

EXHIBIT 7

LA JOLLA VILLAGE TOWERS

— A CLASSIC RESIDENCE BY —
HYATT

MEMORANDUM

To: Resident Marketing Committee

From: Linda McGrath

Date: March 24, 2000

Re: Marketing Event Information

As you are all well aware we have a lot of excitement and activity going on in the Marketing Department. Mark your calendars with the upcoming Marketing Events that we will be sponsoring in the upcoming months. Please let Joan Eichberg know if you are able to volunteer for any of the following dates:

Wednesday, March 29, 2000	Rancho Bernardo Luncheon
Tuesday, April 11, 2000	Palm Springs Luncheon
Wednesday, April 12, 2000	Information Luncheon Seminar
Thursday, May 11, 2000	Spring Tour of Homes
Thursday, June 15, 2000	Information Luncheon

Our Advertising has really been keeping the office busy, especially with the new Free Standing Insert that was inserted in The LA Times, The Orange County Register, and The San Diego Union Tribune. If anyone would like additional copies of the Free Standing Insert, please see Amy in the Marketing Office and she will give you as many copies as you would like. We have a newly-designed Direct Mail piece that is scheduled to go out at the end of the month. This new piece will help keep the Marketing Office hopping in April.

Thank you all for being such wonderful Marketing Ambassadors. With your efforts and our Department's efforts we have been able to meet or exceed our occupancy goals for the past four months. We are extremely pleased with the growth and expansion that our community has seen over the past months and we look forward to all of the Move Ins we will be seeing in the upcoming months.

GLEASON 0738

Living's

La Jolla Village Towers Receives Continuing Care Retirement Community Status

La Jolla Village Towers, A Class is subject to them, has received its Provisional Certificate of Authority, or its A, from the Department of Social Services for the State of California.

► **Continuing Care Agreement Option:** Offering a "Forever Home" with a variety of services and amenities. Residents can choose to live in a community with a variety of services and amenities, including a private golf course, swimming pool, and clubhouse. Residents can also choose to live in a community with a variety of services and amenities, including a private golf course, swimming pool, and clubhouse.

► "Living Our Dream"
Business jobs and the Shape

► **Something for Everyone**
at La Jolla Village Towne

PAGE 3

► All The Clinics in the Golden Triangle

Prove the statement you state, or just something else.

Singapore. In addition, countries who sign the convention can establish agreements and put the balance of their country's life well over a lower CFC monthly fee.

"Our goal has always been to operate in both valleys."

There is a continuing call for more community, or "interdisciplinary," research.¹⁰ See, for example,

Please say your numbers of no
warrant a continuing care

"combining our forces, on the one hand, and the even the health care itself should ensure," says

Because of the PCOA reported problems of La Bolla Village, tenants will receive coverage for annual breast, cervical, hearing and vision support/Adherent visits, according to the coordinating care, telehealth appointment system that they have selected. In addition, residents already only access to wellness services such as personal health assessments and periodic screenings through the on-site wellness center.

Residues will be sold to those from the World's largest car and plant auction in the community, "eBay" for more information, or call (858) 646-7745 or 1-800-995-530.

La Jolla Village Towne, which opened in 1996, has been recognized as one of the West Coast's premier senior living communities and received the 1997 Gold Medal of Senior Housing Award for Interior Design from the National Council on Senior Housing. National Association of Home Builders, selected as a 4.5 star unit in the center of San Diego's Golden Triangle, the 225 apartment community exudes 39 top-notch social, educational, cultural and recreational events and activities are planned regularly. Senior membership and other programs, as well as scheduled transportation to shopping and cultural attractions, is also available.

► La Jolla Village Towers Fashion Show

LA JOLLA VILLAGE TOWERS

by Mary Leary



Community Areas to Be Expanded

Residents of La Jolla Village Towers are looking forward not only to the construction of the new care center, but to the expansion of the community's areas. A new living room, lounge, gathering area and larger card rooms are being added, along with other enhancements for the convenience of residents. Currently in the planning stages, the expansion of the community areas is scheduled for completion in the fall of this year.

Other Mary Leary joined the residents and staff of La Jolla Village Towers to celebrate the groundbreaking for the new care center. The first floor of the five-story, 73,000-square-foot care center will feature an Alzheimer's memory support center with two distinct "neighborhoods," where specialized environments, activities and programs will be offered for residents with mild to moderate Alzheimer's disease or related impairments. The center will feature 15 private suites and eight semiprivate suites in which professionals who are specially trained in dementia care will provide individualized attention.

The second and third floors of the care center will include 32 private adult day living suites, and 14 semiprivate skilled nursing suites. In the skilled nursing center, registered nurses, licensed practical nurses and certified nursing assistants will provide short and long-term skilled nursing care on a 24-hour basis.

Floors four and five of the La Jolla Village Towers care center will feature 15 one-bedroom apartments and 75 studio apartments, especially designed for assisted living.



Left to right: Resident Council members, Mary Leary, Carol Karrow, Mary Martin, Mary Leary, and Mary.

The program, along with an integrated program for the residents of La Jolla Village Towers," says Leary. "We are very pleased to have the commitment we made to the community when we assumed ownership in 1994. The care center assures residents that they can remain near their family and friends."

