



BEACH CITIES HEALTH DISTRICT
REQUEST FOR EXPRESSION OF INTEREST (RFEI)
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

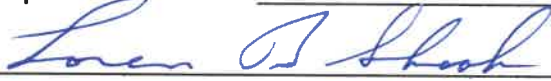
Number of Expression of Interest Copies: 1 electronic copy

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: Silverado Senior Living Holdings. Inc.

Name of Authorized Representative: Loren B. Shook

Signature: 

Title: President, CEO, COB

Date: August 7th, 2025

Phone #: (949) 240-7200

Federal Emp. ID# 27-4275556

Fax #: (949) 336-3236

E-mail address: lbshook@silverado.com

SILVERADO SENIOR LIVING'S REQUEST FOR EXPRESSION OF INTEREST

August 7, 2025

Submitted via email to Monica Suua (monica.suua@bchd.org)

Dear Ms. Suua,

We are pleased to submit our Expression of Interest in response to the Beach Cities Health District's RFEIOI for the redevelopment of the former South Bay Hospital site. We wish to provide a bit of background information regarding Silverado as well as our long-standing partnership with BCHD.

Silverado's History of Innovation and Partnership with BCHD

Silverado Senior Living Holdings, Inc. has proudly partnered with BCHD for close to two decades and has been instrumental in partnering with BCHD's nationally recognized leadership and wellness initiatives. Silverado actively supported then-CEO Susan Burden and an active consortium of the Beach Cities leaders in establishing BCHD as one of the first Blue Zones-certified community in the United States in 2010. In addition, Silverado helped champion the Alzheimer's Friendly City designation, advancing memory care programming and education across the Beach Cities. Silverado is honored to have been a partner with BCHD for the past several years.

Silverado's nationally and internationally recognized evidenced outcomes not only give purpose to those living with memory-impairing diseases, but they have also been shown to dramatically reduced Emergency Department and 30-day rehospitalization rates to less than 4% in both categories taking the most difficult cases in the area. Silverado's 90% rate of residents passing away with the support of hospice well exceeds the national average of Skilled Nursing with approximately 55%. Assisted living operators are less, however they do not report their data as SNF and Silverado do. Silverado's Internationally recognized Nexus program has been validated by UCSD Geriatric and Psychiatry Departments, in which 730 cases were reviewed and it was found that in those residents with a mini mental state exam score of over 20 (early-stage dementia cases) there was a 60% improvement in cognition! This Silverado's past and continuing innovations show a groundbreaking improvement and slowing up of the disease process unlike other operator in the US have shown to date. In addition, the Nexus program has been successfully duplicated at long term care facilities in Denmark by Dr. Mette Andresen, Professor, University College Absalon, Denmark, and National Expert on Dementia Research. (see attached). The Silverado team along with Dr. Andresen have made multiple international presentations on this subject including last year at the Alzheimer's Disease International Conference in Krakow Poland attended by over 160 countries.

This proposed redevelopment builds on a longstanding and successful partnership. From 2007 to 2009, the same development team lead by Silverado worked closely with BCHD to entitle and build out the second through fourth floors of the South Tower at 514 Prospect. In 2011, Silverado again partnered with BCHD to entitle and redevelop the first floor of the South Tower, adding 32

additional memory care beds. These efforts required and demonstrated deep engagement with neighbors, successful collaboration with the City of Redondo Beach Planning Department, Executive Team, and Fire Department, and a close working relationship with BCHD as the campus evolved to accommodate new tenants and expanded uses in the North Tower.

Building on this legacy, Silverado proposes a multi-story, purpose-built memory care community at the 514 Prospect Avenue campus. This development will be designed in partnership with DPA Architects (AIA) and managed in collaboration with Flatiron Development Group. The project will be modeled on the proven 2019 Silverado Thousand Oaks prototype, integrating Silverado's Nexus® brain-health program and design strategies rooted in Blue Zones Power 9® principles positioning this effort as a national model for cognitive wellness and healthy aging. This building will incorporate the latest in design principles and research such as the USC Davis School of Gerontology and Architecture School study on indoor daylight exposure lighting by Dr. Kyle Konis, et.al. and its effect on improving the quality of life for memory impaired residents. Silverado participated in this research at the Beach Cities community as well as other locations in Southern California. Clin Interv Aging. 2018 May 30;13:1071-1077. doi:10.2147/CIA.S165224. eCollection 2018)

We are confident in our ability to deliver a high-quality, financially sound, and mission-aligned project that will enhance the BCHD campus and serve the broader Beach Cities community with world class services bringing the best care and quality of life to those in need in the Greater Beach Cities area. We look forward to the opportunity to continue this shared legacy of innovation and community health.

