

TO: City of Rapid City

Clarkson Mt. View Health Care Facility is a 52 unit skilled nursing facility. Clarkson Mt. View continues to serve the community of Rapid City in meeting short term and long term care needs, primarily of our seniors. We have been working with FourFront Design, Inc. to update, remodel and add new areas to Clarkson Mt. View Health Care Facility. The main focus of this project has been to enhance the services, amenities and continue to offer the quality of life and services for those who use our facility. Clarkson Mt. View Health Care Facility has been owned and operated by Westhills Village since 2002. The original building and structure is approximately 50 years old and no longer functionally meets the needs of our patients. We are very excited and pleased with how the project is coming together and how it will enhance the services for our clientele, but also that area of town with a much more attractive and functional facility.

By moving forward with the Clarkson Project, we will accomplish the following:

- Provide much needed additional space in both private and semi-private room accommodations.
- Increase the number of private rooms in the facility.
- Create additional living and amenity spaces for residents as well as their families to enjoy.
- Add two Assisted Living units, which will be of great benefit to families who use our services – many times we see the situation where one spouse is recovering, the other spouse needs short-term services in that spouses absence, which we will be able to assist with.
- New Therapy Department for Physical, Occupational, and Speech Therapy to expand their services, which in turn increases the ability for us to discharge those patients back to their own homes.
- Front Entrance with parking to accommodate families and guests.
- A very much improved residential appearance to the exterior.
- Additional parking for staff and vendors in the rear of the facility.
- General updating for additional space for both residents and staff to utilize during a normal day.
- General enhancement of all services that we offer, from Activities, Therapies, Dining Services and other support services in areas as well.

The new square footage constructed along with the Clarkson Project will consist of:

- New resident wing that allows us to increase the square footage of our semi-private and private rooms.
- New administration wing near the front entrance so our clientele will have direct access.
- New therapy area, which enhances the services we offer through Physical Therapy, Occupational Therapy and Speech Therapy.

You will note that landscaping is an alternate on the project. Our intention, certainly, is to move ahead and complete landscaping, but it is an alternate so we have a better understanding of pricing and also consider additional options regarding landscaping. If you are familiar with Westhills Village properties, we put a great emphasis on landscaping – residential design and beautification for the community.

Again, we are most excited for moving this project forward for what it will bring in quality of life experience to the people that utilize our services, but also to the Rapid City community.

Sincerely,

Daryl Reinicke, CEO

Building summary:

Resident room count:

Existing resident room count: 36  
New resident room count: 46

Existing Square footages (main level):

Existing core area: 9,603 SF  
Existing resident wing North East: 6,118 SF  
Existing resident wing South East: 6,118 SF

Square footages after construction (main level):

Final facility size: 38,329 SF  
New resident wing addition: 13,053 SF  
New Physical therapy/ dock addition: 1,574 SF  
New administration addition: 1,863 SF  
Remodel existing resident wing North East: 6,118 SF  
Remodel existing resident wing South East: 6,118 SF  
Remodel existing core area: 9,603 SF

Square footages after construction (basement):

No change

ADDITIONAL  
INFORMATION  
FOR THE PLANNED  
DEVELOPMENT  
SUBMITTAL

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ARCHITECTURE | ENGINEERING  
GIS | SURVEYING

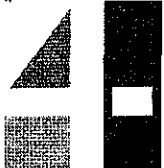
CLARKSON MOUNTAIN VIEW  
REMODEL/ ADDITION

JOB NUMBER: 07.1384 RAPID CITY, SD DATE: 09/11/08

SHEET TITLE:  
LETTER OF  
INTENT

SHEET

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FOURFRONT  
DESIGN INC.