Georgia Kurland, who has been a resident of the community since its opening in 1986, agrees that the care center is an important addition. "The care center will be wonderful for everyone who lives here," she says. "We enjoy an active, independent lifestyle, and the care center will provide us with a safety net for the future and peace of mind should our needs change."

Resident Ed Leigh agrees. "The care center was one of the key factors in my decision to move to La Jolla Village Towers in 1986," he says. "Because I rely so heavily on the services provided to me, I am confident."

Swierman and Wolfery, which has been at the heart of reconstruction in San Diego since 1959 and is one of the oldest and most veteran construction firms in California, has been named contractor for the development. Construction of the care center is expected to be completed in the early summer of 2001.



Continuing Care Agreement Options Offer Choice, Flexibility



At La Jolla Village Towers, continuing care has been designed so residents can choose the continuing care agreement option that best meets their needs.

"Each of our plans provides residents with the opportunity to enjoy Hyatt-style service living, with peace of mind for the future. Should any health care needs arise," says Senior Director of Sales Linda Ableson,

Under any of the three options, residents can select a spacious one-, two- or three-bedroom apartment home and benefit from the full use of concessions, so our amenities include indoor pool and spa, wellness and fitness centers, on-line computer center, art studio, billiards room, craft room, library and much more. Also, importantly, each option provides coverage for assisted living, skilled nursing and memory support/Alzheimer's care.

Standard Continuing Care Agreement Option

The standard continuing care agreement option may be perfect for you if you already have long-term care insurance. Under this option, your one-time entrance fee will be lower, offsetting your increased financial flexibility. If assisted living, skilled nursing or Alzheimer's care should ever be needed, you will be entitled to a designated number of days of coverage in our on-site care center. You also will be able to use applicable Medicare or long-term care insurance benefits first, before using your continuing care benefits.

Modified Continuing Care Agreement Option

Under this option, you would receive all of the benefits of the standard continuing care agreement option with the ability to purchase additional days of coverage when you sign the continuing care agreement.

Extensive Continuing Care Agreement Option

The extensive continuing care agreement option provides unlimited long-term care coverage for assisted living, skilled nursing or memory support/Alzheimer's care in our on-site care center. If you analyze your spouse (and/or the care center, you will continue to pay just one monthly fee. The monthly fee for independent living, your literature benefits will cover the difference in the cost between the independent living monthly fee and the daily rates for the care center.

A Rewarding Lifestyle with a Secure Future

Reservations are now being accepted for the continuing care plans at La Jolla Village Towers, where the sales consultants can review the details of each plan with you. Once you have chosen the plan that you feel best meets your needs, you can enjoy an even more lifestyle, secure in the knowledge that you have planned wisely for your future.

For More Information

The one-time entrance fee for the continuing care plans at La Jolla Village Towers begins at under \$300,000. For details about Hyatt-style living and the benefits of continuing care, call (858) 646-7745 or 1-800-995-5392 today.



"Living Our Dreams"

John Stage's passion as Dean of Engineering at the University of Hawaii led to 27 years of "life in paradise," according to his wife, Dee. "After John retired, however, we knew that we should return to the mainland to be closer to our family," she says. "It was a difficult decision to make, but we didn't want to put our children in the position of having to make it for us someday."

"Of course, the location is remarkable," John adds. "It's the perfect spot!" He agrees. "La Jolla's climate is much like Hawaii's, which is a big plus." The Stages also appreciate the convenience of shopping and other amenities nearby in the Caden Triangle and surrounding area, including one of their favorite activities—golf.

La Jolla Village Towers residents Joan and Liz Sawyer



Hyatt is so well known. "They delight in serving and taking care of us," Joan says.

"We love our life here—and our beautiful apartment home," Liz says. "Every morning, we wake up to a spectacular view of the sun coming up over the mountains through our wonderful wall of windows. It's a breathtaking way to start the day."

make La Jolla Village Towers their home. "When they visit us, they can stay in one of the community's guest suites and enjoy their privacy," Liz says.

"We came back to the individual for the right reason—our family," Joan says. Liz adds, "We're living our dreams at La Jolla Village Towers."

Something for Everyone at La Jolla Village Towers— From Fine Dining to Art Classes to Aqua Aerobics

Residents living in our lovely lobby at La Jolla Village Towers, where residents enjoy an impeccable lifestyle with continuing care that is the essence of Golden Triangle living. Owned and managed by Chase Healthcare, by Hyatt, the senior living affiliate of Hyatt Corporation, La Jolla Village Towers has been designed for those who want to live the good life.

The Renowned Hyatt Touch

An array of services, delivered with the Hyatt Touch, means that residents can fulfill their dreams for the best retirement living. Southern California has no other, Hyatt-trained staff who care of meal preparation and service, housekeeping, 24-hour concierge services, complete maintenance of the grounds, and apartment houses, and scheduled transportation to places such as markets, shops and doctors' offices, so residents are free to pursue their favorite activities and interests.

Dining Delights and Caring

Companionship

The best lifestyle begins with the dining in the companionship of good friends. At La Jolla Village Towers, Hyatt-trained chefs create culinary delights that appeal to the eye and range the palate. Meals are served by elegant, attentive staff in an elegant club-style performance dining room. Fine china, linens and sparkling silverware help to make every meal a special occasion.



