



Expression of Interest for Beach Cities Health District

Healthy Living Campus RCFE

August 7, 2025

SENIOR LIVING, REIMAGINED.



Beach Cities Health District
Former South Bay Hospital Redevelopment
Expression of Interest

Presented by Senior Resource Group and Hines

PRIMARY CONTACTS

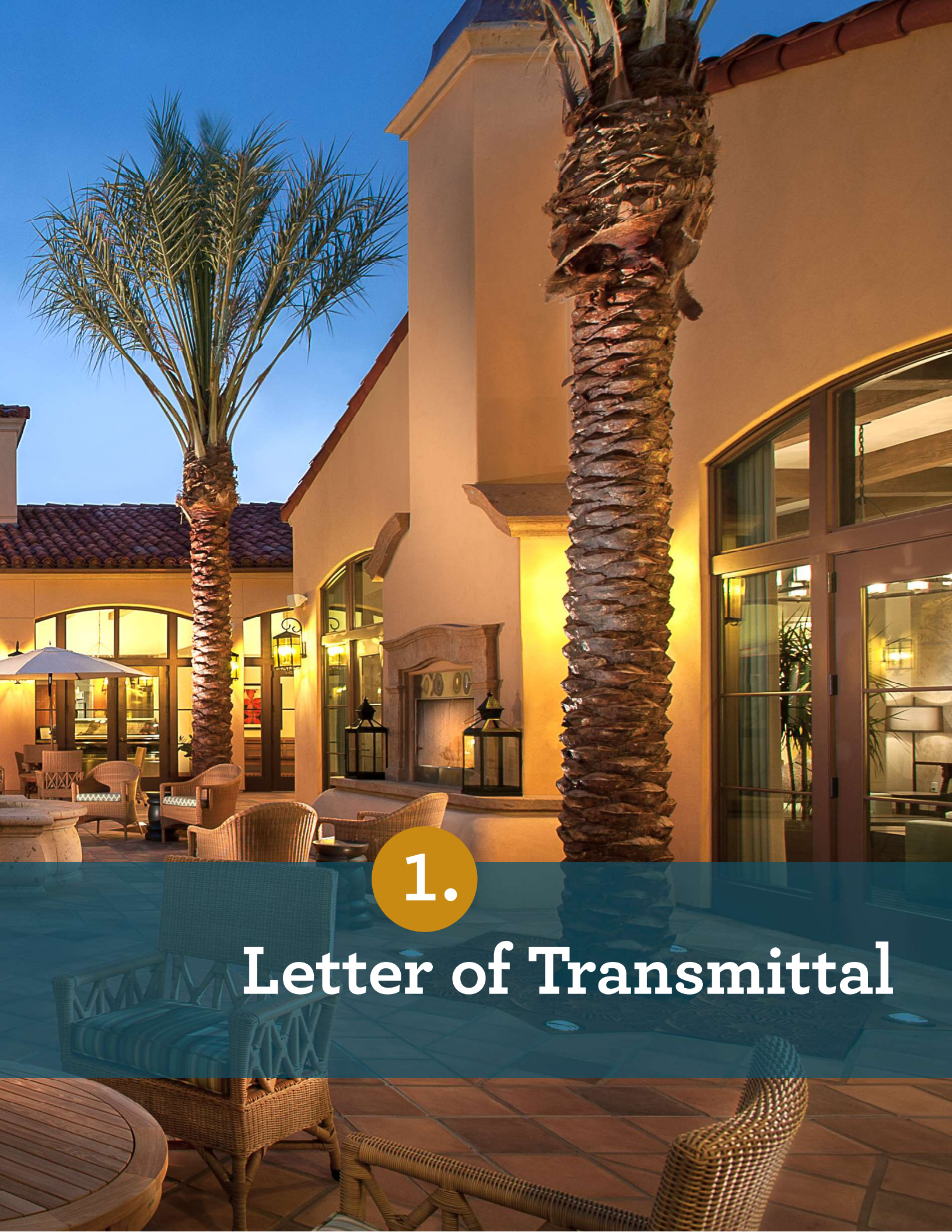
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Note: Appendix A, renderings, and site plans displayed throughout the presentation are representations of the work previously completed for the Healthy Living Campus proposal submitted in 2022. Although the plans are expected to evolve during the process, the layout and design represents our vision for the project.



1.

Letter of Transmittal



August 7, 2025

Ms. Monica Suua
Beach Cities Health District
514 North Prospect Avenue
Redondo Beach, CA 90277

RE: REQUEST FOR EXPRESSION OF INTEREST (Beach Cities Health District)

Dear Ms. Suua:

Senior Resource Group ("SRG") and Hines are pleased to submit the enclosed materials in response to Beach Cities Health District's Request for Expression of Interest for the Healthy Living Campus Development in Redondo Beach, California. We anticipate partnering again with architectural firm HPI who helped us on our prior submission and who has intimate knowledge of our group and this project. Furthermore, we can access various financial solutions that would allow us to bring the project to fruition, including potentially utilizing tax-exempt bond financing in collaboration with JLL and HJ Sims. We view this as a meaningful opportunity to collaborate with Beach Cities to deliver a project aligned with its mission—one that incorporates vital social infrastructure and community amenities. Our team brings together experienced, mission-driven firms committed to creating a campus that serves as a valued resource for the local community.

As outlined in this submission, SRG is a nationally recognized, award-winning developer, owner, and operator of senior living communities, with a strong focus on delivering service-rich programs for independent living, assisted living, and memory care residents. Hines brings 68 years of global real estate development experience, with a proven track record across multiple sectors and expertise in both acquisition and development.

We are enthusiastic about the opportunity to collaborate on this important project and hope the enclosed materials offer meaningful insight into our companies, our values, and our shared vision. Please don't hesitate to reach out with any questions or comments. We sincerely appreciate your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "TJ Fox", written over a light blue circular stamp.

Timothy J. Fox
Executive Vice President & Chief Investment Officer
Senior Resource Group

A handwritten signature in blue ink, appearing to read "Eric Hepfer", written over a light blue circular stamp.

Eric Hepfer
Senior Managing Director, SoCal & LV
Hines



BEACH CITIES HEALTH DISTRICT
REQUEST FOR EXPRESSION OF INTEREST (RFEOI)
FORMER SOUTH BAY HOSPITAL REDEVELOPMENT

Issue Date: June 30, 2025

Expression of Interest Due Date: **August 7, 2025**

Expression of Interest Directed To: Beach Cities Health District

Expression of Interest Contact: Monica Suua Monica.Suua@bchd.org

Number of Expression of Interest Copies: 1 electronic copy

Complete the section below and include with submission documents. By signature hereto, the Respondent certifies that all representations and certifications contained in its response are complete and accurate as required.

Respondent:

Name of Respondent Firm: Senior Resource Group

Name of Authorized Representative: Timothy J. Fox

Signature: 

Title: Executive Vice President

Date: August 7, 2025

Phone #: (858) 792-9300

Federal Emp. ID# 06-1582044

Fax #: (858) 314-1752

E-mail address: tfox@srg-llc.com

A large, ornate indoor swimming pool with a vaulted ceiling, classical columns, and hanging lanterns. The pool is surrounded by lounge chairs and a tiled deck. The architecture features high ceilings with exposed wooden beams and a series of large, square columns. The lighting is warm and ambient, with several large, black, lantern-style pendant lights hanging from the ceiling. The overall atmosphere is one of luxury and relaxation.

2.

Qualifications and Experience

SRG Company Overview

Senior Resource Group (SRG) is a pure-play owner-operator of Class A senior living properties with over 30 years of distinguished track record and \$2.5 billion of assets under management. Almost unique to the senior living sector, SRG brings both ownership / investment capabilities and true operational expertise via a vertically integrated organization.

- Experienced management team consisting of well-known industry veterans. The three senior principals of SRG have been with the company for an average of 25 years and the two senior operational leaders have over 25 years of experience in the senior living industry, enabling the delivery of consistent operational services and performance.
- [35+ year distinguished track record](#) developing [2.5 million SF](#) and operating over [4.8 million SF](#) of service-enriched senior living communities, with plans to continue growing its national footprint
- [Backed by high quality institutional investors](#) in ‘perpetual’ programmatic JV type structures, delivering strong returns throughout cycles.
- [Data-driven infrastructure](#) to track and quantify healthcare outcome and quality of care
- SRG is the first senior living operator in the United States to have all of its communities [accredited by CARF International](#) (Commission on Accreditation of Rehabilitation Facilities). Similar to a five-star rating in the hospitality industry, CARF certification is the highest level of accreditation that can be awarded to a senior living community.

35+ years Founded in 1988	\$2.5 billion Gross assets under management	21 Properties under management	4,451 Units under management
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SRG Key Personnel



Michael S. Grust

President and Chief Executive Officer

As co-founder of Senior Resource Group (SRG) in 1988, Mr. Grust has used his unique multidisciplinary approach to advance SRG to be a leading provider of award-winning senior living communities throughout the United States. Fueled by his passion and keen eye for extraordinary design and inventive architectural solutions, SRG has focused its efforts on growth through the development of market-driven, signature one-of-a-kind senior living communities innovatively designed to meet the needs and preferences of the local market today—while anticipating the changes that lie ahead.



Timothy J. Fox

Executive Vice President and Chief Investment Officer

Mr. Fox serves as Executive Vice President and Chief Investment Officer responsible for strategic growth of the company, including acquisitions and development. Under Mr. Fox's leadership, SRG has developed over 2.5 million square feet of senior living space and acquired and/or assumed management of approximately 6,000 senior living units.



J. Wickliffe Peterson

Executive Vice President and Chief Financial Officer

Joining SRG in 1997, J. Wickliffe Peterson (“Wick”), assumed the role of EVP/CFO, responsible for the execution and attainment of both the corporate and operational goals, including all financial development and administrative matters of the company and its communities. He is continuously involved in the financial planning and the scripting of alternatives to finance a fast growing company.



Rob Henderson

Chief Operating Officer

Mr. Henderson's background includes over 25 years of successfully overseeing full-service communities encompassing Independent Living, Assisted Living and Memory Care. Mr. Henderson was honored by the San Diego Business Journal in 2020 as one of San Diego's 50 individuals making a difference and was again acknowledged by the Journal in 2021 as one of San Diego's 500 most influential people.



Cheryl Mestre

Vice President of Acquisitions

Joining SRG in 2021 as VP of Acquisitions, Cheryl Mestre has over 20 years of investment experience across multiple industries including 10 years in senior housing. Cheryl is responsible for the underwriting and sourcing of transactions and works closely with the development, construction and operational teams at SRG.



Bill Drake, A.I.A.

Vice President of Development and Construction

Joining Senior Resource Group (SRG) in 2004, Mr. Drake has been a practicing architect for more than 35 years. He has been the lead architect on 15 landmark communities, nine of which were completed in concert with SRG's principals.

SRG Communities

SRG owns and manages one of the largest Class A portfolios of luxury senior living communities in the senior living industry.



SRG's communities are located in exclusive coastal and urban markets with high barriers to entry and affluent populations. The unparalleled quality of senior housing real estate spans a range of site plans including high rise towers to campus style communities. As a whole, SRG's senior housing communities have earned outstanding reputations for providing residents with a satisfying blend of recreational opportunities, organized social events and advanced wellness programs.

