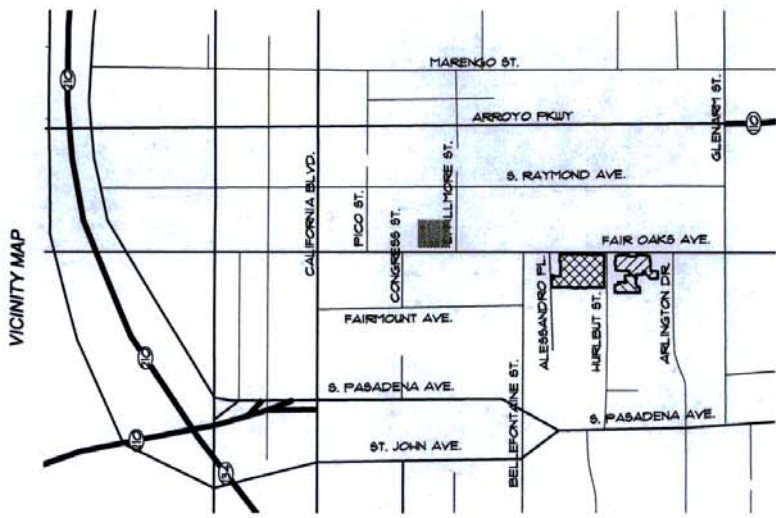


FAIR OAKS REGENCY PARK - PHASE 3

175 UNIT INDEPENDENT & ASSISTED LIVING



KEY

- FAIR OAKS REGENCY PARK, PHASE 1
- FAIR OAKS REGENCY PARK, PHASE 2
- FAIR OAKS REGENCY PARK, PHASE 3

