Vernon Assisted Living & Retirement Living (Life Lease)

A Life Lease Retirement Community for Active Seniors

Good Samaritan Heron Grove is a quality seniors' retirement community offering the advantages of Life Lease tenancy.

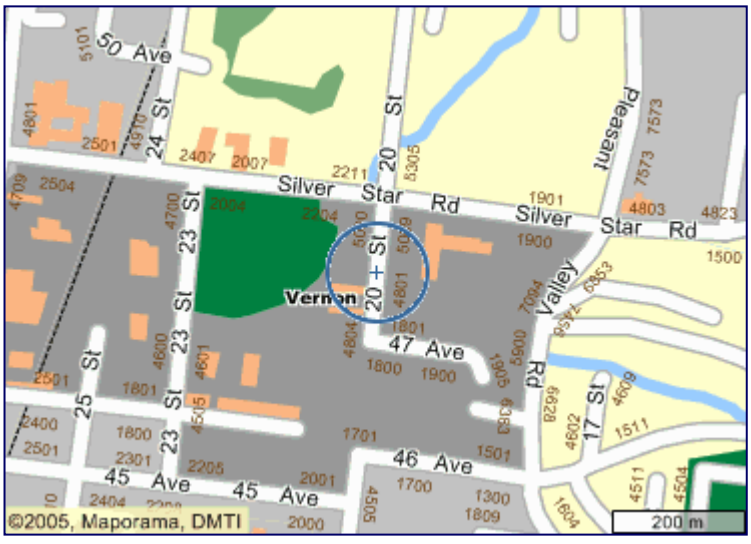
Heron Grove has it all – specially designed suites, generous common area amenity space and the range of support services needed to maintain independence. Most important, you are not captive to a fixed set of services. You choose the services that best meet your unique needs.

Location

Heron Grove located at 4900 – 20 Street. The setting is a quiet residential area that offers many spectacular mountain views.

Located just minutes from shopping, entertainment, parks, Kalamalka and Okanagan Lakes.

Vernon Regional Transit Buses stop in front of Heron Grove.



Heron Grove
4900 – 20 Street, Vernon
www.gss.org

GOOD SAMARITAN CANADA
A Lutheran Social Service Organization

The Society

Our Commitment

At Good Samaritan Canada, while we understand and care for the unique needs of residents and clients, we also address their social and spiritual needs.

Through Christian hospitality, we strive to create a free and friendly environment where we can reach out to our residents as fellow human beings and invite them into a friendly and empowering relationship of care.

Good Samaritan Canada

Good Samaritan Canada is a Lutheran not-for-profit social service organization. The Mission of Good Samaritan Canada is to extend Christian Hospitality through a continuum of care to those in need or at risk, regardless of race or religious belief.

Good Samaritan Canada has developed and implemented several innovations in care and housing, and provides support and services to help all residents feel at home and become an integrated part of the local neighborhood. Heron Grove is a community within Vernon. Family members of our residents become involved with events and activities at Heron Grove.

The entire community benefits from the unique contributions and interests of those who reside, work, volunteer, and visit the building. Together, our goal is to create a friendly, home-like community.

For more information on Good Samaritan Canada, go to www.gss.org.

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Lifestyle Options

A Community Within a Community

- Assisted Living Seniors – 40 apartments
- Independent Living for Seniors – 15 suites

The community of Heron Grove offers a range of services based on levels of personal care and hospitality needs.

Heron Grove has a total of 55 apartments designed to be home for two distinct groups of people:

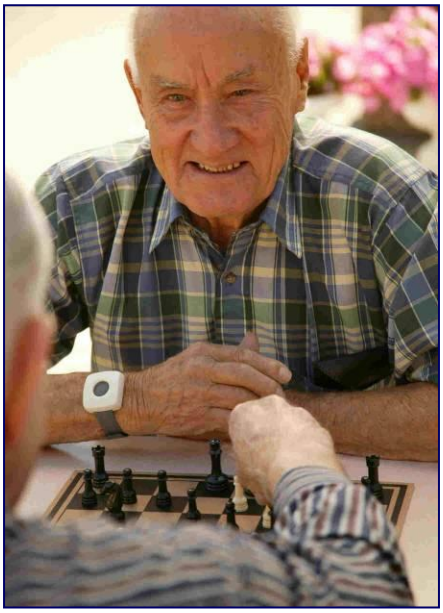
1. Assisted Living

There are 40 one-bedroom units designed for people who qualify for housing and health care assistance according to requirements of Interior Health, BC Housing and Good Samaritan Canada. Admission to the Assisted Living Program is through Interior Health.

