

EXHIBIT #8

LA JOLLA VILLAGE TOWERS, A CLASSIC RESIDENCE BY HYATT

RESIDENT HANDBOOK

WELLNESS CENTER OPERATIONS

It is the responsibility of the LJV Wellness Center to provide regular observation and monitoring of your health status through the following services:

- ✓ Office hours for the Wellness Center are 8:00 a.m. to 4:30 p.m. Monday through Friday.
- ✓ During non-office hours and on weekends, licensed nurses are on call.
 - Wellness Office Phone is 646-3421.
 - For Emergencies, call the Concierge at 646-7700, or 911 for Paramedics.
- ✓ For each Resident, an individual assessment and service plan are maintained by the Wellness Center. This assessment and plan are updated annually, or when a Resident's condition changes.
- ✓ An interdisciplinary Care Team meets quarterly, or as needed, to make decisions regarding Resident care and health transfers. This team consists of our Medical Director (a Medical Doctor), the Director of Wellness (a Registered Nurse), the Executive Director, the Care Center Administrator, and other professionals as needed. Additionally, when health transfers are discussed, the Resident, family members, and the attending physician are encouraged to attend.
- ✓ Residents may visit the Wellness Center for blood pressure and vital sign monitoring.
- ✓ We ask that you contact the Wellness Center for monitoring and consultation if you experience a change in your health condition, or have a surgery or treatment procedure scheduled.
- ✓ In case of emergency, our Licensed Nurses can assess your situation, render first aid and lifesaving intervention, and obtain ambulance and paramedic assistance.
- ✓ Our nurses also provide minor first aid.
- ✓ If you are returning from the hospital or become ill, the Wellness Center may authorize meal delivery to your apartment home, for a limited time, without cost to you.
- ✓ The Wellness Center is equipped to provide central storage and distribution of medications. However, regular medication administration and/or medication setup assistance is at your expense.
- ✓ Any treatments by our Licensed Nurses – such as wound care, injections, glucose sticks, etc. may - by regulation - only be provided under the orders of a Physician. These services are at your expense. Fees are based upon the Community's cost of nursing labor in 15-minute increments, and are posted in the Wellness Center.
 - Medical Supplies and equipment are billed per the Medical Supply master charge list, available in the Wellness Center.
 - Regular medication administration is not a service consistent with an Independent or Assisted level of care. However, the Wellness Center will provide this service on a temporary basis at your expense. The charge for this service is posted in the Wellness Center.

Aug 6, 2003

EXHIBIT #9



LA JOLLA VILLAGE TOWERS

A CLASSIC RESIDENCE BY
HYATT

SHORT 1100

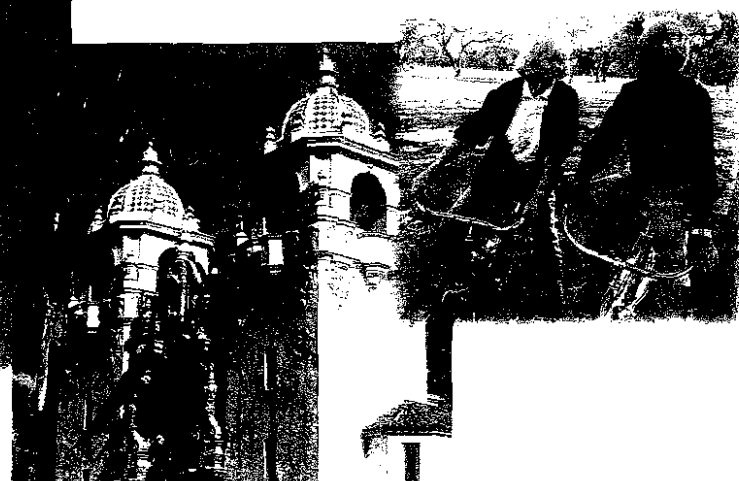


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a Jolla Village Towers offers a remarkable combination of classic elegance and California charm. This warm and sophisticated home brings together the finest elements of architecture and design to create an extraordinary environment. At Jolla Village Towers, you'll find the perfect blend of classic elegance and sophisticated design.