PERSPECTIVE MODEL

DEVELOPER: REGENCY PARK SENIOR LIVING

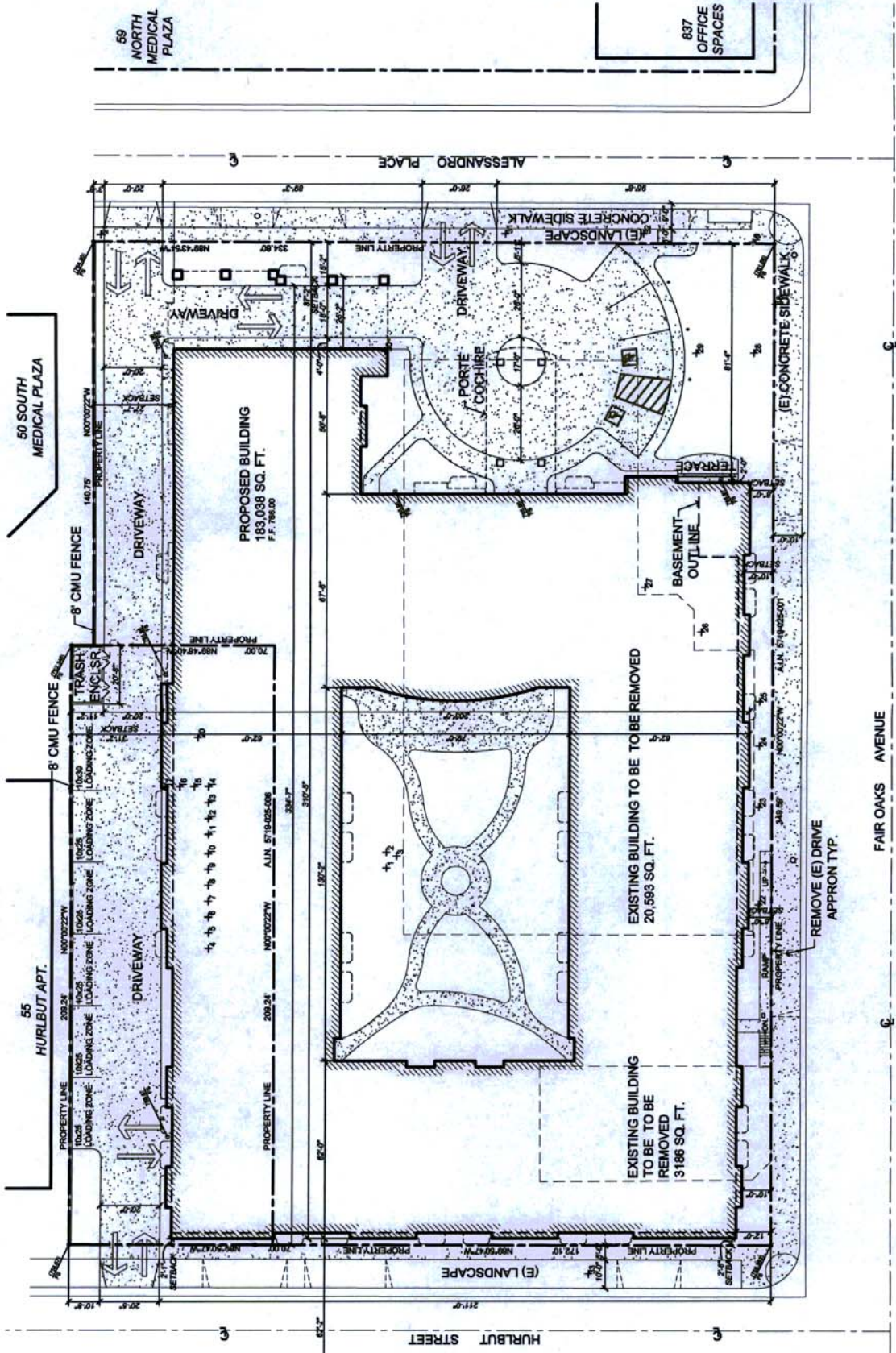
PASADENA AVENUE, PASADENA, CA 91105 PHONE: 626.773.8800 FAX: 626.773.882 www.regencypk.com SHEET NO. 1 of 10