Sincerely,

Silverado Senior Living Holdings, Inc.

3.2 Qualifications and Experience

3.2.1 Principals and Officers

The Respondent team includes key leaders in senior housing development and operations:

- Loren Shook, CEO of Silverado Senior Living. www.silverado.com
- Douglas Pancake, Principal, DPA Architects. <https://www.pancakearchitects.com/>
- Paul Mullin, Principal, Flatiron Development Group. www.flatirondg.com

All principals hold valid licenses in their respective disciplines and bring a portfolio of nationally recognized senior living and healthcare developments. This team originally led the redevelopment efforts for BCHD beginning in 2007, demonstrating deep familiarity with the site, community, and regulatory environment.

3.2.2 Firm and Team Experience

Silverado Senior Living, DPA Architects, and Flatiron Development bring decades of experience in senior housing, healthcare campus redevelopment, and wellness design. Our extensive resume includes:

- Development and operation of over 45 Assisted Living and Memory Care communities nationwide.
- A proven track record of on-time, on-budget delivery, including previous successful project delivery on the BCHD campus at 514 N. Prospect Ave.
- The BCHD redevelopment of the North Tower (2nd-4th floors, 2007-2009), and the 2011 redevelopment adding 32 beds on the 1st floor.
- Successful ground-up development of the Thousand Oaks Memory Care community, the latest and most advanced prototype in Silverado's portfolio.
- Silverado's national leadership in memory care, including the evidence-based Nexus® brain-health program focused on early-stage dementia care and quality of life improvements.

Our planning team includes specialists in healthcare entitlement, OSHPD coordination, and memory care-specific architecture. The team has successfully collaborated on facilities ranging from 21,000 SF to over 150,000 SF in multistory configurations.

Relevant Development History
(See table below)

Year Opened	Community Name	Location	Property Type	Number of Beds	Notes
1997	Escondido	Escondido, CA	Acquisition and Redevelopment	101	
1999	Newport Mesa	Costa Mesa, CA	Acquisition and Redevelopment	82	
1999	Sierra Vista	Azusa, CA	Acquisition and Redevelopment	87	Includes 2007 entitlement and expansion
1999	Calabasas	Calabasas, CA	Acquisition and Redevelopment	110	
2000	The Huntington	Alhambra, CA	Acquisition and Redevelopment	62	32-bed expansion Dec 2015
2000	Encinitas	Encinitas, CA	Acquisition and Redevelopment	122	Redevelopment of Behavioral Health property
2001	San Juan Capistrano	San Juan Capistrano, CA	Ground-Up Development	92	Silverado's first purpose-built prototype
2007	Tustin Hacienda	Tustin, CA	Acquisition and Redevelopment	42	
2007	Belmont Hills	Belmont, CA	Acquisition and Redevelopment	112	
2010	Beverly Place	Los Angeles, CA	Acquisition and Redevelopment	150	Entitlement and repositioning of 1960's retirement building
2016	Berkeley	Berkeley, CA	Acquisition and Redevelopment	79	Redevelopment of 1950's Skilled Nursing property

Year Opened	Community Name	Location	Property Type	Number of Beds	Notes
2019	Thousand Oaks	Thousand Oaks, CA	Ground-Up Development	80	Silverado's 3.0 purpose-built development model
2022	Torrance	Torrance, CA	Acquisition and Redevelopment	80	
2025	San Jose	San Jose, CA	Entitlement for Ground-Up	89	Property currently in pre-development phase

3.2.3 Proposed Key Project Team Members

- Operator/Developer: Silverado Senior Living — Operating partner and project lead.
- Architect: DPA Architects, AIA — Specialist in Assisted Living, Memory Care, healthcare and wellness design.
- Development Consultant and Owner's Representative: Flatiron Development Group — Oversight of design, entitlement, and execution with extensive BCHD and City of Redondo Beach experience.
- Contractor: TBD — Silverado works with proven contractors experienced in occupied healthcare campus construction, including potential consideration of Snyder Langston and BCHD-recommended general contractors. Silverado would further be amenable to partnering alongside another developer working on a portion of the Redevelopment Project, or with a developer who will be developing the entire Redevelopment Project

