



Splendido
AT RANCHO VISTOSOSM

Someday Starts Here

Guide to Splendido



Welcome to Splendido

Take a 10-minute tour

Discover **10** fast facts

Live life on cloud **9**

Explore **8** featured floor plans

Delicious dining **7** days a week

R&R, served **6** ways

Meet **5** people from Splendido

More **4** your money

3 kinds of peace of mind

Plenty of things **2** do every day

Make **1** day happen right away



Take a quick
peek inside our
vibrant community
and discover the
many possibilities
that await.

Discover **10** fast facts

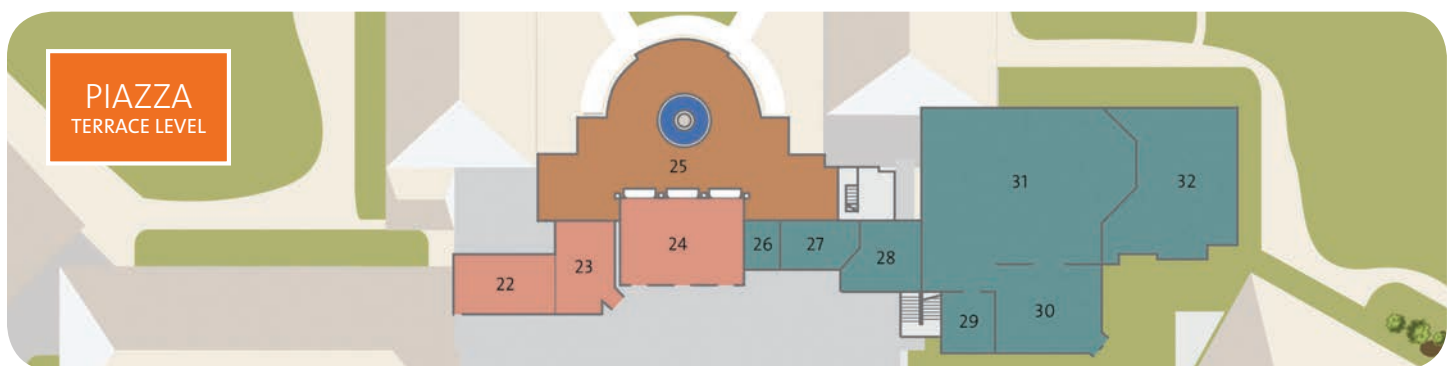
- ✓ **Exceptional mountain, desert, skyline, or courtyard views** from most homes
- ✓ **“Best Overall Active Adult Retirement Community”** from the National Active Retirement Association – Gold Award
- ✓ Amenities for every taste, including **Cinema Delfino** for viewing of feature films and **Michelangelo’s Studio**, a creative arts studio
- ✓ A variety of classes and lectures held by semester through the resident-led (and often resident-taught!) **Splendido Intellectual Pursuits Program**
- ✓ Heated, **indoor 20-meter saline lap pool**, saline whirlpool, and refreshing outdoor saline swimming pool, along with an **18-hole putting course**
- ✓ **Distinctive restaurants and lounge venues** filled with fresh creations from our culinary team—including our pastry chef!
- ✓ **Saluté Spa**, offering manicures, pedicures, massages, and hair services
- ✓ Assisted living, memory support, and Medicare-certified skilled nursing—all within **Sonora at Splendido**
- ✓ Possibilities in Action program includes organizational and resident-led efforts that **give back to the local community** and area not-for-profits
- ✓ Splendido is a **collaboration** between not-for-profit Mather LifeWays and Arizona-based Plaza Companies



Live life on cloud **9**

Nestled amid the breathtaking views of the Santa Catalina Mountains, Splendido features a climate of sunny days, fresh air, and starry-skied nights. And beyond our gorgeous community, there are countless discoveries that await.

When you visit for the first time, you'll notice a well-manicured oasis complete with lush gardens, outdoor sitting areas, and plenty of room for adventure. Inside, there's even more to explore.



