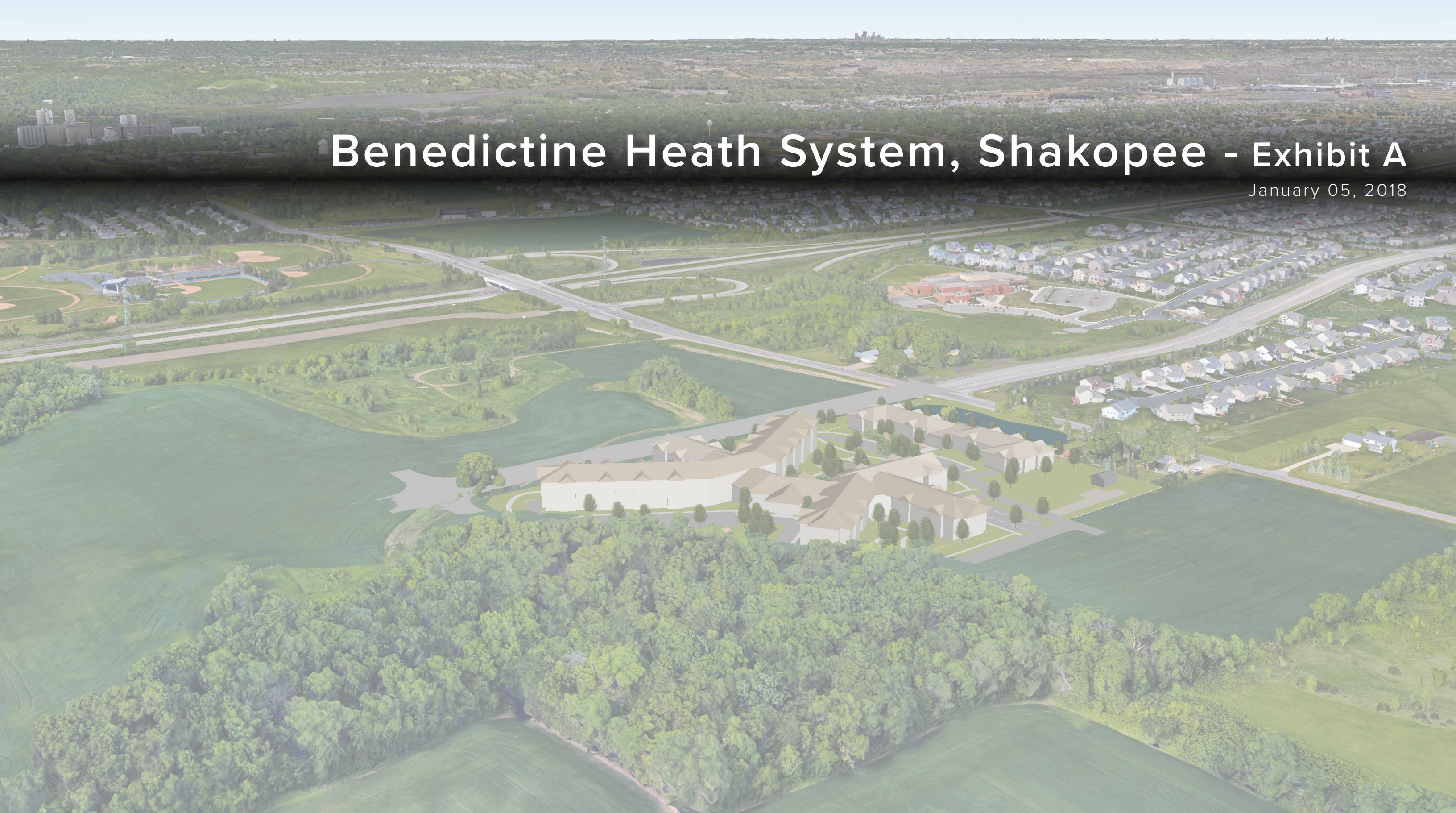