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

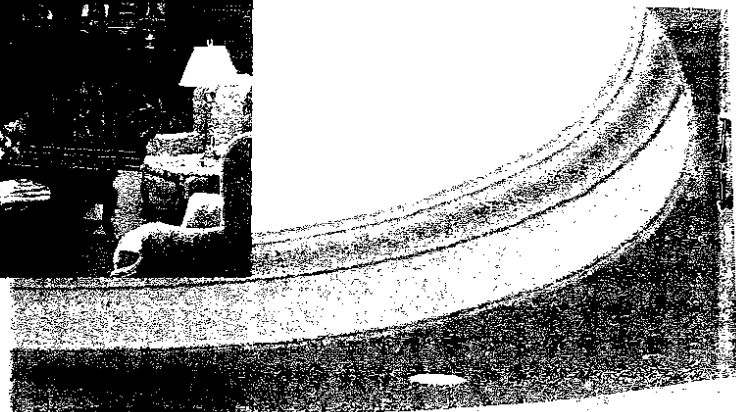


From the moment you arrive, you will sense something special at La Jolla Village Towers, A Classic Residence by Hyatt. The interior design, with its stylish furnishings, suggests an atmosphere of exceptional quality. Here, sparkling chandeliers catch the hues of beautifully arranged flowers. Sunlight 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.



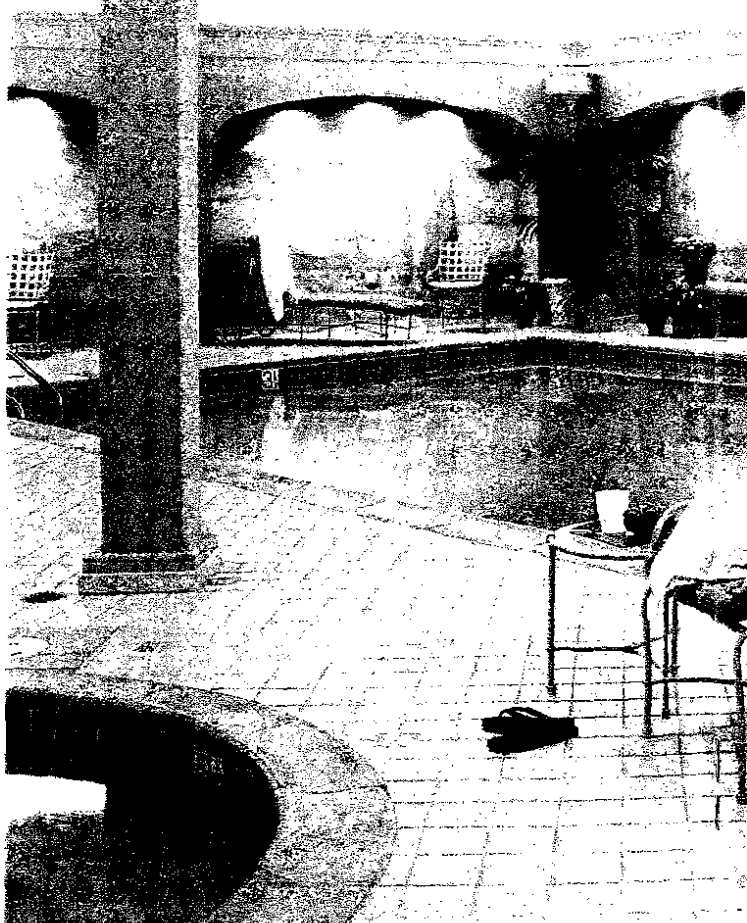


t every turn, you enjoy the advantages of the Hyatt Touch®.

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.