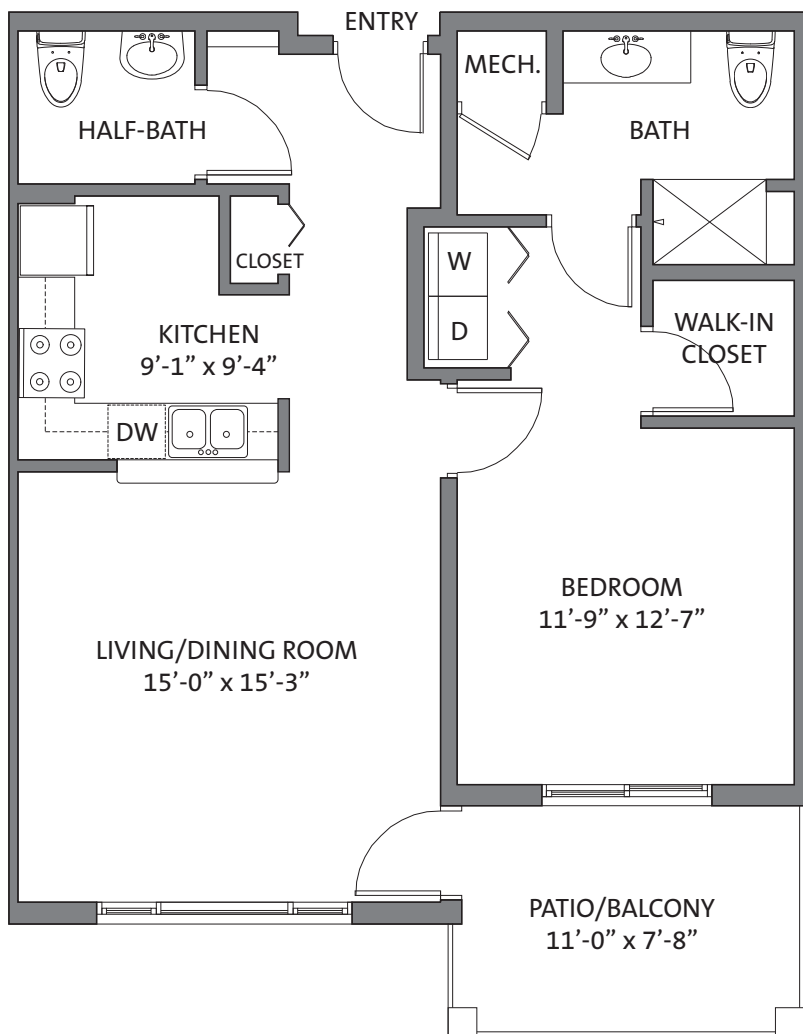
- | | | | | |
|--------------------------|------------------------|---|---------------------------------------|-----------------------------------|
| 1 Business Center | 8 Living Room | 15 Salut  Spa | 21 Outdoor Pool | 26 Bottiglia Wine Room |
| 2 Mail Center | 9 Connections | 16 Indoor Pool | 22 Cinema Delfino | 27 Granada Lounge |
| 3 Guest Suites | 10 Billiards | 17 Cardio/Strength Training Room | 23 Michelangelo's Art Studio | 28 Foyer |
| 4 Administration | 11 Restrooms | 18 Human Resources | 24 Catalina Room | 29 Florence Private Dining |
| 5 Dant  Library | 12 Card Room | 19 Locker Rooms | 25 Catalina Patio and Fountain | 30 Marbella |
| 6 Concierge | 13 Terrace | 20 Aerobics | | 31 Alonzo's |
| 7 Entry Foyer | 14 Caf  del Sol | | | 32 Bella Vista Terrace |

Explore 8 featured floor plans

In addition to the many amenities found at Splendido, we offer a selection of spacious one-bedroom, one-bedroom with den, two-bedroom, and two-bedroom with den homes. Here are just a few of our many Terrace and Villa Home floor plans:

Amalfi I

One Bedroom
One and One-Half Bath
846 Square Feet*

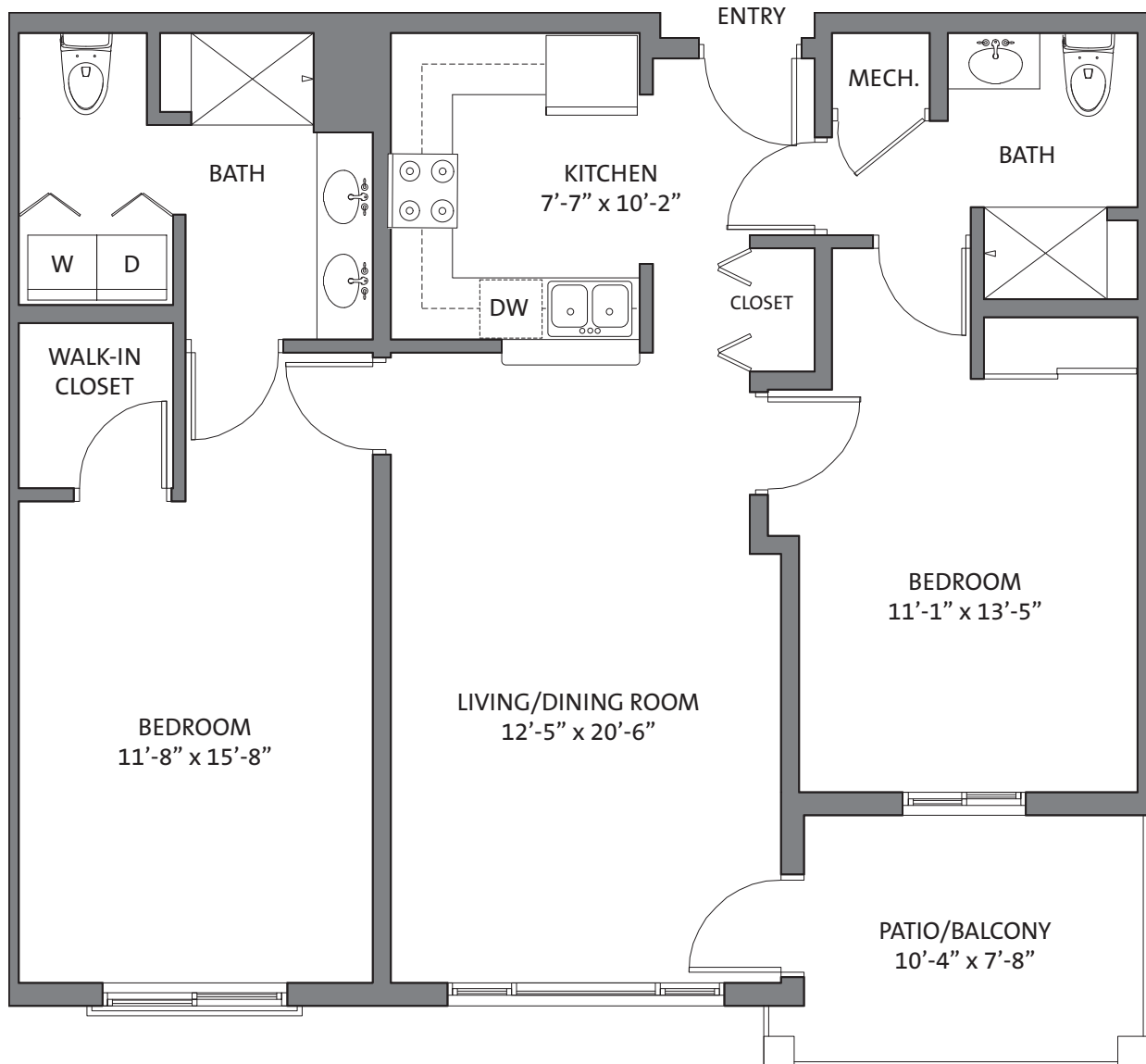


Bayona II

Two Bedroom

Two Bath

1,113 Square Feet*

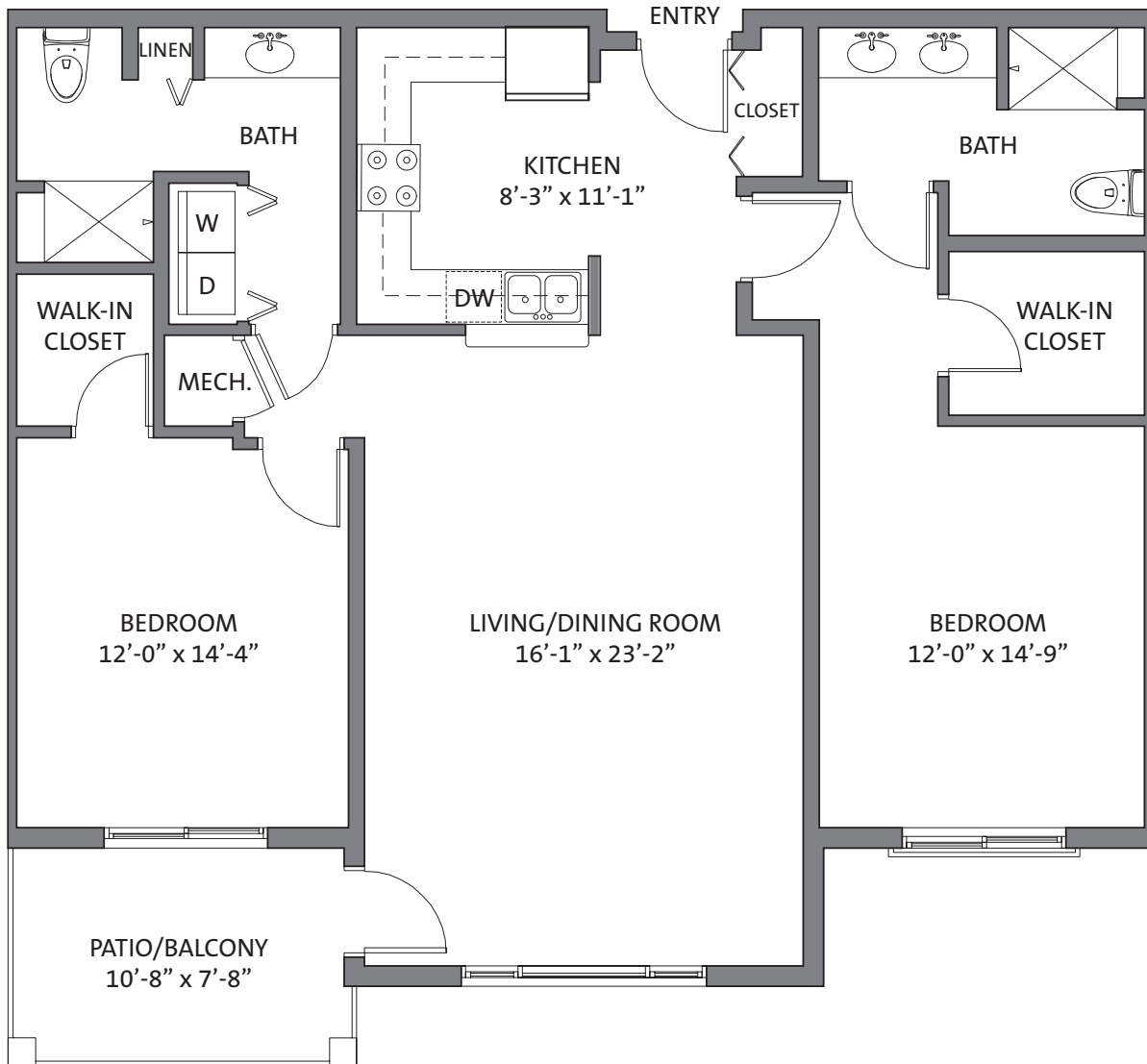


Cordoba I

Two Bedroom

Two Bath

1,369 Square Feet*

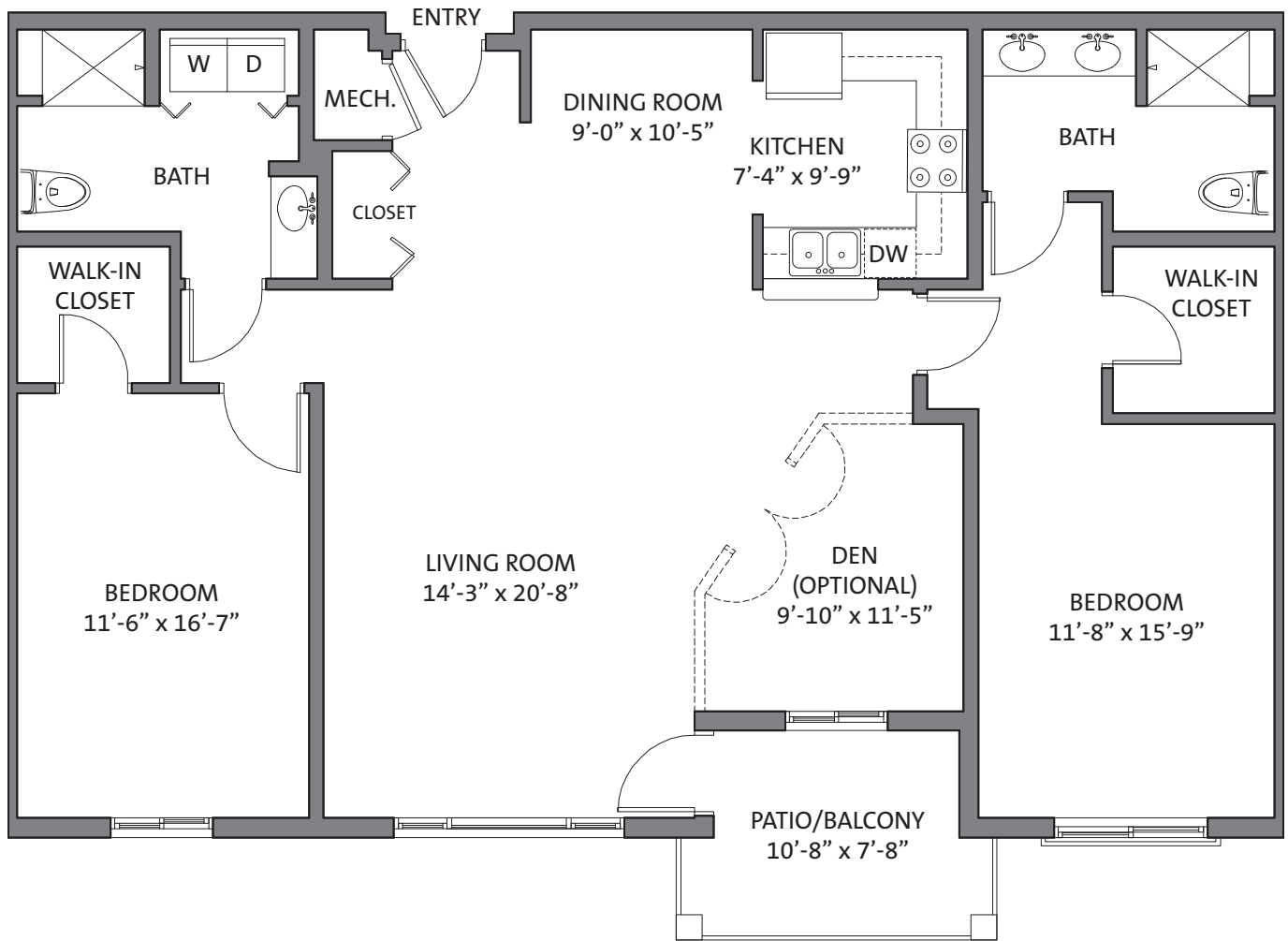


Firenze I

Two Bedroom Plus Den

Two Bath

1,555 Square Feet*

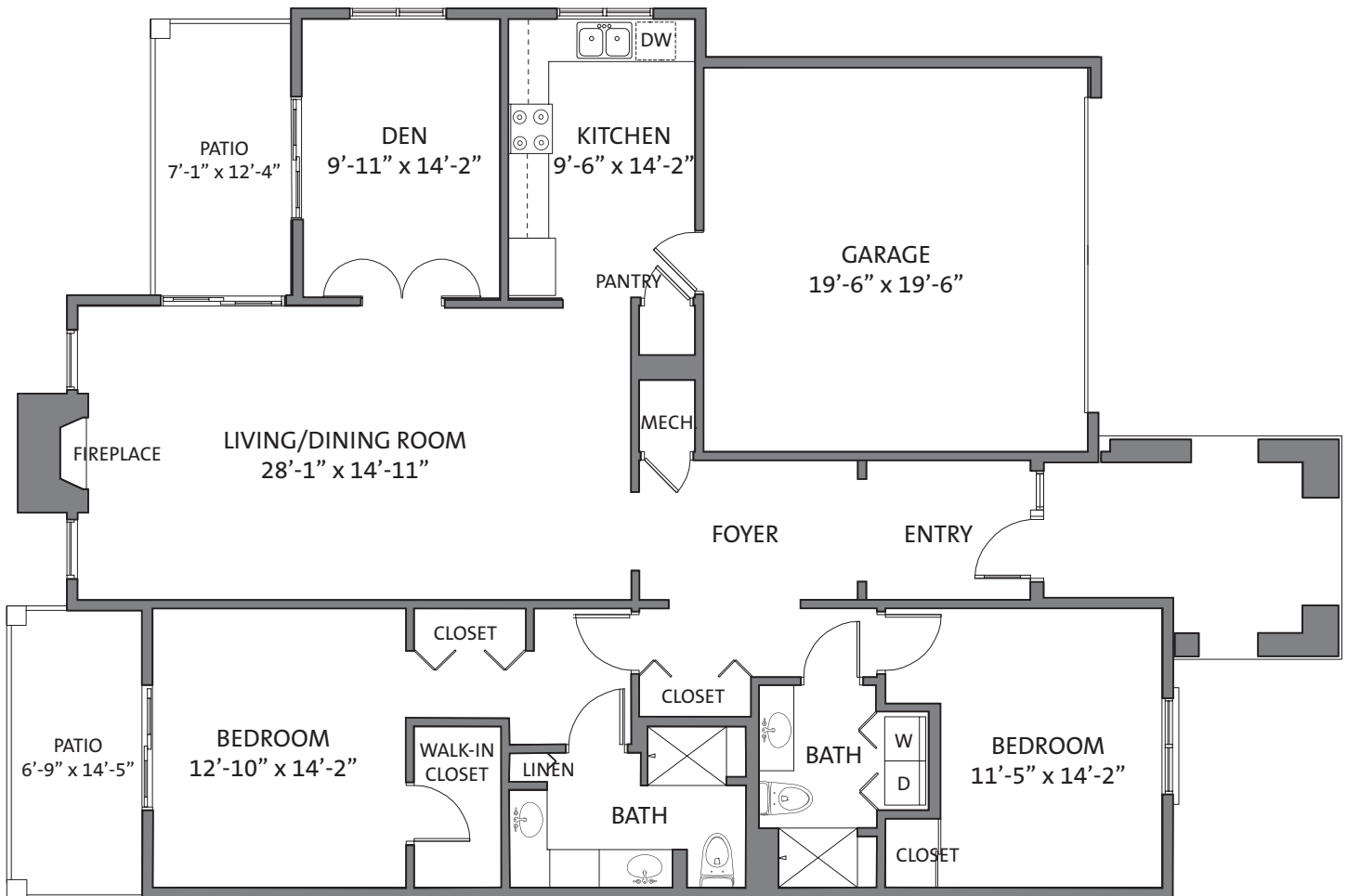


Valencia I

Two Bedroom Plus Den

Two Bath

1,697 Square Feet*

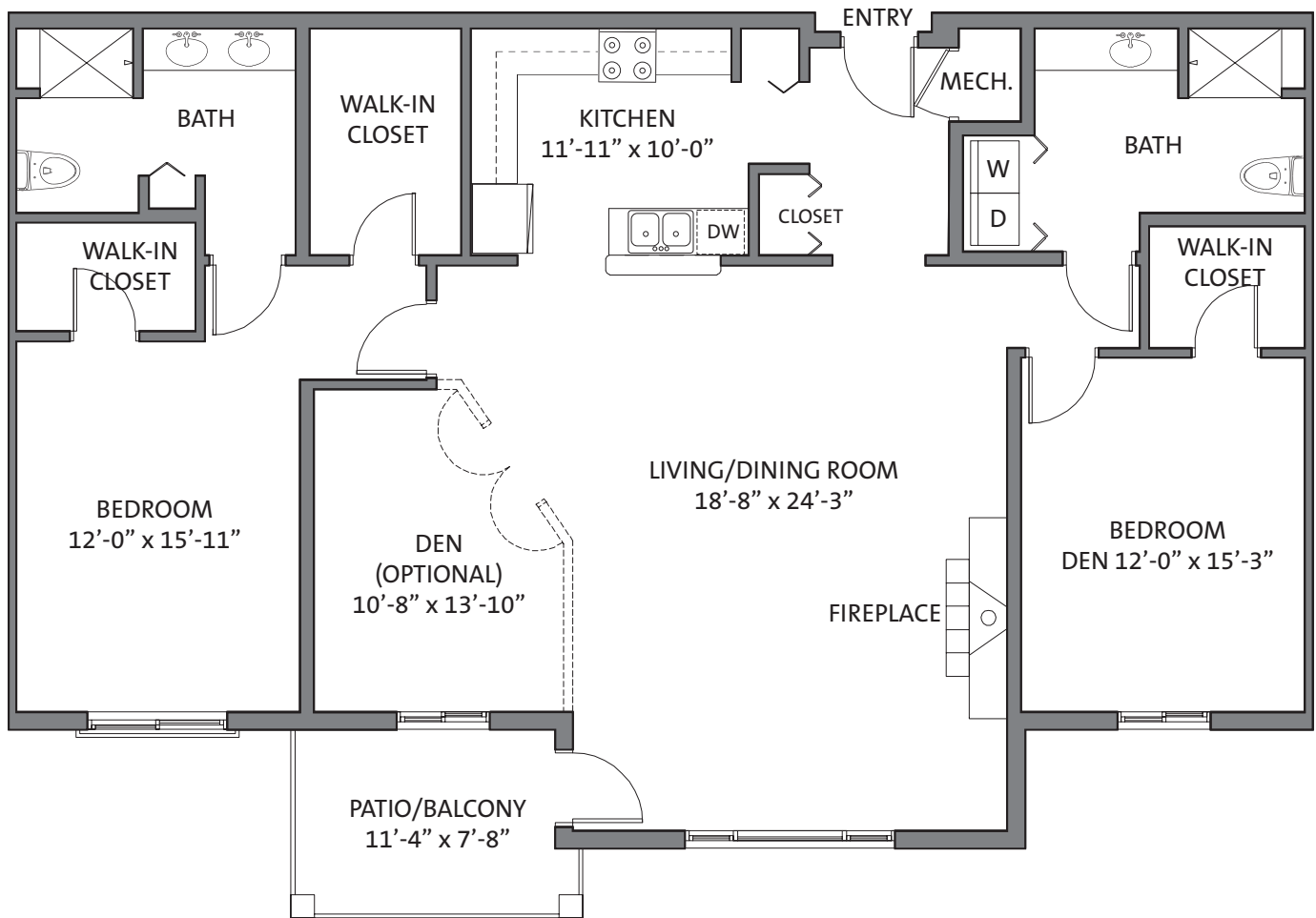


Granada I

Two Bedroom Plus Den

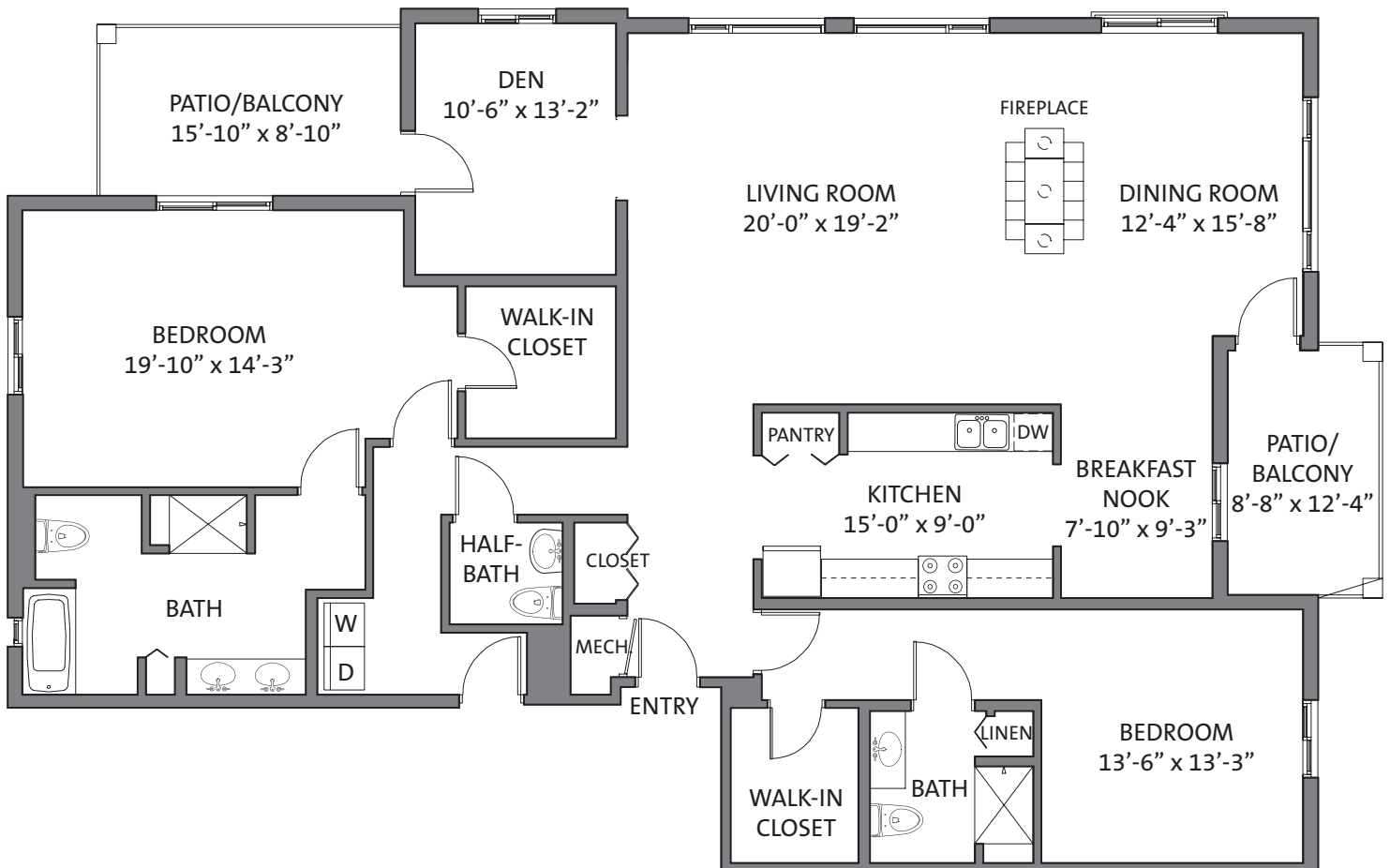
Two Bath

1,807 Square Feet*



Granada IV

Two Bedroom Plus Den
Two and One-Half Bath
2,386 Square Feet*

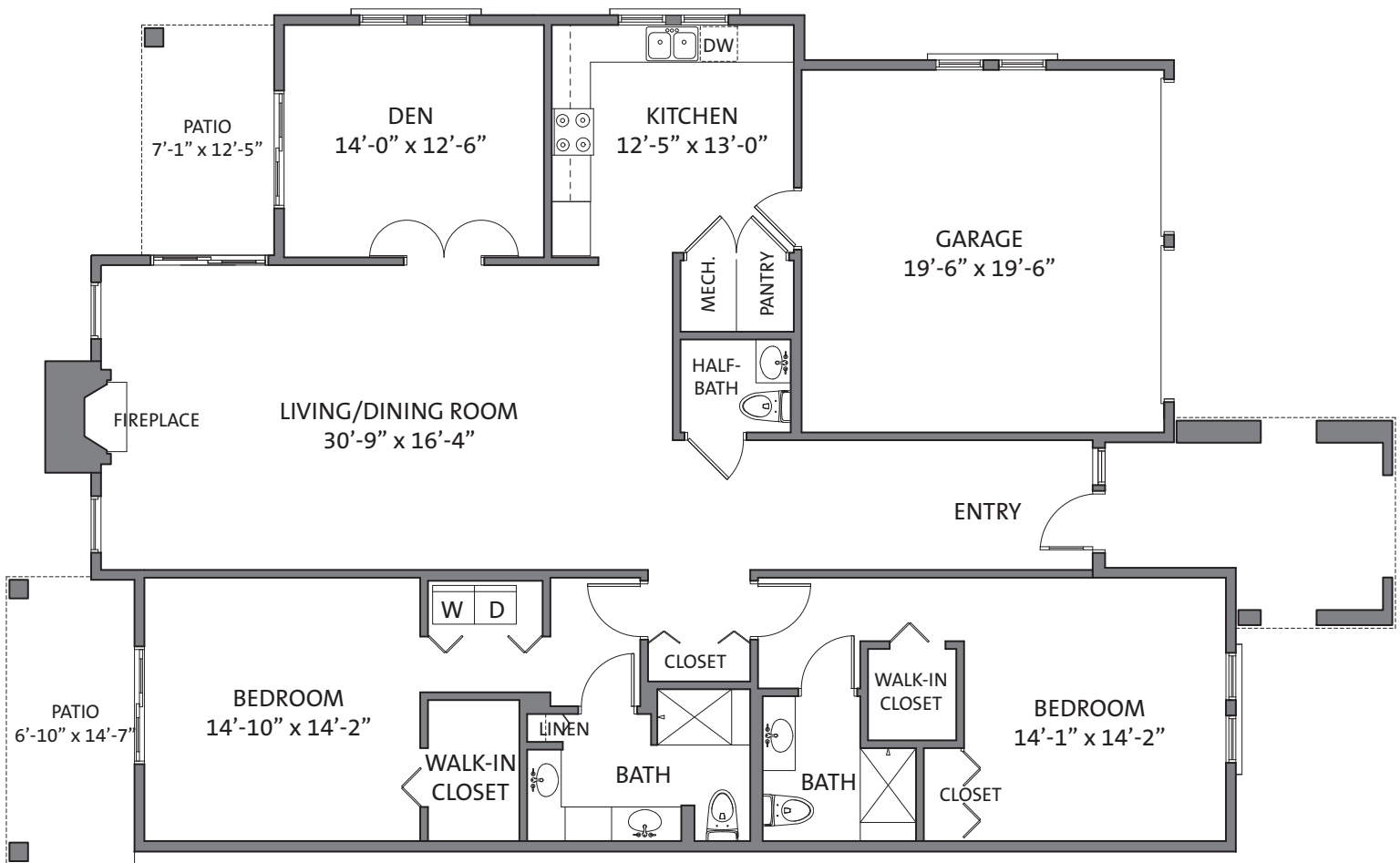


Verona I

Two Bedroom Plus Den

Two and One-Half Bath

2,005 Square Feet* + Garage





Delicious dining 7 days a week