Existing Communities

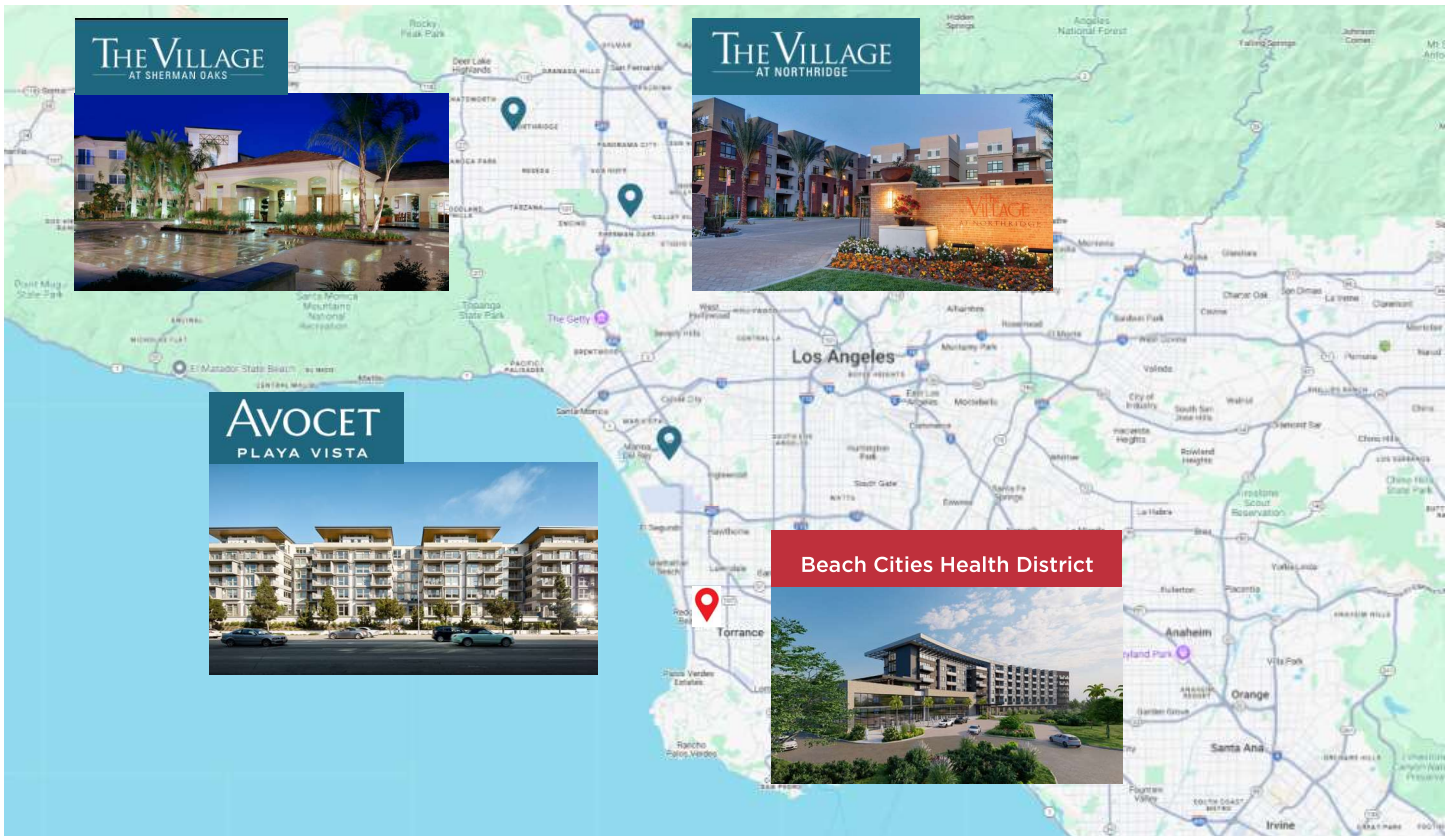
Community	City	State	Community Type	Units
The Village at Ocotillo	Chandler	AZ	AL	120
Silver Springs	Green Valley	AZ	AL	107
La Siena	Phoenix	AZ	IL/AL	190
Maravilla Scottsdale	Scottsdale	AZ	IL/AL/MC	217
The Heritage	Sun City West	AZ	IL/AL	303
Amber Lights	Tucson	AZ	AL	120
Villa Hermosa	Tucson	AZ	IL/AL	205
Peninsula Del Rey	Daly City	CA	IL/AL	207
The Village at NorthRidge	Northridge	CA	IL/AL	275
La Vida Real	Rancho San Diego	CA	IL/AL/MC	343
River's Edge at Campus Commons	Sacramento	CA	IL/AL/MC	202
Maravilla	Santa Barbara	CA	IL/AL/MC	363
The Village at Sherman Oaks	Sherman Oaks	CA	IL/AL/MC	236
La Vida Del Mar	Solana Beach	CA	AL	105
Avocet Playa Vista	Playa Vista	CA	IL/AL/MC	199
The Carlisle Naples	Naples	FL	IL/AL	350
The Piedmont at Buckhead	Atlanta	GA	IL/AL	203
The Artisan Mount Pleasant	Mt Pleasant	SC	IL/AL/MC	168
NorthWest Place	Portland	OR	IL	46
SpringRidge	Wilsonville	OR	IL/AL/MC	262
Maravilla at the Domain	Austin	TX	IL/AL/MC	230

Under Development Communities

Community	City	State	Community Type	Units
Maravilla Scottsdale (expansion)	Scottsdale	AZ	IL	162
765 John Carlyle	Alexandria	VA	IL/AL/MC	217
Wilton Senior Living	Wilton	CT	IL/AL/MC	280

SRG Los Angeles Communities

SRG has a strong regional presence in the Los Angeles market with 710 units of IL/AL/MC across 3 communities including, 2 rental communities and 1 entrance fee community.



SRG - Los Angeles Communities

Community	City	State	Community Type	Units
The Village at NorthRidge	Northridge	CA	IL/AL	275
The Village at Sherman Oaks	Sherman Oaks	CA	IL/AL/MC	236
Avocet Playa Vista	Playa Vista	CA	IL/AL/MC	199
SRG - Los Angeles Subtotal				710

SRG, as a Southern CA based company, has a strong local presence with a proven track record and a developed expertise operating high-end senior living communities in Southern California. SRG's high-quality services and programs will be embedded into the everyday operations of the community with strong clinical and regional support from SRG's home office.

SRG Development Experience

SRG Communities -				Units			
Developed and Operate	Status	City	State	IL	AL	MC	Total
Maravilla Scottsdale (Phase I)	Complete	Scottsdale	AZ	157	36	24	217
The Village at Ocotillo	Complete	Chandler	AZ	0	120	0	120
La Vida Real	Complete	Rancho San	CA	210	99	34	343
Maravilla Santa Barbara	Complete	Santa	CA	246	97	20	363
The Village at Northridge	Complete	Northridge	CA	191	84	0	275
The Village at Sherman Oaks	Complete	Sherman	CA	156	63	17	236
Springridge at Charbonneau	Complete	Wilsonville	OR	180	0	0	180
SpringRidge Court	Complete	Wilsonville	OR	0	70	12	82
Maravilla at The Domain	Complete	Austin	TX	142	54	34	230
Maravilla Scottsdale (Phase II)	Underway	Scottsdale	AZ	162	0	0	162
Alexandria	Underway	Alexandria	VA	119	66	30	215
Subtotal				1,563	689	171	2,423

Development								
Property	Status	Total Units	Total GSF	GSF per Unit	Design Duration	Const. Duration	Total Cost	Cost per Unit
Maravilla Scottsdale (Phase I)	Complete	217	435,190	2,005	4.0 years	1.9 years	\$151,934,478	\$700,159
The Village at Ocotillo	Complete	120	134,312	1,119	3.0 years	1.5 years	41,272,047	343,934
La Vida Real	Complete	343	375,173	1,094	3.0 years	2.0 years	57,250,000	166,910
Maravilla Santa Barbara	Complete	363	587,026	1,617	5.0 years	2.5 years	73,083,000	201,331
The Village at Northridge	Complete	275	371,920	1,352	3.0 years	2.0 years	66,500,000	241,818
The Village at Sherman Oaks	Complete	236	218,722	927	3.0 years	2.0 years	39,900,000	169,068
Springridge at Charbonneau	Complete	180	215,000	1,194	2.0 years	1.8 years	30,230,505	167,947
SpringRidge Court	Complete	82	82,771	1,009	2.0 years	1.5 years	13,692,673	166,984
Maravilla at The Domain	Complete	230	287,204	1,249	3.0 years	2.0 years	105,054,000	456,757
Maravilla Scottsdale (Phase II)	Underway	162	405,669	2,504	2.0 years	2.0 years	171,340,000	1,057,677
Alexandria	Underway	215	267,976	1,246	1.5 years	2.7 years	143,028,265	665,248
Subtotal / Wtd. Avg.		2,423	3,380,963	1,395	3.1 years	2.1 years	\$826,974,968	\$363,665

Lease-Up								
Property	Status	IL	AL	MC	Total Units	Lease Up Duration	Stabilized Occupancy	Net Lease-per Month
Maravilla Scottsdale (Phase I)	Complete	157	36	24	217	57 months	90.8%	3.5 units
The Village at Ocotillo	Complete	0	120	0	120	21 months	99.2%	5.7 units
La Vida Real	Complete	210	99	34	343	18 months	94.8%	18.1 units
Maravilla Santa Barbara	Complete	246	97	20	363	36 months	100.0%	10.1 units
The Village at Northridge	Complete	191	84	0	275	62 months	99.6%	4.4 units
The Village at Sherman Oaks	Complete	156	63	17	236	6 months	100.0%	39.8 units
Springridge at Charbonneau	Complete	180	0	0	180	36 months	92.2%	4.6 units
SpringRidge Court	Complete	0	70	12	82	5 months	100.0%	16.4 units
Maravilla at The Domain	Complete	142	54	34	230	49 months	90.1%	4.4 units
Maravilla Scottsdale (Phase II)	Underway	162	0	0	162	N/A	N/A	N/A
Alexandria	Underway	119	66	30	215	N/A	N/A	N/A
Subtotal / Average		1,563	689	171	2,423	29 months	97.8%	14.0 units



La Vida Real

11588 Via Rancho San Diego, Rancho San Diego, CA 92019

Independent & Assisted Living and Memory Care

210 Independent Living Units

99 Assisted Living Units • 34 Memory Care Units

SRG's La Vida Real is a 343-unit senior living community situated on 11 acres. The large campus was designated with interior courtyards to provide residents with a safe and secure environment to congregate and interact. Vibrant and full of life are words that have been used to describe La Vida Real's rich Spanish-village style architecture and interior design, and its thriving community life.

Maravilla

5486 Calle Real, Santa Barbara, CA 93111

Independent & Assisted Living and Memory Care

92 IL Casitas • 154 Independent Living Units

97 Assisted Living Units • 20 Memory Care Units



Maravilla Santa Barbara holds a total of 363 residences including a 92 unit campus that serves an Active Adult population. As a part of the entitlements for this property, SRG was required to completely clean any non-native vegetation and replace with native grown in Santa Barbara County species at San Jose Creek, which runs through the property's westerly edge. SRG also had to adjust construction duration of approximately 1/3 of the project for 4 months longer, due to the presence of Monarch Butterflies during their migration season.



The Village at Sherman Oaks

5450 Vesper Avenue, Sherman Oaks, CA 91411

Independent and Assisted Living

156 Independent Living Units • 63 Assisted Living Units

17 Memory Care Units

The Village at Sherman Oaks is set on 4 acres with a total of 241 units. Thoughtfully designed and executed, residents can enjoy active spaces through interior courtyards within the three story building.

As a part of the entitlement for this project, SRG was required to move, demolish and relocate buildings from the entire site before commencement of construction. This included relocation of families and actually moving buildings to alternate locations as part of Los Angeles City housing ordinances. This process added approximately one year to the development timeline.

SRG Experience

Prior Public Private Property Conveyance Experience

SRG's Maravilla Scottsdale was developed on a pre-paid 99-year ground lease with the State of Arizona (as "Lessor", acting by and through the Arizona State Land Department). The community is situated on 25 acres adjacent to the Fairmont Scottsdale Princess and Tournament Players Club (TPC) Stadium Course. SRG has completed and sold out Phase I of 217 units. Phase II of 162 units is currently under construction. 47 IL Casitas have been delivered to the market and 115 IL Apts are expected to deliver in February 2026.



RCFE Related Collaborative Projects

Public/Private Partnerships: SRG maintains valued and long-term large scale institutional investment partnerships with insurance companies, pension funds, sovereign wealth funds, and a large public REIT. A system of comprehensive weekly and monthly reports, audits, checklists, and meetings assures a highly detailed picture of the operational and financial health of each community.

Joint Ventures: Strategic joint venture partnerships for the purpose of developing and/or acquiring, and managing senior living communities have allowed SRG to hold an ownership stake in the properties, creating alignment of interests between partners.

