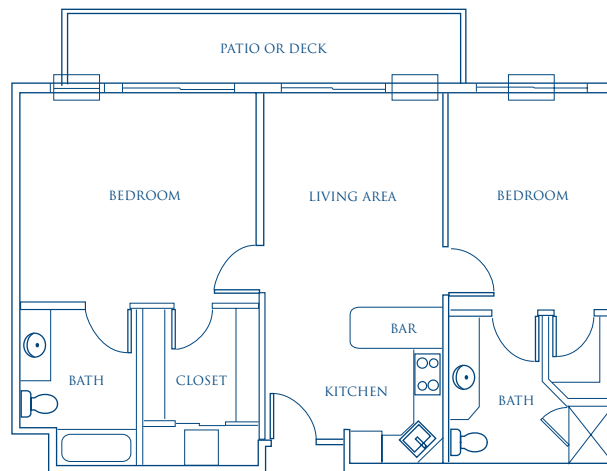
ONE BEDROOM

Approximately 680 Square Feet



TWO BEDROOM

Approximately 1,075 Square Feet



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THE INN
APARTMENT HOMES INCLUDE

Apartment Home Maintenance

Emergency Response System

Plush Wall-to-Wall Carpeting

Designer-Selected Curtains

Spacious Kitchenette

Convenient Safety Support Bars in Bathroom

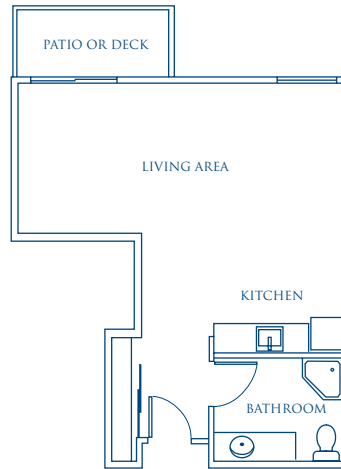
Closet and Storage Space

Sprinkler System

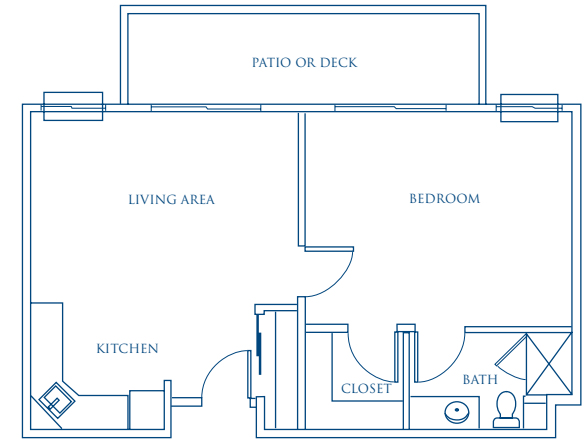
Smoke Alarm

Patio/Balcony (in select floor plans)

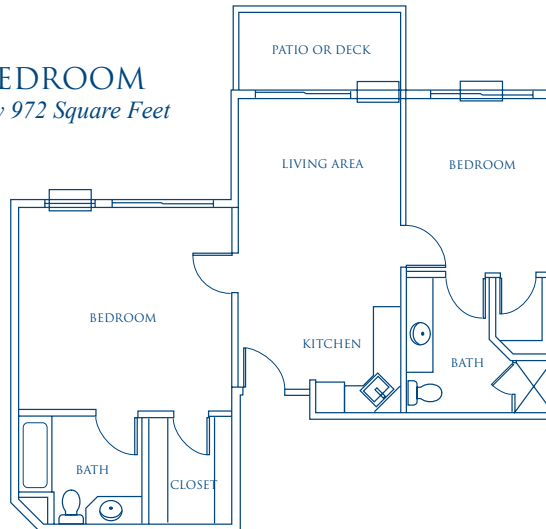
STUDIO
Approximately 556 Square Feet



ONE BEDROOM
Approximately 680 Square Feet



TWO BEDROOM
Approximately 972 Square Feet



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MBK SENIOR LIVING

MBK Senior Living is a company rich in tradition, and proud to offer today's seniors an alternative to typical retirement living. Serving the Senior Population since 1986, MBK Senior Living has developed a reputation for exceeding the quality, service and care expectations of those they serve.

Headquartered in Southern California, MBK Senior Living has communities throughout the Western United States, and is dedicated to be the senior living provider of choice in each market that they serve.

The associates that work at MBK Senior Living have a great passion for what they do. They're inspired people that are committed to deliver services with integrity, dignity and compassion. Through its training and dedication, MBK Senior Living works together to fulfill its Pursuit, Purpose, Principles and Core Values.

For more information on MBK Senior Living, visit www.MBKSeniorLiving.com.

MBK™
MBK SENIOR LIVING

Our Pursuit

“To be the senior living provider of choice in each market we serve”

Our Purpose

“To exceed the quality, service and care expectations of those we serve”

Our Principles and Core Values

CUSTOMER FOCUS

Exceeding our customer expectations and enriching the lives of those we serve stands above all other values and requires:

- Well-designed, high-quality senior living communities in desirable locations
- Service programs that meet the changing needs and expectations of seniors and enhance independence, individuality, self-esteem and happiness
- Care that is delivered with integrity, dignity and compassion
- Effective and responsive communication to concerns and questions
- Building customer trust and loyalty by delivering on our promises

INSPIRED PEOPLE

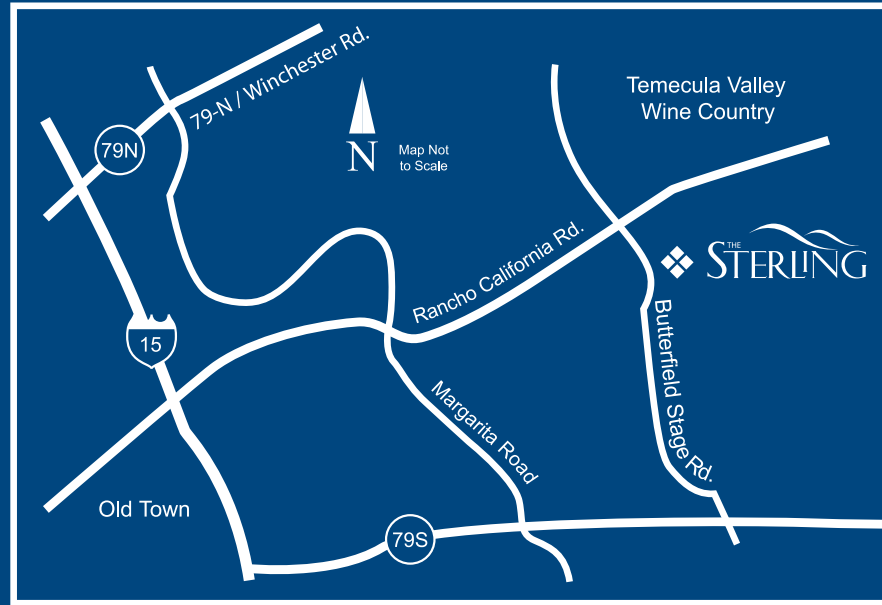
Our purpose will be achieved through inspired people, operating in a culture based on:

- Mutual Trust and Respect
- Open Communication
- Teamwork
- Positive Work Environment
- Continuous Improvement
- Honesty & Accountability
- Passion for Excellence

FINANCIAL RESPONSIBILITY

In order to achieve our purpose, we will strive to meet the expectations of our owners by:

- Adhering to sound financial business practices
- Wise and prudent use of our resources
- Focusing on efficiency and finding “better ways” to operate our business



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