Splendido offers a variety of restaurants and lounges with one end in mind—to deliver a dynamic culinary experience for customers craving everything from casual to classic. Choices include:



Alonzo's Tucson Grille

A casual dinner experience serving a variety of fresh, contemporary dishes



Café del Sol A relaxed venue offering breakfast and lunch indoors or al fresco, with high-speed Internet access



Marbella An elegant, club-style restaurant offering something for everyone at dinner



Granada Lounge Watch the news or catch the game while enjoying your favorite drink and lighter bites in our inviting lounge



Bottiglia Wine Room A cozy and convivial place for a glass or a flight before dinner



Florence Reserve this intimate private dining room for friends and family gatherings—and let us do the cooking!



R&R, served **6** ways

Get fit and feel your best at our 10,000+ square-foot Salut  Spa and Fitness Center. This space offers a multitude of ways to relax and unwind.

Waterworld

The aquatic area features a heated, indoor **20-meter saline lap pool**, saline whirlpool, as well as a refreshing outdoor saline swimming pool with towel service, plus **aquatic classes**.



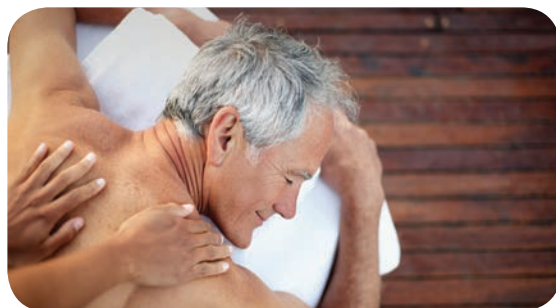
Work It Out

Choose from **group exercise classes** for nearly every level and preference, as well as individual instruction. Or work out on your own with Keiser cardio and strength-training equipment. A fitness instructor is available for orientation, assessment, guidance, and basic instruction. **Personal training** is also available on a fee-for-service basis.



A Salut  to Being Spoiled

Salut  Spa is the perfect place to get pampered, complete with a wide range of **hair services for men and women** along with **professional spa manicure and pedicure stations**. (All spa services are fee-for-service.)