P D A
 Powell Design Assoc., Inc.
 855 S. Raymond Ave.
 Pasadena, CA 91105
 626.349.9215
 626.349.0154

FAIR OAKS REGENCY PARK - PHASE 3

175 UNIT INDEPENDENT & ASSISTED LIVING



PARKING MATRIX

PARKING PROVIDED	STANDARD 17
	MANIPULATED 1
TOTAL	18
PARKING REQUIRED	175 UNITS
	3.00
	165
LOADING ZONES	6

LEASEABLE UNITS MATRIX

	A	B	C	TOTAL
SQ. FT.	600	700	800	1100
1ST FLOOR	13	10	5	28
2ND FLOOR	19	19	11	49
3RD FLOOR	19	19	11	49
4TH FLOOR	19	19	11	49
TOTAL	70	67	38	175

BUILDING AREA BREAKDOWN

FLOOR	LEASABLE SPACE	COMMON AREAS	FLOOR TOTAL
1ST FLOOR	16,800	25,962	44,762
2ND FLOOR	33,600	12,562	46,082
3RD FLOOR	33,600	12,562	46,082
4TH FLOOR	33,600	12,562	46,082
TOTAL	118,000	63,726	181,726

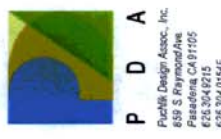
BASEMENT

PARKING	49,496
STORAGE	2,849
TOTAL	52,345

LOT COVERAGE

SO. FT.	50,171
LOT SIZE	83,840
PROJECT FLOOR AREA	183,038
LOT COVERAGE	46.107
LOT COVERAGE %	55.1%

SITE PLAN



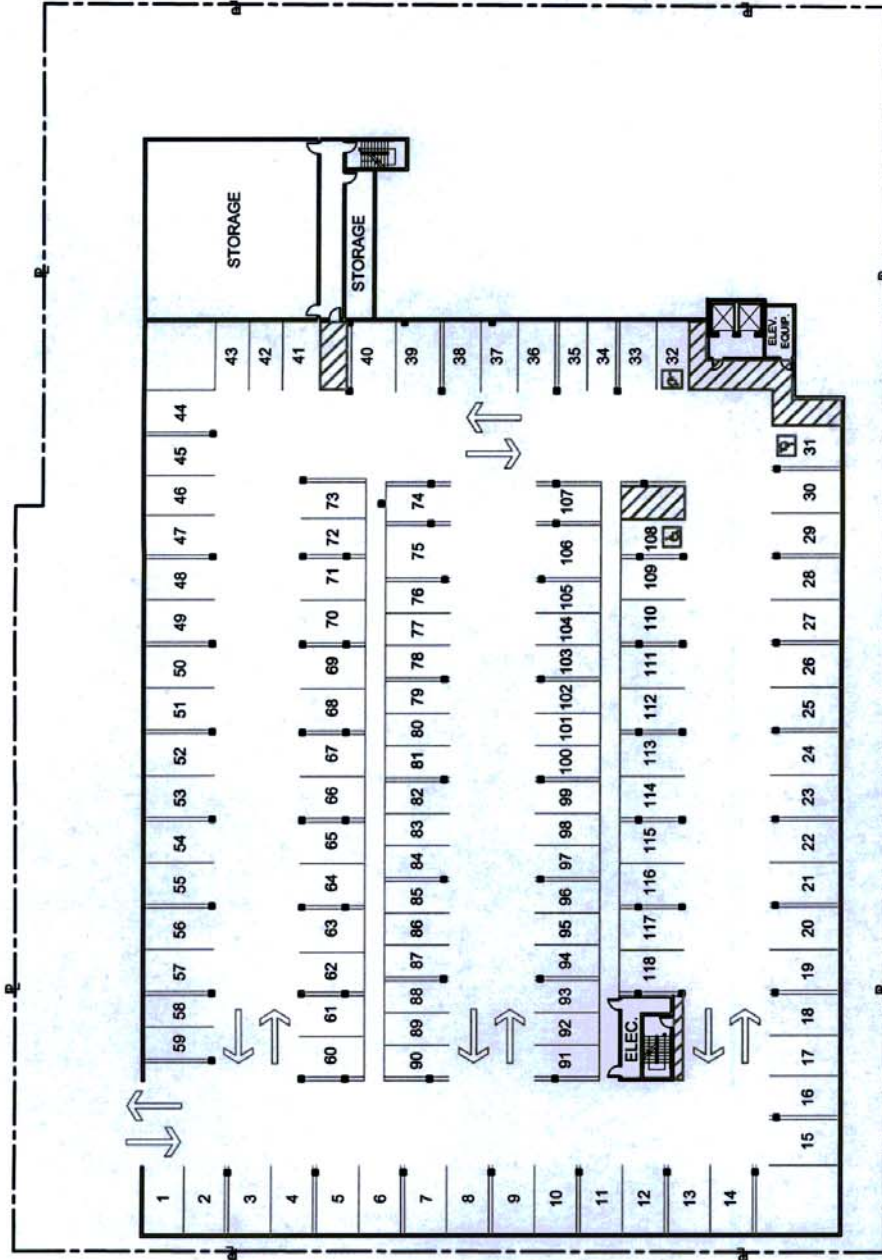
DEVELOPER: REGENCY PARK SENIOR LIVING

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100'

FAIR OAKS REGENCY PARK - PHASE 3

175 UNIT INDEPENDENT & ASSISTED LIVING



PARKING MATRIX	
PARKING PROVIDED	STANDARD: 117 HANDICAP: 5 TOTAL: 122
PARKING REQUIRED	175 UNITS x 0.6 = 105
LOADING ZONES	6

BASEMENT PLAN

100'



