

Pacific Regent La Jolla

A LUXURY RETIREMENT CONDOMINIUM



The Pacific Regent La Jolla is a premier non-profit condominium community for independent adults 62 and over. The Pacific Regent La Jolla offers a welcoming, hassle-free lifestyle that allows you to focus on your passions and live life to its fullest.

Boasting a wealth of concierge services, sensational amenities, delicious dining and daily social interaction, you are sure to feel like you are living in a luxury hotel. Casual elegance is the standard at Pacific Regent La Jolla. From the classic lobby to the elegant dining room, you're sure to appreciate the attention to detail and warm, gracious atmosphere.

Best of all, unlike many communities, at the Pacific Regent La Jolla you own your home. This ensures a valuable asset for you and your heirs, along with the comfort and peace of mind that retirement communities provide.

A Culture of Friendliness and Sociability

Pacific Regent has a well-earned reputation for having a welcoming and friendly culture. The Welcome and Resident Services Committee offers new residents an orientation, a place to go with questions about their new environment and a welcome dinner soon after new residents move in.

New residents receive a binder of residents' biographies, including the history of Pacific Regent, and a monthly calendar of events and activities.

Superior Building Similar to a Luxury Hotel

Constructed in 1991, our 21-story building has 148 condominium units, one, two and three-bedroom units in various layouts, ranging from approximately 700 square feet to 2400 square feet.

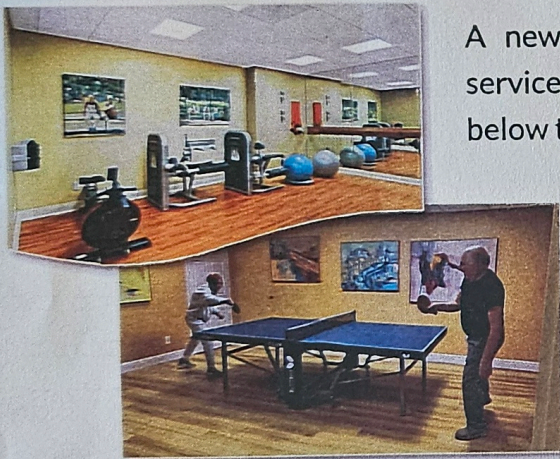
The building's newly renovated lobby, dining room and social rooms are inviting and welcoming.

Beyond the lobby is a beautiful outdoor patio used for dining and special events. The lobby also is used for entertainment events such as afternoon teas, concerts (often featuring our concert grand Bösendorfer piano), and informal socializing.

The indoor swimming pool and spa pool provide the opportunity for Aquacise exercise classes and lap swimming.

The Regency Dining Room, with its stately pillars, vaulted ceilings, and fireplace, offers a beautiful setting for gourmet lunches and dinners. Residents reserve tables for themselves and parties of up to ten. Coffee and tea service is available each morning.

A large social room, equipped with a professional sound system and a large screen television is used for various activities, including movies, opera videos, streamed programs, and lectures. The room is frequently filled with residents playing bridge, canasta, Rummikub, and other card games. The larger social room and a smaller adjacent room are available for private dining parties. The smaller room also hosts a resident art gallery.



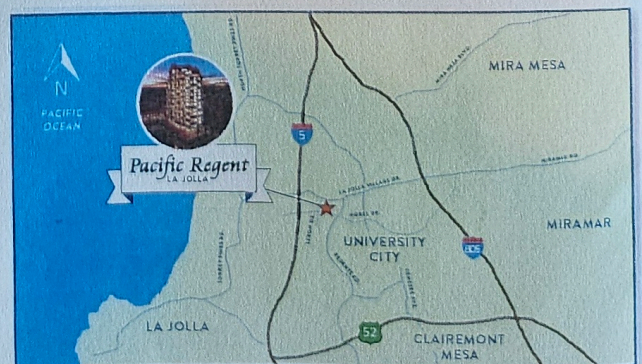
A newly renovated fitness center, beauty salon (men's and women's services), table tennis room, and arts and crafts room are located one level below the main lobby.

Residents have access to two levels of underground parking. Residents have the option of parking their own vehicle or using the valet service to have their car parked and/or delivered to the front entrance. Electric vehicle charging stations are also available for a small fee. Each unit has a storage locker on the lower level of the building.

