

We believe *life* should
improve *with* age.

Allow us to introduce ourselves.



We're Senior Resource Group—SRG. For over 30 years, we've been developing and operating award-winning senior living communities throughout the United States. Although we're known for our distinctive designs and innovative amenities, it's common knowledge to everyone who lives and works with us that SRG senior living communities are fueled by our passion. We're truly driven by the desire to create environments that enhance the quality of people's lives.

Our success is rooted in the idea of hospitality. But it goes beyond just being well mannered. We strive to take care of our residents and our employees in a way that brings the two together as one extended family.

We work tirelessly to anticipate the future. At SRG, our residents tell us everything we need to know about who they are and how they want to live; and their input guides us in everything we do.

Ultimately, the SRG lifestyle is all about choice and independence. It's about savoring the daily experiences of life and cherishing connections—now, and into the future.

Your comfort is our passion.



We put people first in everything we do, from the day-to-day living experiences of our residents to creating the best communities and working environments possible.

And, while we pride ourselves on the daily delivery of quality service, it's the elevation of hospitality to a new level—an innovation we call Genuine Hospitality—that truly sets SRG apart. Our residents are neither guests nor strangers; they are the constant that defines our communities—where exceptional service is delivered by a dedicated group of people who truly believe our residents well-being and quality of life is their personal responsibility.

At SRG, our goal is to create comfortable, service-enriched environments that encourage residents to choose, to express themselves, and to live fully.

A blueprint for living well.



At SRG, we embrace wellness as a way of life. Healthy living means so much more than just exercise and nutrition; it's a person-centered approach that focuses on meeting the needs of the individual as a whole. Ours is a comprehensive philosophy that addresses the physical, emotional, intellectual, social, spiritual, and vocational well-being of our residents.

We recognize that mind, body, and spirit are all interconnected, so we've made it our goal to strengthen those connections through a robust offering of supportive programs, services, and amenities. By taking a holistic approach to wellness, we can provide a customized program for

each individual that includes nutrition and fitness opportunities, exercise classes, preventative health workshops, wholesome dining options and the knowledge, resources, and motivation to create a personalized blueprint for living well. Additionally, we encourage community members to work together to set goals, support progress, and celebrate and reward achievement.

By integrating all six areas of wellness, SRG communities promote healthy living and encourage residents and staff alike to lead balanced, productive lives.

When needs change, we're ready.



Our residents and their families will also find comfort in knowing that even if their needs change, their address doesn't have to. Should the necessity for care arise, they'll find a thoughtful and comprehensive menu of programs and services available on-site to meet their individual requirements today and tomorrow.

Here, a personalized program of care, provided in the comfort of their home, affords residents the freedom and independence to live life as they choose. And, as their needs may grow and change, our Director of Assisted Living and licensed professional staff are there to provide the services required to meet those needs each and every day. For those requiring specialized Alzheimer's Disease/Dementia care services, Enliven™—our creative and adaptive memory care helps residents feel more connected and as independent as possible by focusing on their strengths and abilities, not impairments.

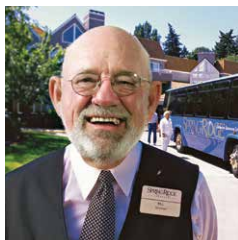
Seeking a higher standard.



We take the health of our residents seriously, which is why we pursued accreditation. In 2004, SRG became the first major senior living provider in the U.S. to earn across-the-board accreditation of its eligible communities by the Commission on Accreditation of Rehabilitation Facilities, or CARF. Throughout North America and Western Europe, CARF is recognized as the leading independent accreditation body for providers of health and human services. Even though federal and state guidelines don't require licensed senior living communities to be accredited, we think it's an important distinction.

As part of our promise to you, SRG's accredited retirement communities will continue to voluntarily participate in CARF's accreditation process to ensure our programs and services maintain their measurable quality standards.

More than a service. A privilege.