Health Systems: On-going collaborations with local healthcare delivery systems and other specialized medical services not only enhances the resident's access to healthcare services thereby improving health outcomes, but they also serve to further integrate communities within the healthcare community and neighborhood at large. By focusing on preemptive wellness services as well as traditional medical interventions, SRG offers residents the opportunity to improve their health span, allowing them to live better, longer. Resident access to in-home telemedicine services, community office visits and lab collection and testing is offered onsite by Healthcare delivery systems. Through signature programs such as SRG Assure, SRG sees outcomes such as hospital re-admittance rates that substantially outperform the national average, while serving a much older clientele.

Hines Company Overview

Since 1957, Hines has developed, redeveloped or acquired 1,927 properties totalling over 672 million square feet of office, industrial / distribution, residential, multifamily, housing, hotel, retail, sports, arts and cultural and mixed-use real estate. Currently active in 398 cities on five continents, Hines manages 870 properties for itself and third parties.

\$93.0 billion

ASSETS UNDER
MANAGEMENT¹

31 countries

IN WHICH HINES OPERATES

386+ million

SF DEVELOPED
WORLDWIDE²

56 funds

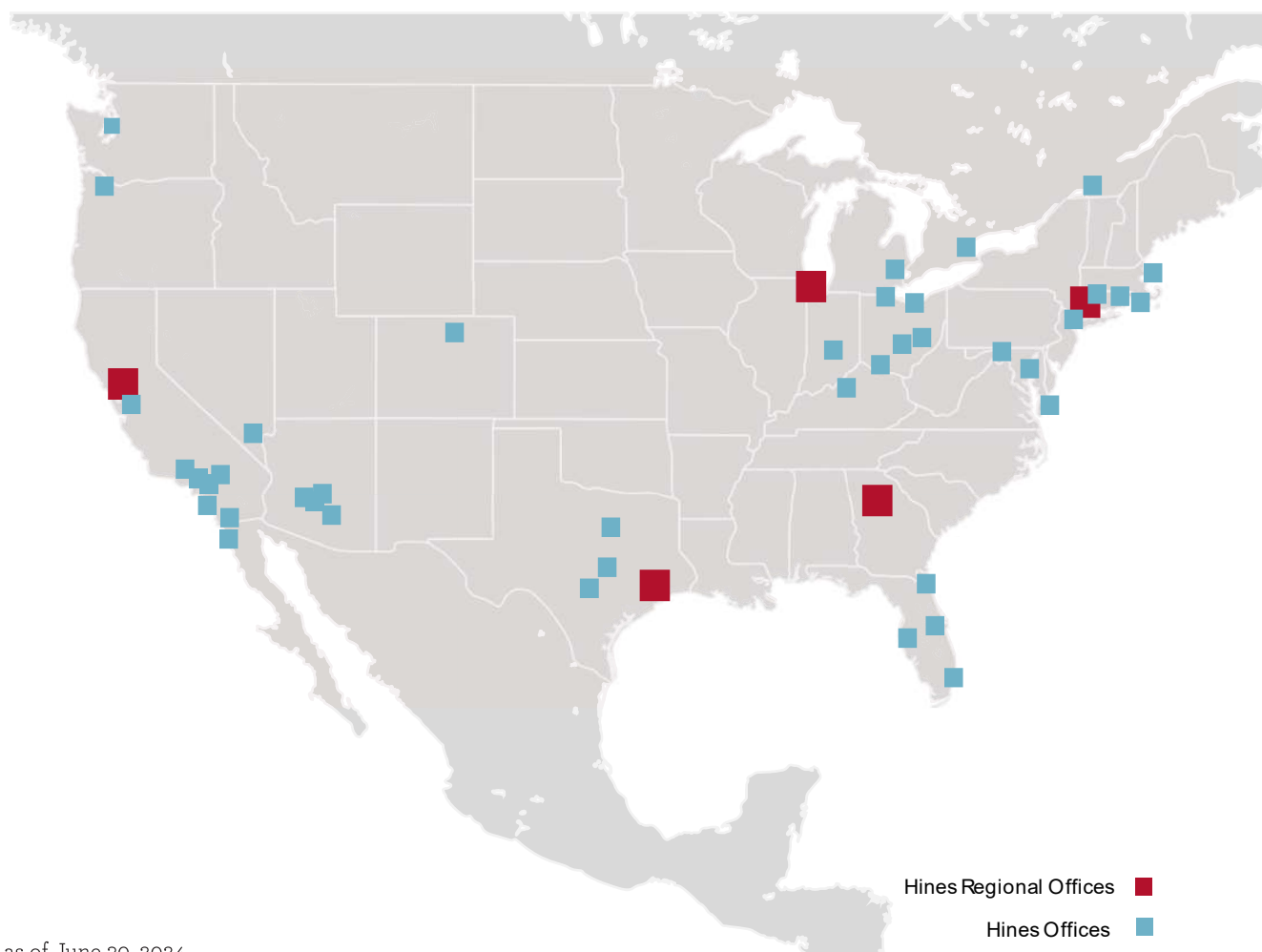
SPONSORED SINCE 1993

4,887

TEAM MEMBERS WORLDWIDE

68 years

OF OPERATIONS SINCE 1957



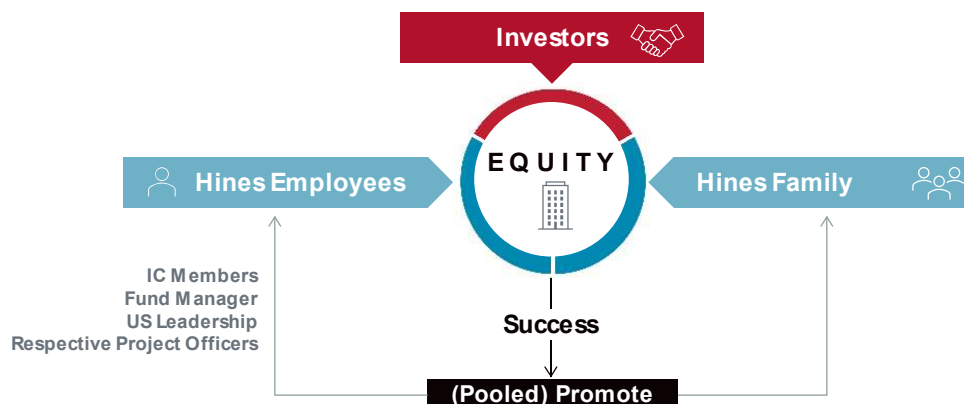
Data as of June 30, 2024.

¹Includes both the global Hines organization and RIA AUM as of June 30, 2024

Hines Company Overview

Privately Owned Real Estate

- 68-year history and proven track record with cross-sector acquisition and development expertise
- Vertically integrated real estate - only investment manager with a global network of local real estate professionals
- Commitment to proprietary in-house research framework
- Stability of private firm and an alignment of interests with investors



"The greatest achievement in development is the creation of community. There's an art to making successful places for people"

GERALD D. HINES, FOUNDER (1925 – 2020)

Executive Tenure		Average Tenure	
16	Executive Committee members	23	years
11	Investment Committee members	26	years
121	Senior Managing Director / SVP	21	years
260	Managing Director / VP	13	years

Laura Hines-Pierce, Co-CEO & Jeffrey C. Hines, Chairman and Co-CEO

Hines Key Personnel

Pairing Local Knowledge with Central Resources

Local Team



Drew Huffman
SMD, US West



Brett Norton
SMD, SoCal & LV



Eric Hepfer
SMD, SoCal & LV



Tom Lawless
MD, SoCal & LV



Blair Boyce
Sr. Associate,
SoCal & LV



Drake Walker
Sr. Analyst, SoCal & LV

Central Residential Resources

CONCEPTUAL CONSTRUCTION



Juan Delgado
SVP – Conceptual
Construction



Apple Comunale
VP – Conceptual
Construction



Martin Sukkert
VP – Estimating /
Preconstruction



Jake Boehm
VP – Conceptual
Construction



Electrical and mechanical engineering experts with unequalled knowledge of the systems used in today's complex buildings

Construction experts with in-depth experience in constructability, cost, logistics, scheduling, budget control, purchasing and value engineering

Contract experts and design managers who know how to not only build high-performance design teams and collaborate on distinctive architecture, but also how to keep them on schedule and on budget while encouraging innovation and creativity.

Hines Communities

Acquired, Developed and Underway Senior Living Portfolio



Clearwater at Huntington Beach
Status: In Design
City: Huntington Beach, CA
149 units

**Controlled by local Hines team*



SRG Wilton Senior Living
Status: In Design
City: Wilton, CT
280 units

**SRG & Hines 50/50 Partnership*



Walter Reed-Abrams Hall
Status: Completed
City: Washington, DC
80 units



The Sheridan at River Forest
Status: Completed
City: Chicago, IL
129 units



Clearwater at The Heights
Status: Completed City: Houston, TX
220 units



Morningstar at River Oaks
Status: Completed
City: Houston, TX
112 units



Sunrise at E. 56th
Status: Completed
City: New York, NY
178 units



The Apsley
Status: Completed
City: New York, NY
142 units



The Fremont
Status: Acquisition
City: Springfield, IL
119 units



Gentry Park
Status: Acquisition
City: Bloomington, IN
132 units

Project Team Key Members

Potential / Desired Project Team Key Members

Architect:

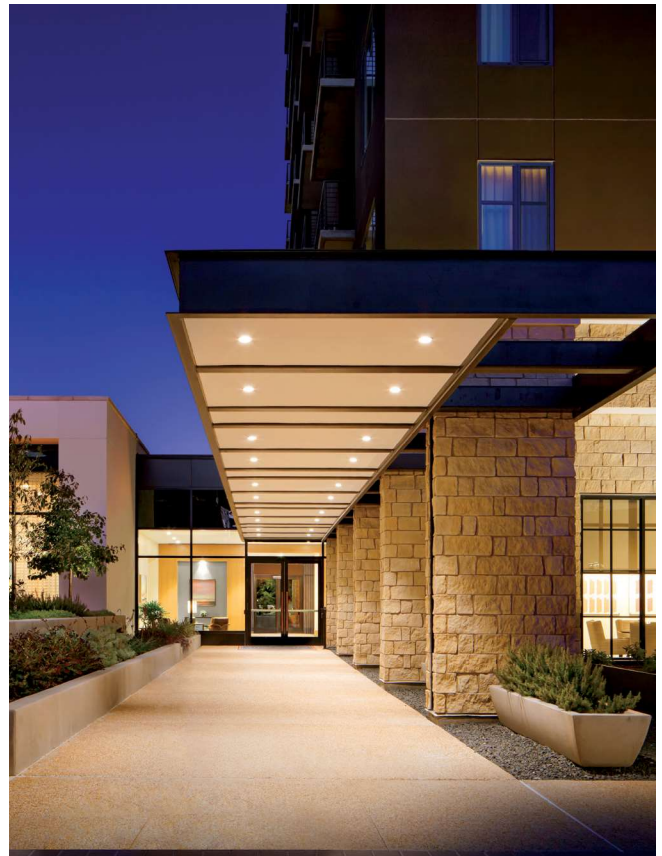
- HPI: HPI has over 25 years of senior living development experience with the planning and design of 45 senior living facilities totaling more than 4.3 million square feet and over 4,500 units. HPI has designed five Residential Care Facilities for the Elderly (RCFE) in the local neighborhoods in and adjacent to the Beach Cities Health District (BCHD). Through these projects, the HPI team has a solid understanding of working with the Cities of Manhattan Beach, Redondo Beach, and Hermosa Beach.