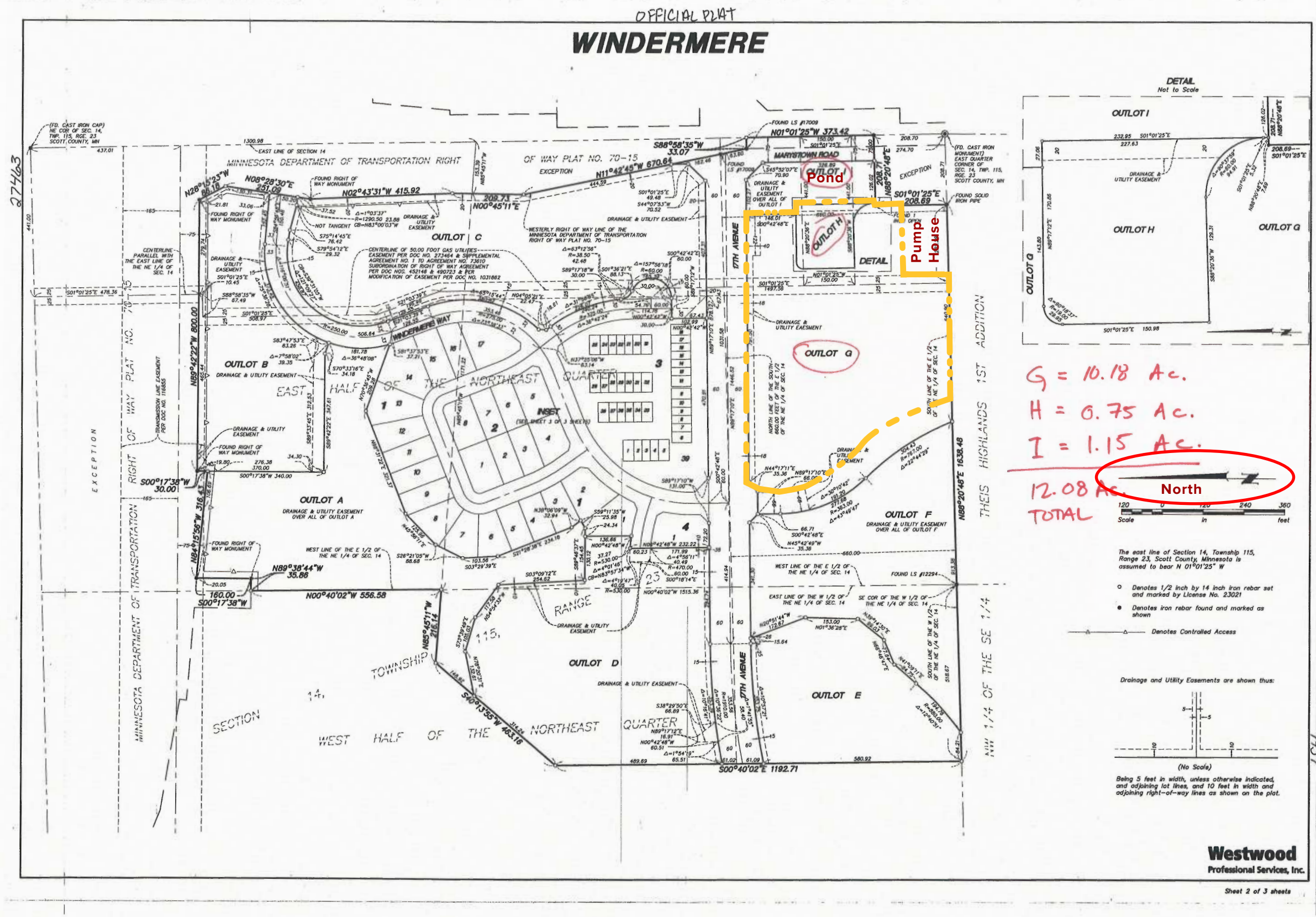


