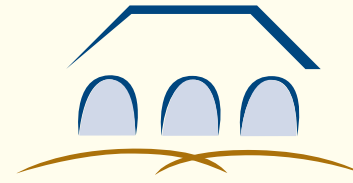




SUMMERHILL VILLA

MBK SENIOR LIVING



SUMMERHILL VILLA MBK SENIOR LIVING

Summerhill Villa is designed with your comfort and satisfaction in mind. Our community reflects years of experience and dedication to premier senior living - with a commitment to ensuring each resident's autonomy, dignity and quality of life through compassionate assistive care and supportive services.

ENJOY A LIFESTYLE WHERE EVERY DAY FEELS LIKE A VACATION

Summerhill Villa, conveniently located in the Santa Clarita Valley, just minutes away from Los Angeles. We provide all the elements that create a warm and caring atmosphere for our residents and their families. Whether you are independent, require assistance with personal care or are suffering from Dementia or Alzheimer's disease, we are here for you.



Defining the lifestyle ...

Welcome to Summerhill Villa



Thank you for visiting Summerhill Villa, an MBK Senior Living community. Summerhill Villa, comfortably situated in the heart of Santa Clarita, is the only senior living community that offers full programs for seniors, whether they are independent, require assistance with personal care or are suffering from Dementia or Alzheimer's disease.

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. 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 Summerhill Villa,

Executive Director

INDEPENDENT LIVING

Summerhill Villa has long held the reputation of being Santa Clarita's preferred full-service retirement community. Designed with your comfort and satisfaction in mind, our community reflects years of experience and dedication to superior senior living. Our spectacular residence is situated on four acres with beautifully landscaped gardens. From spacious apartments and landscape maintenance, to planned activities and quality meals, no detail is overlooked.

SERVICES & AMENITIES INCLUDE:

- *Elegant restaurant-style dining*
- *Meals prepared by our on-site chef*
- *Room service**
- *Guest meals available**
- *Beautiful dining room for private gatherings*
- *All utilities (except telephone)*
- *Emergency response system*
- *Basic cable television*
- *Apartment home maintenance*
- *Daily bedmaking**
- *Weekly housekeeping*
- *Personal laundry service**
- *Full-time activities program*
- *Home theatre*
- *Worship services*
- *Library*
- *Lounge and recreation areas*
- *Landscaped gardens and outdoor sitting areas*
- *Fitness center*
- *Full-service beauty salon**
- *Scheduled transportation*
- *Concierge service*
- *Home health services**
- *Incontinence products**
- *Open parking spaces*
- *Pets welcome*

** Available for an additional cost*

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:

24 hour staffing

*Three delicious and nutritious
meals daily plus snacks*

Planned activities and social events

Scheduled transportation

Weekly housekeeping

Towel and linen change

Apartment maintenance

All utilities, except phone

Additional services available

ASSISTED LIVING

Residents requiring assistance with activities of daily living will find Summerhill Villa's 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. Summerhill Villa 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.

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.

MEMORY CARE SERVICES & AMENITIES INCLUDE:

24 hour staffing in a safe and secure building

Planned activities and social events

Scheduled transportation

Weekly housekeeping with linen and towel change

Personal laundry (Included with personal care services)

Barrier-free showers

Apartment maintenance

All utilities, except phone

Supervision by specially trained staff

Wellness plans

Peaceful and calm environment

Three nutritional meals served daily

Encouragement to participate in music and art therapy

*Sensory stimulation designed to reduce anxiety
and behavioral issues*

MEMORY CARE

At Summerhill Villa, we understand the unique needs of residents with Alzheimer's disease or other memory impairment. We work to promote independence, healthful lifestyles, dignity and a sense of security. We are committed to ensuring the optimum physical, mental and emotional health of our residents. Our memory care accommodations have been designed to offer an encouraging, supportive and secure environment. Each staff member has received training to work with residents with Alzheimer's disease and memory impairment.

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.



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.