On a whole variety of fronts, from high tech to high touch, we do everything we can to engender a reassuring sense of comfort and understanding for our residents and their families as needs arise. We are honored to have the opportunity to make a difference in the lives of those we touch—our residents, their family members, and our employees.

We like to say that life should improve with age. After more than two decades in the business, it's certainly been true for us. It's our job to make sure our residents—and team members—feel the same way.

The Heritage
TRADITION

A LIFE WELL LIVED



Discover The Heritage Tradition.

Discover retirement living the way you always imagined it would be—a beautiful campus featuring distinctively designed residences, a host of convenient and supportive services and amenities, and a dedicated, professional staff available to meet your needs, 24 hours a day.

It's a life well lived at The Heritage Tradition. Welcome.

LAUGHTER. BALANCE. CREATIVITY. WELLNESS.

It's our model for vitality—a fresh approach to senior living. We surround our residents with an engaging blend of comfort, style, fine dining and endless social, recreation and wellness programs. Each day at The Heritage Tradition brings with it a new opportunity for inspiration, renewal, rejuvenation and learning.

Explore your surroundings.

Experience Sun City West, Arizona's premier active adult golf community just northwest of Phoenix. The Heritage Tradition combines Sun City West's unique lifestyle with the luxuries of community living. Residents enjoy close proximity to all that the neighborhood has to offer: recreation centers, community libraries, golf courses, health professionals, and major financial institutions. It's all here, just west of Phoenix, where the fine dining, entertainment and recreation possibilities are limitless.

What's next? A leisurely, relaxed lifestyle.

With life so full of choices, you can take your time and explore. This is retirement living, redefined.

When a day can take you to an art class, a chat with the Chef on the latest culinary experiences, participating in a fun water aerobics class and or a friendly competition of Wii Bowling, that's a very good day. Or maybe meet up for a line dancing class, relax with group yoga or enjoy an afternoon musical performance. It's your choice. Where will the day take you?

At The Heritage Tradition, you can do it all, in style. And you can leave the driving to us. Our transportation service provides you the convenience of curb service to many of the popular locations and destinations nearby.

It's the newfound ease of living a maintenance-free life in the midst of everything you love. And the assurance that tomorrow's care needs can be managed for you, right here at home.



Your personal sanctuary.

Choose your home from a variety of studio, one-, two- and three-bedroom residences. The Heritage Tradition brings you stylish interiors and inviting spaces offering luxurious yet comfortable living. With distinctively designed floor plans—all you have to do is choose one.

Wellness — A way of life.

Whether you're active and on the go, or need some help with the activities of daily life, The Heritage Tradition provides both Independent and Assisted Living lifestyles and a variety of thoughtfully designed floor plan options to meet your needs now, and in the future. Here, you'll find our integrated approach to wellness to be the right combination of knowledge, resources, motivation and support to create your own personalized blueprint for living well.

SRG — Genuine Hospitality – Our Commitment to You.

We are committed to making you the center of our attention. This philosophy is our pledge to Genuine Hospitality. By creating comfortable, service-enriched communities, we hope to encourage residents to choose, to express themselves, to live life fully. We are honored to have the opportunity to make a difference in the lives of those we touch—our residents, their family members, and our employees. Delivering on our promise of Genuine Hospitality isn't just our job, but rather, our privilege.

Comfort and Convenience – It's All Here.

Today, you have the opportunity to blend independence and peace of mind into an affordable lifestyle that meets your unique needs. Available on a monthly fee basis, The Heritage Tradition offers an impressive range of comforts and conveniences to simplify your life and enrich your lifestyle.

Seeking a Higher Standard.

In 2004, SRG became the first major assisted living provider in the United States to earn company-wide CARF accreditation from the Commission on Accreditation of Rehabilitation Facilities (CARF). A three-year CARF accreditation parallels a five star rating in the hospitality industry and represents the highest level of accreditation that can be awarded to an organization.

For the same reasons you would select an accredited hospital or college, CARF accreditation means SRG communities adhere to the highest standards of quality care and service—an important consideration when choosing a senior living setting for you or a family member.