Benedictine Heath System, Shakopee - Exhibit A

January 05, 2018





Site Photographs

1: Site from North West Corner



2: Site from North



3: Site from East



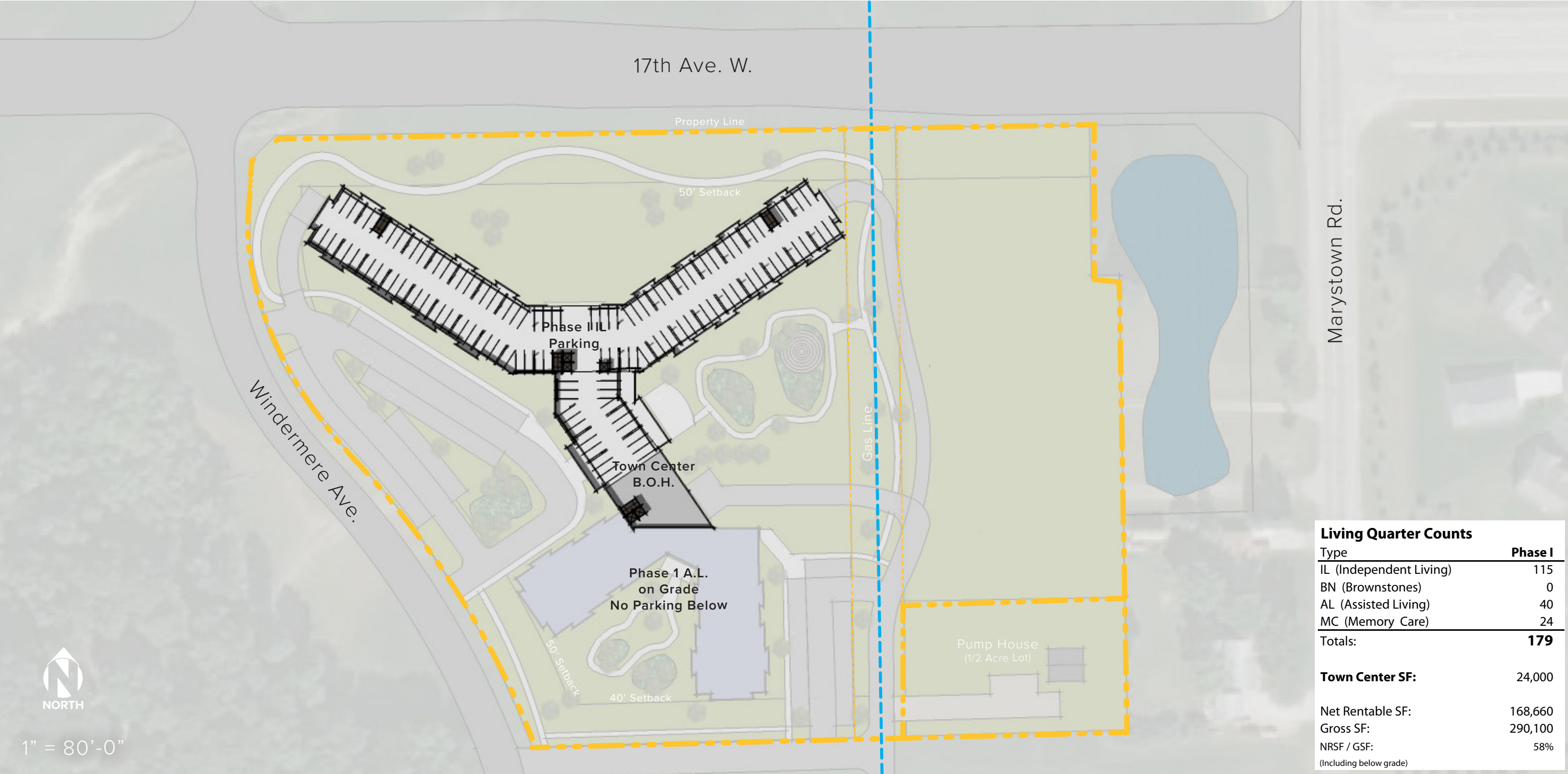
Site Plan - Phase I



Uses - Phase I



Parking Level - Phase I



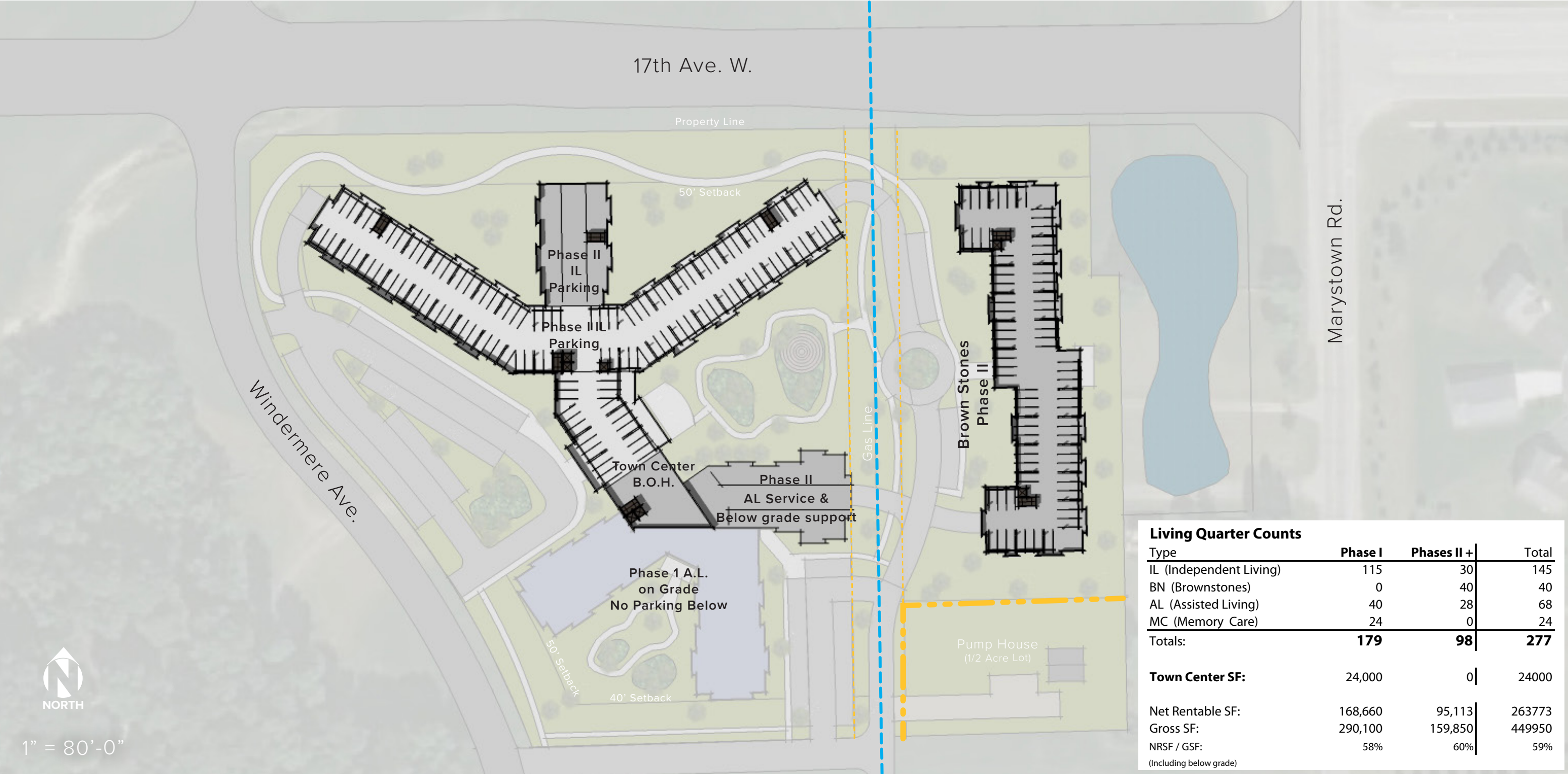
Site Plan - Full Build Out



Uses - Full Build Out



Parking Level - Full Build Out



Estimated Metrics - Full Build Out

*Note: Units = Living Quarters

FULL SITE METRICS

Total GSF	449,950	Total Units	278
IL/AL/MC NRSF	218,398	Total Beds	467
Brownstone NRSF	45,375	Total Main Building	238
Amenity SF	21,600	Beds	375
Utility	7,800	Total Brownstone	40
		Beds	93
Parking SF	77,100	Total Parking	349
Above Grade SF	365,480	Structured Parking	228
Below Grade SF	84,470	Surface Parking	121
		Satlls / Unit	1.25
		Stalls / Bed	0.7

MAIN BUILDING METRICS

Total GSF	377,450	Total Units	238
		Independent Living (IL)	144
Total Parking	255	Assisted Living (AL)	63
Target Parking	238	Memory Care (MC)	31
(per unit goal)	1.0	Care Center (CC)	0
Structured Parking	131	Residential NRSF	218,398
Surface Parking	103	Senior GSF / Unit	906
Stalls / Unit	0.98	Amenity SF	21,600