In addition, our beautiful appointed private dining room makes the perfect setting for a family party or other celebration. Our culinary staff can design and cater special meals, which can even include favorite family recipes.

From Aqua Aerobics to Wellness—Expanded

Your Horizons

At La Jolla Village Towers, you'll find a variety of activities and activities designed to help you stay in shape—and to explore your interests. You'll have easy access to a number of activities, all located right within the community!



Invited from the on-line computer event, Call up to the library with a favorite classic or an engaging bestseller, join the Gold Club for outings or discuss investment strategies as a member of the market specialist investment club. Be part of the action at our Monthly Night Football party. Attend exercise and stretching classes to improve your flexibility or work out in the fitness center. Come to it feature on health in our Wellness Center. Whatever your pleasure, you'll be certain to meet someone who shares it!

Activities and Outings Abound

Under the leadership of Program Director Barbara, our full-time activities staff plans a daily calendar of activities such as fitness programs, art classes, workshops, computer classes, bridge games and educational lectures and discussions. There are also planned outings to museums, concerts, and other area attractions, and events with scheduled transportation offered for those who prefer to drive.



As part of the Hyatt Touch, our staff also helps to keep residents informed about area performances and events. Group outings and transportation are frequently arranged, or you can plan your own adventures. At La Jolla Village Towers, the choice is always yours.

All That Glitters in the Golden Triangle

La Jolla Village Towers captures the perfect urban lifestyle with the ideal location in the heart of San Diego's famed Golden Triangle. Nearby is a wealth of cultural, recreational, educational and social opportunities.

Outstanding restaurants, golf courses and just about every variety of shopping experience are all within the La Jolla Village Towers floor plan. There's just a short walk away and requires a grocery store, post office, dry cleaners, florist, hairdresser and restaurant. Also nearby is University Towne Center, an open-air retail center plaza that features boutiques, specialty shops, a movie theater, and bookstores, Redwood Mall, Sears and Macy's department stores.

For those who love the outdoors, the spectacular beaches of the Pacific Ocean are just a short drive away, or you can plan an outing to the San Diego Zoo, SeaWorld Adventure Park, Balboa Park or Torrey Pines State Park. And, our Gold Club enjoys the convenient location of the world-class golf courses nearby!

If you're in an artistic mood, we're only minutes from the Admissions Music & Arts Library, the McCallie Library, the San Diego Opera, the San Diego Symphony Theater and the Museum of Contemporary Art.

Wherever your interests, wherever your pleasure, you won't have to go far to find them!

Three-bedroom floor plan—1,520 sq. ft.

All plan and dimensions are approximate; these floorplans reserves the right to make changes.



Features of Your Apartment Home at La Jolla Village Towers

- Well-appointed kitchen with white-washed oak cabinets, Corian® countertop, range with oven, built-in space-maker microwave oven, garbage disposal and refrigerator with ice maker
- Carpeted living and bedroom areas, vinyl flooring in kitchen and bathroom(s)
- Sliding window coverings
- Most apartments with balconies
- Bathrooms with special safety features, white-washed oak vanity with Corian® countertop and built-in medicine cabinet with mirror
- Individually controlled heating and air conditioning
- Spacious walk-in closets with closet organizers
- Washer and dryer
- Emergency response system monitored 24 hours a day
- Smoke detector and gas leak alarm



Frequently Asked Questions

living environment brings with it a myriad of exciting new choices and options. At La Jolla Village Towers, we residents choose from a variety of thoughtfully designed apartments in varying styles and sizes. Dining is a delight, with regularly changing menus and meals prepared by highly trained chefs. Our schedule of evening programs and activities is unparalleled in La Jolla.

Good organization and the right support services can make moving an enjoyable, worry-free experience. Move in Confidence: Scott Phillips is available to help new residents plan a smart move. According to Phillips, here are some frequently asked questions from new residents of La Jolla Village Towers.

Q. How do I reserve a guest suite for out-of-town visitors?

A. You may reserve a guest suite simply by calling the front desk. At La Jolla Village Towers, two guest suites are available:

Q. Where and when one meals served?

A. Meals are served in our beautiful penthouse lounge, noon on Monday, the ocean. Continental breakfast is served between 5:00 a.m. and 9:00 a.m.; lunch is served from 11:30 a.m. to 2:30 p.m., and dinner from 5:00 p.m. to 7:30 p.m.

Q. How do I share information with other residents?

A. We have two internal public areas: Tower 700 is published monthly by the Activities Department; the deadline for submissions is the 15th of each month.

you want into any of the activities! *Monthly Meeting Post* is published by the Administration each Monday and includes residents' share activities as well as any updates or changes. The deadline is Wednesday prior to Monday publication. There is also a resident bulletin board for posting.

Q. What should I do if I'm going to be away overnight or out of town?

A. If you are planning to be away, fill out a Resident Absence form at the front desk. This form provides us with information we need to contact you in case of an emergency. Likewise, if you are away, the front desk will hold your mail for you until you return.

