

## MEMORANDUM

Date: June 15, 2020  
From: Bruce Englebaugh. AIA  
Project: Ridge Crest Real Estate, LLC; The Manor at Montvale, 21 Philips Parkway  
Subject: Unit Mix & Bed count matrix (revision to increase Affordable Bed count)

This memo highlights a minor revision to the "Site Data" matrix of the Architects drawings (Sheet A-1) where the Unit Mix is detailed. In summary, the revision involved an increase in the Bed count for the affordable units - increasing from 7 beds to 9 beds and correspondingly decreasing the Bed count on the market rate Assisted Living units from 44 beds to 42 beds. The upper chart shows the revision (see numbers in red) and the lower chart matches the March 3, 2020 architectural drawings. Both charts shown below have been expanded to show detail for the "bed" quantities.

<b>Site Data: (Revised Unit Mix &amp; Bed Count - June 15, 2020)</b>								
Unit Type	1 <sup>st</sup> Fl	2 <sup>nd</sup> Fl	3 <sup>rd</sup> Fl	Total Units	x	Beds	Total Beds	Remarks
1BR-AL	13	0	19	32		1	32	32 + 10 = 42 Asst. Living Beds
2BR-AL4	3	0	2	5		2	10	
1BR- MC	0	16	0	16		1	16	16 +24 = 40 Mem. Care Beds
2BR-MC	0	12	0	12		2	24	
1BR-Afford	0	0	1	1		1	1	8 + 1 = 9 Affordable Beds
2BR-Afford	0	0	4	4		2	8	
Total	17	28	25	70			91	

<b>Site Data: (submitted BR Mix &amp; Bed Count –shown on Architectural drawings March 3, 2020)</b>								
Unit Type	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	Total Units	x	Beds	Total Beds	Remarks
1BR-AL	13	0	19	32		1	32	
2BR-AL4	4	0	2	6		2	12	
1BR- MC	0	16	0	16		1	16	
2BR-MC	0	12	0	12		2	24	
1BR-Afford	0	0	1	1		1	1	
2BR-Afford	0	0	3	3		2	6	
Total	17	28	25	70			91	

End

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