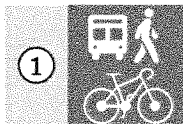


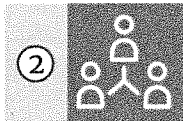


Guiding Principles

Mount Calvary | 3485 Stanford Court



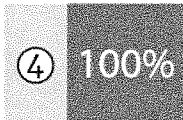
① Adopt and implement a comprehensive transportation demand management (TDM) plan, to encourage use of alternate modes of transportation by residents



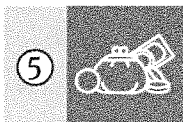
② Collaborative public process from concept planning through the final development approval



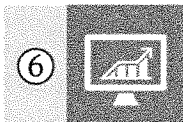
③ Design that is compatible with the existing neighborhood character



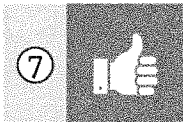
100% permanently affordable homes for seniors



⑤ Mixed-income affordability from very low to moderate income



⑥ Financially viable project through development and operation



⑦ Employ best practices to design, construct, and operate an energy efficient, healthy, and environmentally responsible project



⑧ Design that maximizes Frasier's interest in delivering services to our residents



⑨ Provide superior property management services for the benefit of residents and neighbors alike