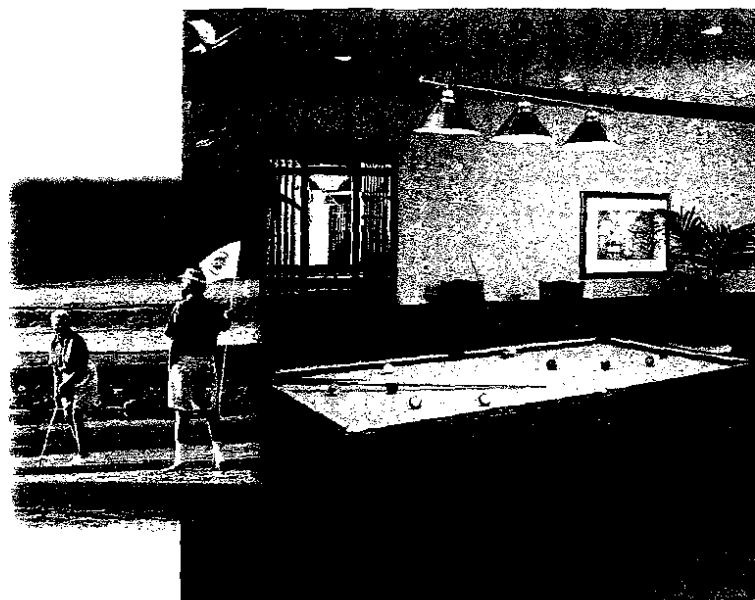


Life at La Jolla Village Towers features luxurious surroundings and almost unlimited opportunities for relaxation and entertainment.

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.

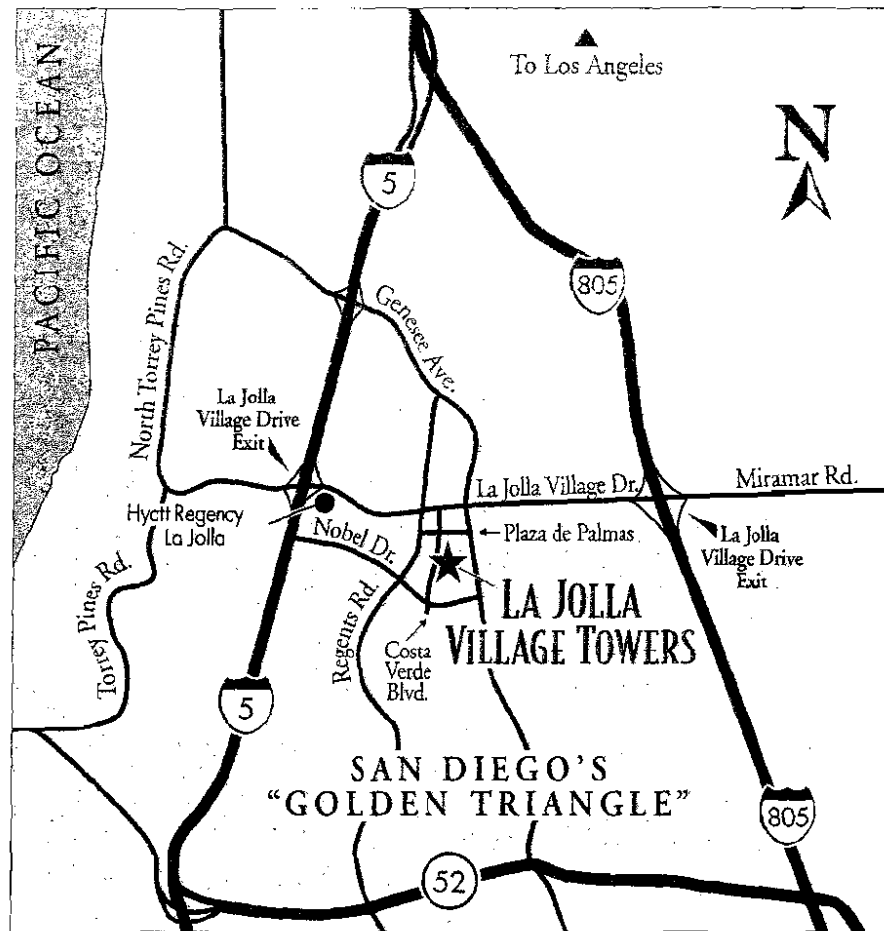
In addition, because La Jolla Village Towers operates as a Continuing Care Retirement Community, residents receive long-term care benefits to help defray the cost of care. Under our continuing care plans, residents will be able to move to our on-site care center, offering high-quality assisted living, 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.