Q. Does La Jolla Village Towers provide transportation?

A. Yes! We provide scheduled transportation, as well as transportation to medical appointments with 24-hour service. Drivers are available weekdays from 5:30 a.m. to 5:00 p.m. and on weekends from 6:00 a.m. to 5:00 p.m.

Q. When is a nurse available?

A. A nurse is on duty 24 hours a day, seven days a week. If he or she is not at the Wellness Center, residents can call the front desk staff, who will contact the nurse on the two-way radio.

on Saturday, you may call 619-455-1111 or visit our website at www.lajollatowers.com. Apartment 700 can be scheduled directly with his office. You do not need an appointment with the Wellness Center to have your blood pressure checked.

Q. How does the "I'm okay" check-in system work?

A. Residents' lack of contact by their unit, by posting the check-in button located in the living room of their apartment. If a resident does not check in by 10:00 a.m., the front desk will call the resident's apartment. If there is no answer, the front desk will leave a message on the resident's answering machine and immediately notify the nurse on duty at the Wellness Center, who will visit the apartment.

Q. How do I use the call lights?

A. The call lights are located in the bedrooms and bathroom(s) of each apartment. When you push the red button, the call system is activated and alerts the front desk staff, who notifies the Wellness Center nurse immediately by either phone or radio.

Q. Sounds great!

When can I move to La Jolla Village Towers?

A. Call (858) 646-7745 or 1-800-995-3392 today to learn about apartment availability and the life style that can be yours!

"We firmly believe that people shouldn't have to compromise their standards as they grow older," says Classic Residence by Hyatt Founder and Chairman Penny Pritzker. "Rather, they should enjoy gracious surroundings as well as security and peace of mind for the future." Under Ms. Pritzker's direction, Classic Residence has established a reputation as a national leader and innovator in the senior living industry.



Fashion at the Towers

Our February 2008 Fashion Show Luncheon featured fashion modeling, Theater's & Theater's Fashion.



Call today to arrange a visit to

La Jolla Village Towers,

A Classic Residence by Hyatt

(858) 646-7745 or

1-800-995-5392

You'll find only Classic Residence by Hyatt communities throughout the country. For more information, call toll-free 1-800-421-1442.