Bond Financing Consultant:

- JLL and HJ Sims: JLL Seniors Housing is a market leader in capital markets for Senior Housing and HJ Sims is a boutique underwriter with a 90-year track record in financing tax-exempt Senior Housing. Collectively, the JLL and HJ Sims teams have successfully closed over \$3B of tax-exempt and taxable Seniors Housing capitalizations in the past 12 months, including \$1.1B of ground up development

General Contractors under consideration:

- W.E. O'Neil
- Whiting Turner
- Bernards
- KPRS
- RD Olsen



1975
2025

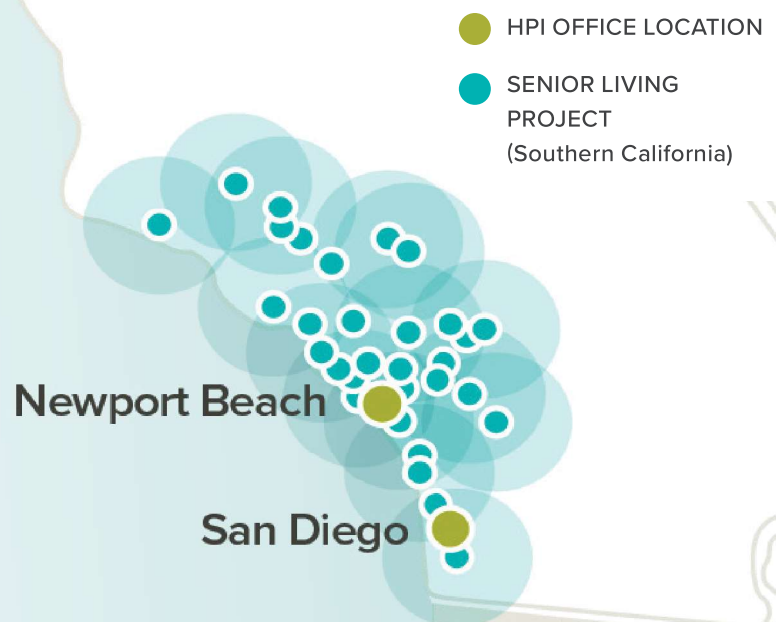
AWARD WINNING
DESIGN FOR
EDUCATIONAL, SENIOR
AND WORKFORCE
HOUSING MARKETS

Founded in 1975 in Newport Beach, CA, HPI Architecture has provided 50 years of continuous service to clients throughout the Western United States. We offer an insightful and fresh approach to planning and design with a focus on dignity, comfort and quality of life for seniors.

Our award-winning team of highly skilled professionals expertly guide clients through all aspects of the design process from planning through occupancy.

Services include programming, feasibility studies, planning, and design services for numerous high-density residential communities containing more than 5,300 units in the Western United States, with an additional 900+ units currently in progress.

Our projects are thoughtfully designed with nationally recognized expertise in enhancing quality of life, fostering community engagement, and provide a sense of belonging to the broad spectrum of people we serve. HPI is committed to providing client-focused service to design the next generation Senior Housing communities.



11



Gold Nugget
Awards

11



SAGE
Awards

9



NAHB
Awards



3.

Vision/Concept

3. Vision/Concept

Vision

Our vision is to reinforce an active lifestyle and design for Health and Wellness. By creating a highly interactive environment, residents and the community can come together to share in common interest and activities. Residents will enjoy an activated and secure space within the RCFE building as well as community shared areas such as a community park and other community amenities.



When we build a community, we take into account everything from the physical building and surrounding grounds to the architecture and décor: all of the building and design details are examined and evaluated on how they will support community engagement. It's not just bringing people together but bringing people together in the right environment that will set the tone for the community engagement.



Rendering: Non-RCFE space in the front with drop off/round-about

3. Vision/Concept

Proposed Project

Residential Care Facility for the Elderly (RCFE)

Conforming with the limitations provided in the EIR, the proposed RCFE project is expected to provide 157 Assisted Living units and 60 Memory Care units for a total of 217 units with 221 licensed beds. It is our intention to work collaboratively with the community throughout the development process and incorporate feedback on density and building height limits. Although not required by the City of Redondo Beach, we are open to BCHD's input on offering Below Market Rate units, which can be reserved exclusively for residents who live in Hermosa, Manhattan, and Redondo Beach and have a maximum household income of a pre-determined percentage of the area median income. We aim to work collaboratively with the district and the surrounding neighbors to create a project dedicated to the wellbeing of the community.

Non-RCFE Space

As part of the Healthy Living Campus, the development team is open to working with BCHD to create other spaces to support the community.



Rendering: Shared Roof Deck overlooking the park

3. Vision/Concept

Collaborative Commitment

SRG's commitment to the community and the residents it serves begins with establishing relationships with a host of neighboring service providers including hospitals, health care providers and emergency services, as well as collaborating with local universities and colleges offering community-based life-long learning programs and engaging lectures including Osher Lifelong Learning. SRG further collaborates with local schools and groups to offer intergenerational opportunities to residents and students alike.

Creating communities that enhance the quality of resident's lives has always been SRG's passion. To ensure the delivery of programming that offers residents both variety and vibrancy, SRG collaborates and partners with local community talent professionals and service providers who add to the resident experience by hosting vibrant programming and fitness opportunities in addition to the full menu of programming offered daily.

Mitigation, Monitoring, and Reporting Program (MMRP)

After careful review of the final Environmental Impact Report ('EIR'), SRG and Hines are committed to support and operationalize the MMRP into the development of the Healthy Living Campus.

Mitigation measures specific to the design of the RCFE Building:

- MM VIS-1: The reduced RCFE Building Height will avoid interruption of the ridgeline of the Palos Verdes hills as viewed from the intersection of 190th Street & Flagler Lane.
- MM GEO-1: Incorporate all Geotechnical Report recommendations into all final grading plans, design drawings, and construction plans.
- MM HAZ-3: Enroll in CalGEM's Well Review Program and adhere to all recommendations provided by CalGEM for the previously abandoned and plugged oil and gas well on the property.
- MM T-3: Plan relocation of Beach Cities Transit Line 102 and incorporate all proposed transit stop improvements into final plans for review and approval.



SRG and Hines will also be responsible for integrating the mitigation monitoring procedures into the construction process in coordination with the Construction Contractor (e.g., air quality management plan, cultural resources monitoring, soil monitoring plan, construction noise management plan, etc.) When addressing mitigation measures for operational activities (e.g., delivery truck operations, event management plan, transportation demand management plan), the RCFE community will have strong and local support from SRG's corporate office to closely monitor and ensure the implementation of everyday operations.

3. Vision/Concept

Project Pillars & Objectives

Health – Build a center of excellence focusing on wellness and quality of life. Leverage the campus to expand community health programs and services.

Livability – Focus on emerging technologies, innovation, and accessibility. Create an intergenerational hub of well-being, using Blue Zones Project principles.

Community – Actively engage the community and pursue partnerships. Grow a continuum of programs, services, and facilities to help older adults age in their community.

Based on these three Project Pillars, the team will address the following six Project Objectives throughout the development of the Healthy Living Campus:

1. Demolish the existing 514 structure, eliminating the seismic safety concern and other hazards of the former South Bay Hospital Building
2. Develop a campus, which will include an RCFE building and other community amenities. These brand new components will generate revenue through mission-derived services to replace revenues that will be lost from discontinued use of the former South Bay Hospital Building and support the current level of programs and services.
3. Provide public open space to accommodate programs that meet community health needs.
4. The RCFE building with 217 AL/MC units will address the growing need for assisted living and will be designed to collaboratively integrate with the broader community through intergenerational programs and shared gathering spaces.
5. The HLC is envisioned as a modern campus with public open space and facilities designed to meet the future health needs of residents, with meeting spaces for public gatherings and interactive education.
6. The newly built on-site facilities will generate revenue through mission-derived services to address growing future community health needs.

Collaboration with BCHD

Our goal is more than developing or operating a state-of-the-art building. It's about offering opportunities to connect easier with friends and family, options to increase health and wellbeing, and ultimately choices to create a sense of purpose.

In connection with BCHD, we will strive to reinforce active and connected lifestyles among residents, their families, and the broader community by developing a true multi-generational destination.

3. Vision/Concept

Conceptual Financing Strategies

SRG and Hines have a long history of successfully developing senior living communities utilizing a traditional GP/LP structure with institutional equity and commercial debt. In addition, SRG is currently pursuing the use of tax-exempt bonds with the JLL capital markets team and HJ Sims team on other active development projects. We believe we can be successful with either solution on this project.

To address capital market challenges, JLL and HJ Sims have successfully brought to market a new model concept that partners for-profit operators with non-profit owners to deliver new startup rental supply, capitalized by accessing tax-exempt municipal financing markets. This concept delivers access to the highly liquid municipal bond markets, as well as tax-exempt bank financing, and tax-exempt lease structures where the market size of capital availability draws the conventional capital sources. Together, JLL and HJ Sims have capitalized over \$1.1B of new Senior Living developments since Q4 of 2024 using this structure.

Conceptual Revenue Sharing Strategies

While the traditional capital markets prefer a fee simple transaction, we are open to discussing other alternatives including, a 99 year ground lease, tax-exempt bond financing, or other revenue sharing structures.



3. Vision/Concept

Potential Project Challenges

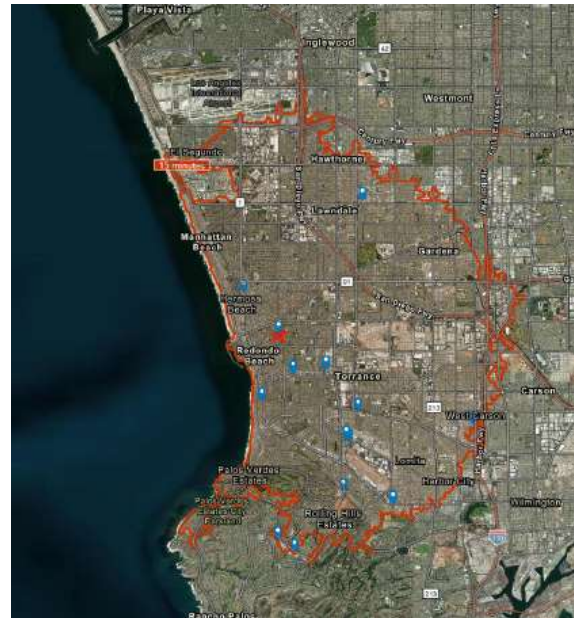
- **Entitlement / Conditional Use Permit (CUP):** Hines has deep experience navigating multifaceted entitlements for a diverse array of developments. In 2024, Hines received City Council approval in Huntington Beach for a 159-unit residential care facility (assisted living and memory care), a complex process that required a General Plan Amendment, CUP, and Specific Plan. Additionally, Hines has recently entitled 5,000 residential units and 1.3M SF of commercial space across three projects in Southern California.

With 9 developed communities, SRG is also proficient in navigating through the entitlement journey and obtaining Conditional Use Permits, particularly in California, where SRG has developed 4 large-scale communities with a total of 1,217 units and 1.5 million SF.

- **Market Demand:** When considering market opportunities, SRG starts with area population trends; is it under or over-served? Does the area support communities at a variety of price points? Even with an apparently saturated marketplace, untapped demand can exist. SRG frequently develops in high barrier-to-entry markets, where supply is constrained and competition limited. Through the years, SRG has become skilled at solving challenging entitlement issues, creating impressive purpose-built communities crafted for the style and culture of its area.

The Primary market area (PMA) is defined by an approximate 15-minute drive time from the proposed Healthy Living Campus. The PMA is characterized by a high density of income qualified seniors and a high median home value. Strong Senior Housing demand and limited new supply has kept market occupancy stabilized above 90% within the PMA. With consistent senior population growth, demand is projected to keep up with new supply and maintain rent growth on an upward trend.

- **District Neighborhood Support:** SRG's number one advocates are the residents themselves. Being a part of the Healthy Living Campus, SRG values the importance and benefits that come with community connection. It is SRG's intention to work collaboratively with BCHD and attract District residents through programs and services already in place. Part of SRG's comprehensive marketing strategy is to reserve Below Market Rate units for people who live in Hermosa, Manhattan, and Redondo Beach.



3. Vision/Concept

Innovative Strategies for Development and Operations

What does SRG attribute decades of growth and success from? Looking ahead and looking beyond. That means being out in front of lifestyle trends, wellness research, and interactive programs for mind, body, and spirit vitality. SRG has been at the forefront of the evolution of senior living since it began, contributing to resident satisfaction and happiness.

Branded programs like Genuine Hospitality, SynRGy, Zest Wellness, SRG Assure, and others are the cumulative result of SRG's pioneering spirit. SRG communities offer a continuum of life solutions from resort-like living opportunities to specialized assisted living and memory care services. SRG provides access to onsite rehabilitative services and medical clinics to offer more assistance under one roof. SRG also custom tailors its services to fit the residents care needs, scaling up as needed and utilizing the latest care methods and technology.