Directions to La Jolla Village Towers, A Classic Residence by Hyatt

Located in the heart of San Diego's Golden Triangle, easily accessible from Interstates 5 and 805.

From I-5

Exit at La Jolla Village Drive and go east approximately $\frac{3}{4}$ mile. Cross Regents Road and turn right onto Costa Verde Boulevard. Follow the signs to Guest Parking.

From I-805

Exit at La Jolla Village Drive and go west approximately $1\frac{1}{4}$ miles. Turn left onto Regents Road. Turn left at Plaza de Palmas. Turn right onto Costa Verde Boulevard and follow the signs to Guest Parking.

LA JOLLA VILLAGE TOWERS

— A CLASSIC RESIDENCE BY —

HYATT

8515 Costa Verde Blvd. • San Diego, California 92122 • (858) 646-7745 • 1-800-995-5392

EXHIBIT #10

Welcome to luxury senior living in San Diego, California.

A nearly perfect climate combined with a location convenient to the fabulous attractions of San Diego and the La Jolla area. A setting close to beaches, golf courses, parks, universities and myriad fine restaurants and shopping. All of this, and so much more, sets the stage for one of California's finest communities for vibrant retirement living.

When you enter the sophisticated lobby, you will know that you have arrived at an exceptional retirement community. Spacious one-, two- and three-bedroom homes offer you the utmost in choice and style. Not to mention the amenity-rich community areas, where you will discover a wealth of possibilities that define the finest in retirement living. Of course, the high-rise design puts everything at your fingertips—the fitness center, card room, library, plus much, much more. It is all just an elevator ride from your front door.

Plus, the excitement is building at Classic Residence by Hyatt at La Jolla Village. Construction has begun on the final phase of our development, which will feature an array of new floor plans as well as exciting amenities. Whether you choose a spacious home in Tower I or a new floor plan in Tower II, you will benefit from planned new amenities such as additional dining venues, enhanced fitness center and full-service spa. Plus, there will be beautifully landscaped gardens, seating areas and walking paths—so you can enjoy the fabulous San Diego climate year-round.

More than a luxury retirement community.

Classic Residence by Hyatt at La Jolla Village is a continuing care community that offers you peace of mind. Should a need develop for assisted living, Alzheimer's/memory support care or skilled nursing care, residents who are covered under a continuing care contract pay the same monthly fee for these services charged for their independent living home, with only an additional charge for extra meals and ancillary items. The on-site care center features private accommodations for residential assisted living, Alzheimer's/memory support care and skilled nursing care.

Click here to learn more about the value and quality of continuing care at Classic Residence by Hyatt.

EXHIBIT #11

CLASSIC RESIDENCE

Adjust Text: Bigger | Smaller | Reset

Search

Go

HOME

Luxury Senior Living

Home | Our Approach to Senior Living |
Our Company

Welcome to San Diego!

- » Dining Experience
- » Distinctive Services
- » Exceptional Amenities
- » Programs and Events
- » Care Options

Tour Our Community

- » Photos
- » Floor Plans

Lifestyle and Attractions

- » Sumptuous Cuisine
- » Sample Community Calendar
- » Resident Photo Gallery
- » In the Neighborhood

Maps and Directions

Home > Our Communities > San Diego >
Independent LivingIndependent living
with peace of mind.