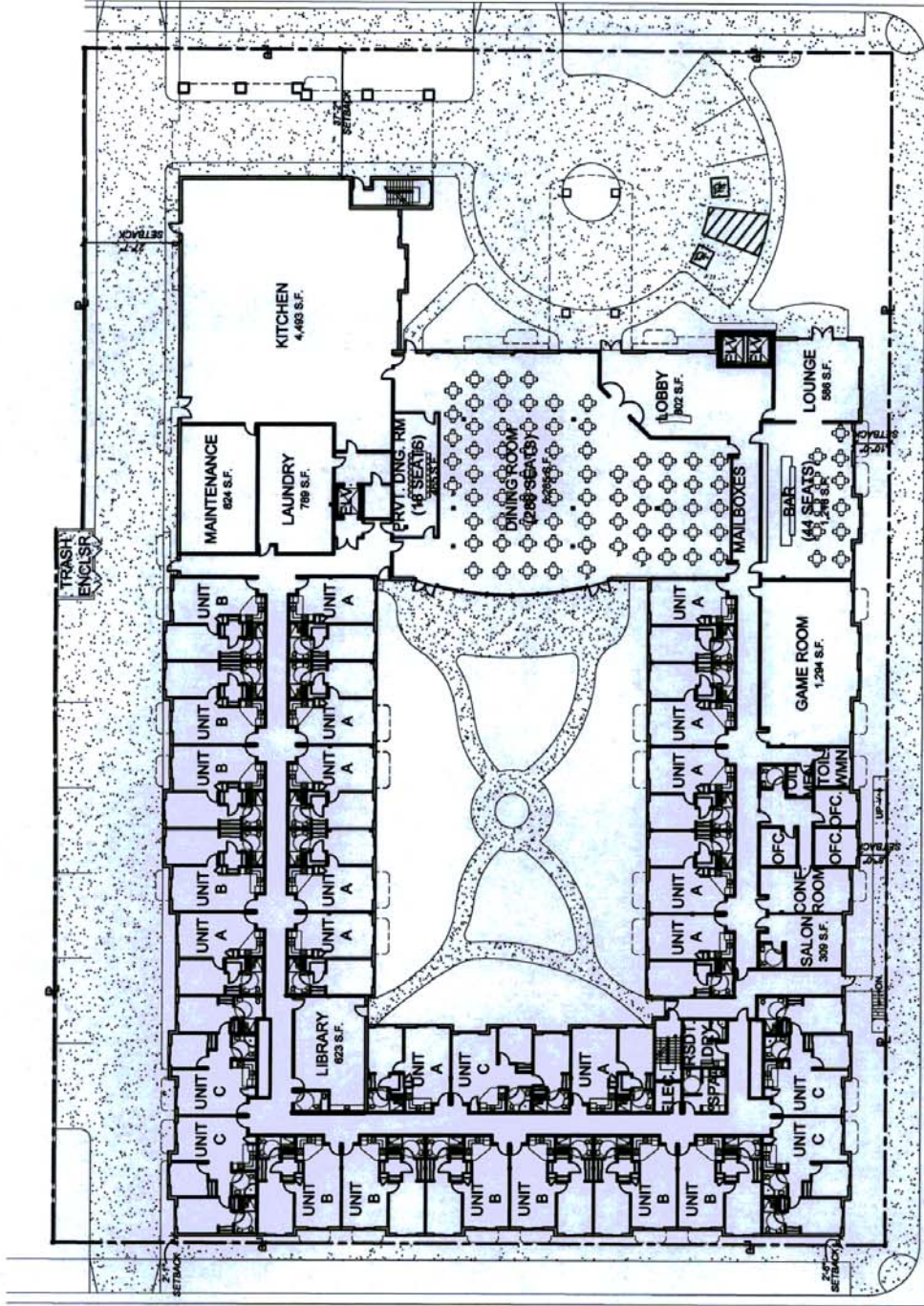
DEVELOPER: REGENCY PARK SENIOR LIVING

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FAIR OAKS REGENCY PARK - PHASE 3

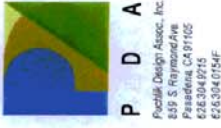
175 UNIT INDEPENDENT & ASSISTED LIVING



	A	B	C
1 BDRM, 1 BDRM, 2 BDRM, UNIT DUPLEX			
600 S.F., 700 S.F., 800 S.F. TOTAL	13	10	5
			28

LEASABLE SPACE	COMMON AREAS	FLOOR TOTAL
18,800	25,992	44,792
SQ. FT.		

