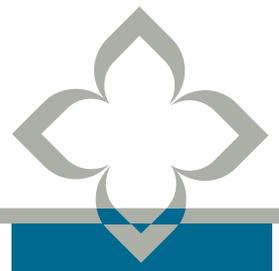


April 5, 2016

Master Plan Updates



Information related to our upcoming renovation

1st Phasing Plan Announced

The steering team and architects have finalized the first phase of construction plans. We will begin construction on a stack of apartments located behind the Archea Dining Room in the southeast corner of the Victoria building.

We have spoken to the residents or their designated party regarding the impact on their apartment. The apartments that will be in the first phase of construction are 226, 230, 232, 236, 326, 330, 332, 336, 426, 428, 432, 436, 526, 532, 534 and 536. We believe that this phase of construction will begin mid-summer and will take approximately 5 months to complete.

The natural question that has been asked is, “where will these residents move?” Will they move back when the construction is complete? We announced last fall that we were stopping admissions for external residents in order to have rooms available for our current residents when construction begins. These residents will be offered available apartments as close to the design as possible that they currently have. We are also looking at the needs of these residents. We are working to match residents with open apartments and designs.

During times of change, it is helpful for me to remember to keep the eye of the end goal. As you know, our goal of the master plan is to be

the best community for those we serve now and into the future. We all know that moving and change is not easy. We commit to you and your neighbors that we will do everything that we can to make the process as smooth as possible.

When we announced this master plan we discussed the option of doing nothing. We realize that Marjorie P. Lee will not exist in the future for the next generation of residents if we don't upgrade our current accommodations. Our care centers and apartments are out dated and becoming less competitive in our current market. Without these changes we would not be able to continue to provide the services that you have come to expect. Although construction will be messy and change is difficult, it is a better option than sitting by and do nothing. It is in everyone's best interest to continue with the master plan to ensure that Marjorie P. Lee remains relevant for generations to come.

Keeping
our
residents
informed
about the
Master
Plan is a
top
priority.