At Classic Residence by Hyatt at La Jolla Village, you will find all the services and amenities you expect from luxury retirement living. But if there is one feature that residents find most satisfying, it is the peace of mind that comes with living in a full continuing care retirement community. In addition to beautifully designed homes for independent living, Classic Residence by Hyatt features an on-site care center with comfortable private accommodations for assisted living, Alzheimer's/memory support care and skilled nursing care.

Should the need for assisted living, Alzheimer's/memory support care or skilled nursing care arise, a resident who is approved for continuing care can move to the on-site care center and continue to pay the same monthly fee he or she would have paid for his or her independent living residence, plus additional charges for extra meals and ancillary items. Care at these rates is available for an unlimited period for approved residents.

Because the monthly fee paid by a resident who has been approved for continuing care does not increase if that resident moves to the care center, the resident typically will pay less for care center services than he

Classic Residence by Hyatt
at La Jolla Village
Independent Living

Virtual Tours

Virtual Tour
Virtual Tour
Virtual Tour

Classic Residence by Hyatt
at La Jolla Village

8515 Costa Verde Boulevard
San Diego, CA 92122
(858) 646-7745
1-800-995-5392

Care Center

4171 Las Palmas Square
San Diego, CA 92122
(858) 646-3400



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or she would pay for such services at a comparable facility without a continuing care contract.

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EXHIBIT #12

Continuing care and life care retirement communities frequently asked questions.

What is a continuing care retirement community?

Continuing care retirement communities, or CCRCs, offer residents a combination of housing, services, amenities and care in return for a monthly fee and, in many cases, an entrance fee. CCRCs focus on the physical, social and emotional well-being of residents by promoting a vibrant lifestyle in a community setting. At the same time, CCRCs offer services such as assisted living, Alzheimer's/memory support care and skilled nursing care on site so that residents may continue to stay within the same community, close to their spouse, friends and neighbors, even as their care needs change. This assurance, combined with the financial protection that many CCRCs offer, is important to both older adults and to their adult children.

Continuing care retirement communities generally offer one or more of the following contracts:

- **Extensive (Type A):** Should the need for assisted living, Alzheimer's/memory support care or skilled nursing care arise, a resident who is approved for continuing care can move to the community's on-site care center and continue to pay the same monthly fee charged for his or her independent living home, plus charges for extra meals and ancillary items. Because the monthly fee paid by an individual who has been approved for continuing care does not increase if that individual moves to the care center, the individual will typically pay less for care center services than he or she would pay for such services at a comparable care facility without a continuing care contract. Care at these rates is available for an unlimited period for approved individuals.

If one member of a couple requires care and moves to the care center, the other member may remain in the independent living home. The couple continues to pay only the monthly fee for the independent living home, plus charges for extra meals and ancillary items at the care center.

Increases in the monthly fee may occur with increases in inflation or operating costs.

Most Classic Residence by Hyatt continuing care retirement communities offer Type A continuing care, sometimes known as life care.

- **Modified (Type B):** A limited number of days of care per quarter or lifetime of a resident is provided at a reduced rate. Stays in the care center beyond the agreed-upon period are billed to residents at the market rate. In addition, if one member of a couple needs to move to the care center, the couple would pay the single occupant fee for the independent living residence and the market rate for the care center. If both individuals need to move to the care center after they have used the allocated number of days, each individual would pay the market rate for care.

- **Fee-for-service (Type C):** Priority access to the care center is offered to residents. The monthly or daily fee for residents while residing in the care center is the market rate.

An additional entrance and monthly fee is charged to couples to help cover the cost of the life care benefits for the second person. Depending upon the terms of the contract, entrance fees may be fully or partially refundable to the resident or to the resident's estate if he or she leaves the community.

What is life care?

Classic Residence by Hyatt operates primarily Type A continuing care retirement communities (called "life care" except in California). These communities feature assisted living, Alzheimer's/memory support care and skilled nursing care on site. Residents pay an entrance fee and a monthly fee.

Why is there an entrance fee?

