

APPROVED 235 UNIT ASSISTED LIVING SITE AT OLD MISSION SAN LUIS REY

8 ACRE LONG TERM GROUND LEASE | 4050 MISSION AVE | OCEANSIDE, CA 92057

Mission San Luis Rey was founded in June 1798 by Fr. Junipero Serra and is part of the original chain of the 21 California missions. Known as the 'King of The Missions,' it has served its constituencies for the past 214 years. Built in 1811, the Mission stands today as a certified National Historic Landmark and continues to enjoy more than 65,000 visitors annually. The property is located in north San Diego County in the City of Oceanside, California and is approximately 4 miles from the ocean. All amenities are within a short distance from The Mission.

The Franciscan friars have decided to offer 8 acres of their 53 acre property to a developer/operator on a long term ground lease basis for the construction of a 235 unit Continuing Care Retirement Community facility. All approvals, except building permits, have been obtained and construction could begin upon receipt of building permits.



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No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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HIGHLIGHTS

- Approved for Continuing Care Retirement Community on the Grounds of the Historic Old Mission San Luis Rey
- Approximate 65 year or more Ground Lease secured by an 8 acre site
- Approved for 235 Units
- 4 miles from the North County Beaches
- Combined Tri-City population (Carlsbad, Oceanside, Vista): 387,412 (2010)
- Located near Hwy 76, just 4 miles East of I-5
- APN: 158-065-07



PROJECT OVERVIEW

The project known as THE VILLA at MISSION SAN LUIS REY is a Continuing Care Retirement Community and includes two buildings totaling approximately 348,896 sq. ft. with 227 parking spaces. The approvals are for 235 senior living units as follows: 180 supportive independent living units, 24 assisted living units, 15 Alzheimer's care units, 15 skilled nursing units and a single 5 bedroom healthcare unit of 2,820 sq.ft. providing 24 hour supervision, meals and housekeeping. Most units shall range between 1-3 bedrooms and supportive services include food service, housekeeping, maintenance, security and emergency response system, concierge services, scheduled transportation and a full array of care service options. A fitness center, therapy spa, outdoor pool and salon area will be provided. A variety of common outdoor recreation areas are planned including landscaped courtyards, pedestrian walkways, Rose Garden, Prayer Garden and a 3 sided courtyard plaza with fountains opening onto the Mission Garden and Lavanderia.



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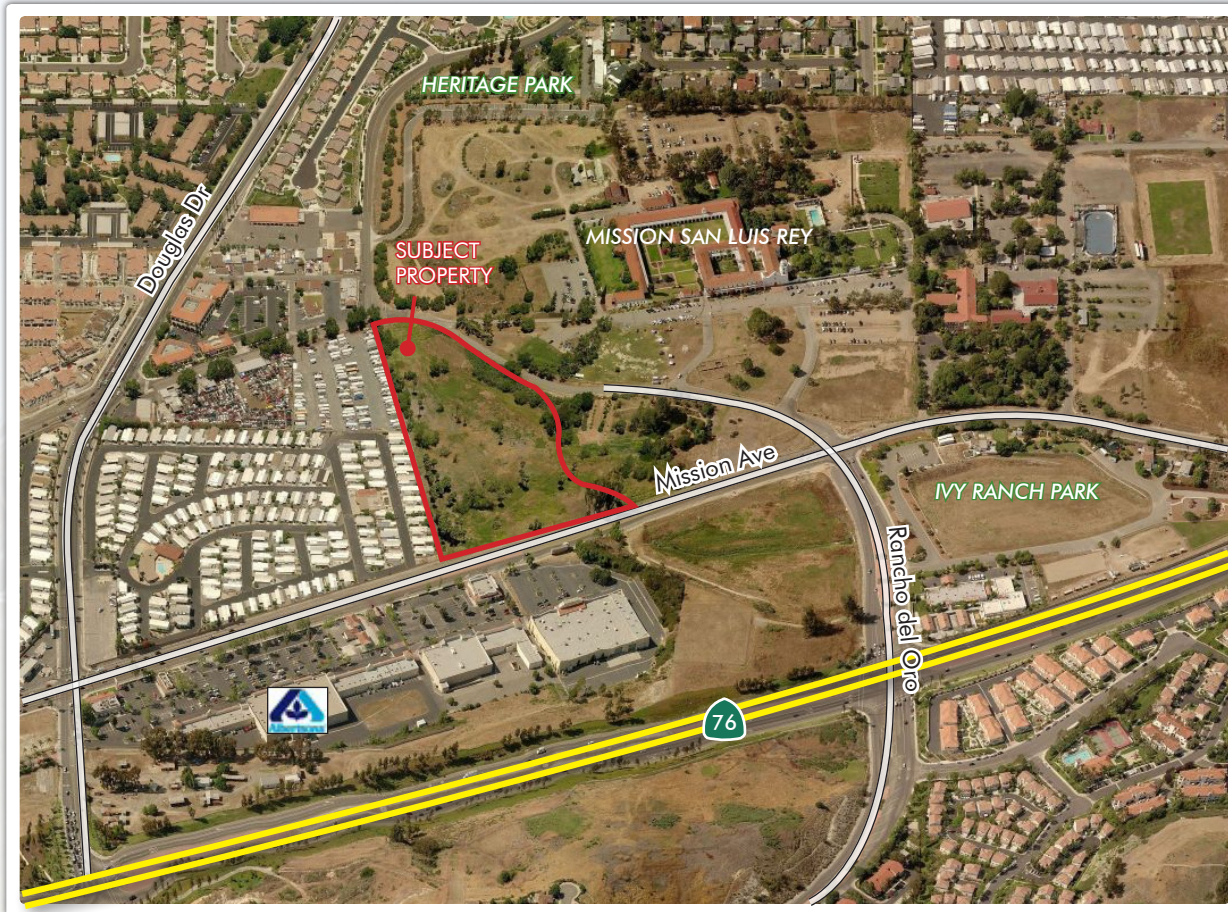
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Area Demographics