EXHIBIT 8

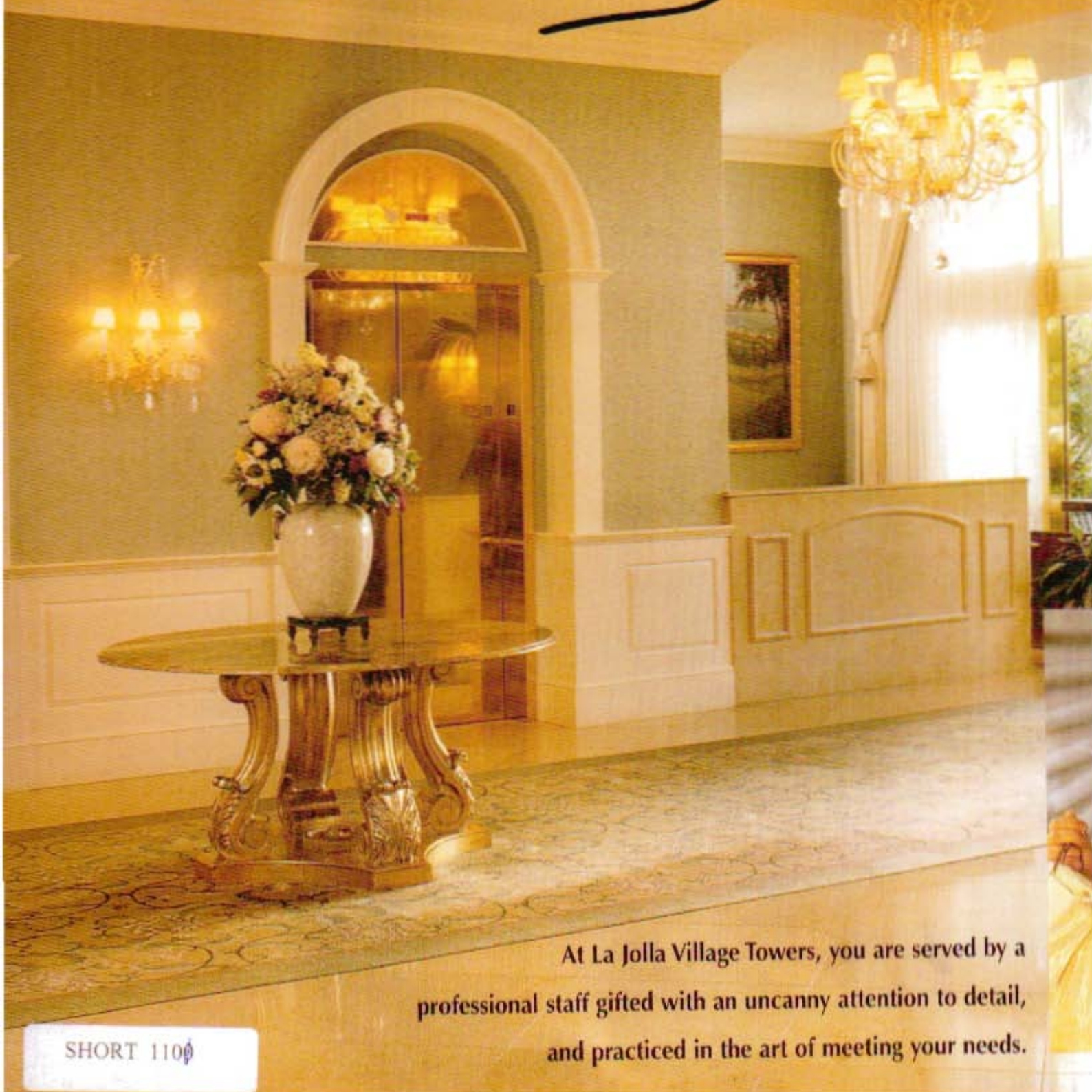


LA JOLLA VILLAGE TOWERS

A CLASSIC RESIDENCE BY
HYATT

SHORT 1100

*L*a Jolla Village Towers offers a remarkable combination of classic elegance and California charm. This warm and gracious setting brings together the finest elements of retirement living—all designed for your comfort and backed by the sterling reputation of Hyatt.



At La Jolla Village Towers, you are served by a professional staff gifted with an uncanny attention to detail, and practiced in the art of meeting your needs.

SHORT 1100



From the moment you arrive, you will sense something special at La Jolla Village Towers, A Classic Residence by Hyatt. The interior design, with its stylish furnishings, suggests an atmosphere of exceptional quality. Here, sparkling chandeliers catch the hues of beautifully arranged flowers. Sunlight casts a friendly, inviting glow, while the marble floor reflects sophisticated tastes. Every detail is arranged to create a feeling of style and beauty.

To this superb setting in San Diego's famed Golden Triangle, we add all the requisites for gracious retirement living: a dedicated and caring staff, an array of desirable services, and programs and amenities that are simply exceptional. Put them together and you have the perfect combination for an independent, rewarding and comfortable lifestyle — a place where neighbors become friends and where sharing interests becomes a way of life.

This unsurpassed dedication to quality is the hallmark of Classic Residence by Hyatt. As the senior living affiliate of Hyatt Corporation, our commitment to excellence is backed by unquestioned financial strength and superior performance. The result is the classic elegance and charm of La Jolla Village Towers.





At every turn, you enjoy the advantages of the Hyatt Touch®.

Dining at La Jolla Village Towers is an experience to be savored. Our Hyatt-trained chefs prepare a seemingly endless variety of delicious creations, and the pleasure of club-style dining is enhanced by friendly, attentive service in the handsome surroundings of our penthouse dining room. You may also reserve our beautifully decorated private dining room for special occasions such as family get-togethers or private parties.

The Hyatt Touch® extends to your private residence, as well. Each apartment home includes a well-appointed kitchen, as well as special features designed for your comfort and safety. And our stylish floor plans make it easy to reflect your own personality and taste.

Naturally, excellent service is paramount at La Jolla Village Towers. Every person on our Hyatt-trained staff is dedicated to meeting your needs, so that you have the freedom and flexibility to enjoy the lifestyle you desire. Conveniences include 24-hour concierge service, underground parking and valet parking service, as well as scheduled transportation to favorite shopping and cultural locations. In addition, we provide complete grounds and apartment maintenance along with meticulous housekeeping service — helping to ensure a virtually maintenance-free lifestyle.



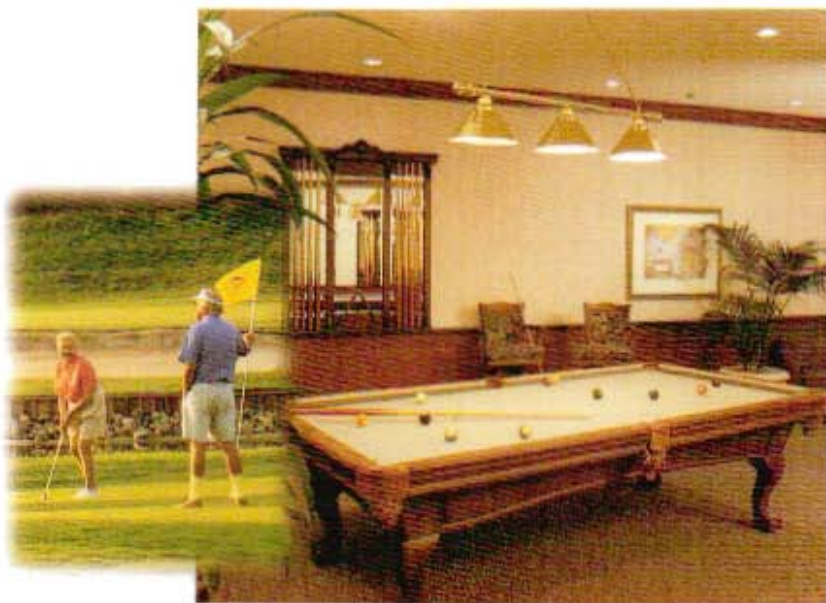


Life at La Jolla Village Towers features luxurious surroundings and almost unlimited opportunities for relaxation and entertainment.