100' **1ST FLOOR (GROUND FLOOR) PLAN**

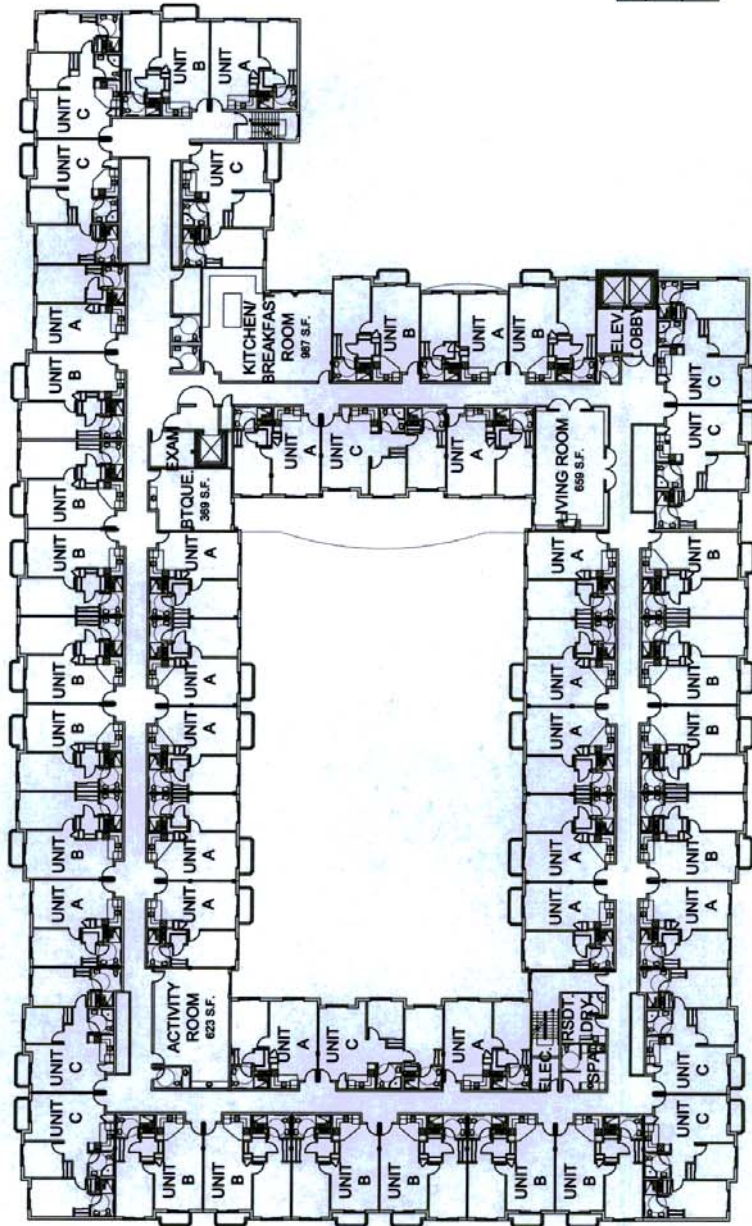


DEVELOPER: **REGENCY PARK SENIOR LIVING**

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FAIR OAKS REGENCY PARK - PHASE 3

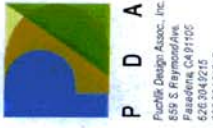
175 UNIT INDEPENDENT & ASSISTED LIVING



A	B	C
1 BDRM, 1 BDRM, 2 BDRM, UNIT DUPLEX	UNIT	UNIT
600 S.F.	700 S.F.	800 S.F.
19	19	11
TOTAL		
49		

LEASABLE SPACE	COMMON AREAS	FLOOR TOTAL
33,500	12,562	46,062
SQ.FT.		

