

# EXHIBIT

“A”

## F) Services, Features, Concepts



### SERVICES

Mia Senior Living Solutions offers a spectrum of services and amenities to our residents in a comfortable setting and at an affordable price.

#### OUR KEY WEST RESIDENTS WILL ENJOY ALL OF THESE AMENITIES:

- Assistance with medications, personal care and hygiene;
- Three nutritious meals daily plus two snacks;
- 24 hour emergency call response system;
- Active social, cultural, spiritual & educational programs coordinated by our activity coordinator;
- Weekly laundry & housekeeping;
- Coordination of physician, pharmacy, and home health services;
- Transportation to medical appointments and outings;
- All utilities, except telephone & cable.

# Key West Development LLC

## 2. Services

The Key West community will include a comprehensive range of services to the senior community. The residents will pay rent on a need driven basis, with a mix of low income and affordable rent formulas that permit seniors at various levels of ability to pay to have an affordable and safe place to live. All of the residents will also be able to obtain a package of services:

*Meal Plan:* All of the residents will purchase a meal plan that includes three hot meals a day. The in house kitchen will prepare the meals for the residents. Wherever possible, fresh ingredients are preferred. If a resident is unable to dine in the public area, delivery of meals to the resident apartment is available. The American House dietary group will oversee the development of a nutritious menu for the residents. As is American House practice, one of the factors to be included in the Key West facility menu will be the ethnicity of the residents.

*Housekeeping:* The facility will have a housekeeping staff that will provide housekeeping services for the residents. The frequency and extent of the housekeeping services will be determined on a need/affordability basis as part of the plan, but the inclusion of a housekeeping program for the residents is vital to maintaining the standards of American House.

*Laundry* – The facility will have a commercial laundry as well as coin operated laundry for the residents. The laundering of bathing towels and bedding will be a standard service for the residents

*Medication Reminders* – Each resident receiving medication will receive reminders at meal times. Bedtime medication reminders will be delivered to the residents at their room.

*Transportation* – The facility will have transportation available for the residents at scheduled times. A combination of City bus services and staff drivers will provide transportation to the residents for doctor appointments, shopping, and other needs. The social director of the facility will oversee the scheduling of transportation for the residents.

*Daily Assistance* – It is anticipated that some resident's will need assistance with daily tasks, such as dressing and bathing. These services will be available to residents on an as needed basis, at costs to be negotiated as part of the resident care agreement.

*Social* – The facility will have a trained social director. It will be this staff member's responsibility to oversee the various social aspects of the relationship between the community and the resident. Exercise programs, shopping trips, cultural events, in-house entertainment, games and crafts will be included in the typical social schedule. As is the case with each of the American House facilities, the social overly for the facility will be dependent upon the needs and desires of the residents. It is expected that there will be onsite religious services overseen by local churches, coordinated by the social director.

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