Stalls / Bedroom	0.62	SF per Unit	91

AL/MC UNIT MIX

Unit Type	SF	Mix	Bedrooms	Units
AL/MC Studio	450	30%	28	28
AL/MC 1 Bedroom	700	70%	66	66
	625	100%	94	94

IL UNIT MIX

Unit Type	SF	Mix	Bedrooms	Units
IL 1 Bed small	630	10%	14	1
IL 1 Bedroom	800	22%	32	3
IL 1 Bed + Den	1,170	30%	86	4
IL 2 Bed	1,200	11%	32	1
IL 2+ Den	1,435	27%	116	3
Average	1,109	100%	280	14

BROWNSTONE UNIT MIX

Unit Type	SF	Mix	Bedrooms	Units
2 BR	1,050	70%	56	28
2 BR +	1,300	30%	36	12
	1,125	100%	93	40
		Total parking		94
		Stalls per Unit		2.3

SQUARE FOOTAGE BY FLOOR-PHASE I

	AL/MC				Indepantant Living (IL)							
	GSF	AL/MC NRSF	AL/MC #	Est. Eff.	GSF	IL NRSF	IL Unit #	Est. Eff.	Parking SF	Parking #	Utility	Surface Park#
	NRSF / AVG Unit SF				NRSF / AVG Unit SF							
Sublevel	0				37800				36,400	104	1,400	
Level 1	22,300	13,380	21.4	60%	37800	32,130	29.0	85%				75
Level 2	22,300	13,380	21.4	60%	37800	32,130	29.0	85%				
Level 3	22,300	13,380	21.4	60%	37800	32,130	29.0	85%				
Level 4					37800	32,130	29.0	85%				
Level 5						0	0.0					
Level 6						0	0.0					
Owner Target Numbers	66,900	40,140	64.2		189,000	128,520	115.8		36,400	104	1,400	75
			64				115					