In developing the exceptional style of living that Classic Residence by Hyatt offers, our goal is to create a financial arrangement that appeals to potential residents and provides a reasonable return on Classic Residence by Hyatt's investment.

Most residents use all or a portion of the proceeds from the sale of their home to pay the entrance fee. As a result, the Classic Residence by Hyatt entrance fee model makes it possible for residents to enjoy the wonderful benefits of a continuing care retirement community without dipping into other assets. Residents enjoy knowing that a portion of their entrance fee will be refunded to them, their children or their estate in the future.

Monthly fees are generally equal to or less than the monthly cost of living residents formerly paid for their homes before moving to Classic Residence by Hyatt, especially when you consider the costs of all of the services that we include.

Are there any tax advantages to living in a continuing care retirement community?

pre-paid medical expense

Under current IRS guidelines, the portion of your entrance fee that is associated with the health care component of the community is considered a prepaid medical expense in the year in which the full entrance fee is paid and potentially can be used as a medical deduction on your taxes.

What can I expect from independent living at a Classic Residence by Hyatt continuing care retirement community?

Residents of Classic Residence by Hyatt enjoy a remarkable, fulfilling lifestyle in elegant, luxury surroundings—without the concerns of home ownership and maintenance. Residents—and their families and friends—also benefit from the peace of mind of knowing that wellness services, assisted living and skilled nursing care are available, if the need arises.

Classic Residence by Hyatt continuing care retirement communities feature:

- Spacious homes perfect for independent living, complete with tasteful finishes and thoughtful

details. Many Classic Residence by Hyatt homes include features such as private patios or balconies, lovely views, fully equipped kitchens, generous closets and storage, and individual climate control.

- Club-style dining in themed dining venues, with menus prepared by classically trained chefs.
- Classically Caring Cuisine™, with entrées that are generally lower in sodium and fat and desserts that are generally lower in sugar.
- Distinctive services such as light housekeeping, concierge assistance, maintenance, scheduled transportation, wellness/fitness programs, move-in coordination assistance and much, much more.
- An enriching array of programs and events—ranging from book clubs and writers' groups to walking clubs; from volunteer organizations to travel opportunities; and from outings to area and regional attractions to thought-provoking lecture series. Our full-time resident services staff is on hand to ensure that the enticing calendar of programs and events is responsive to residents' interests.
- Exceptional amenities such as elegant dining venues, fitness centers, swimming pools, art studios, computer centers, libraries, walking paths, lounges and other richly designed community spaces that complement residents' vibrant lifestyles.
- Communities may offer wellness and fitness services such as health screenings and health lectures plus and fitness classes like tai chi, yoga and strength training.

In addition to assisted living, Alzheimer's/memory support care and skilled nursing care, some continuing care retirement communities feature access to home health care services.

Learn more about luxury independent living at Classic Residence by Hyatt:

What can I expect from assisted living and the continuum of care at Classic Residence by Hyatt?

Classic Residence by Hyatt's continuing care retirement communities offer the added peace of mind that access to additional care and services is available at the community, should the need arise. Residents who qualify for continuing care can move to the on-site care center and continue to pay the same monthly fee charged for their independent living residence, plus additional charges for extra meals and ancillary items.

The care center at each Classic Residence by Hyatt continuing care retirement community has been designed with the comfort and convenience of residents at top of mind. The elegant interior design and tasteful furnishings reflect those of independent living, so residents feel at home. And in every sense they are—their spouse, their neighbors and the friends they have made at the community are just minutes away. The benefits of being able to remain part of the community can't be overestimated.

Generally, each of our care centers features private accommodations for assisted living, Alzheimer's/memory support care and skilled nursing care. Our caring staff provides personalized attention in an intimate, beautifully designed residential setting. Care and services are tailored to the individual, creating an atmosphere where dignity is respected, privacy is honored and self-sufficiency is supported and encouraged.