SRG's vision is to consistently provide residents with remarkable experiences that tap into the diverse toolkit of high-energy, socially charged engagement tools, world-class built-environments, restaurant-style dining, and compulsive pioneering – tying all aspects of wellbeing together within its unified signature approach.



High Quality of Care

In 2004, SRG became the first major senior living provider in the U.S. to earn across-the-board accreditation by the Commission on Accreditation of Rehabilitation Facilities (CARF) for its eligible communities. Even though Federal and State guidelines don't require licensed senior communities to be accredited, we think it's an important distinction.

CARF is an international, independent, not-for-profit organization that accredits providers of health and human services including senior living. Its mission is to promote and ensure the quality and value of the services provided. After a rigorous individual inspection and review process, CARF's panel of experts have commended every eligible licensed SRG community for their superior staff, management practices, activity choices, physical environment, and overall service. Each of SRG's accredited retirement communities has been consistently awarded the maximum three-year accreditation. SRG is one of the few owner/operators of senior living residential environments in the nation to have received company-wide, three-year accreditations.

District Partnership

We are committed to working collaboratively with BCHD and positively integrating the RCFE into the master plan development. We anticipate engaging the District throughout the development of the project to ensure they are informed and have a voice in the development of the Healthy Living Campus.

A photograph of a two-story house at dusk. The house has a light-colored stucco exterior and a dark tiled roof. The central feature is a large arched doorway with a wooden door and a large glass transom window. The interior lights are on, and the archway is illuminated from within. There are palm trees and other tropical plants in the front yard. A wooden bench is visible on the right side of the path. The sky is a clear, deep blue.

4.

Required Disclosures

4. Required Disclosures (SRG)

1. Respondent's Information: SRG Partners LLC, SRGP Holdco Series
500 Stevens Avenue
Solana Beach, CA 92075
(858) 792-9300

Owners: Peterson Property Investments LLLP
500 Stevens Avenue
Solana Beach, CA 92075
(858) 792-9300

Grust Holdings LLLP
500 Stevens Avenue
Solana Beach, CA 92075
(858) 792-9300

Silverback Holdings LLLP
500 Stevens Avenue
Solana Beach, CA 92075
(858) 792-9300

Officers: Michael S. Grust, President & Chief Executive Officer

J. Wickliffe Peterson, Chief Financial Officer, Executive Vice President & Secretary

Timothy J. Fox, Executive Vice President

2. Contract Disclosure:

SRG Partners LLC, acting through a separate and distinct series thereof identified as SRGP Holdco Series, has not terminated any major contract within the last five years.

3. No Conflicts Disclosure:

SRG Partners LLC, acting through a separate and distinct series thereof identified as SRGP Holdco Series ("SRG"), has no knowledge of any conflicts of interests between SRG or its subcontractors and Beach Cities Health District ("BCHD") and its affiliates, employees or board members. SRG is further unaware of any such conflicts that could potentially arise in the future.

4. Required Disclosures (Hines)

- 1. Respondent's Information:** Hines Acquisitions LLC ("Hines")
c/o Hines Interests Limited Partnership
845 Texas Ave Suite 3300
Houston, TX 77002
(713) 621-8000
- Owners:** Jeffrey C. Hines
845 Texas Ave Suite 3300
Houston, TX 77002
(713) 621-8000
- Officers:** Jeffrey C. Hines, Chairman and Co-Chief Executive Officer

Laura Hines-Pierce, Co-Chief Executive Officer

2. Contract Disclosure:

Hines Acquisitions LLC has not terminated any major contract within the last five years.

3. No Conflicts Disclosure:

Hines Acquisitions LLC has no knowledge of any conflicts of interests between Hines and its subcontractors and Beach Cities Health District ("BCHD") and its affiliates, employees or board members. Hines Acquisitions LLC is further unaware of any such conflicts that could potentially arise in the future.



5.

Insurance Requirements

ACORDTM**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

6/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Propel Insurance 151 Major Reynolds Place; Ste 210 COM Senior Care Knoxville, TN 37919	CONTACT NAME: Rhonda Bean PHONE (A/C, No, Ext): 800 499-0933 FAX (A/C, No): 866 577-1326 E-MAIL ADDRESS: rhonda.bean@propelinsurance.com <table border="1"> <tr> <th data-bbox="803 420 1437 451">INSURER(S) AFFORDING COVERAGE</th> <th data-bbox="1437 420 1575 451">NAIC #</th> </tr> <tr> <td data-bbox="803 451 1437 483">INSURER A : Great American Alliance Insurance Co.</td> <td data-bbox="1437 451 1575 483">26832</td> </tr> <tr> <td data-bbox="803 483 1437 514">INSURER B :</td> <td data-bbox="1437 483 1575 514"></td> </tr> <tr> <td data-bbox="803 514 1437 546">INSURER C :</td> <td data-bbox="1437 514 1575 546"></td> </tr> <tr> <td data-bbox="803 546 1437 577">INSURER D :</td> <td data-bbox="1437 546 1575 577"></td> </tr> <tr> <td data-bbox="803 577 1437 609">INSURER E :</td> <td data-bbox="1437 577 1575 609"></td> </tr> <tr> <td data-bbox="803 609 1437 638">INSURER F :</td> <td data-bbox="1437 609 1575 638"></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Great American Alliance Insurance Co.	26832	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Great American Alliance Insurance Co.	26832														
INSURER B :															
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															
INSURED Senior Resource Group, LLC 500 Stevens Avenue, #100 Solana Beach, CA 92075															

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☐						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☒ Y / ☐ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	WCF20504401	06/15/2025	06/15/2026	☒ PER STATUTE ☐ OTHER E.I. EACH ACCIDENT \$ 1,000,000 E.I. DISEASE - EA EMPLOYEE \$ 1,000,000 E.I. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Evidence of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/06/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER MARSH USA LLC, 155 N. WACKER, SUITE 1200 CHICAGO, IL 60661	CONTACT NAME: Marsh U.S. Operations	FAX (A/C, No): 212-948-0770
	PHONE (A/C, No, Ext): 866-966-4664	
INSURED SRG Serv-Co Management, LLC 500 Stevens Avenue, Suite 100 Solana Beach, CA 92075	E-MAIL ADDRESS: Chicago.CertRequest@marsh.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Illinois Union Insurance Company	NAIC # 27960
	INSURER B: N/A	N/A
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES**CERTIFICATE NUMBER:**

CHI-010978640-01

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☒ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☒ LOC OTHER:		HPL G72586864 004 SIR Value: \$250,000	07/01/2025	07/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 POLICY AGGREGATE \$ 10,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☐ UMBRELLA LIAB ☐ OCCUR ☒ EXCESS LIAB ☒ CLAIMS-MADE DED ☒ RETENTION \$ 0		XHL G72586876 004	07/01/2025	07/01/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N ☐ N / A					PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Location: Corporate Office - 500 Stevens Avenue, suite 100, Solana Beach, CA 92075.

Additional Named Insureds: SRG C&D, LLC & Senior Resource Group, LLC.

CERTIFICATE HOLDER**CANCELLATION**

SRG Serv-Co Management, LLC 500 Stevens Avenue suite 100 Solana Beach, CA 92075	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Marsh USA LLC</i>

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/06/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER MARSH USA, LLC. 1717 Main Street, Suite 4400 Dallas, TX 75201 Attn: Hines.CertRequest@marsh.com CN102038955-\$010M-GAWU-*24-	CONTACT NAME: Juan Ochoa PHONE (A/C, No. Ext): (214) 303-8065 FAX (A/C, No): E-MAIL ADDRESS: juan.ochoa@marsh.com														
INSURED Hines Acquisitions LLC c/o Hines Interests Limited Partnership 845 Texas Avenue, Suite 3300 Houston, TX 77002	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: Continental Casualty Company</td><td>20443</td></tr><tr><td>INSURER B: N/A</td><td>N/A</td></tr><tr><td>INSURER C: American Casualty Company Of Reading, Pa</td><td>20427</td></tr><tr><td>INSURER D: Transportation Insurance Co</td><td>20494</td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Continental Casualty Company	20443	INSURER B: N/A	N/A	INSURER C: American Casualty Company Of Reading, Pa	20427	INSURER D: Transportation Insurance Co	20494	INSURER E:		INSURER F:	
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INSURER A: Continental Casualty Company	20443														
INSURER B: N/A	N/A														
INSURER C: American Casualty Company Of Reading, Pa	20427														
INSURER D: Transportation Insurance Co	20494														
INSURER E:															
INSURER F:															

COVERAGES **CERTIFICATE NUMBER:** HOU-004219057-00 **REVISION NUMBER:** 0

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☒ LOC ☒ OTHER: SIR-\$250,000			7094174845	10/01/2024	10/01/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
C A D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☒ Y ☐ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	7094174831 (AOS) 7094261564 (CA) 7094261550 (AZ,NE,OK,OR,MA,WI)	10/01/2024 10/01/2024 10/01/2024	10/01/2025 10/01/2025 10/01/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

For Information only
c/o Hines Interest Partnership
845 Texas Ave Suite 3300
Houston, TX 77002

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
of Marsh USA LLC

Marsh USA LLC

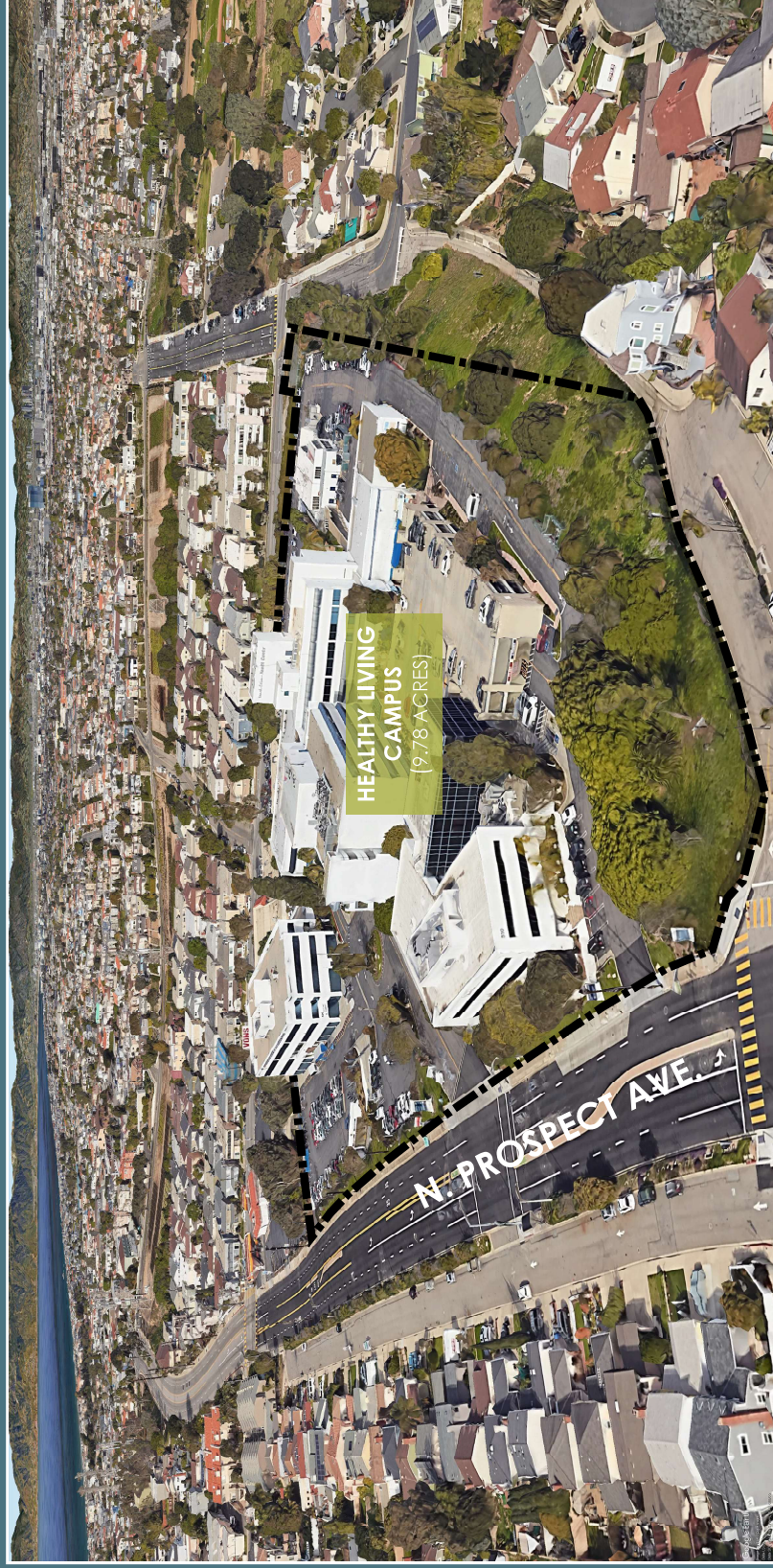
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Appendix A

CONCEPTUAL SITE STUDY: R.C.F.E., PACE, COMMUNITY SERVICES & YOUTH WELLNESS CENTER

514 N. PROSPECT AVE., REDONDO BEACH, CA



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

NOTICE: PRELIMINARY SITE CAPACITY STUDIES ARE CONCEPTUAL ONLY AND REQUIRE CONFIRMATION OF EASEMENTS, SETBACKS, F.A.R., HEIGHT LIMITATIONS, PARKING REQUIREMENTS, AND FIRE DEPARTMENT ACCESS BY THE AGENCIES HAVING JURISDICTION.