Meet **5** people from Splendido



James Edwartoski

EXPERIENCE DIRECTOR

James leads the team at Splendido in creating extraordinary experiences for residents, guests, and visitors. He previously headed up a large Life Plan Community in Florida, and has a strong background in running smooth operations, guiding staff to find their best potential, and ensuring special extra touches in every aspect of the community. James Ages Well by being open to and engaging in personal and professional growth.



Beth Ernst

ADMINISTRATOR, SONORA

Beth oversees the health center at Sonora, including assisted living, memory support, Medicare-certified skilled nursing, and rehab. Beyond her focus on health care management, she boasts a background in fitness and wellness. She says, "My job allows me to do what I love, which is working with older adults, building relationships, and helping residents continue to Age Well." She Ages Well by hiking, playing with her dogs, and discovering Arizona's natural beauty.



Robert Kaslly

EXECUTIVE CHEF

Chef Robert sets the tone for culinary experiences at Splendido. He brings unique creativity to our ever-changing menu offerings, along with a passion for incorporating fresh, seasonal ingredients. Robert is an affiliate of Le Cordon Bleu, a Certified Executive Chef through the American Culinary Federation, and serves on the advisory board of the Art Institute of Tucson. He Ages Well by spending time hiking, mountain biking, and kayaking with his family.

what residents are saying

KAREN J., RESIDENT FOR 2 YEARS

"All of the staff here... all of them are caring... They are kind, and respectful, and fun!"

