

BELMONT *Village*

SENIOR LIVING
RANCHO SANTA FE



BELMONT VILLAGE
RANCHO SANTA FE

INDEPENDENT LIVING | ASSISTED LIVING | MEMORY CARE

Opening 2027 | 16202 Sunny Summit Drive | San Diego, CA 92127

A Message from Patricia G. Will, Founder and CEO of Belmont Village Senior Living

I hope we can answer your questions as you move forward with the very important decision to join a senior living community.

Like many great companies, Belmont Village Senior Living was inspired by a personal story that began in 1997 following a search with my family for the right community for my mother-in-law, Josephine Will. At the time, we were unable to find a community that met her need for support and our family's expectations for quality and value. The experience led me to question how I might use my abilities as a businesswoman to improve this situation, addressing the needs of seniors as they age.

Belmont Village was founded to provide a way for seniors to lead happy, self-directed lives in a supporting community, one that offers good value and has been designed from the ground up to be sensitive to senior living. To help shape our communities, from the start and continuing today, we are guided by leading university experts in the fields of gerontology, architecture, hospitality and dining, and healthcare. We have also used input from seniors and their families as a blueprint for community and program development.

The fruits of our efforts have been gratifying and we are enjoying enthusiastic response across the United States. I am particularly proud of the success of Circle of Friends®, our innovative memory and brain fitness program, which received national recognition from George Mason University and Argentum, the leading national organization of senior living companies.

On a personal note, I am pleased to say that Belmont Village was here for Josephine's husband, Ed Will, when he needed support, and later for my own parents.

If I could leave you with a final thought, it would be that we build Belmont Village communities not just for others, but as places where we ourselves and our loved ones would choose to live in our elder years.

Warmest regards,



Patricia G. Will

OPENING 2027

- Nestled in the Lakes of Rancho Santa Fe, a highly sought after gated golf community
- 185 residences include studio, one- and two-bedroom plans with large balconies and patios
- Private casitas feature 2 to 2.5 bedroom plans
- Beautifully curated interiors with indoor/outdoor flow to enjoy the refreshing breeze
- Executive Chef-led signature restaurant along with bistro and bar offer al fresco dining spaces and outdoor kitchen
- Guard-gated entrance, valet and concierge
- Exceptional Lifestyle Amenities:
 - Resort-style pool deck with fireplace & bar
 - Fitness center with yoga lawn
 - Salon, art studio and screening room
 - Sports lounge, putting green and bocce ball
- Enriching partnership with UCSD Center for Healthy Aging
- 24/7 first-rate care supported by an on-site licensed nurse and well-trained staff
- Award-winning memory care support programs
- Monthly rates with no large entrance fee or long-term contract required



Adaptive and Personalized Support

Belmont Village communities are licensed to provide advanced levels of care throughout the property, allowing residents to receive increasing support without the disruption of moving. Couples with differing needs can also age in place together, surrounded by familiar routines and friends.



INDEPENDENT LIVING

Designed for those who value autonomy with fewer responsibilities. Independent Living offers access to amenities and an active community—supporting an engaged lifestyle, with easy access to care services if and when needed.

ASSISTED LIVING

While offering personalized help with daily activities, Assisted Living also encourages independence and engagement. Residents receive support tailored to their needs, along with access to programs, services and a residential environment made for comfort and connection.

EARLY MEMORY CARE

Supporting individuals who have early to moderate memory loss, our early memory care helps residents stay active and connected while needs are monitored. Our nationally recognized Circle of Friends® program focuses on early intervention, providing structured support and engagement designed to help maintain cognitive function.

ADVANCED MEMORY CARE

Advanced Memory Care offers comprehensive support for individuals with more complex cognitive needs. With structured routines, specialized care and a secured environment, residents receive consistent support focused on comfort, dignity and quality of life.



FEATURES

Quartz kitchen surface

Induction cooktop and kitchen island

State-of-the-art keyless smart locks on entry door

Lighted bathroom mirror with dimmer

Large, operable windows opening to surrounding views

Walk-in closet

Washer and dryer

Elegant flooring throughout

Emergency assistance call system in each residence



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Private balcony on select apartments

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Comparing Senior Living Costs

How living at Belmont Village compares with your costs of living at home

| SERVICES |  MONTHLY COST | HOMEOWNER'S MONTHLY COST |
|---|---|--------------------------|
| Monthly Mortgage or Rent | | |
| Property Taxes | N/A | |
| Homeowner's Insurance | N/A | |
| Utilities (includes basic cable TV, water, electric, gas, sewage, garbage) | Included | |
| Telephone | | |
| Home Repairs | N/A | |
| Meals | Assisted Living - 3 nutritious meals daily Independent Living - 2 nutritious meals daily plus snacks | |
| Transportation | Free scheduled transportation daily | |
| Housekeeping | Weekly housekeeping included | |
| Social Events & Activities | Planned daily activities | |
| Personal Care | | |
| Nursing/Medication Mgmt | | |
| Emergency Response System | Included | |
| MONTHLY TOTAL | \$ | \$ |

Important questions to ask in your search for the right community

Choosing a Senior Living community is a major decision, one that should be made with careful research and consideration. The following tips are provided to help seniors and families decide which Senior Living community best fits their needs.



STAFFING

- Is there a licensed nurse on-site 24 hours per day?
- Is the staff trained? Do they receive ongoing in-service training?
- Does the community perform background checks and drug screens?

FOOD SERVICE

- Are there three, high quality, nutritionally balanced meals a day, 7 days a week?
- Is there a menu with a variety of choices for each meal?
- Are special diets an option?

CONTRACTS, COSTS, AND FINANCES

- Do you lease or buy-in?
- Understand what's included in your monthly rent.
- Ask about additional charges for personal care.
- Understand contracts including policies for terminations and refunds.

ACTIVITIES

- Are there organized activities: exercise, computers, social events, and outings?
- Is there a dedicated activities coordinator?
- Ask to see an example of an activities calendar.

TRANSPORTATION

- Is transportation provided for activities, errands, doctor visits, or worship?
- Is it provided seven days a week?
- Is there a fee?

ATMOSPHERE

- All staff should warmly greet you and residents should appear comfortable.
- The community should be spotless with no unpleasant odors.
- Is it easy to get around and accommodating to wheelchairs and walkers?
- Pick a place where you would want to live.

MEDICATION AND HEALTHCARE SERVICES

- Is there an individual written care plan for each resident?
- Is there a nurse on-site, around the clock in case of emergencies?
- How are medications managed?
- Are on-site therapy services available?

LICENSURE

- Make sure the community is licensed by the state to provide the care you need.

ALZHEIMER'S DISEASE

- Does the community have a dedicated program for residents with memory loss?
- Does the staff receive special training?