100' 2ND FLOOR PLAN

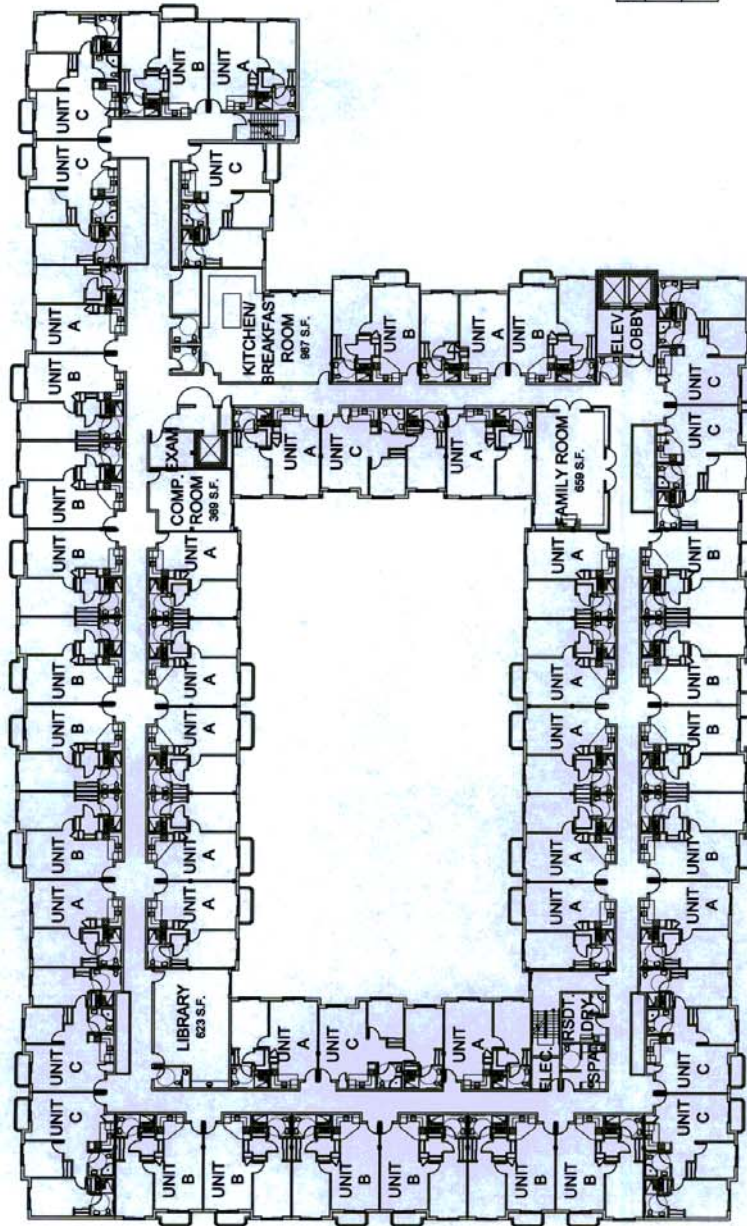


DEVELOPER: REGENCY PARK SENIOR LIVING

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FAIR OAKS REGENCY PARK - PHASE 3

175 UNIT INDEPENDENT & ASSISTED LIVING



A	B	C
1 BDRM. 1 BDRM. 2 BDRM. UNIT DUPLICATION		
600 S.F. 700 S.F. 800 S.F. TOTAL	19	19
	11	11
		49

LEASABLE SPACE	COMMON AREAS	FLOOR TOTAL
33,500	12,582	46,082

3RD FLOOR PLAN

100'