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CONTACT

NICK WEIDNER

Director Senior Living
O: (858) 203-4999
D: (720) 234-8021

JEFF BACURIN

Design Director
O: (949) 675-6442
D: (626) 277-1791

OFFICES:

NEWPORT BEACH
SAN DIEGO

HPIARCHITECTURE.COM



SITE PLAN - PHASE 1

02.07.2022

BEACH CITIES
R.C.F.E. - SITE STUDY



PROJECT INFO

APN: 7502-017-901
9.78 ACRES
281,049 GSF
8 LEVELS

ASSISTED LIVING

ALCOVE (540 SF): 60
1 BD/1 BA (630 SF): 24
1 BD/1 BA (690 SF): 55
2 BD/2 BA (945 SF): 18
TOTAL: 157

MEMORY CARE

ALCOVE (378 SF): 4
ALCOVE (450 SF): 56
TOTAL: 60

TOTAL UNITS: 217

PACE CENTER: 14,000 SF

COMMUNITY CENTER: 6,270 SF

YOUTH CENTER: 9,100 SF

PARKING:

SURFACE PARKING:
- 86 STALLS (6 ACCESSIBLE)
- 10 STALLS (AT ENTRY LOBBY)

PARKING STRUCTURE:
- 141 STALLS



LEVEL 1 INFO

- 43,552 GSF
- DROP-OFF & LOBBY
- MAIL ROOM
- BISTRO
- LOUNGE
- LIBRARY
- THEATER
- STAFF
- ADMIN OFFICES
- PARKING GARAGE (89 STALLS)
- SURFACE PARKING (10 STALLS)

LEGEND:

- PACE
- AMENITIES
- MC UNITS
- SUPPORT SPACES
- CIRCULATION
- YOUTH CENTER
- COMMUNITY CENTER
- AL UNITS



LEVEL 2 INFO

- 38,407 GSF
- MEMORY CARE: 30 UNITS
- MC LIVING ROOM
- MC DINING
- MC MULTIPURPOSE ROOM
- PARKING GARAGE (52 STALLS)

LEGEND:

- PACE
- AMENITIES
- MC UNITS
- SUPPORT SPACES
- CIRCULATION
- YOUTH CENTER
- COMMUNITY CENTER
- AL UNITS



LEVEL 3 INFO

- 38,307 GSF
- PACE
- MEMORY CARE: 30 UNITS
- MC LIVING ROOM
- MC DINING
- MC MULTIPURPOSE ROOM

LEGEND:

- PACE
- AMENITIES
- MC UNITS
- SUPPORT SPACES
- CIRCULATION
- YOUTH CENTER
- COMMUNITY CENTER
- AL UNITS



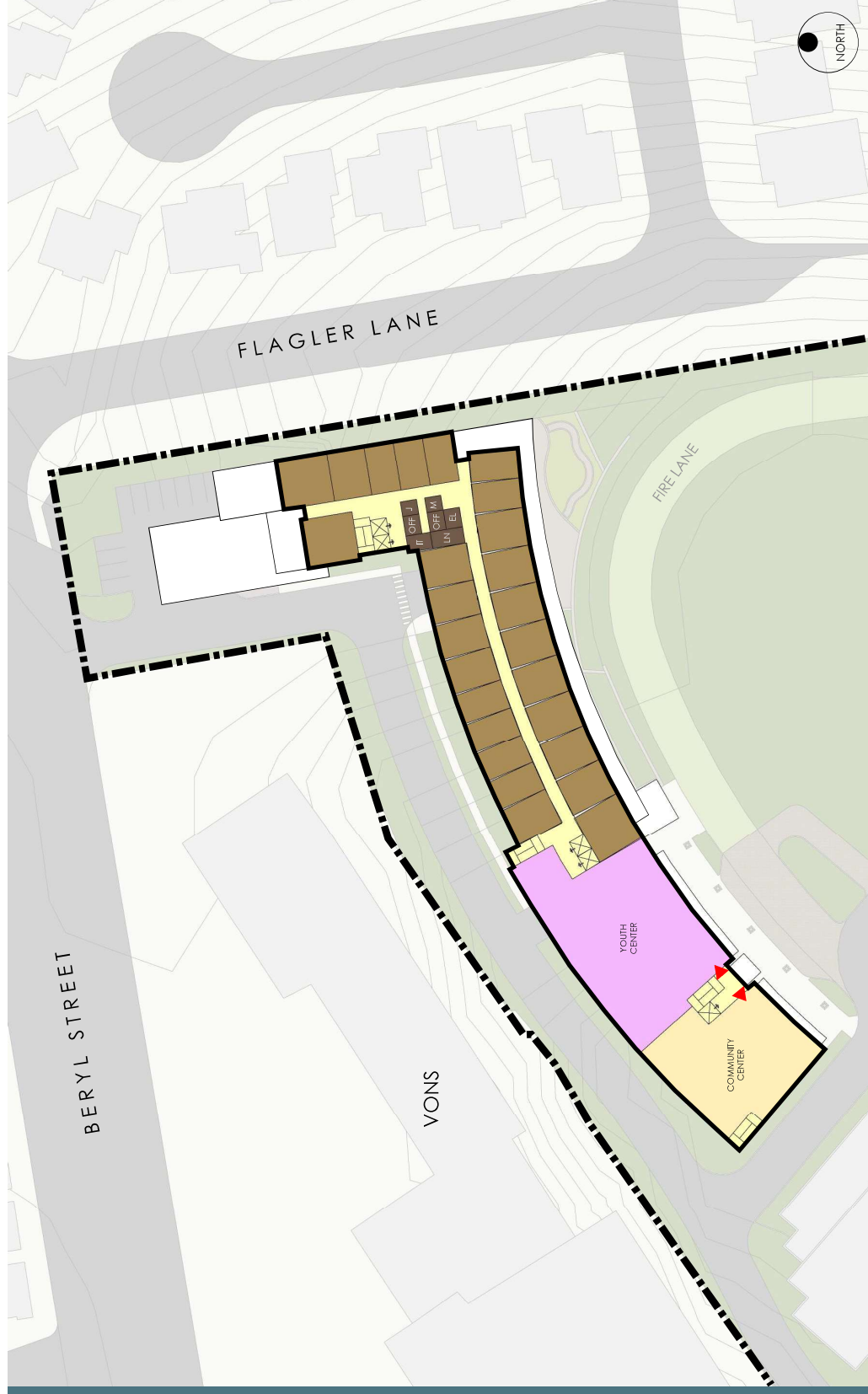
LEVEL 4 INFO

- 38,307 GSF
- YOUTH CENTER
- COMMUNITY CENTER
- ASSISTED LIVING:

ALCOVE (540 SF):	9
1 BD/1 BA (630 SF):	3
1 BD/1 BA (690 SF):	11
2 BD/2 BA (945 SF):	3
TOTAL:	26

LEGEND:

- PACE
- AMENITIES
- MC UNITS
- SUPPORT SPACES
- CIRCULATION
- YOUTH CENTER
- COMMUNITY CENTER
- AL UNITS



LEVEL 5-7 INFO

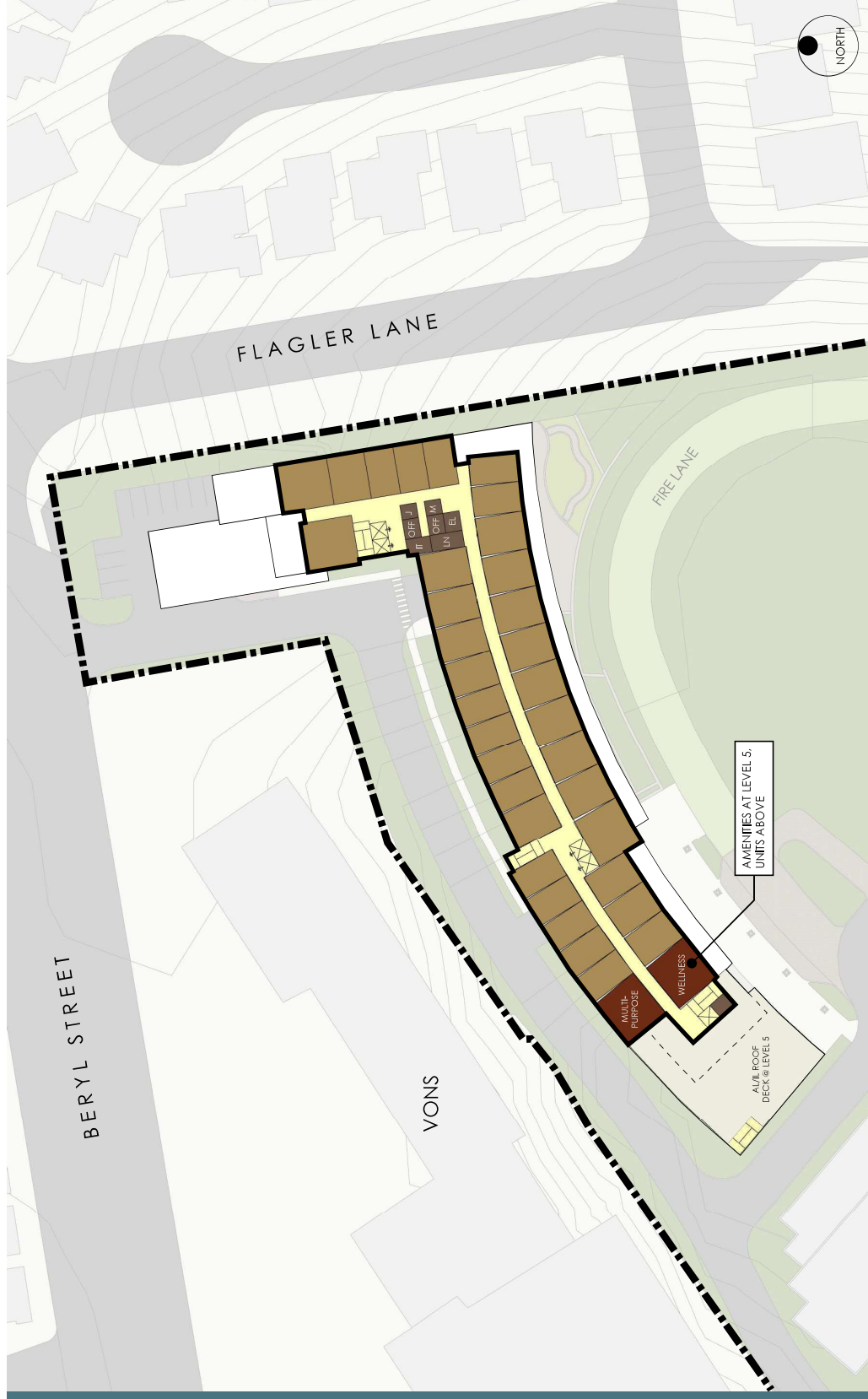
- LEVEL 5 (AL/IL): 31,284 GSF
ALCOVE (540 SF): 14
1 BD/1 BA (630 SF): 6
1 BD/1 BA (690 SF): 11
2 BD/2 BA (945 SF): 3
TOTAL: 34

