



**LEGEND:**

- A- EXISTING SKILLED NURSING FACILITY
- B- PROPOSED EXPANSION
- C- FUTURE EXPANSION
- D- FUTURE RESIDENTIAL APARTMENT HOMES 2 STORY
- E- FUTURE RESIDENTIAL APARTMENT HOMES 2 STORY
- F- FUTURE RESIDENTIAL APARTMENT HOMES 1 STORY
- G- FUTURE RESIDENTIAL APARTMENT HOMES 1 STORY
- H- COMMUNITY CENTER
- I- FUTURE RESIDENTIAL APARTMENT HOMES 2 STORY



**SITE PLAN**

**APPLE VALLEY CHRISTIAN CARE CENTER  
DEVELOPMENT PLAN**

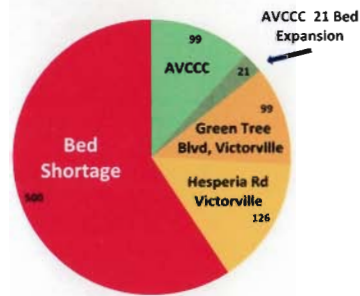


# APPLE VALLEY CHRISTIAN CARE CENTER TODAY AND TOMORROW

## Mission '09 Expansion

The High Desert is under bedded in Skilled Nursing beds by over 500 beds according to market analysis studies from The Fox Group, St. Mary Hospital, and Keiser Hospital.

Primary Market Area Nursing Beds

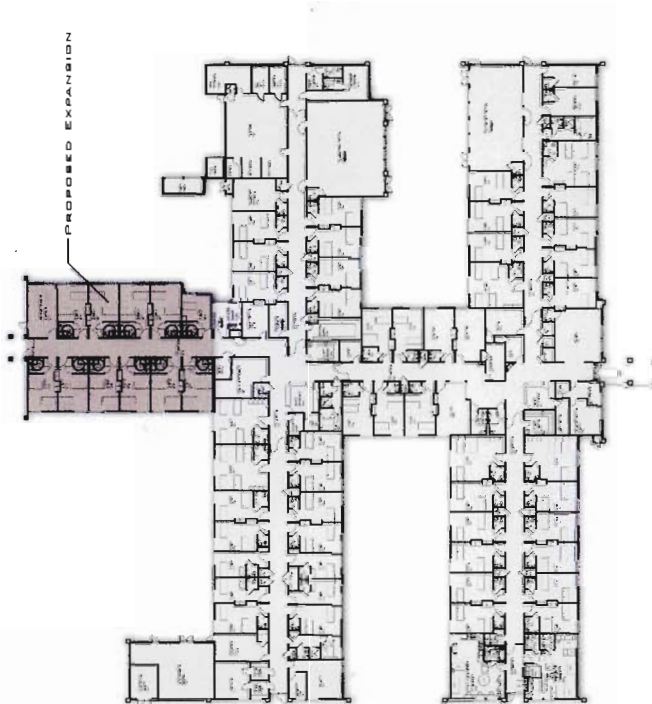


Many High Desert residents are forced to leave the area for Skilled Nursing Care and travel across the Cajon Pass for this service due to the acute bed shortage displayed above. Virtually 100% of the patients needing Sub Acute care must leave the High Desert for care as this service is not currently unavailable. The nearest Sub Acute facility is approximately 40 miles from Apple Valley.

Travel to Nursing Care facilities out of the area ("down the hill") brings additional stress to patients, family, and friends and exposure to travel restriction transiting the Cajon Pass such as inclement weather and delays due to traffic closures.

## Improvement through Expansion

The 21 bed expansion will enable AVCCC to service approximately 100 additional patients each year, based on current statistics. The facilities financial performance will be



dramatically improved due to economies of scale and allow for continued improvements evidenced over recent years.

	Audited Fiscal Year 6/30 (prelim)		
	2006	2007	2008
Revenue:	8,000,262	8,254,707	8,886,837
Profit:	(316,348)	362,714	485,445

## Expanded Services

The current expansion will also allow AVCCC to examine expanded services to our residents and the community. Improvements in services to our patients will include, but not be limited to renovation of common areas and patient rooms, increases in electronic services such as telephone and television as well new and improved programs.

Current Community Needs Assessments identify areas where the High Desert residents fall short of meeting "Healthy People 2010 Objectives." Notable variances are in areas of:

- Maintenance of Healthy Weight
- Maintaining Healthy Blood Pressure

AVCCC is committed to working in cooperation with our acute care partners in establishing and operating meaningful programs to combat these preventable problems.

## Our Future

AVCCC owns a 17 acre master planned parcel which is included in the Jess Ranch PUD. Future products and series are shown on the reverse page. Immediately to the east of our current facility is a foot print available to double the current Skilled Nursing bed service. The entire campus can support a variety of services to our elderly community as future products are developed. We have just begun!