

Rejuvenate



Engaging



Vibrant



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.

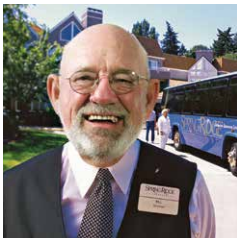
Seeking a higher standard.



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.

SPRING RIDGE
AT CHARBONNEAU

A LIFE WELL LIVED



Discover SpringRidge at Charbonneau.

There is a place, outside of Portland, where life unfolds richly. A place of vibrance and engagement, where you'll find choices for socializing, fine dining and convenience—all in a setting like no other. Lifestyle takes many forms here, and days are filled with beauty, ease and a vivid palette of opportunities. Everything you need is right here. Explore our spaciouly designed residences and find out how inspiring life can be. It's a life well lived at SpringRidge at Charbonneau. Welcome.

LAUGHTER. BALANCE. CREATIVITY. WELLNESS.

It's our model for vitality. A fresh approach to senior living, SpringRidge at Charbonneau is a resort village for a new kind of retiree. We surround our residents with an engaging blend of comfort, style, fine dining, endless social opportunities, world-class recreation and wellness programs. Each day at SpringRidge brings with it a new opportunity for inspiration, renewal, rejuvenation and learning.

Explore your surroundings.

Experience the beauty of Charbonneau, one of Oregon's most desirable, master planned residential communities—its natural beauty, 27-hole golf course, tennis courts, and scenic walking paths. It's all here, just south of Portland, where the fine dining 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, redefined.

When a day can take you to an Art Session, a chat with the Chef on the latest culinary experiences, Skyping with the grandkids, a foreign film, and golf on the neighborhood course, that's a very good day. Or maybe meet up for French Club, try a new wine flight or swim laps in the heated, indoor pool. Where will the day take you?

At SpringRidge at Charbonneau, 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. And if you are away from home, you'll take comfort in knowing that everything will be well maintained for your return.

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.

Meet up for French Club, try a new wine flight or swim laps in the heated, indoor pool. Where will the day take you?



Your personal sanctuary.

Choose your place from a variety of studio, one-bedroom and two-bedroom residences. SpringRidge at Charbonneau brings you exquisite interiors and inviting living spaces offering luxurious yet comfortable living. With the distinctively designed floor plans—all you have to do is choose one.

Wellness — A way of life.

At SpringRidge at Charbonneau, we've crafted an environment that makes room for physical, social, mental and spiritual well-being. Our integrated approach offers individualized programs including nutrition and fitness programs, diversified exercise classes, preventative health workshops, and wholesome and fresh dining options. It's the right combination of knowledge, resources, motivation and support that makes up our personalized blueprint for wellness.

A place to meet your changing needs.

We recognize the importance of planning for all stages of your life. That's why our continuum of care campus provides a thoughtful and comprehensive menu of programs and services, including private accommodations for assisted living and memory care. It's comforting to know that even if your needs change, your address doesn't have to.

SRG — Who we are. What we do.

For more than 30 years, Senior Resource Group (SRG) has 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 those who live and work 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. And, while we pride ourselves on the daily delivery of quality service, it's the elevation of hospitality to a new level that truly sets SRG apart.

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.

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.



SPRING RIDGE
AT CHARBONNEAU

INDEPENDENT AND ASSISTED LIVING • MEMORY CARE 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.



SRG

SENIOR
LIVING



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.

SpringRidge at Charbonneau offers a continuum of care designed to provide comfort, convenience, and peace of mind—now and in the future. Here, you'll enjoy health, wellness and supportive services that allow you to live a vibrant and enriched lifestyle. We tailor care to meet your unique needs and preferences to maintain optimum health when you are well—and personalized care options if you are not. You'll have access to a host of health and well-being services and resources, plus licensed assisted living and our signature Enliven™ memory care, if the need arises.

The SpringRidge difference is that you pay only for the care you need and only if you need it. With our progressive care model based on the most up-to-date delivery of care for preferred senior living, you are in charge of your own healthcare decisions, and you are not required to subsidize care costs incurred by your neighbors.

Wellness Made Easy.

SpringRidge residents can benefit from a comprehensive array of personalized health and wellness programs and services. Here, residents can access routine health monitoring services, onsite physician consultations, self-directed wellness programs and a host of resources and educational programming focused on emerging trends and topics.

In-residence care services.

You've got choices. Whether you opt for a private attendant or agency, you can receive personalized care services and assistance with activities of daily living in the privacy of your independent living residence.

Assisted Living.

SpringRidge delivers beautifully crafted, personal and supportive care in a setting like no other. Our well-appointed studio, one- and two-bedroom residences, offer living spaces full of warmth and light—and make room for physical and mental well-being, with everything you need close at hand.