INDEPENDENT
& ASSISTED LIVING
APARTMENT HOMES INCLUDE

Apartment Home Maintenance

Plush Wall-to-Wall Carpeting

Designer-Selected Drapes

Kitchenette w/ Microwave & Refrigerator

Granite Counter-Tops

Community Laundry Facility

Convenient Safety Support Bars in Bathroom

Closet and Storage Space

Fire Sprinkler System

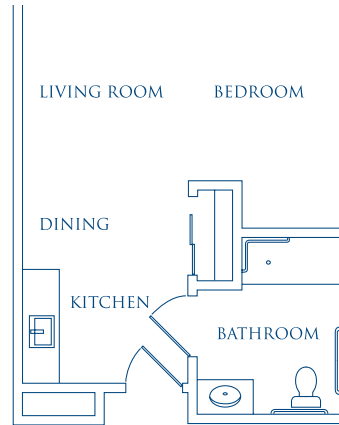
Smoke Alarm

Emergency Response System

Individually Controlled Central Air & Heating

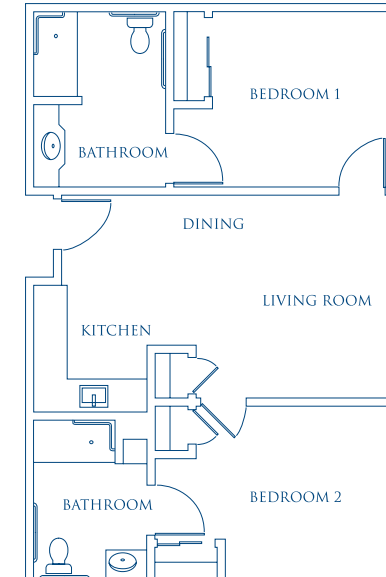
STUDIO

Approximately 265 Square Feet



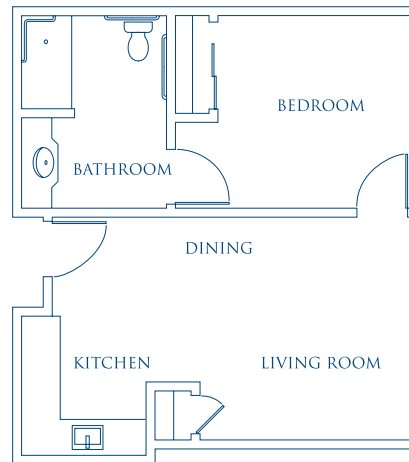
TWO BEDROOM

Approximately 616 Square Feet



ONE BEDROOM

Approximately 420 Square Feet



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.

MEMORY CARE BEDROOMS INCLUDE

Apartment Home Maintenance

Plush Wall-to-Wall Carpeting

Barrier Free Showers

Convenient Safety Support Bars in Bathroom

Fire Sprinkler System

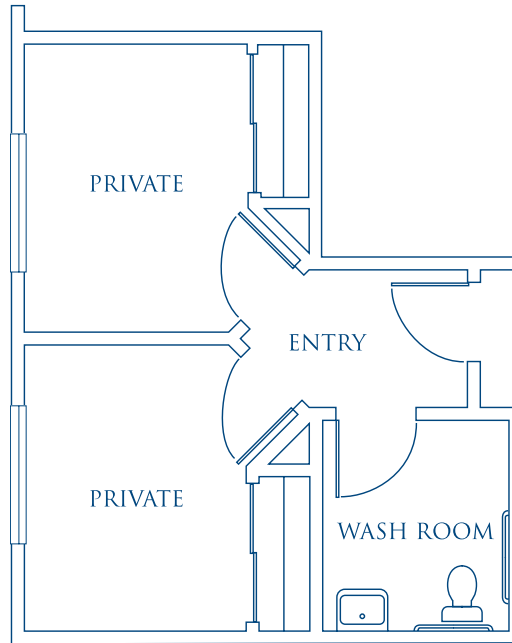
Smoke Alarm

Emergency Response System

Common Living Room & Kitchen

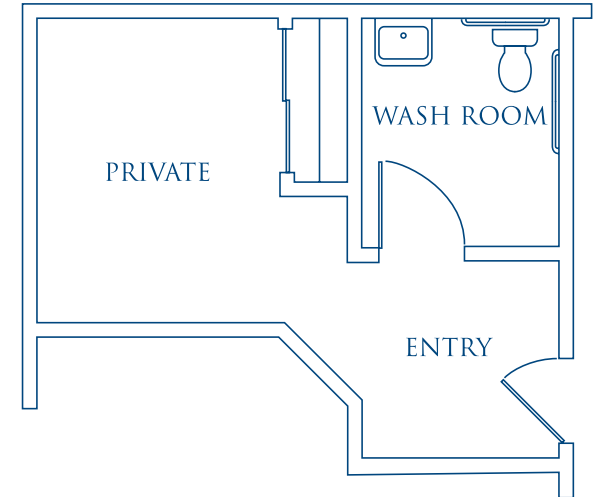
SEMI-PRIVATE ROOM

Approximately 99 Square Feet



PRIVATE ROOM

Approximately 140 Square Feet



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.



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

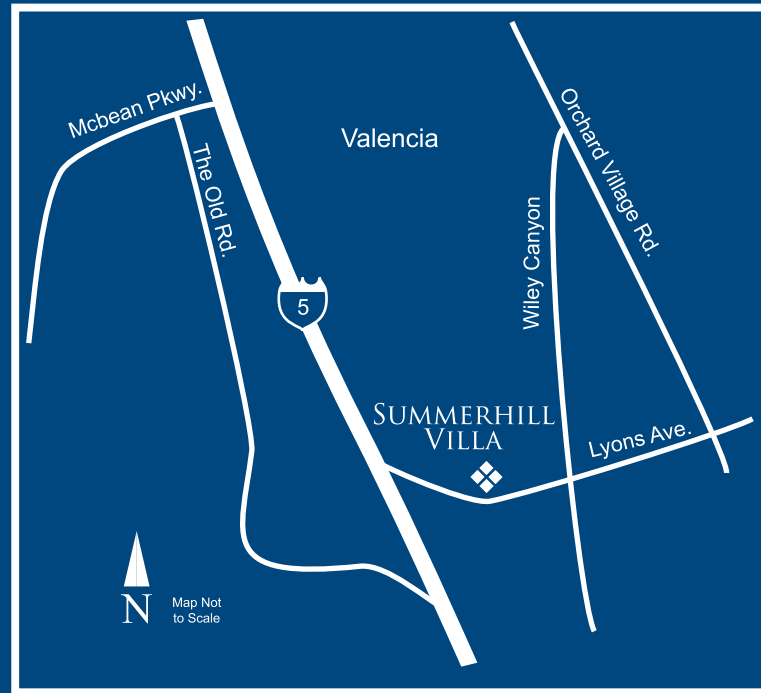
Our purpose will be achieved through inspired people, operating in a culture based on:

- 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



MBK[™]
MBK SENIOR LIVING

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 your Director of Marketing for details.

Visit Us at MBKSeniorLiving.com