3.3 Respondent's Vision/Concept for the Redevelopment Project

3.3.1 Uses and Occupancies

We propose a 50,000 to 75,000 SF purpose-built, 2- to 4-story memory care and wellness community. Silverado has a number of development footprints that have proven successful in the past. The proposed community will include:

- 80-100 Memory Care suites
- Ground floor clinical and community wellness space
- Nexus program activity areas designed to foster cognitive health and quality of life

This use is fully compliant with Section 2.2 of the RFEIOI and California Health and Safety Code Section 32000 et seq.

3.3.2 Planning and Design Concepts

- Site Plans have been attached to this RFEOI as Exhibit 3.3.2. Two versions have been attached – one with only the Silverado project illustrated and another with Vandeweghe Ventures' IL and urgent care proposals.
- The subject proposed memory care community is designed with flexibility and adaptability at its core, allowing the building footprint to be tailored to fit seamlessly within the overall BCHD campus master plan. While the current Silverado Beach Cities facility occupies approximately 50,000 square feet, our vision is to replicate the current Memory Care program space on the northern portion of the site with a new and purpose built, state of the industry care facility that can serve up to 111 residents. Please see the conceptual site plan attached here-1n..
- This expanded footprint is designed as a 4-story building, resulting in a total gross area of approximately 53,700 square feet. The new design will support resident wellbeing and functional competence while maintaining an intimate, familiar, human scale. This approach ensures the building will fit thoughtfully within the existing campus fabric, respecting the site's topography, views, and existing structures, while leaving room for future campus phases or complementary uses.
- The footprint and siting will remain highly adaptable to:
- Accommodate other potential building configurations that BCHD or future development partners may propose on the campus.
- Integrate with campus-wide circulation plans, utilities, and shared amenity spaces, allowing for cohesive and efficient site utilization consistent with the Medical City RFEOI goals for healthy community connectivity and operational synergy.
- Align with planned access drives and parking strategies to ensure the proposed development can easily connect to existing and planned infrastructure, minimizing disruption during construction and ongoing operations.
- The building's flexible floorplate concept ensures efficient residential layouts that maximize natural light and ventilation in every suite, while providing ample space for therapeutic activity rooms, wellness areas, and Nexus program spaces that support Silverado's evidence-based memory care approach.
- Parking will be carefully planned to provide approximately 45 spaces for residents' families, staff, and visitors—aligned with California code requirements and designed to minimize visual impact with landscaping buffers, permeable paving, and easy pedestrian access to the main building.
- Blue Zones principles remain foundational in the architectural and landscape design, fully integrated throughout:

- Circulation design promotes natural, frequent movement by linking indoor and outdoor spaces, corridors, courtyards, and walking paths, encouraging residents to move naturally throughout their day.
- Therapeutic landscaping with native, drought-tolerant species creates serene outdoor environments for relaxation, social interaction, and purposeful activity, addressing stress reduction and wellness goals.
- Daylight-optimized communal areas and dining rooms foster social engagement and support nutrition programs that reflect Blue Zones’ plant-based, whole-food dietary recommendations.
- Social and spiritual gathering spaces are strategically placed to nurture community belonging, purpose, and mental wellness—key Blue Zones factors that have shown measurable health benefits.
- Finally, the architectural design will incorporate sustainable and resilient building systems, targeting reduced energy and water consumption through solar readiness, high-performance glazing, efficient mechanical systems, and water-efficient landscaping—supporting BCHD’s environmental sustainability goals outlined in the RFEOI’s Environmental Impact Report and Healthy Living Campus master plan.
- This flexible, well-integrated design concept will honor BCHD’s commitment to community health and longevity while providing a best-in-class memory care environment that complements and enhances the broader campus vision.