WELL-BEING THAT'S, WELL, *FUN*



The idea behind our innovative, engaging wellness program, **Zest**, is pretty simple: bringing healthy, positive balance to the Mind, Body and Soul with a wealth of personalized, enriching experiences. From trying something for the first time to exploring passions old and new, Zest is all about energy. Because when we feel energized and happy, we enjoy life more every day.

Zest inspires the mind through creative and intellectual expression. We work to keep the body in tune through daily motion and attention to nutrition. With our plant-based and whole-food focused FreshZest™ dining options, it is easy to enjoy fine dining AND make small but impactful lifestyle changes. And for the soul, our approach is as social as it is spiritual—personal connection, a bit of purposeful reflection and plenty of carefree interaction. Actually, it can be as simple as taking a moment to breathe.

Contact us today to learn how Zest can bring more well-being to your daily life.



The Heritage
TRADITION

INDEPENDENT AND ASSISTED LIVING RESIDENCES

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EQUAL HOUSING OPPORTUNITY

AN SRG SENIOR LIVING COMMUNITY





MORE THAN “JUST” WELLNESS

We believe that wellness is a key factor in living your best life, longer. That’s why our Zest wellness program takes an evidence-based, 360-degree approach to well-being that draws from best practices from a range of disciplines, like medicine, psychology, behavioral science, as well as SRG’s more than 30 years of experience in senior living.

Zest is designed to help our residents feel their best every day. And even more, with the help of a dedicated on-site team, residents can benefit from preventive health strategies that promote well-being not only today, but in the long term.

ENJOY YOUR ZEST

Because wellness is an individual journey, Zest offers a wide range of experiences for the Mind, Body & Soul—three pillars of wellness that we believe are vital and interconnected. Whatever your preferences and needs, with Zest you’ll find it easy and fun to cultivate a rich life of meaning, connection, fulfillment, and purpose.

These are just a few experiences waiting to be discovered:

- *Going back to school* with our Lifelong Learning university seminars.
- *Tasting how delicious* health can be with our FreshZest™ menu options.
- *Putting a dynamic new spin* on cycling with an energizing spinning class.
- *Enjoying Happy Hour* filled with personable conversation and new friends.



Zest
MIND • BODY • SOUL



You're always in the loop with LifeLoop

Connected to life, family, and each other.

LifeLoop helps residents and family members communicate, share experiences, and stay connected and involved in each other's lives on a daily basis. As a resident, you can easily connect with other residents to discover interests and hobbies, share photos, and invite friends to join you in an activity—using your phone, tablet or computer.

Family members can join in, sharing photos, sending messages and seeing what you have been up to lately. LifeLoop offers families added comfort by sharing weekly updates on their loved ones' activity engagement and assisting with meeting their needs from anywhere at any time.

Best of all, our team can walk you through setup and provide any support you need, so you can enjoy trying something new without the worry.

Keeping everyone in the loop. It's just another way life at an SRG community makes every day better.

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EQUAL HOUSING OPPORTUNITY

AN SRG SENIOR LIVING COMMUNITY





OUR FOCUS IS ON YOUR WELL-BEING

The Heritage's continuum of care is about providing comfort, convenience, and peace of mind—now and in the future. Our licensed assisted living care offers an impressive range of health and well-being services, and resources readily available to meet your needs.

Here, you can access routine health monitoring services, self-directed wellness programs and a host of resources and educational programming to create your own blueprint for living well. You'll find the support to help you maintain optimum health when you are well and to provide a personalized program of care when you are not. Simply put, we're there when you need us.

