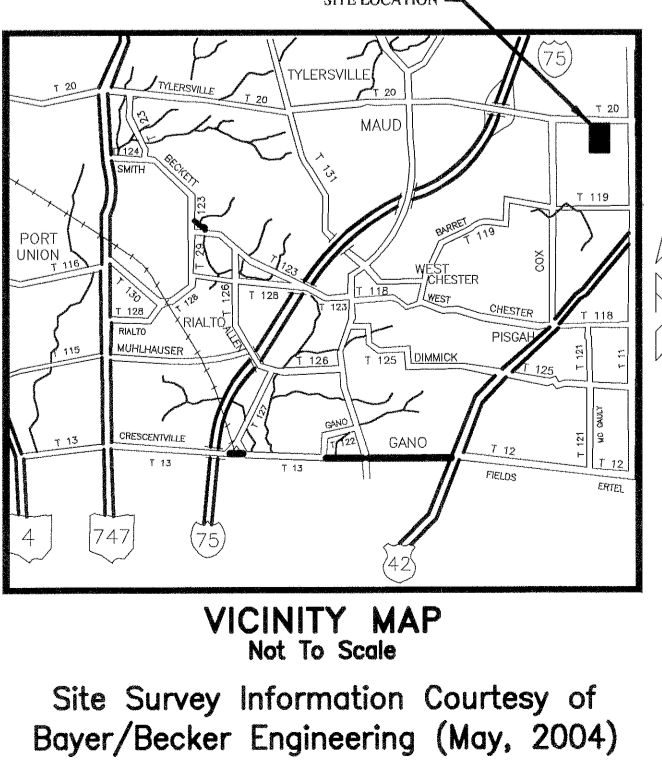


SITE AREA DATA	
TOTAL ACREAGE	20.89 ac.
STREET AREA (Chesterwood Blvd.)	0.99 ac.
NET SITE AREA	19.9 ac.
TOTAL UNITS	306
DENSITY	14.6 units/ac.

LOT COVERAGE DATA	
EXISTING BLDGS.	165,750 s.f.
EXISTING PARKING, DRIVES & WALKS	185,600 s.f.
SUBTOTAL	351,350 s.f.
NEW BLDGS.	93,255 s.f.
NET PROP. PARKING, DRIVES & WALKS	54,070 s.f.
SUBTOTAL	147,325 s.f.
TOTAL COVERAGE	498,675 s.f.
TOTAL LOT	498,675 s.f./909,900 s.f. = 54.8%

PARKING DATA		
FACILITY	REQUIRED SPACES	PROVIDED SPACES
A-E (Assisted/Nursing Care)		
158 Resident Units (38,237 sq.ft. Sleeping Space)	118	114 surface
Staff Offices (4,029 sq.ft.)		
F (Cottages)	(Existing - Unchanged)	
G (Congregate Living)	188	145 (24 garage) (121 surface)
Misc. (Designated Spaces on adjacent Church Property)		30 surface
TOTAL		298

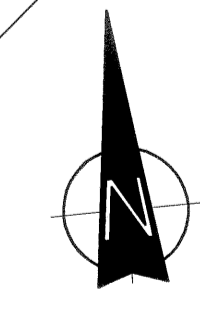


Hillendale Communities

Chesterwood Village

West Chester, Ohio

PRELIMINARY CONCEPTUAL DEVELOPMENT PLAN



March 22, 2025

0 25' 50' 100'

JMM

ARCHITECTS INC.

FACILITY	UNITS		ESTIMATED BUILDING FLOOR AREA
	PRIVATE/1 BEDROOM	SEMI-PRIVATE/2 BEDROOM	
A. EXIST. NURSING/ ASSISTED LIVING	51	22	64,654 s.f.
B. ALZHEIMER'S ADDITION (UNDER CONSTR.)	14	-	10,688 s.f.
C. LIGHT CARE ASSISTED LIVING FACILITY (PROPOSED)	44	6	29,773 s.f.
BASEMENT	(3)	(1)	(7,792 s.f.)
FIRST FLOOR	(13)	(2)	(17,363 s.f.)
SECOND FLOOR	(15)	(2)	(17,363 s.f.)
THIRD FLOOR	(59)	(2)	(17,251 s.f.)
D. LOBBY/ COMMON SPACE (PROPOSED)	21	-	7,666 s.f.
E. HEAVY CARE ASSISTED LIVING FACILITY (PROPOSED)	130	28	172,150 s.f.
SUBTOTAL	130	28	159,911 s.f.
F-1 THRU F-15. EXISTING COTTAGES	54	-	90,400 s.f.
F-16. EXISTING CLUBHOUSE	54	-	4,200 s.f.
SUBTOTAL			94,600 s.f.
G. CONGREGATE LIVING FACILITY (PROPOSED)	94	-	128,620 s.f.
FIRST FLOOR	(23)		(49,270 s.f.)
SECOND FLOOR	(35)		(39,700 s.f.)
THIRD FLOOR	(36)		(40,650 s.f.)
TOTAL	306 units		384,131 s.f.

* Existing staff offices are 2,966 s.f.. Proposed plan relocates portion of staff offices to Heavy Care Assisted Living Facility.