A garden-like interior and enchanting frescos grace our indoor pool and spa. Take an invigorating dip, or visit the billiards and game rooms for friendly competition. If quieter pursuits suit your mood, spend the afternoon in the comfort of our wood-paneled library. Our well-appointed lounges are perfect for contemplation or socializing, while our on-line computer center puts the world at your fingertips.

Every day brings a rich variety of scheduled activities, such as social and recreational programs, concerts, lectures and movies. Our resourceful staff coordinates programs for nearly every interest, including golf, bridge, volunteer opportunities, walking groups and fitness programs, to name a few.

Of course, all of the cultural and popular attractions of Southern California lie just outside your door. Our prime location provides easy access to outstanding restaurants and upscale shopping, including University Towne Centre—along with attractions such as the San Diego Opera, the San Diego Repertory Theatre or La Jolla Shores Beach. Whatever your preference, our choice location means it is close at hand.





The most important element of retirement living is your health and the peace of mind that comes from knowing your potential long-term care needs will be met.

At La Jolla Village Towers, we provide for your care in a variety of ways. Our individualized approach includes health screenings as well as fitness and wellness programs. If needed, short-term personal care services, such as help with bathing, dressing and medication reminders, can be arranged through our wellness center.

In addition, because La Jolla Village Towers operates as a Continuing Care Retirement Community, residents receive long-term care benefits to help defray the cost of care. Under our continuing care plans, residents will be able to move to our on-site care center, offering high-quality assisted living, memory support/Alzheimer's care and skilled nursing care if the need should arise, at virtually no increase in their monthly fee.



You'll find other Classic Residence by Hyatt senior living communities throughout the country. For more information, call toll free 1-800-421-1442.

The unsurpassed service and uncompromising quality found at La Jolla Village Towers are hallmarks of Classic Residence by Hyatt. To each community we serve, we bring world-class resources, strength and stability, along with a reputation for excellence recognized around the globe.

Make our commitment to excellence part of your future. Experience the perfect combination of classic elegance and California charm at La Jolla Village Towers, A Classic Residence by Hyatt.

EXHIBIT 9

NEWS FROM

La Jolla Village Towers

SUMMER 1999

Premier Retirement Community Unveils Continuing Care Plans

With more than four decades of experience and excellent reputation in the hospitality industry, are evident everywhere at Classic Residence by Hyatt senior living communities. Every detail has been designed to ensure the comfort, style and quality of life of each resident. Trademark services range from club-style dining with menus prepared by Hyatt-trained chefs and health and fitness programs that focus on wellness to classes in our computer centers for residents interested in learning how to explore the Internet or e-mail the grandchildren.

LA JOLLA
VILLAGE TOWERS
A CLASSIC RESIDENCE BY
HYATT

With approval from the State of California having been received, La Jolla Village Towers, A Classic Residence by Hyatt, has been busy accepting reservations for our continuing care programs.

"Our continuing care programs will enable residents of La Jolla Village Towers to enjoy an active and independent retirement lifestyle—with the Hyatt Touch®—plus peace of mind and financial security for the future," says Vicky Simpson, Executive Director.

Opened in June 1996, La Jolla Village Towers became A Classic Residence by Hyatt in April 1998. "It is important to residents of La Jolla Village Towers and to Classic Residence by Hyatt to operate La Jolla Village Towers as a continuing care retirement community, or CCRC, complete with an on-site Care Center," says Simpson.

"Receiving approval from the State to accept reservations from residents and future residents for our continuing care programs brings us closer to achieving that goal." Over 100 reservations already have been received.

A Choice of CCRC Agreements

Residents are able to choose one of two continuing care plans—a standard continuing care agreement or an extensive continuing care plan option. Each plan provides a different level of coverage for assisted living, skilled nursing care or Alzheimer's care. "We designed the programs to provide flexibility so residents have the opportunity to choose the continuing care agreement that most closely meets their needs," says Simpson.

For more detailed information about La Jolla Village Towers and our continuing care plans, call (619) 646-7745* or 1-800-995-5392 to arrange an appointment.

*Please note, our area code will soon be changing to 858.



"I have been married 40 years and have spent over 20 years living at La Jolla Village Towers. It is the best gift we ever gave our children." —Vicky Simpson, Executive Director

Living in Style at La Jolla Village Towers

A Vibrant, Independent Lifestyle

La Jolla Village Towers combines the finest elements of retirement living with all the ingredients for an independent and rewarding retirement lifestyle. The community features beautifully designed one-, two-, and three-bedroom apartment homes, each with a well-appointed kitchen and special features for the comfort and convenience of residents. The distinctive lifestyle at La Jolla Village Towers is complemented by a magnificent array of services and amenities—delicious meals prepared daily by Hyatt-trained chefs, 24-hour concierge service, complete maintenance of the grounds and apartment homes, housekeeping service, scheduled transportation, underground parking and valet parking service and much more—all delivered with the Hyatt Touch.® The



availability of wonderful community areas, including the club-style pent-house dining room, indoor swimming pool and spa, fitness center and on-line computer center, combined with a thoughtful staff that coordinates a daily calendar of activities, means that your opportunities for an enriching

and vibrant retirement lifestyle are virtually unlimited!