3.3.3 Alignment with BCHD Aspirations

- Silverado has long been a proponent of Blue Zones. In fact, Silverado actively supported then-Executive Director Susan Burden in establishing BCHD as the first Blue Zones-certified community in the United States in 2010. Silverado’s commitment to Blue Zones’ Power 9 is an integral part of its resident programming. Specifically:
 - Move Naturally. Silverado’s enrichment programming includes regular, low-intensity physical activity for residents in order to keep residents engaged in beneficial movement. Silverado’s communities are designed with multiple doorways leading to wide walking paths and garden spaces. Movement is an essential component of the Silverado experience.
 - Purpose. Silverado believes everyone has a story and that story should be told and celebrated. For example, Silverado showcases memory boxes for each resident. Memory boxes are custom cabinets, located outside each room, which display important keepsakes and operate to help residents find their room while simultaneously providing valuable reminders of the things they hold most important.

- Down Shift. Silverado's enrichment programming includes stress relieving activities such as tai chi, yoga, watercolor painting, cooking, and flower arranging. Silverado believes in the importance of shedding stress and routinely integrates stress-relieving strategies into the Silverado experience.
- 80% Rule. Silverado places particular emphasis on the dining experience, and to that end residents are served restaurant style meals in dining rooms using linen tablecloths, napkins, china, glassware, and flatware. The intent behind this is to make dining an experience to be savored, and for the resident to focus on food and companionship rather than external distractions such as television.
- Plant Slant. Each Silverado community has a Director of Culinary Services who uses their extensive training and experience to create nutritious and balanced menus. Communities have full on-site kitchens in which made-from-scratch meal components are prepared using fresh fruits and vegetables.
- Friends @ Five. Silverado understands the immense benefits of daily connection with friends. Silverado's social model encourages residents to enjoy time in common areas, outside of their rooms. Silverado's communities are designed to inspire interaction by placing furniture in conversational configurations and creating spaces for interaction.
- Positive Pack. Silverado's mission is to provide the highest quality of life possible to those living with memory-impairing diseases. As part of that mission, Silverado's residents enjoy meaningful friendships with one another as well as with Silverado's staff.
- Belong. Silverado believes in the importance of civic and charitable involvement, which gives its residents a greater sense of purpose and community. Silverado partners with charitable and civic organizations to provide meaningful volunteer opportunities for its residents. Silverado also engages in charitable activities through the Silverado Foundation, which is a non-profit organization focused on improving memory care and end-of-life services through education, knowledge, and skill development for professionals in these fields.
- Right Tribe. Family is paramount at Silverado. Children are a fixture at Silverado communities, their energy adding light and liveliness to the surroundings. Many communities have a playground, where children can play and residents can gather to enjoy their laughter. Families and visitors are always welcome to enjoy a meal with their loved one at no charge, because sharing a meal with your loved one is a special experience to be shared whenever possible.
- Silverado's evidence-based Nexus® program further aligns with BCHD aspirations. The Nexus program is a unique and innovative concept in memory care which supports an

active, brain-healthy lifestyle for individuals living with the early stages of dementia. Nexus combines Silverado's research-based brain health program with experiential living at its best. Comfort, dignity and purpose are all vital elements to living well with dementia, so they are at the heart of what residents experience in the Nexus program every day.

- Silverado further supports BCHD's Alzheimer's Friendly City initiative, honoring the legacy of Susan Burden's leadership and community health innovations.

3.3.4 Conceptual Financing Strategy

We propose a public-private partnership under a long-term ground lease. Silverado will secure private equity and construction financing. Silverado's operating strength ensures stable lease-up and ongoing operational success. BCHD would benefit from lease revenue and activation of community use.

3.3.5 Conceptual Revenue Sharing (if applicable)

Silverado is open to structured profit-sharing models or preferred returns to BCHD based on final capital and operational assumptions. Community benefits and wellness access can also be incorporated into lease terms.

3.3.6 Potential Challenges

- Coordination of construction and access with existing occupied BCHD facilities.
- Neighborhood sensitivity to building height mitigated through context-sensitive design and community outreach.
- Seismic, underground site challenges and environmental compliance addressed through early and thorough due diligence.