DIANE S., RESIDENT FOR 3 YEARS

"We changed our address, not our lifestyle."



More **4** your money

Use the table below to quickly and easily calculate the incredible value of life at Splendido.

MONTHLY EXPENSES

Basic utilities, including electricity, heat, air conditioning, water, and basic cable

Housekeeping service every week, including laundering of bed linens

Home maintenance, including appliance repair

Homeowner's fees and landscaping

Real estate taxes

Dining packages that can be used at any of our restaurant and lounge venues

A variety of inspiring social, educational, and cultural programs

Fitness center & indoor/outdoor swimming pools

Scheduled transportation to shopping and appointments

24-hour concierge service and MyCall® 24-hour emergency call system

TOTAL COST

CURRENT EXPENSES

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

SPLENDIDO

Included in monthly fees

Included in monthly fees

Included in monthly fees

Included in monthly fees

Included in monthly fees

Included in monthly fees

Included in monthly fees

Included in monthly fees

Included in monthly fees

Included in monthly fees

One flat, monthly service fee



3 kinds of peace of mind

At Splendido, we take care of someday so you can live your best life today. This means you can continue to do what you love, follow your dreams, and enjoy the peace of mind that comes from having planned ahead, with:



Investment Protection

A 90% refundable investment, with a refund guaranteed within a maximum of 120 days



Predictable Costs

Health care costs will only continue to rise. Limit your risk of unpredictable increases by making a move to Splendido. Our on-site health center, Sonora, provides a continuum of care.

The 90-Day Plan provides up to 90 days of care at Sonora upon permanent relocation, at virtually no increase in your monthly fee. (Additional charges will apply for extra meals, medications, personal physician fees, and other ancillary charges.) Upon the 91st day, residents pay the daily rate for coverage for health care expenses. If you have long-term care insurance coverage, it may supplement those costs.

The Life Care Plan offers you an unlimited amount of additional care in Sonora (upon permanent relocation) at nearly the same monthly fee you would pay if you had remained in your Terrace or Villa Home, regardless of the level of care needed. (Additional charges will apply for extra meals, medications, personal physician fees, and other ancillary charges.) This plan also provides a limited number of days for temporary care stays.





✓ Life Care Options

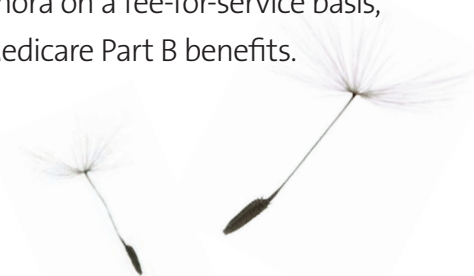
Splendido allows you to choose your preferred plan for any “what ifs.” You make this choice while you’re healthy, so you’ll be prepared to meet your health care needs—both expected and unexpected. Sonora at Splendido, our on-site health center, provides assisted living, memory support, rehabilitation services, and Medicare-certified skilled nursing:

Coronado Assisted Living. Residential living is combined with comprehensive assisted living services, enabling residents to remain as independent as possible. Caring staff members provide assistance with daily tasks such as dressing, grooming and medication reminders. Private one-bedroom apartments are equipped with 24-hour MyCall® emergency call systems and safety features.

Madera Memory Support. Sonora at Splendido’s Memory Support Program emphasizes ability over disability and strengths over limitations. From responsive programming to a soothing décor, our goal is to make residents feel comfortable and encourage self-reliance through familiar activities, such as table-setting, bed-making, and tidying up. Caring staff are nearby to assist and complete tasks when needed. Occupational programs, music, arts, and crafts are just a few of the many activities residents enjoy. Family and friend participation is always welcome.

Sabino Skilled Nursing. Professional nurses provide care when short-term recuperative or long-term care is required. Medicare-certified skilled nursing care is designed for individuals requiring recovery support due to illness or surgery, concentrated rehabilitation services, or ongoing long-term care. Offered in spacious, homelike suites, our approach supports the rehabilitation process in a caring and supportive setting. Residents who meet the qualifying stay requirements, either from Medicare or through their physician’s instructions, may receive skilled nursing care.

Rehabilitation Services. An array of rehabilitation services, including physical, occupational, and speech therapy, are offered at Sonora on a fee-for-service basis, or through Medicare Part B benefits.





Plenty **2** do every day

The wonderful thing about Splendido is that everyone is always thinking ahead and looking forward. You'll find an atmosphere of constant curiosity with the chance to explore and discover, refresh, and renew. We call it Repriorment™.

Programs on any given day may include inspiring social, recreational, educational, and cultural programs; transportation to shopping and cultural outings; wellness, fitness, and exercise programs; cooking classes and demonstrations; and much more.

If you don't want to be pinned down to the day's scheduled events, you can catch a movie in Cinema Delfino, read a bestseller in the library, take a stroll through our professionally landscaped walking paths, or break the course record at our 18-hole putting course.

re • pri • or • ment™ (n.)

A philosophy found at Splendido, which inspires residents to explore all those pushed aside (but not forgotten) priorities they've wanted to revisit.

Repriorment™ can be experienced independently or through our fresh mix of expert-led programming.



Make **1** day happen right away

What are you waiting for?

Live happy. Live well.

Explore your future at Splendido.

Contact us today to learn
more about life at Splendido
and schedule your visit.



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