- LEVEL 6 (AL/IL): 30,717 GSF
ALCOVE (540 SF): 14
1 BD/1 BA (630 SF): 6
1 BD/1 BA (690 SF): 11
2 BD/2 BA (945 SF): 5
TOTAL: 36

- LEVEL 7 (AL/IL): 30,717 GSF
ALCOVE (540 SF): 14
1 BD/1 BA (630 SF): 6
1 BD/1 BA (690 SF): 11
2 BD/2 BA (945 SF): 5
TOTAL: 36

LEGEND:

- PACE
- AMENITIES
- MC UNITS
- SUPPORT SPACES
- CIRCULATION
- YOUTH CENTER
- COMMUNITY CENTER
- AL UNITS



LEVEL 8 INFO

- 29,758 GSF

- DINING

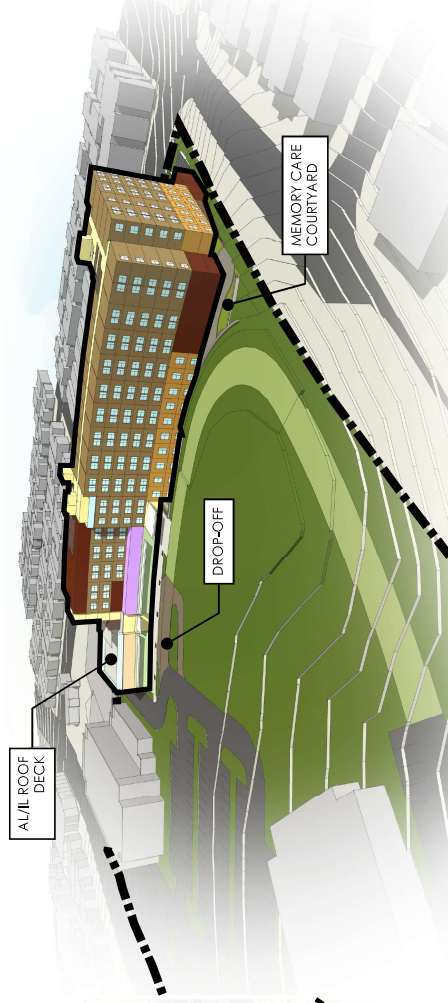
- ASSISTED LIVING:

ALCOVE (540 SF):	9
1 BD/1 BA (630 SF):	3
1 BD/1 BA (690 SF):	11
2 BD/2 BA (945 SF):	2
TOTAL:	25

LEGEND:

	- PACE
	- AMENITIES
	- MC UNITS
	- SUPPORT SPACES
	- CIRCULATION
	- YOUTH CENTER
	- COMMUNITY CENTER
	- AL UNITS





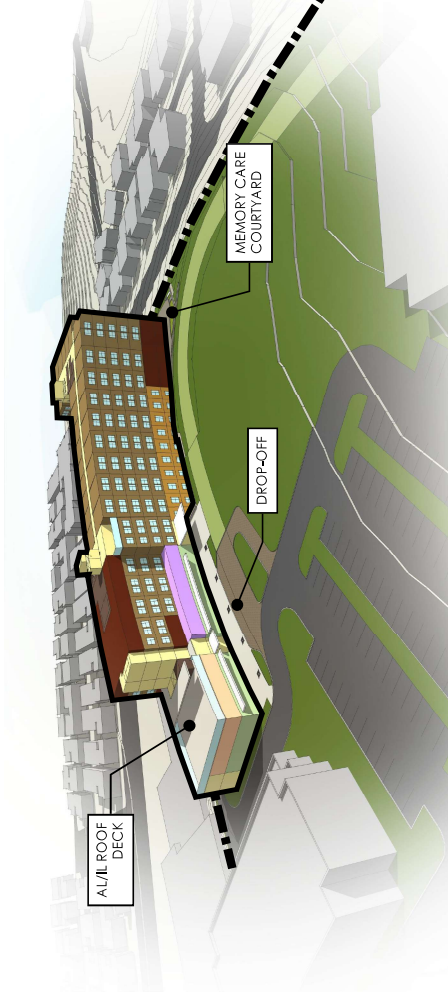
VIEW 2



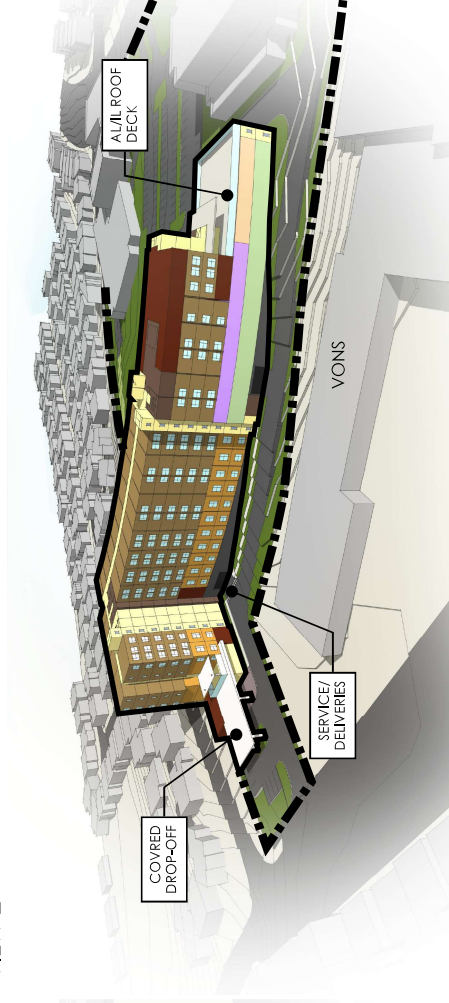
VIEW 3

LEGEND:

- PAGE
- AMENITIES
- MC UNITS
- SUPPORT SPACES
- CIRCULATION
- YOUTH CENTER
- COMMUNITY CENTER
- AL UNITS

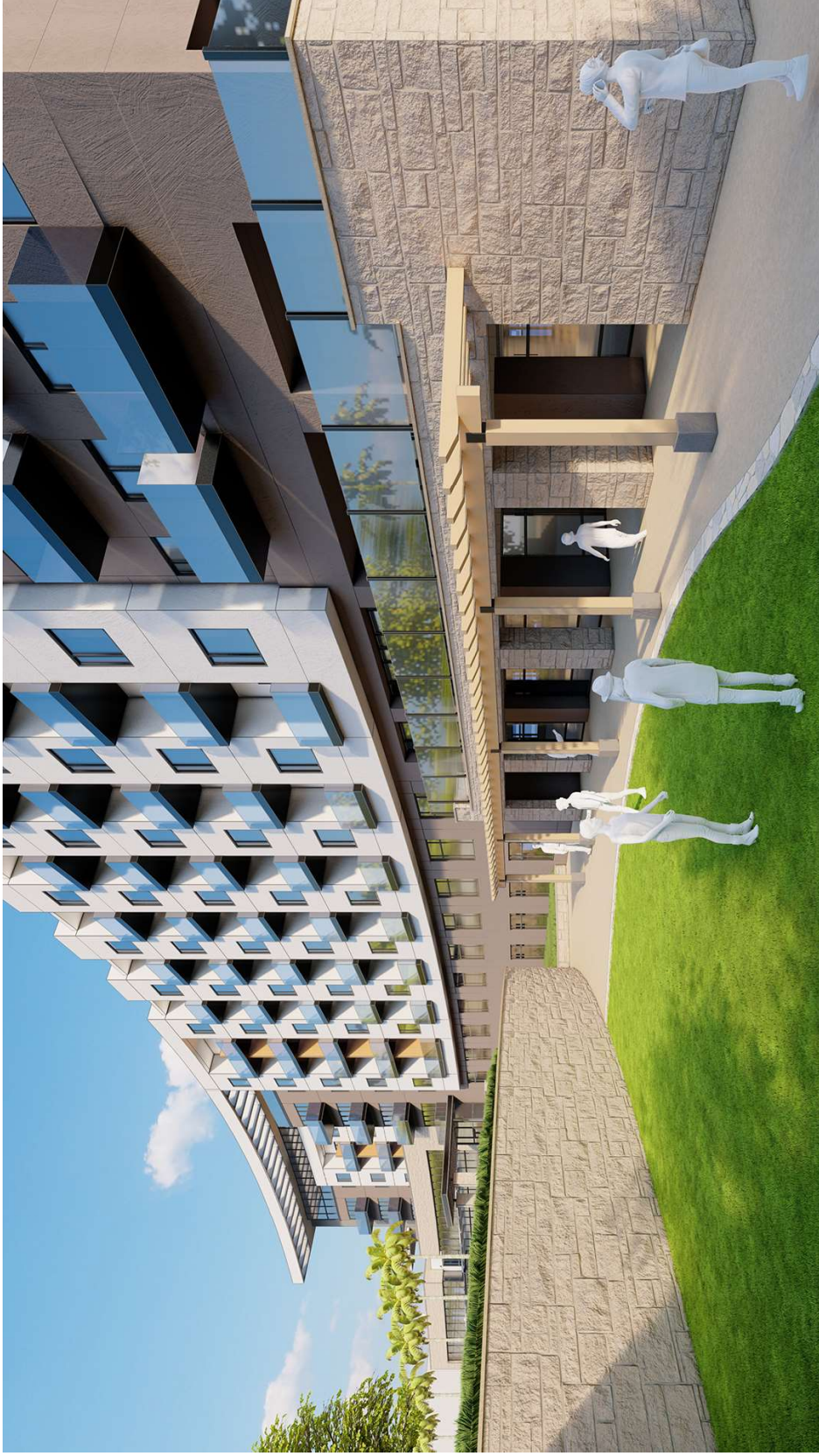


VIEW 1



VIEW 4







Addendum

Expression of Interest for Beach Cities Health District
Healthy Living Campus RCFE

August 27, 2025



Addendum - RFEOI

Introduction

This addendum is presented as a supplement to the original expression of interest for the redevelopment of the BCHD Healthy Living Campus submitted on August 7, 2025. Included herein is an updated project site plan along with a reemphasis on Hines and SRG's commitment to the project and experience in the local market.

The development team — Hines, SRG, and HPI — brings best-in-class design, development, and operations expertise with a strong track record of delivering highly service-enriched projects in the Los Angeles area.

Local Market Presence

Hines has served the Los Angeles market for nearly 50 years and has more than 20 active development projects in Southern California across a variety of uses. The local team is headquartered in West Los Angeles. Below is a brief overview of relevant entitlement projects in the region (all of which Hines developed or plans to develop in the future). Additionally, the Hines Senior Living platform includes 640 operational units and over 1,000 units in predevelopment.

SRG has served the Los Angeles senior living market for over 25 years and has developed over 600,000 SF and 511 units within the LA market. Currently, SRG owns and operates 3 communities in Los Angeles with a total of 710 units. In addition to a strong local presence, SRG's home office resides in Solana Beach, CA, providing nearby corporate support. SRG's high-quality services and programs will be embedded into the everyday operations of the community with strong clinical and regional support from the corporate office.