Award-Winning Interior Design

From the moment you arrive at La Jolla Village Towers, you will sense something special. The lobby with its rich



marble floor, sparkling chandeliers and beautifully arranged flowers, welcomes you to a community that is both gracious and comfortable.

The style and beauty of the interior design extends to every area of La Jolla Village Towers, from the warm and inviting atmosphere in our wood-paneled library to the enchanting, garden-like frescoes that grace our indoor pool and spa.

The design of each spacious apartment home is inviting. The complete kitchen in each apartment features Corian countertops, self-cleaning oven, space-saver microwave oven, garbage disposal and refrigerator with ice maker. The apartments also include large walk-in closets, individually controlled heating and air conditioning, washer and dryer, bathroom grab bars and an emergency response system that is monitored 24 hours a day. Many of the apartments open onto a balcony.

It's no wonder that La Jolla Village Towers was honored with the 1997 Gold Best of Seniors' Housing Award for Interior Design from the National Council on Senior Housing and the National Association of Home Builders. Call ☎ (619) 646-7745* or

1-800-995-5392 today to find out more about making a reservation for retirement living with the peace of mind of continuing care at La Jolla Village Towers!

*Please note: our area code will soon be changing to 858.



"I am extremely comfortable at La Jolla Village Towers. The residents and staff are more than just interesting neighbors and friendly people; they are like an extension of my family."

—Ann Elliott

resident of La Jolla Village Towers

New Care Center Nears Construction Phase

Classic Residence by Hyatt has announced plans to develop a five-story, 73,284-square-foot Care Center at La Jolla Village Towers. The state-of-the-art Care Center will offer convenient access to assisted living, Alzheimer's and skilled nursing care to residents of the upscale community should the need arise. Plans for the Care Center have been submitted to the State for approval, and construction is scheduled to begin by December 1999.

"Development of the Care Center at La Jolla Village Towers has been a key part of our plans for the community since we acquired it in April 1998," says Mary Leary, Chief Operating Officer of Classic Residence by Hyatt. "The ability to address our residents' care needs in an on-site, professionally staffed Care Center is very important for a variety of reasons. First, the Care Center provides residents with peace of mind in the knowledge that, if they need long-term care services, they are available within the community," says Leary.

"It also allows residents to remain near their family and friends," Leary adds, "With our continuing care plans, the daily fee for long-term care is either fully or partially covered, should a future need develop for these services."



Exceptional Care

In the Care Center at La Jolla Village Towers, the highest value will be placed on delivering exceptional care that meets a wide range of individual needs. An expert staff will provide personalized attention to residents in a beautifully designed environment.

"At the center of our philosophy of care is the respect we have for each person we serve," says Leary. In every case, care will be tailored to the individual, creating an atmosphere where dignity is preserved, privacy is honored and self-sufficiency is supported and encouraged.

Innovative Design

The new Care Center will feature five stories, with the first floor devoted to Alzheimer's care, the second and third floors to skilled nursing care and the fourth and fifth floors to assisted living. Other features planned at the Care Center include a beauty salon/barbershop; family meeting room; Wellness Center, including therapy rooms; and activity rooms and dining rooms for each level of care.



LA JOLLA VILLAGE TOWERS

A CLASSIC RESIDENCE BY
HYATT®

Yes! I would like to learn more about exceptional retirement living with the Hyatt Touch® at La Jolla Village Towers, A Classic Residence by Hyatt.

- ☐ I am interested in setting up an appointment. Please have a Sales Counselor contact me.
- ☐ Please send me more information on La Jolla Village Towers.

Name _____

Address _____

City _____ State _____ Zip _____

Phone (_____) _____

Yes! Please send these friends information about La Jolla Village Towers, A Classic Residence by Hyatt.

Their Name _____

Address _____

City _____ State _____ Zip _____

Phone (_____) _____

Their Name _____

Address _____

City _____ State _____ Zip _____

Phone (_____) _____



**LA JOLLA
VILLAGE TOWERS**
— A CLASSIC RESIDENCE BY —
HYATT®

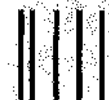
8515 COSTA VERDE BLVD.
SAN DIEGO, CA 92122

BUSINESS REPLY MAIL

FIRST-CLASS MAIL PERMIT NO 92724 CHICAGO IL

POSTAGE WILL BE PAID BY ADDRESSEE

LA JOLLA VILLAGE TOWERS
8515 COSTA VERDE BLVD.
SAN DIEGO, CA 92122



NO POSTAGE
NECESSARY IF
MAILED IN THE
UNITED STATES



CLJ0003133

EXHIBIT 10



Meehan/Yelle 0256

HYATT

SENIOR LIVING

News from La Jolla Village Towers

FALL 1999

LA JOLLA VILLAGE TOWERS

A CLASSIC RESIDENCE BY
HYATT®



"Our limitless view from our spacious apartment home at La Jolla Village Towers makes the 21st century look inviting, exciting and secure."

—John and Liz Shupe
Residents, La Jolla Village Towers

Rave Resident Reviews!