In addition to receiving personalized care under the direction of a licensed nurse, residents enjoy three meals a day prepared by the community's executive chef, a full calendar of enriching programs and events, and an array of amenities that encourage participation and interaction.

Each Classic Residence by Hyatt care center is managed by a licensed nursing home administrator, a director of nursing and a medical director who provides clinical leadership to the care team.

Where can I find a Classic Residence by Hyatt continuing care retirement community?

Classic Residence by Hyatt features continuing care retirement communities in desirable urban and suburban areas from the East Coast to the West. From distinctive oceanside high-rises to peaceful, lakeside campus-style communities, Classic Residence by Hyatt has a senior living style and setting to match your lifestyle.

Classic Residence by Hyatt and The Plaza Companies (life care)
Scottsdale, Arizona

Classic Residence by Hyatt in Palo Alto (Type A continuing care)
Palo Alto, California

Classic Residence by Hyatt at La Jolla Village (Type A continuing care)
San Diego, California

Classic Residence by Hyatt in Aventura (life care)
Aventura, Florida

Classic Residence by Hyatt at Lakeside Village (life care)
Lantana, Florida

Bentley Village, A Classic Residence by Hyatt (life care)
Naples, Florida

Classic Residence by Hyatt at The Glen (life care)
Glenview, Illinois

TidePointe, A Classic Residence by Hyatt (a membership community featuring fee-simple real estate and a fee-for-service care program)
Hilton Head Island, South Carolina

Communities Under Development

Classic Residence by Hyatt in Highlands Ranch (life care)
Highlands Ranch, Colorado

Classic Residence by Hyatt at Turtle Creek (life care)
Dallas, Texas

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EXHIBIT #13

LA JOLLA VILLAGE TOWERS

— A CLASSIC RESIDENCE BY —
HYATT®

March 2003

Dear Neighbor,

Soon everyone will know.

Right now, however, you are among the first to learn about an exciting new opportunity to enjoy senior living with the Hyatt Touch®.

La Jolla Village Towers, a premier continuing care retirement community located in the heart of the Golden Triangle, is pleased to announce the addition of spacious new apartment homes in an array of floor plans.

Everything about La Jolla Village Towers is spectacular: the architecture, the award-winning design, the quality of amenities, the level of services, the attention to detail—everything you would expect from the senior living affiliate of Hyatt Corporation. Imagine having all this and more:

- The perfect location in La Jolla, offering easy access to world-class cultural activities, sporting events, services and shopping. Costa Verde Plaza is just a short walk from the community, and University Towne Center is nearby.
- Beautifully designed one-, two- and three-bedroom apartment homes with spacious, well-appointed kitchens and conveniences for your comfort.
- A host of highly desirable services and amenities.

Perhaps most important of all, La Jolla Village Towers offers a vibrant, active lifestyle with the peace of mind that comes from knowing your potential long-term care needs will be expertly met at our on-site care center at virtually no extra cost.

You are invited to join our Priority Program, designed to equitably manage current and anticipated interest in these new apartment homes, by making a risk-free, fully refundable, interest-bearing deposit of \$1,000. You will continue to receive information about the expansion

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of La Jolla Village Towers as it becomes available. In addition, you will have the option of choosing your apartment home, in priority order, when the floor plan and location selections are introduced and prices are at their lowest. The enclosed brochure provides you with details about the benefits of the Priority Program.

This program is completely risk-free and, while available right now, will be in effect for a limited time only. If you have been seeking a truly exceptional senior living experience in the ideal location, you owe it to yourself to find out more about this exclusive opportunity at La Jolla Village Towers. Call us at (858) 646-7745 or 1-800-995-5392 today, or stop by our Marketing Office at the community at 8515 Costa Verde Boulevard.

We look forward to seeing you soon!

Warmest regards,



Jeff Tipton
Director of Sales

P.S. Please call us at (858) 646-7745 or 1-800-995-5392 to learn more about upcoming events at La Jolla Village Towers. We would love it if you could attend them!

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