Owner Target Numbers

SQUARE FOOTAGE BY FLOOR-PHASE II +

[illegible]

Owner Target Numbers

Town Center (TC)					"BrownStones" (BN)							
GSF	Amenity	Parking SF	Parking #	Ut/BOH	GSF	NRSF	BN Unit #	Est. Eff.	Amenity	Parking SF	Parking #	Surface Park #
350					335							
12,600		7,200	21	4,600	0					0	0	
11,600	11,600				0	0	0.0	85%	0			0
10,000	10,000											
34,200	21,600	7,200	21	4,600	0	0	0.0		0	0	0	0
	24,000						0					

Phase I Totals

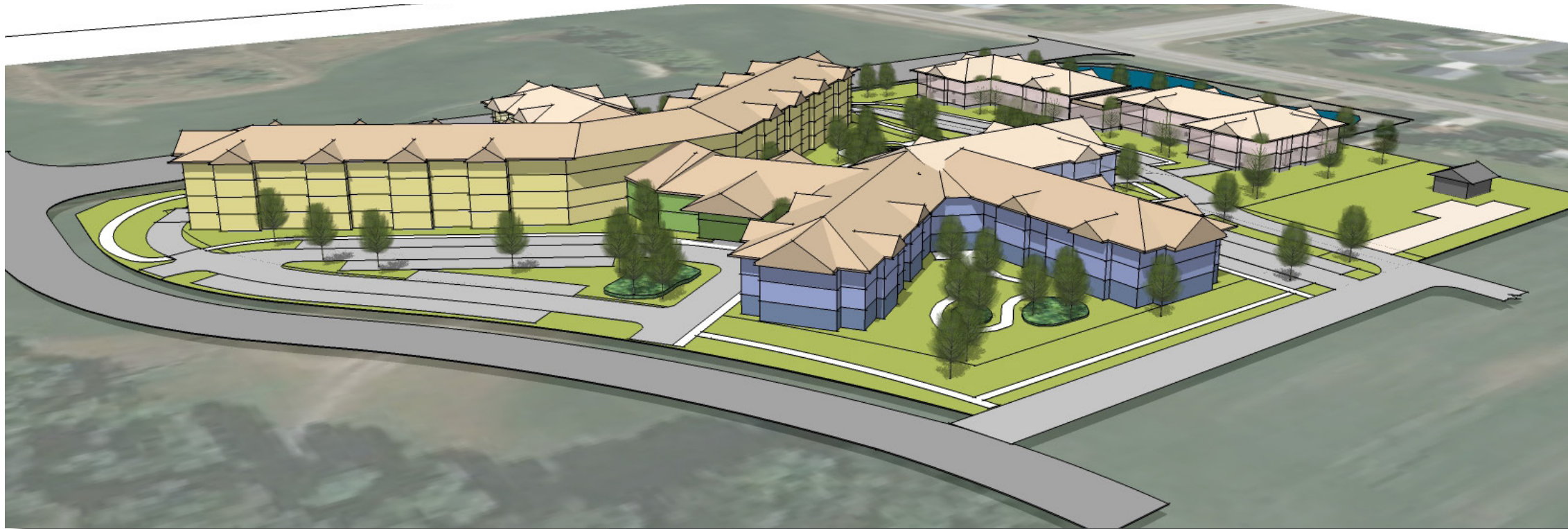
Units	180
GSF	290,100
NRSF	168,660

Town Center (TC)					"BrownStones" (BN)							
GSF	Amenity	Parking SF	Parking #	Utility	GSF	NRSF	BN Unit #	Est. Eff.	Amenity	Parking SF	Parking #	Surface Park #
			330									
0			0		25,000					25,000	76	
0	0				25,000	22,875	20.3	85%	2,500			18
0	0				22,500	22,500	20.0	85%				
								85%				
								85%				
0	0	0	0	0	72,500	45,375	40.3		2,500	25,000	76	18
							40					
34,200	21,600	7,200	21	4,600	72,500	45,375	40		2,500	25,000	76	18

Phase II Totals

Units	98
GSF	159,850
NRSF	95,113

Aerial Views of Massing



Looking North East (Front Door)

Looking South West (From Marystown Road)