During a recent national survey of residents living at Classic Residence by Hyatt retirement communities across the country, La Jolla Village Towers achieved the highest scores of any Classic Residence by Hyatt community in these areas:

- Maintenance
- Housekeeping
- Security
- Dining atmosphere

To learn more about the maintenance-free lifestyle available at La Jolla Village Towers, call (858) 646-7745 or 1-800-993-5392 today!

Selecting the Right Continuing Care Plan

At La Jolla Village Towers, continuing care has been designed with flexibility so residents can choose

the plan that best meets their needs.

Each of our plans provides residents with the opportunity to enjoy Hyatt-style senior living with peace of mind for the future should

any health needs arise," says Linda McGrath, Senior Director of Sales.

With both continuing care plans, residents are able to select a spacious one-bedroom, two-bedroom or three-bedroom apartment home and benefit from the full use of outstanding, on-site amenities: heated indoor pool and spa, wellness and fitness centers, on-line computer center, art studio, billiards room, card room, library and much more. More importantly, both plans provide coverage for assisted living, skilled nursing and memory support/Alzheimer's care.

Standard Continuing Care Agreement

Our standard continuing care agreement may be perfect for you if you already have long-term care insurance. Under this agreement, your one-time entrance fee will be lower, allowing you increased financial flexibility. If assisted living, skilled nursing or memory support/Alzheimer's care should ever be needed, you will be entitled to a designated number of days of coverage in our on-site Care

Center, applicable Medicare or long-term care insurance benefits first, before using your continuing care benefits.

Extensive Continuing Care Plan Option

The extensive continuing care plan option provides unlimited long-term care coverage for assisted living, skilled nursing or memory support/Alzheimer's care in our on-site Care Center. If you and/or your spouse move to the Care Center, you will continue to pay just one monthly fee—the monthly fee for independent living. Your lifetime benefits will cover the difference in the cost between the independent living monthly fee and the daily rates for the Care Center.

A Rewarding Lifestyle with a Secure Future

Reservations are now being accepted for the continuing care plans at La Jolla Village Towers. Our Sales Counselors can review the details of each plan with you. Once you have chosen the plan that you feel best meets your needs, you can enjoy an enriching lifestyle, secure in the knowledge that you have planned wisely for your future.

For More Information

Our one-time entrance fee for the continuing care plans at La Jolla Village Towers begins at just over \$190,000. For details about Hyatt-style living at La Jolla Village Towers and the benefits of continuing care, call (858) 646-7745 or

1-800-993-5392.

Living in Style at La Jolla Village Towers

La Jolla Village Towers combines the finest elements of retirement living with all the ingredients for an independent and rewarding retirement lifestyle complemented by a magnificent array of services delivered with the Hyatt Touch®.



Friendly Neighbors

La Jolla Village Towers is a community of dynamic individuals with a wide variety of interests and backgrounds, ranging from former health care professionals to retired military officers and business executives. They make great friends and neighbors, joining together for club-style dining, group outings, and games of golf, cards and tennis.

Call (858) 646-7745 or 1-800-995-5392 today to find out more about making a reservation for Hyatt-style living with the peace of mind of continuing care at La Jolla Village Towers!

LA JOLLA VILLAGE TOWERS

CLASSIC RESIDENCE BY
HYATT®



Two-bedroom Apartment Home
Plan A

Meehan/Yelle 02598

Featured Floor Plan

Apartment Features

- Complete kitchen with Corian countertops, self-cleaning oven, space-saver microwave oven, garbage disposal and refrigerator with ice maker
- Large closets
- Individually controlled heating and air conditioning
- Washer and dryer
- Bathroom grab bars
- Emergency response system that is monitored 24 hours a day
- Most apartments open onto a balcony

All plans and dimensions are approximate.
Classic Residence reserves the right to make changes.

LA JOLLA VILLAGE TOWERS

A CLASSIC RESIDENCE BY
HYATT

11515 COSTA VERDE BLVD.
SAN DIEGO, CA 92122

PRESORT
FIRST CLASS
U.S. POSTAGE
PAID
CLASSIC RESIDENCE
BY HYATT

News from La Jolla Village Towers

Meehan/Yelle 0261

Total Fitness for Mind, Body and Spirit

Whether it's taking an invigorating dip in our heated indoor swimming pool, surfing the 'Net in our computer center or reading a classic novel in our library, La Jolla Village Towers offers something for everyone.

"Part of our core philosophy is to reflect the personal interests of residents in our activities and to promote health and well-being through the programs we offer," says Programs Director Sabrina Boothe. At La Jolla Village Towers, the Fitness Center serves as a hub for many of the health and wellness activities that are available. Certified instructors lead classes in aqua aerobics, general exercise and stretching. In addition, residents have access to a variety of exercise equipment, including a recumbent bicycle, treadmills and

strength-training apparatus. A walking club called the "Tower Trotters" provides an opportunity for both exercise and socialization, and frequent outings to area golf courses are scheduled through the resident Golf Club. Other regularly scheduled activities include needlepoint and craft classes, meetings of the resident-sponsored Investment Club, health lectures by area physicians, group discussions and Monday Night Football parties. In addition, outings to area attractions are commonplace, and regularly scheduled transportation is available to area theaters and shopping centers.

"Truly, our emphasis is on creating an environment in which residents can enjoy a vibrant and rewarding retirement lifestyle," says Boothe.