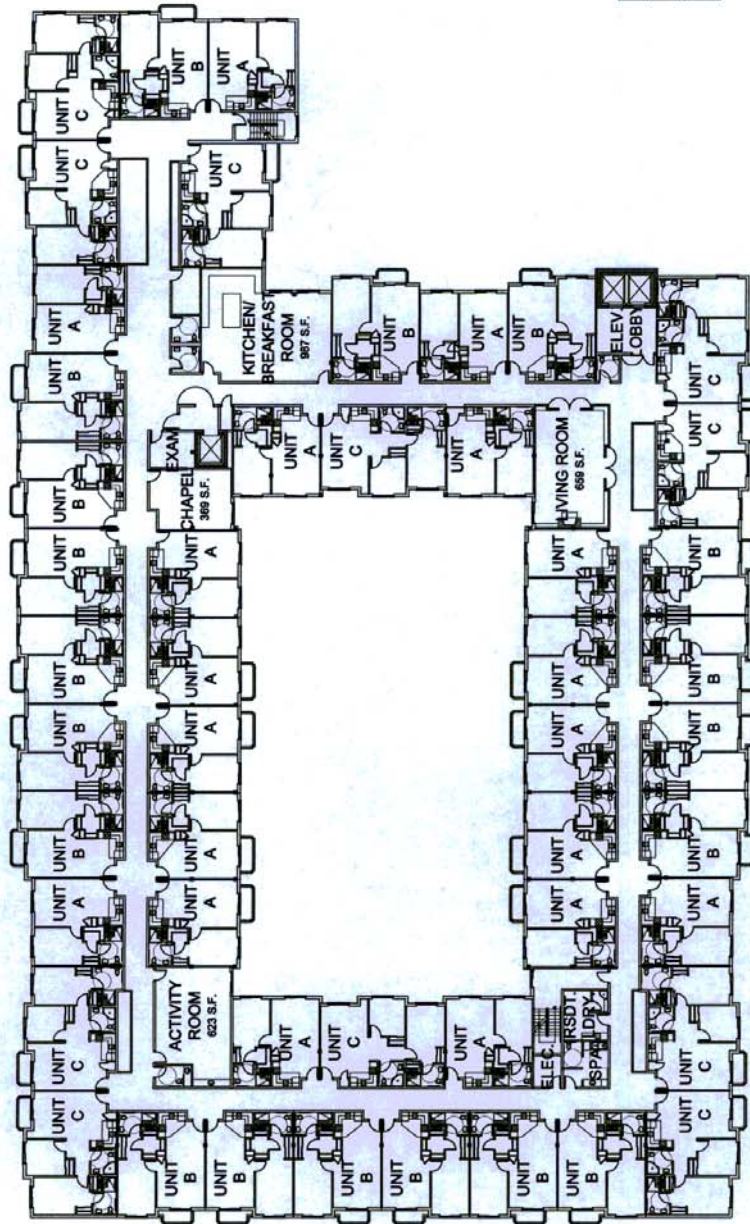


DEVELOPER: **REGENCY PARK SENIOR LIVING**

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FAIR OAKS REGENCY PARK - PHASE 3

175 UNIT INDEPENDENT & ASSISTED LIVING



4TH FLOOR UNIT COUNT MATRIX			
A	B	C	
1	1	2	BDRM. DUPLEX UNIT
19	18	11	TOTAL

4TH FLOOR AREA BREAKDOWN		
SQ. FT.	COMMON AREAS	FLOOR TOTAL
33,500	12,582	46,082

4TH FLOOR PLAN

100'



DEVELOPER: REGENCY PARK SENIOR LIVING

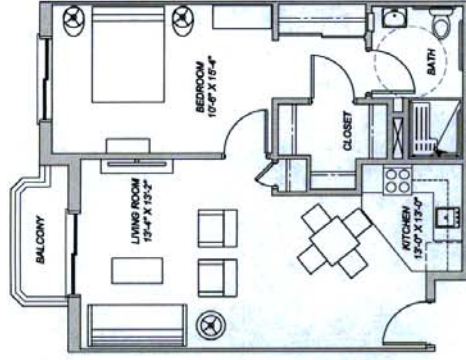
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FAIR OAKS REGENCY PARK - PHASE 3