San Diego is a Superior Location for Retirees

Pacific Regent is minutes away from supermarkets; UTC mall; the San Diego trolley; several continuing education programs, San Diego Library, and nationally recognized museums and theaters.

Pacific Regent is ten minutes away from two famous medical centers. Scripps Medical Center is one of the top-rated hospitals in California and has local clinics throughout the area. The research/teaching hospital of UCSD also has an advanced Emergency Room facility for seniors in the area. Three other medical centers, the Sharp Medical Center, San Diego Veteran's Hospital and Kaiser Permanente are also located nearby.



Superior Dining and Food Service

Our Executive Chef has been with Pacific Regent for many years. He and the Dining Room staff provide Pacific Regent residents with a dining experience comparable to a private country club or cruise ship. Residents select meal plans from ten to thirty meals per month, which may be used for lunch or dinner. Our dinner menus change nightly and include numerous options for appetizers, soups, salads, entrees, desserts, and beverages. Family and friends are often entertained at lunch or dinner. Residents may also receive meal delivery to their suite.



Activities Available to Residents

Our Activities Director, with recommendations from the Activities Committee, publishes a monthly calendar of events.



Programs include:

- Lectures
- Movies
- Holiday Celebrations
- Monthly Birthday Celebrations
- Visits to museums, restaurants, and entertainment venues, including concerts and recitals, San Diego theater, "A Day at the Races" at the Del Mar Racetrack, Padres games at Petco Park, and more!
- On-site musical entertainment, including piano concerts, jazz and classical ensembles
- Afternoon teas
- Patio parties
- Book, Movie and Play Readers Clubs
- Bridge, Chess, Rummikub, Mah Jongg
- Table Tennis
- Exercise and Water Aerobics classes
- Art/Hobby Room for class instruction or workspace with Resident Art Shows
- Fitness Center



Managing Pacific Regent

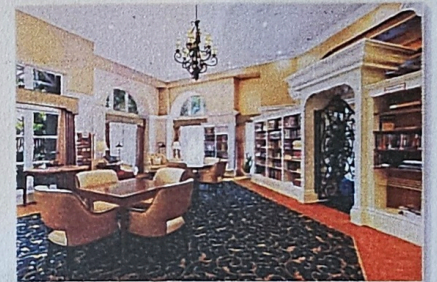
The Board of Directors governs the operations of the community with input from the many committees, including Activities, Architectural, Building and Grounds, Dining and Food Service, Finance, Library, Operating Rules, Public Relations and Welcome and Resident Services. The Board of five resident members is elected by the residents for two-year terms.

Participation and oversight by residents in the operation through their elected Board ensures the quality and efficiency of our operation. Many of our residents participate in our committee process and attend the monthly meetings.

A management company, chosen by the Board of Directors, under the direction of an Executive Director, is responsible for Administrative, Accounting, Activity, Food Services, Housekeeping, Maintenance, Transportation and Valet staff.

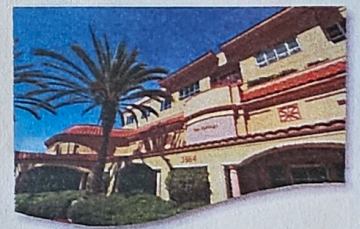
The monthly HOA fee includes:

- Weekly in-unit housekeeping (one hour per week)
- Valet parking
- All utilities, including heating and air conditioning
- Garbage and trash disposal
- Cable TV, including HBO and Showtime
- High-speed internet
- Telephone (including outgoing/incoming local and long-distance calls)
- A fleet of cars and luxury buses provide transportation to and from medical appointments and shopping and to scheduled events
- Maintenance of building, grounds and common areas
- Security and Fire Safety System
- Emergency call system in each suite
- Professional management services
- Employee Appreciation fund (creating a "no-tipping" environment)
- A contribution to the Reserve Fund to replace and repair assets over their lifespan



The Springs

The Springs, located adjacent to our building, operates completely independent of Pacific Regent; however, it is available to our residents when recovering from illness or in need of therapy from an injury.



Pacific Regent offers a luxury facility with outstanding dining, services, activities, transportation, salon services, fitness center, library, some spectacular views, and an atmosphere of friendliness and sociability.

For more information, contact any realtor or ask to speak with a realtor in the on-site leased office at (858) 597-8455. Check out our website at

www.pacificregent.com



Pacific Regent La Jolla
3890 Nobel Drive
San Diego, CA 92122