- Current population within the 10 mile radius is 443,944, which is expected to increase 0.97% annually by 2015.
- Current average household income within the 10 mile radius is \$77,304, and it is expected to increase to \$88,521 by 2015.
- Within the 10 mile radius, there are 54,521 residents above the age of 65.



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SUPERIMPOSED SITE PLAN



RETIREMENT COMMUNITY
MISSION SAN LUIS REY



Source:
SanGIS 4-07
Eagle Aerial 11-06

SITE PLAN

The Villa at Mission San Luis Rey



LANDSCAPE CONCEPT
 The landscape concept for The Villa at Mission San Luis Rey is strongly influenced by the existing drainage patterns. There is a drainage channel along Mission Avenue which will be enhanced with wetland plant species and large river boulders. The landscaping around the perimeter of the building and in the larger courtyards facing the Lavanderia will reflect the climate and character of the Mission. There are many interior courtyards within the building which will each have its own individual character, ranging from active to serene. The intent is to provide a park-like setting with setbacks, leading the residents into many different environments.

IRRIGATION NOTES
 An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low precipitation equipment shall provide sufficient water for plants grown with a minimum of water loss due to water run-off. Irrigation systems shall use high quality automatic control valves, lines, and other necessary irrigation equipment. All components shall be of non-corrosive material. PVC lateral lines shall be buried 12" minimum below finished grade. PVC class 35 pressure mainline irrigation shall be installed as per manufacturer's specifications. All landscape and irrigation improvements shall be installed as per the provisions of the City of Oceanside Zoning Ordinance section 30B and the City of Oceanside Landscape Design Guidelines.

PLANTING NOTES
 The selection of plant material is based on cultural, historical, aesthetic, and maintenance considerations. All planting areas shall be prepared with soil conditions, fertilizers, and appropriate supplements based upon soil samples taken from the site. The planting design will comply with the Mission San Luis Rey Development Program and Design Guidelines. Existing landscaping on site shall be protected in place and supplemented or replaced to meet the satisfaction of the City Engineer. Planting of all slopes shall meet the City of Oceanside requirements and the satisfaction of the City Engineer. Any trees existing on site to be relocated shall be protected in place and re-established with the approval of the City Engineer. Refer to the Tree Survey by The Lightfoot Planning Group for existing trees to remain and to be removed.

SEE SHEET L-5 FOR CONCEPTUAL PLANT PALETTE



THE LIGHTFOOT PLANNING GROUP
 PLANNING SITE DESIGN LANDSCAPE ARCHITECTURE

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Senior Partners West LLC
 The Villa at Mission San Luis Rey
 Oceanside, California

Scale: 1" = 50'-0"
 Date: January 2007
 Drawn By: LNP
 Revisions:
 4/3/07
 6/25/07
 rev date 4/4/08
 rev date 8/5/08

LANDSCAPE CONCEPT PLAN

Job # 047.012

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DOCUMENT LINKS



THE VILLA

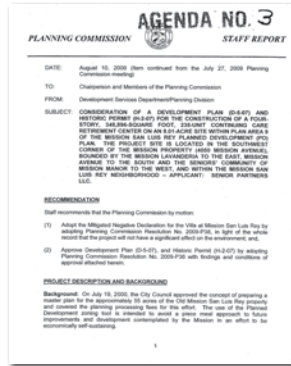
at

MISSION SAN LUIS REY

CLICK DOCUMENT IMAGES BELOW TO VIEW FULL DOCUMENTATION



Development Plan



Historic Permit



Mitigation Information



Title Report

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