2. Independent Living for Seniors - Life Lease

On the third floor are 15 Life Lease apartments designed for independent seniors. A variety of floor plans are available ranging in size from under 600 square feet to over 1100 square feet. The variety includes units with one or two bedrooms, one or two bathrooms, kitchen or kitchenette, depending on the size of the apartment. Meals, housekeeping, and laundry services are offered as options to all Life Lease tenants. A covered aboveground parking stall is included with each Life Lease apartment. See the pricing pages for Entrance Fees, rents, and optional service costs. Life Lease apartments are available to individuals 55 years and over.

The Good Samaritan Society...at the forefront in creating innovative housing for seniors.



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A New Lifestyle

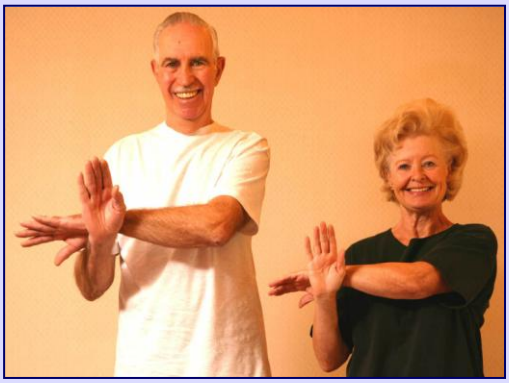
Key Benefits of Retirement Living

Peace of Mind, Safety and Security

- Controlled access security
- 24-hour personal emergency response system available (optional)
- Fire alarm system includes full fire suppressing sprinkler system
- Summer and winter maintenance whether you are at home or away.

Leisure and Social Opportunities

- Community within a community
- Independent, but carefree living
- Socialize with others in the comfort of the fireside lounge, or invite new friends to your own suite
- Take advantage of Lounge, Multipurpose Activity Room, other amenities.



Flexibility and Choice

- As your needs and preferences change, you may access a variety of support services including meals, housekeeping, laundry, 24 hour emergency response, recreational and social programming

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Highlights

Building Features and Amenities

Private Dining Room
Chapel
Guest Suite
Multi-Purpose Room
Public Dining Room
Lounge/Living Room
with Fireplace
Hairdresser
Large Main Entrance Lobby
Secure Entrance System
Reception Area
Air-Conditioned Common Areas
Aboveground Parking

Programs

Two Activity Schedules

- Assisting Living Calendar: Life Lease residents have the option of joining activities such as crafts and exercise groups.

- Activities coordinated by Life Lease residents with some support from Recreation staff. Examples of activities include movie nights and bridge club.

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What is Life Lease?

Key Benefits

Value

- Not-for-profit ownership and operation means affordable rent
- Your equity is freed up to invest or use where you need it most – savings, traveling, family, etc.

Ease of Estate and Financial Planning

- Your entrance fee is refunded to the tenant or estate, once the lease is terminated or upon death of tenant
- Good Samaritan Canada is responsible for re-leasing the apartments.

The Life Lease model at Heron Grove offers a form of housing that provides assured tenure, a hedge against inflation and all of the security, comfort, and freedom a person would expect to enjoy in their retirement years, all at a reasonable cost.

How does Life Lease Work?

The Heron Grove Life Lease program is different from the outright purchase of a condominium in that residents are required to contribute only a portion of the cost or value of their apartment. The financial contribution is called the Entrance Fee. In return for the Entrance Fee the tenant is granted a lifetime lease on their chosen apartment. Tenants are responsible for their share of the operating expenses of their unit and shared spaces in the building and their share of the servicing costs of the mortgage financing the building and their units – called the Monthly Occupancy Expenses, or Rent.

A Life Lease may be terminated by the tenant for any reason with 60 days' notice. When the lease is terminated the Entrance Fee is refunded, less an administration fee of up to 6%.

The Life Lease program is described in detail in the Life Lease Disclosure Statement which was created and filed as a requirement of the Superintendent of Real Estate, Financial Institutions Commission. The Manager at Heron Grove will provide more information and a copy of the Disclosure Statement for you and your advisors to review.

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