3.3.7 Unique Execution Approach

- Over a decade ago, Silverado partnered with USC's School of Gerontology for a research study aimed at determining whether increased indoor exposure to daylight reduces depression and increases cognitive function among residents of dementia care facilities. The research study found that sunlight is a proven way to reduce depression, which often affects those living with dementia and can strongly exacerbate or even accelerate symptoms. In response to this research, Silverado communities are designed to allow maximum exposure to natural light through skylights, bay windows, or atriums. Silverado believes it has a unique opportunity to positively impact other BCHD initiatives, specifically allcove Beach Cities youth mental health center. Silverado is committed to the value of intergenerational relationships and believes a partnership between allcove and Seniors can offer wisdom, mentorship, and emotional support, while youth can bring energy, tech-savviness, and connection to modern culture—boosting purpose and mental well-being for all involved. For example, Silverado could host allcove youths in art therapy,

cooking, or baking classes. Youths could help record or publish resident memoirs or oral histories. The opportunities for purposeful intergenerational engagement are immense.

- As discussed above, Silverado's Nexus® brain-health program with Blue Zones® lifestyle principles presents a unique, national model.
- Silverado's history of partnership with BCHD for over 15 impactful years has worked to build the foundation for Silverado to continue to be an integral contributor to BCHD campus life.

3.4. Required Disclosures

3.4.1 – Disclosure of Respondent ownership information

- Silverado Senior Living Holdings, Inc.
 - Silverado's Home Office is located at 6400 Oak Canyon, Suite 200, Irvine CA 92618
 - Silverado Senior Living Holdings, Inc's majority ownership is comprised of Silverado Shareholders LLC, which is a mix of private investors and investment groups. The key principals, directors, and officers of Silverado Senior Living Holdings, Inc. and Silverado Shareholder LLC are
 - Loren B. Shook, President, Chief Executive Officer and Chairman of the Board
 - Carmin Tomassi, CFO and Secretary

3.4.2 Major Contracts Terminated within the last 5 years

- None

3.4.3 Conflicts of Interest Between Respondent and BCHD

- None

3.5 Insurance Requirements

- See attached current certificate of insurance for the pre-existing Silverado Beach Cities community.

BUILDING LEGEND:

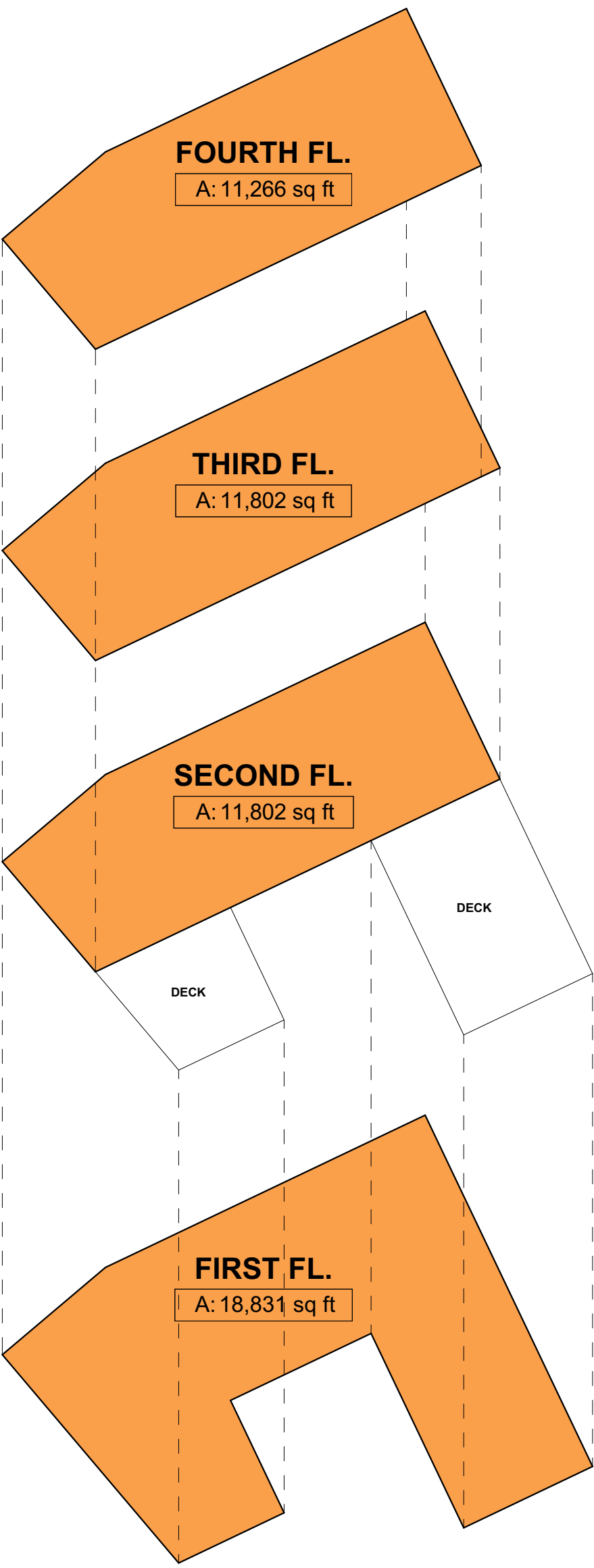
- INDEPENDENT LIVING
- URGENT CARE/MEDICAL OFFICE
- RCFE MEMORY CARE

LOT AREA:

- 1: 44,116 SF (1.01 AC)
- 2: 52,704 SF (1.20 AC)
- 3: 57,961 SF (1.33 AC)

BUILDING FOOTPRINTS:

- A: 22,075 SF
- B: 18,831 SF
- C: 31,208 SF

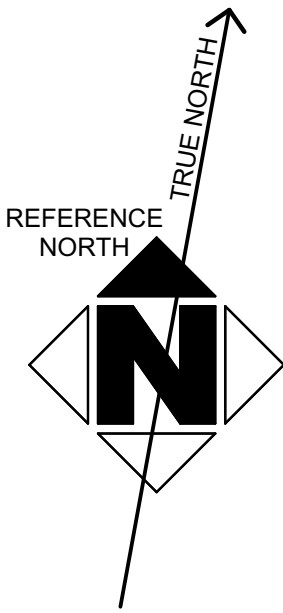
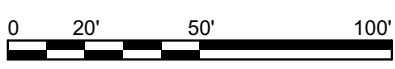


BUILDING B:

- FIRST FLOOR: 18,831 SF
- SECOND FLOOR: 11,802 SF
- THIRD FLOOR: 11,802 SF
- FOURTH FLOOR: 11,266 SF

TOTAL AREA: 53,701 SF

1 Conceptual Site Plan
SCALE: 1" = 50'



BUILDING LEGEND:

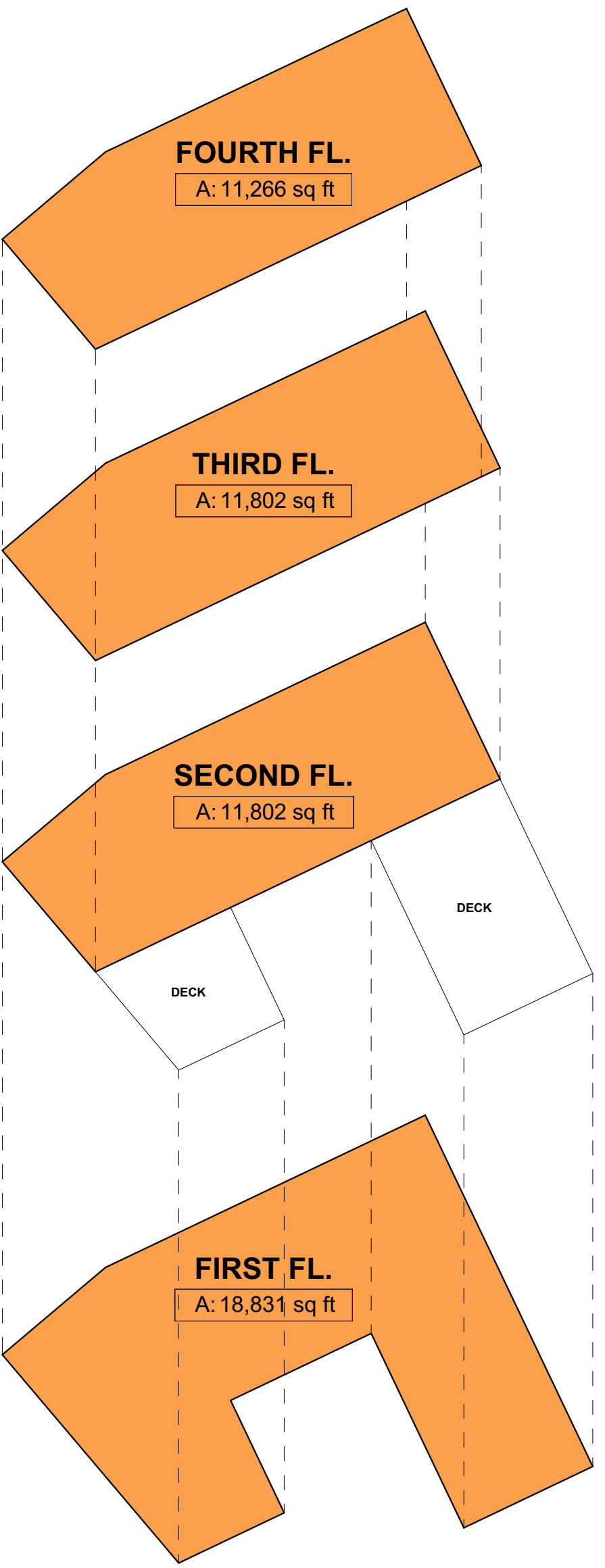
- URGENT CARE/MEDICAL OFFICE
- RCFE MEMORY CARE

LOT AREA:

- 1: 44,116 SF (1.01 AC)
- 2: 110,665 SF (2.54 AC)

BUILDING FOOTPRINTS:

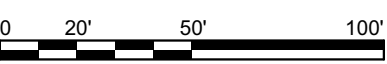
- A: 22,075 SF
- B: 18,831 SF



BUILDING B:

FIRST FLOOR:	18,831 SF
SECOND FLOOR:	11,802 SF
THIRD FLOOR:	11,802 SF
FOURTH FLOOR:	11,266 SF
TOTAL AREA:	53,701 SF

1 Conceptual Site Plan
SCALE: 1" = 50'





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/08/2025

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 PHONE (A/C, No, Ext): 866-966-4664 E-MAIL ADDRESS: Chicago.CertRequest@marsh.com	FAX (A/C, No): 212-948-0770
CN119600678--GAWUP-25-26	INSURER(S) AFFORDING COVERAGE	
INSURED Silverado Senior Living Holdings, Inc. 6400 Oak Canyon Ste 200 Irvine, CA 92618-5222	INSURER A : Homesite Insurance Company	NAIC # 17221
	INSURER B : National Union Fire Ins Co Pittsburgh PA	19445
	INSURER C : AllU Insurance Company	19399
	INSURER D : SEE ACORD 101	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

CHI-010399242-15

REVISION NUMBER: 4

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:			SCP-143177739-02	07/01/2025	07/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ Included GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ Included POLICY AGGREGATE \$ 10,000,000
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			AL1722398	07/01/2025	07/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	UMBRELLA LIAB ☐ OCCUR ☒ EXCESS LIAB ☒ CLAIMS-MADE DED ☐ RETENTION \$			SCX-143453753-02	07/01/2025	07/01/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	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	N / A	WC086672307 (AOS)	07/01/2025	07/01/2026	☒ 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
C				WC86672305 (WI)	07/01/2025	07/01/2026	
A	PROFESSIONAL LIABILITY			SCP-143177739-02	07/01/2025	07/01/2026	EACH CLAIM/ EACH LOC AGG 1M / 3M POLICY AGGREGATE INCL IN GL AGG

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

RE: Silverado Beach Cities, 514 North Prospect Avenue, Redondo Beach, CA, 90277.

General and Professional Liability Retro Date: 7/1/2019

Evidence of Insurance.

CERTIFICATE HOLDER

Silverado Beach Cities
514 North Prospect Avenue
Redondo Beach, CA 90277

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

Marsh USA LLC

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ADDITIONAL REMARKS SCHEDULE

AGENCY MARSH USA LLC.		NAMED INSURED Silverado Senior Living Holdings, Inc. 6400 Oak Canyon Ste 200 Irvine, CA 92618-5222
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
 FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

1st Excess Layer - Quota Share Limits
 Policy # - SCX-143453753-02
 Homesite Insurance Company - \$3,500,000 part of \$5,000,000
 Silverado Senior Living Holdings, Inc. - \$1,500,000 part of \$5,000,000