

LEISURE WORLD SEAL BEACH
An Active Adult Community
Disclosure

To: Prospective Purchaser in Seal Beach Mutual No. Eleven

Seal Beach Mutual No. Eleven (“Mutual Eleven”) governs one of the seventeen (17) residential communities (referred to as “Mutuals”) that—together with the recreational and other facilities governed by the Golden Rain Foundation (“GRF”)—comprise the master retirement community known as Leisure World Seal Beach.

Mutual Eleven appreciates your interest in joining Mutual Eleven, and thereby becoming part of the Leisure World Seal Beach community.

Choosing to live in Mutual Eleven, or in any of the other Mutuals—and thereby becoming part of the Leisure World Seal Beach community—is an important decision for each prospective resident, and it is important that you understand what Leisure World Seal Beach is and is not, so that you can determine whether living in Leisure World Seal Beach fits your particular needs.

Leisure World Seal Beach is an Active Adult Community offering, through the Mutuals and facilities governed by GRF, co-operative and condominium housing for persons 55 years of age or older. When living in Leisure World Seal Beach, you can be as active as you can or choose to be, and we invite you to review the many recreational opportunities described on Leisure World Seal Beach’s website, www.lwsb.com.

Please understand, however, that:

- 1. Leisure World Seal Beach is NOT an Independent Senior Living Community.** Independent Senior Living Communities cater to seniors who require little or no assistance, but typically offer meal preparation, housekeeping, laundry and home maintenance services. **The Mutuals (including Mutual Eleven) and GRF do NOT offer any such services, and such services are therefore NOT provided in Leisure World Seal Beach.**
- 2. Leisure World Seal Beach is NOT an Assisted Living Facility.** Assisted Living Facilities provide housing, personalized support services, and health related care to seniors who need some assistance with daily tasks, but who do not require the skilled care provided at a nursing home. Assistance with medications, activities of daily living, meals, and housekeeping are routinely provided, and staff is available 24 hours per day. **The Mutuals (including Mutual Eleven) and GRF do NOT offer any such services, and such services are therefore NOT provided in Leisure World Seal Beach.**
- 3. Leisure World Seal Beach is NOT a Nursing Home.** Nursing Homes provide 24-hour skilled care for chronic and short-term conditions that require medical and nursing care. Patients in Nursing Homes generally rely on assistance for most or all activities of daily living. Nursing Homes in California are licensed as Skilled Nursing Facilities through the Department of Public Health. **The Mutuals (including Mutual Eleven) and GRF do NOT offer any such services, and are NOT licensed as Skilled Nursing Facilities, and such services are therefore NOT provided in Leisure World Seal Beach.**

Should you have any questions regarding living in Leisure World Seal Beach, including the activities available to Mutual members, please contact the Leisure World Seal Beach Stock Transfer Office at: (562) 431-6586 ex. 346, 347 or 348.

Mutual Eleven is proudly committed to abiding by and complying with all applicable federal and state laws and statutes prohibiting unlawful discrimination, including discrimination based on race, color, ancestry, national origin, religion, disability, sex, sexual orientation, gender identity, gender expression, genetic information, and marital status.

I have read and understand this Disclosure, and understand that, if I become a Member of Mutual Eleven, and thereby part of the larger Leisure World Seal Beach community, I will be living in an Active Adult Community and not in an Independent Living Facility, an Assisted Living Facility, or a Nursing Home.

Print Prospective Purchaser's Name _____

Signature _____

Date _____

Return this form to the Stock Transfer Office.

If you require additional forms, contact Stock Transfer at (562) 431-6586, ext. 339, 346, 347, 348, or 400.

Golden Rain Foundation Seal Beach, California