Hines Recent and Local Development Experience

Project Name	City	Product Type	Program	Year Entitled	Details	Status
Clearwater Senior Living	Huntington Beach, CA	Assisted Living & Memory Care	133 AL units, 26 MC units	2024	Required GPA, CUP, & Specific Plan	Predevelopment (design)
Riverwalk Master Plan	San Diego, CA	Multifamily, Office, & Retail (Mixed Use)	5.2M SF including 4,000 residential units	2021	Executed Development Agreement with the City	Construction
West Edge	West Los Angeles	Multifamily, Office, & Retail (Mixed Use)	855,000 SF including 600 residential units	2019	Executed Development Agreement with the City; successfully navigated CEQA lawsuit	Completed & Operational
Hollywood Toyota	Hollywood, CA	Multifamily, Office, & Retail (Mixed Use)	500,000 SF including 350 residential units	Anticipate 2025	Published EIR; utilizing State Density Bonus	Predevelopment (entitlements)
Village Santa Ana	Santa Ana, CA	Multifamily, Office, & Retail (Mixed Use)	400,000 SF including 1,583 residential units	Anticipate 2025	Hines will execute Development Agreement with the City	Predevelopment (entitlements)

SRG Active and Local Senior Living Communities

Project Name	City	Rental / EF	IL	AL	MC	Total
The Village at Northridge	Northridge, CA	Rental	98	177	0	275
The Village at Sherman Oaks	Sherman Oaks, CA	Rental	78	141	17	236
Avocet Playa Vista	Playa Vista, CA	EF	175	12	12	199
SRG - Los Angeles Subtotal			351	330	29	710

Addendum - RFEOI

Commitment to Sustainability

Sustainability is at the forefront of a healthy living campus. Our commitment to sustainable practices ensures that our projects are not only environmentally responsible but also enhance the quality of life for our residents. By incorporating energy-efficient systems, utilizing eco-friendly materials, and implementing innovative waste management solutions, we strive to minimize our environmental footprint. We firmly believe that sustainable living not only benefits the planet but also fosters a healthier and more vibrant community for our residents.

As part of the sustainability effort, we are excited to work alongside BCHD to incorporate the Blue Zones Project into the Healthy Living Campus. From creating spaces that encourage movement and exercise to providing fresh and whole food meals, SRG's mission is to create an environment where its residents can live longer, healthier, and happier lives.

SRG and Hines place a strong emphasis on sustainability when designing and developing new senior living communities. We believe community is at the core of mental wellness, and our team is committed to designing spaces that foster social connection. Resilience is another key priority. By maximizing passive design strategies and combining them with a durable building shell, the project minimizes reliance on active systems, which serve as supplemental solutions. Our goal is to craft spaces that perform, preserve, and strengthen the connection between people and place—supporting well-being, resilience, and a healthier future for our residents.



HPI Sustainability Mission Statement:

"At HPI Architecture, we design resilient, adaptable spaces that endure over time and deliver lasting value for our clients. Guided by continuous learning, innovation, and a commitment to environmental stewardship, we create solutions that respond to evolving climate conditions and resource challenges. Our approach prioritizes clean air, water efficiency, natural light, and access to nature, enhancing occupant well-being while reducing environmental impact. By aligning sustainability strategies with each client's vision and long-term goals, we craft spaces that perform, preserve resources, and strengthen the connection between people and place."

Addendum - RFEOI

Project Site Plan

In conforming with the Final EIR and recognizing community neighbor feedback, the development team has put together a project site plan and scope that reduces the height of the building while maintaining the planned programmatic spaces by expanding into the footprint of the existing 514 building. Our vision is to reinforce an active lifestyle and design for health and wellness by creating a highly interactive environment where residents and the community can come together to share in common interest and activities. Residents will enjoy an activated and secure space within the RCFE building as well as community shared areas such as a community park and other community amenities.

When we build a community, we take into account everything from the physical building and surrounding grounds to the architecture and décor: every building and design detail is evaluated for how it will support community engagement. It's not just bringing people together but bringing people together in the right environment that will set the tone for the community engagement.



The proposed design for the Senior Living Community seeks to balance the needs of residents with sensitivity to the surrounding neighborhood context. The community includes Independent Living, Assisted Living, Memory Care, a Rehabilitation Suite, and a shared Community Center, thoughtfully organized to foster connection while respecting privacy and scale.

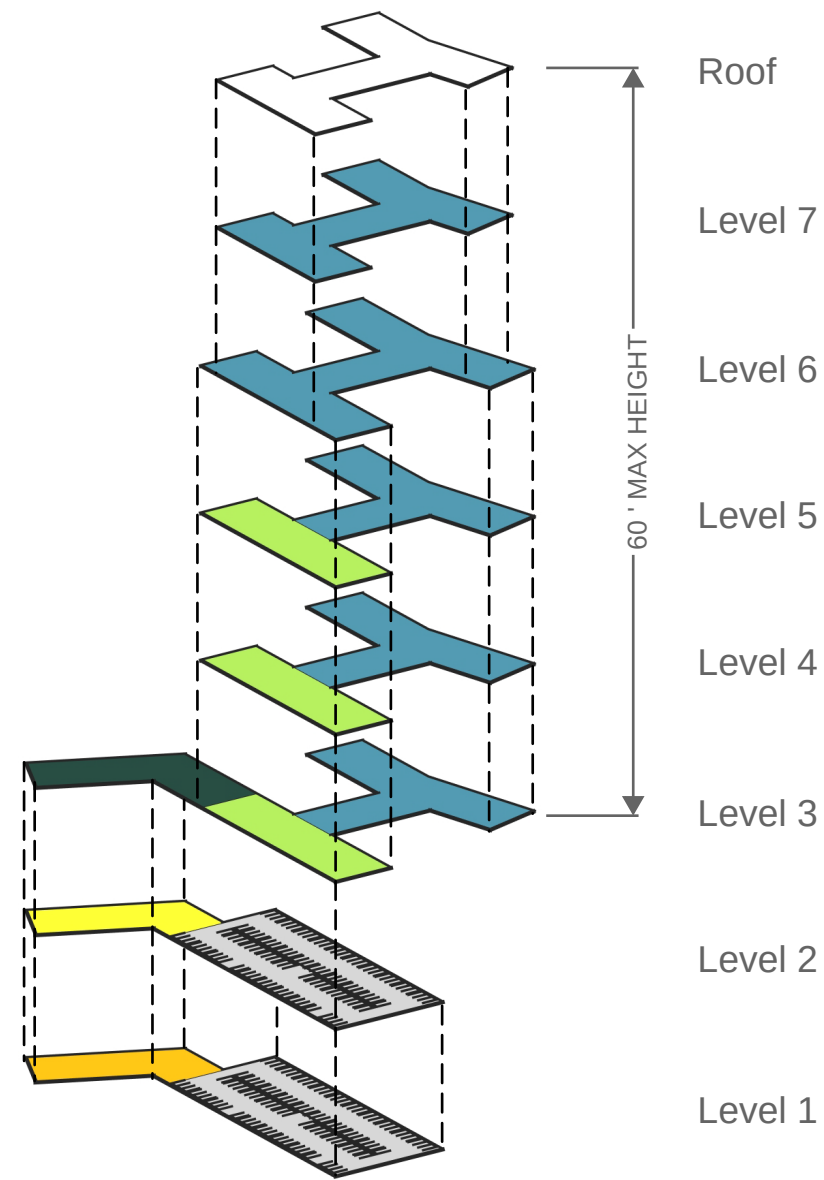
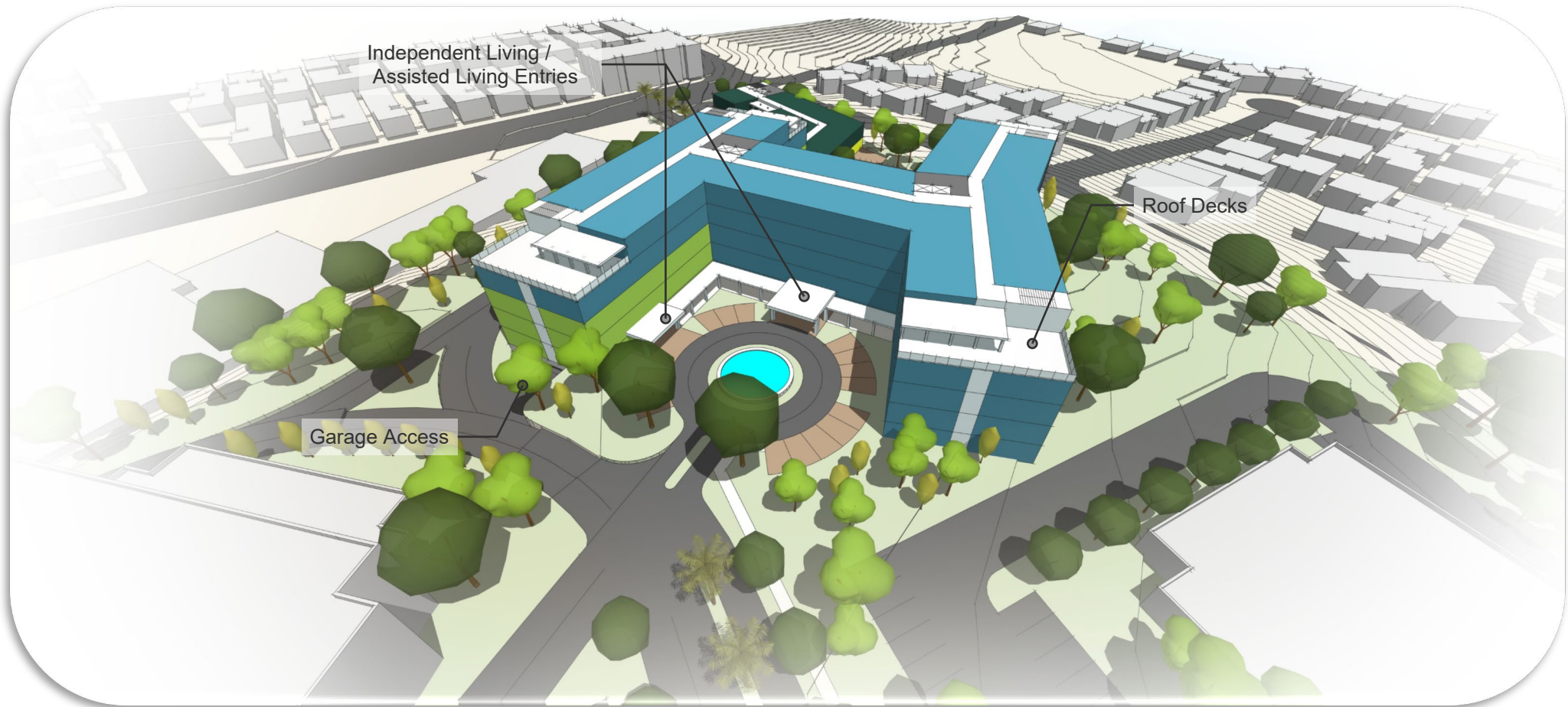
The building is five stories at its main frontage, conforming to the 60-foot height limit, and steps down to three stories along Flagpole Lane to reduce its presence adjacent to single-family homes. This massing strategy minimizes shadows on neighboring residences while positioning the project for strong visibility from North Prospect Road.

Entrances are designed to create a sense of welcome and identity for each program: covered entries for Independent and Assisted Living are located at the upper level, while a distinct lower-level entry provides access to the Community Center and Memory Care wing. Two levels of below-grade parking allow the site to remain pedestrian-focused, with landscaped outdoor spaces central to the resident experience. The large courtyard offers an accessible, gracious outdoor gathering space for both Assisted and Independent Living residents.

Orientation of the building maximizes ocean views to the west and mountain views to the north and east, with amenity spaces and roof decks at the upper levels designed to take full advantage of these vistas. Service and delivery access is strategically located off Beryl Street at the lower level to minimize operational impacts on the residential edges of the site.

The result is a community that provides a spectrum of care and living options in a setting that feels both connected to its surroundings and elevated in its design—serving residents with dignity while integrating seamlessly into the neighborhood.





- Independent Living
- Assisted Living
- Memory Care
- Rehabilitation Suite
- Community Center
- Parking



View From North Prospect Ave.

The architectural character of the proposed community will be modern, contemporary, and timeless, with a focus on creating a sense of luxury and comfort for residents. The design employs a balanced palette of finishes, ranging from durable stucco surfaces to expanses of glass that bring natural light deep into the building. Higher-end materials and detailing are introduced at key moments—such as entries, amenity spaces, and roof terraces—to reinforce a sense of quality and distinction. Residential units are designed with balconies where appropriate, extending living spaces outdoors and enhancing the connection to the surrounding landscape. Through careful massing, articulation, and material selection, the building is intended to feel both sophisticated and welcoming while fitting seamlessly within the neighborhood context.



