

LETTER OF INTENT

GOOD SAMARITAN ST. MARTIN SENIOR LIVING CAMPUS

The Good Samaritan St. Martin Senior Living Campus, the future home of as many as 532 Rapid City residents, is being sensitively planned on a beautiful 200 acre parcel of land to be acquired from the St. Martin Monastery by The Evangelical Lutheran Good Samaritan Society (ELGSS), a non-profit owner and operator of senior living facilities in 24 states, headquartered in South Dakota.

Following is an outline of the key points of Good Samaritan Society's overall vision for the St. Martin Campus.

The St. Martin campus will offer a wide range of senior living options providing residents the opportunity to adjust their level of care and services to their needs:

- 100 one-story twin home units (50 two-unit buildings), each with a two car garage.
- 100 senior apartments with services including a mix of one and two bedroom units in a three-story building to be constructed in two phases. The apartment building will include numerous amenities (described below).
- 48 assisted living apartments - a mix of one and two bedroom apartments in a two-story building to be constructed in two phases.
- 60 skilled care beds to be located in four, fifteen bed "homes" arranged in a "neighborhood" setting. Good Samaritan Society's ability to construct these beds will depend upon the future disposition of the State's current skilled nursing bed moratorium.
- A retreat center, with 20 guest rooms, to be located on the hillside above the twin homes. The center will host Good Samaritan Society meetings and retreats.

Ample, convenient parking will be provided:

- Twin Homes - each twin home unit will have a two-car garage and space to park two cars outside the garage. In addition, 50 common parking spaces will be provided to accommodate larger gatherings.
- Senior Apartments - parking for residents will be provided at the rate of one space per apartment or 100 spaces. 50 additional spaces will be provided for staff and visitors.
- Assisted Living - parking for residents, staff and visitors will be provided at the rate of one space per unit or 48 spaces.
- Skilled Care - parking for staff and visitors will be provided at the rate of one space for each two beds or 30 spaces.
- Retreat Center - parking will be provided at the rate of one space per guest room or 20 spaces.

An Attractive Package of Shared Amenities, for use by Campus residents and guests, is planned within the Senior apartment and assisted living facility:

- Restaurant style dining
- Coffee shop
- Library
- Pool, Jacuzzi and locker rooms
- Fitness center
- Chapel
- Theater
- Private dining and meeting rooms
- Multi-purpose areas for crafts and games
- Salon
- General Store

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The surrounding Campus will include:

- A system of walking paths providing opportunities for exercise and for access to the main lodge for dining and activities. These paths are intended to be open to the public who will be welcome to use any of the 50 common parking spaces, subject to compliance with use rules to be posted by ELGSS.
- A pond, subject to availability of an appropriate water source.
- Access to existing nature trails and mountain bike paths in the hills.

The Site Landscape Design:

- Is intended to take advantage of the natural topography and vegetation to create an interesting variety of living settings in the valley, in the hills, near water, in cul-de-sacs, etc.
- Retains a view corridor for the soon to be constructed new St. Martin's Monastery located west of St. Martins drive.
- Places the new buildings sensitively and respectfully in relationship to the original St. Martin Monastery structure.
- Retains over 75 acres of non-wooded open space or 37% of the non-wooded property to be owned by ELGSS.
- Locates the apartment building at the end of a curving access drive where its entrance will have long views down the valley.
- Includes an oval lawn in the lodge forecourt, intended to be among the few areas of irrigated landscape on the campus. It will be available for croquet, lawn bowling and other outdoor activities.
- Otherwise retains its natural landscape or replants native vegetation once construction is complete.
- Allocates over 13.5 acres of open space for storm water detention. ELGSS will construct the detention needed for its development and will set aside the land needed to accommodate storm water detention for potential future development, by others, to the north.
- Includes no fences.

The Street Design:

- Is intended to create a safe, pleasant driving experience.
- The east-west portion of St. Martins drive is expected, over the long term, to be the highest traveled section of street in the development.
- The north-south section of St. Martins (City Spring Road) is designed to meet collector standards but incorporates curves and elevation changes as subtle traffic calming devices.
  - o Neighbors located along this street will have driveways designed to avoid having cars backing onto the street.
- The least traffic is expected in the cul-de-sacs and the access drives to the lodge entrance and skilled care/assisted living entrance. On these streets, twin homes will have driveways allowing residents to back onto the street.

Signs identifying the campus and its components are proposed at:

- St. Martins Place
- The entrance to St. Martins Circle
- At the south end of St. Martins Drive. These signs are further described on the drawings.

Phasing:

Although subject to change, it is intended that the project be phased approximately as follows:

Phase 1:

- Infrastructure : utilities and roads Commence Fall '08-Complete Summer '09
- 50 apartment units & resident common areas Commence Spring'09-Complete Spring '10
- 24 assisted living units Commence Spring'09-Complete Spring '10
- Begin twin homes, to be built one or two at a time over a 2 to 3 year period Commence Spring'09

Phase 2:

- 50 apartment units Commence Spring '11
- 24 Assisted living units Commence Spring '11

Phase 3:

- 30 skilled care beds Commence Spring '14 (subject to moratorium changes).

Phase 4:

- 30 skilled care beds Commence Spring '16 (subject to moratorium changes).