At SpringRidge, care is multifaceted. You see it in a warm smile and a helping hand. You see it in our innovative programs and services and in the dedication of our professional, welcoming staff. We call it person-centered care—from help with daily activities and managing medications to our 24-hour emergency call system. This is living, fully supported.

Memory Care.

SpringRidge's Enliven™ memory care offers a life full of engagement and inspiration in a caring and supportive environment. Our person-centered approach to care is tailored to meet your loved one's changing needs. You'll find warmth and comfort here, in our specially designed private alcove residences, complete with individualized care and integration and support of family members. Friendly, welcoming and relaxed—SpringRidge at Charbonneau is an opportunity for ease, for wellness, and for family.

SpringRidge's licensed assisted living and memory care is available on a convenient monthly fee basis.

Services Included in the Monthly Fee

- Complimentary full breakfast, plus your choice of lunch or dinner daily
- Biweekly housekeeping and flat linen laundry service
- All utilities (except phone) including 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
- Individual climate controls
- Fully equipped, all-electric kitchens
- Personal washer and dryer
- Safety grab bars in tub and showers
- Private patio or balcony with storage
- Conveniently located elevators and access to common areas
- Fire and smoke detectors and sprinkler system

Community Features and Amenities

- Restaurant-style dining in the Charbonneau Room, open 12 hours daily
- Private Dining Room and Continental Café
- Theater, Library and Internet Lounge
- Game Room and Clubrooms
- Fully-equipped Fitness Center
- Heated, Indoor Pool and Spa
- Health and fitness classes, including aqua and indoor aerobics
- Beauty/Barber Salon and Sundry Shop
- Landscaped outdoor courtyards and grounds
- Convenient Covered Parking



Assisted Living Services Offered

- Three delicious meals daily, served restaurant-style in the SpringRidge Court Dining Room
- Help with daily activities, including bathing, dressing and grooming
- Weekly housekeeping, personal and flat linen laundry service
- Utilities including electricity, heat, air conditioning, water, and cable TV
- 24-hour staffing and emergency call system
- Licensed nurse on staff
- Scheduled group transportation
- Social, cultural and recreational programs and activities
- Interior and exterior maintenance of all common areas, residences and grounds

Features of Your Assisted Living Residence

- Studio/Alcove, one-bedroom and two-bedroom residences
- Color-coordinated floor and window coverings
- Individual climate controls
- All-electric kitchenettes
- Conveniently located elevators and access to common areas
- Security features including safety grab bars in shower, fire and smoke detectors, and sprinkler system

Community Features and Amenities

- Restaurant-style dining, open 12 hours daily
- Bistro Café
- Library and Internet Lounge
- Game Room and Clubrooms
- Movie Theater room
- Landscaped Outdoor Courtyards and Grounds
- Convenient Covered Parking



Memory Care Services Offered

- Three delicious meals daily, including snacks
- Help with daily activities, including bathing, dressing and grooming
- Weekly housekeeping, personal and flat linen laundry service
- Utilities including electricity, heat, air conditioning, water, and cable TV
- 24-hour staffing and emergency call system
- Licensed nurse on staff
- Scheduled group transportation
- Assistance with managing medications
- Enliven™—creative and adaptive memory care helps residents feel more connected and as independent as possible
- Activity programming that maximizes independence while focusing on strength and abilities
- Personalized care services to meet the changing needs of each resident
- Interior and exterior maintenance of all common areas, residences and grounds

Features of Your Memory Care Residence

- Private Studio/Alcove and large shared studio suites
- Color-coordinated floor and window coverings
- Individual climate controls
- Security features including safety grab bars in shower, fire and smoke detectors, and sprinkler system

Community Features and Amenities

- Specially designed common areas and outdoor courtyard
- Interior and outdoor walking paths
- Family activity centers
- Routine wellness reviews
- Secured, residential environment
- Enriched community life to help residents live comfortably and successfully within their capabilities



Plan A
2 Bedroom, 2 Bath
1226 Sq. Ft.



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

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Plan B
2 Bedroom, 2 Bath
958 Sq. Ft.



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Plan C
1 Bedroom, 1 Bath
610 Sq. Ft.



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Plan D
1 Bedroom, 1 Bath
670 Sq. Ft.



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Plan E
1 Bedroom, 1 Bath
578 Sq. Ft.



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

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Plan G
1 Bedroom, 1 Bath
772 Sq. Ft.



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

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Plan H
2 Bedroom, 2 Bath
947 Sq. Ft.



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Plan J
2 Bedroom, 2 Bath
908 Sq. Ft.



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Plan A
Studio/Alcove
432 Sq. Ft.



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Plan B
1 Bedroom, 1 Bath
576 Sq. Ft.



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Plan C
2 Bedroom, 1 Bath
816 Sq. Ft.



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Plan D
2 Bedroom, 2 Bath
864 Sq. Ft.



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