

GOOD SAMARITAN SOCIETY ST. MARTIN VILLAGE

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.
- 54 skilled care beds to be located in three, eighteen 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

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.
- 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 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.
- Front yards and some areas between or around twin homes may be irrigated depending on location and retention of existing natural landscape conditions.
- some areas around the perimeter of the twin homes may be landscaped with native plants in landscape beds to help control shedding water away from the building perimeters.
- 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, to be constructed by Rapid City, 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 City Spring Road is designed to meet collector standards but incorporates curves and elevation changes as subtle traffic calming devices.
- 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 out onto the street. All other locations reflect twin home driveways designed to eliminate the need for cars to back out onto the street.

Signs identifying the campus and its components are proposed at:

- Main Entry Signage: The two entry/exit points of the campus along City Spring Road.
- Directional Signage: Will be used to highlight the assisted living/skilled nursing, senior apartments and retreat center.
- Signage sheet attached showing approximate locations.

Phasing:

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

| Phase    | Components   | Start/End  |
|----------|--|--|
| Phase 1: | • Infrastructure : utilities and roads<br>• Begin twin homes, to be built one or two at a time over a 2 to 3 year period | Commence Fall '09-Complete Summer '10<br>Commence Spring'10                      |
| Phase 2: | • 50 apartment units & resident common areas<br>• 24 assisted living units   | Commence Spring'11-Complete Spring '12<br>Commence Spring'11-Complete Spring '12 |
| Phase 3: | • 50 apartment units<br>• 26 assisted living units   | Commence Spring '13<br>Commence Spring '11                                       |
| Phase 4: | • 27 skilled care beds   | Commence Spring '14 (subject to moratorium changes).                             |
| Phase 5: | • 27 skilled care beds   | Commence Spring '16 (subject to moratorium changes).                             |



431 North Phillips 200  
Sour Falls, SD 57104  
T: 605.336.3718  
F: 605.336.0438  
W: kochhazard.com

PROJECT NO: 0680  
DRAWN BY: CAB  
DATE: 9/17/10  
COPYRIGHT: 2010  
PROJECT: THE EVANGELICAL LUTHERAN GOOD SAMARITAN SOCIETY RAPID CITY, SOUTH DAKOTA  
SHEET TITLE: FINAL DEVELOPMENT PLAN

# SOCIETY ST. MARTIN VILLAGE

## 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.
- 54 skilled care beds to be located in three, eighteen 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.

Amples, 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

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.
- 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 new St. Martin's Monastery located west of St. Martin's 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.
- Front yards and some areas between or around twin homes may be irrigated depending on location and retention of existing natural landscape conditions.
- Some areas around the perimeter of the twin homes may be landscaped with native plants in landscape beds to help control shedding water away from the building perimeters.
- 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, to be constructed by Rapid City, to the north.
- Includes no fences.

The Street Design:

- Is intended to create a safe, pleasant driving experience.
- The east-west portion of St. Martin's drive is expected, over the long term, to be the highest traveled section of street in the development.
- The north-south section of City Spring Road is designed to meet collector standards but incorporates curves and elevation changes as subtle traffic calming devices.
- 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 out onto the street. All other locations reflect twin home driveways designed to eliminate the need for cars to back out onto the street.

Signs identifying the campus and its components are proposed at:

- Main Entry Signage: The two entry/exit points of the campus along City Spring Road.
- Directional Signage: Will be used to highlight the assisted living/skilled nursing, senior apartments and retreat center.
- Signage sheet attached showing approximate locations.

Phasing:

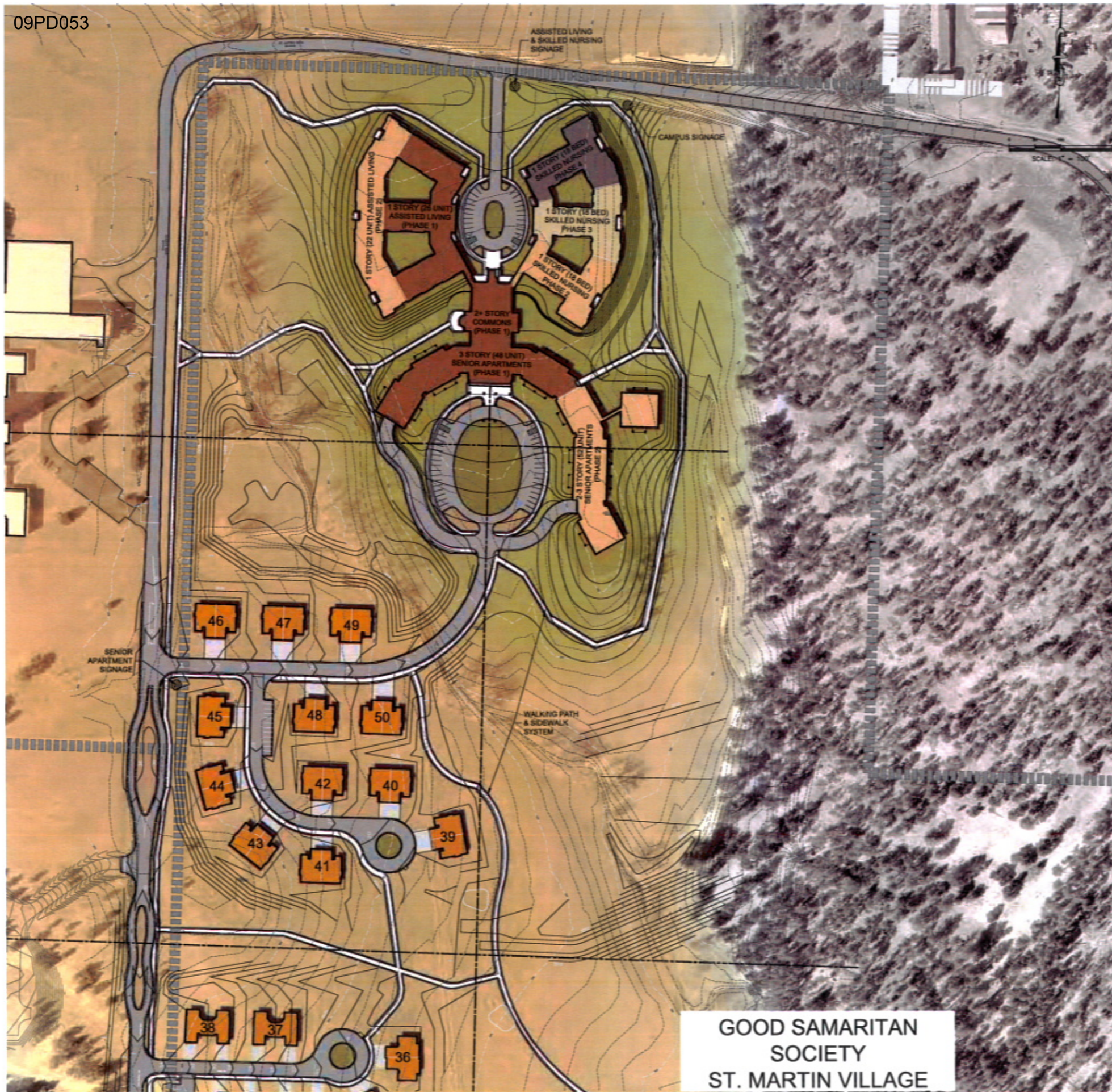
Although subject to change, it is intended that the project be phased approximately as follows:

- |  |   |
|--|---|
| Phase 1:   |   |
| • Infrastructure : utilities and roads   | Commence Fall '09-Complete Summer '10               |
| • Begin twin homes, to be built one or two at a time over a 2 to 3 year period | Commence Spring'10                                  |
| Phase 2:   |   |
| • 50 apartment units & resident common areas                                   | Commence Spring'11-Complete Spring '12              |
| • 24 assisted living units   | Commence Spring'11-Complete Spring '12              |
| Phase 3:   |   |
| • 50 apartment units   | Commence Spring '13                                 |
| • 25 assisted living units   | Commence Spring '11                                 |
| Phase 4:   |   |
| • 27 skilled care beds   | Commence Spring '14 (subject to moratorium changes) |
| Phase 5:   |   |
| • 27 skilled care beds   | Commence Spring '16 (subject to moratorium changes) |



431 North Phillips 200  
 Sioux Falls, SD 57104  
 T: 605.336.3718  
 F: 605.336.0438  
 W: kochhazard.com

PROJECT NO.: 0680  
 DRAWN BY: CAB  
 DATE: 9/17/10  
 COPYRIGHT: 2010  
 PROJECT:  
 THE EVANGELICAL LUTHERAN  
 GOOD SAMARITAN SOCIETY  
 RAPID CITY, SOUTH DAKOTA  
 SHEET TITLE:  
 FINAL DEVELOPMENT PLAN



-  LOW UNMANICURED IRRIGATED NATIVE GRASSES
  - BUFFALO GRASS
  - SIDE OATS GRAMMA
  - BLUE GRAMMA
  - YUCCA
-  MANICURED IRRIGATED GRASS
  - FESCUES
-  NATIVE ORGANIZED NATIVE PLANTS IN LANDSCAPED BED
  - PAPERBARK TREE
  - BUTTERFLY WEED
  - PRAIRIE PHLOX
  - LONG-HEADED CONEFLOWER
  - PURPLE PRAIRIE CLOVER
  - MEADOW BLAZING STAR
  - BLACK-EYED SUSAN
  - HEAVY METAL SWITCH GRASS
-  ALL REMAINING OPEN AREAS
  - EXISTING NATURAL GRASSES
  - EXISTING TREES



431 North Phillips 200  
 Sioux Falls, SD 57104  
 T: 605-336-3718  
 F: 605-336-0438  
 W: kochhazard.com

PROJECT NO.: 0680 DRAWN BY: CAB  
 DATE: 9/17/10 COPYRIGHT: 2010  
 PROJECT: THE EVANGELICAL LUTHERAN GOOD SAMARITAN SOCIETY RAPID CITY, SOUTH DAKOTA  
 SHEET TITLE: FINAL DEVELOPMENT PLAN

**GOOD SAMARITAN SOCIETY  
 ST. MARTIN VILLAGE**