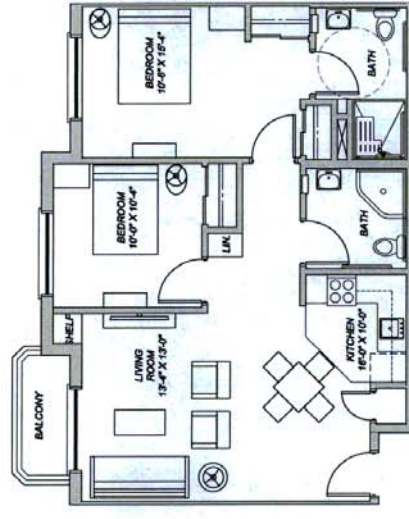
175 UNIT INDEPENDENT & ASSISTED LIVING



UNIT A
1 BEDROOM
APPROX. SIZE 800 S.F.
70 UNITS OUT OF 175



UNIT B
1 BEDROOM DELUXE
APPROX. SIZE 700 S.F.
67 UNITS OUT OF 175



UNIT C
2 BEDROOM
APPROX. SIZE 800 S.F.
38 UNITS OUT OF 175

20'

TYPICAL UNITS - FLOOR PLANS

DEVELOPER:  REGENCY PARK SENIOR LIVING

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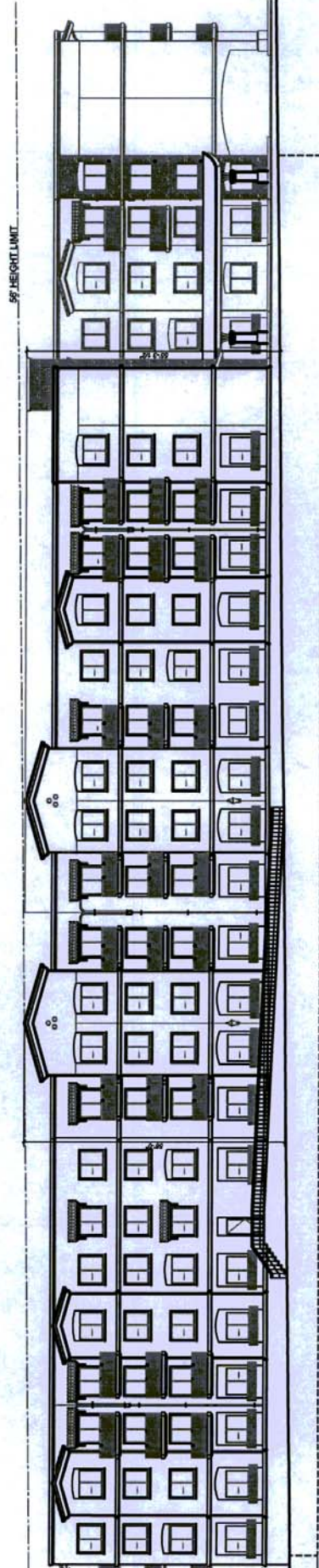
FAIR OAKS REGENCY PARK - PHASE 3

175 UNIT INDEPENDENT & ASSISTED LIVING

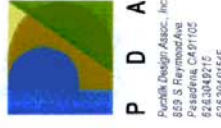


NORTH ELEVATION / ALISSANDRO ELEVATION

SCALE: 3/8"=1'-0"



EVAATION / FAIR OAKS ELEVATION



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 626.344.0154

DEVELOPER: **R** REGENCY PARK SENIOR LIVING

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E CITY BALLROOM
915 FAIR OAKS AVENUE



OAKS REGENCY PARK
FAIR OAKS AVENUE



E SPACE
FAIR OAKS AVENUE



HURLBUT APARTMENTS
55 HURLBUT STREET



PUBLIC STORAGE
888 FAIR OAKS AVENUE



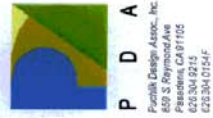
SOUTH MEDICAL PLAZA
50 ALESSANDRO PLACE



OFFICE SPACE
905 FAIR OAKS AVENUE



OFFICE SPACE
837 FAIR OAKS AVENUE



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