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SERVICES AND AMENITIES FOR COTTAGE RESIDENCES

Services Included in the Monthly Fee

- Delicious chef-prepared, restaurant-style dining options
- Complimentary continental breakfast, 7 days a week
- Biweekly housekeeping
- All utilities, except phone and internet
- Basic Cable TV
- 24-hour staffing and emergency call system
- Scheduled group transportation
- Social, cultural and recreational programs and activities
- Interior and exterior maintenance of all common areas, residences and grounds

Features of Your Cottage Residence

- Patio-home style, two- and three-bedroom floor plans with spacious, private bath
- Fully equipped kitchen
- Full size, washer and dryer
- Color coordinated flooring and window coverings
- Attached private single or double car garages
- Individual climate controls (heating and air conditioning)
- Fire and smoke detectors and sprinkler system

Community Common Spaces & Amenities

- Library/Computer Center
- Media/Theater Lounge
- Beauty/Barber salon
- Games and Crafts Room
- Outdoor heated pool and spa plus lap pool
- Fitness Center
- Putting greens and walking trails
- Private dining room for entertaining
- Wifi available in Atrium
- Guest Suites for family and friends
- Gated Community



SERVICES AND AMENITIES FOR INDEPENDENT LIVING

Services Included in the Monthly Fee

- Delicious chef-prepared, restaurant-style dining options
- Complimentary continental breakfast, 7 days a week
- Convenient housekeeping services, every other week
- All utilities, except phone and internet
- Basic Cable TV
- 24-hour staffing and emergency call system
- Scheduled group transportation
- Social, cultural and recreational programs and activities
- Interior and exterior maintenance of all common areas, residences and grounds

Features of Your Independent Living Residence

- One-and two-bedroom floor plans with spacious, private bath
- Color-coordinated floor and window coverings
- Fully equipped, all-electric kitchen
- Full size, washer and dryer
- Individual climate controls (heating and air conditioning)
- Fire and smoke detectors and sprinkler system

Community Common Spaces & Amenities

- Library/Computer Center
- Media/Theater Lounge
- Beauty/Barber Salon
- Games and Crafts Room
- Outdoor heated pool and spa plus lap pool
- Fitness Center
- Putting greens and walking trail
- Private dining room for entertaining
- Wifi available in Atrium
- Private, individual storage areas
- Guest Suites for family and friends
- Covered Parking
- Gated Community



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SERVICES AND AMENITIES FOR ASSISTED LIVING

Services Offered with Assisted Living

- Three delicious, chef-prepared meals plus snacks
- Help with daily activities, including bathing, dressing and grooming
- Assistance with medication management
- Licensed nurse on staff
- Weekly housekeeping
- Weekly personal and flat linen laundry service
- 24-hour staffing and emergency call system
- All utilities, except phone and internet
- Basic Cable TV
- Social, cultural and recreational programs and activities
- Scheduled group transportation
- Interior and exterior maintenance of all common areas, residences and grounds

Features of Your Assisted Living Residence

- Studio, one-and two-bedroom floor plans with private baths
- All-electric kitchenettes
- Individual climate controls (heating and air conditioning)
- Security features including safety grab bars in shower, fire and smoke detectors, and sprinkler systems

Community Common Spaces & Amenities

- Library/Living Room
- Media/TV room
- Beauty/Barber salon
- Recreation Room
- Private dining room for entertaining
- Wifi available in Atrium
- Courtyard and walking path



Seaside
807 SQ. FT.

One Bedroom, One Bath



Floor plans are representative; actual square footage, dimensions and details may vary.

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Courtside
822 SQ. FT.

One Bedroom, One Bath



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Garden
1,016 SQ. FT.

One Bedroom plus Den, One and a half Bath



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Harvest
1,285 SQ. FT.

Two Bedroom, Two Bath



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Summit Cottage
1300 SQ. FT.

Two Bedroom, Two Bath



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Crown Cottage
1,490 SQ. FT.

Three Bedroom, Two Bath



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Evergreen
1,496 SQ. FT.

Two Bedroom plus Den, Two Bath



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Garnet
450 SQ. FT.
Studio

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Ruby
550 SQ. FT.
Studio

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Emerald
650 SQ. FT.

One Bedroom, One Bath



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Diamond
900 SQ. FT.

Two Bedroom, Two Bath



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