

Future Care If Needed?

There are several options available at Franke Tobey Jones if you find you need temporary or permanent health care assistance. Franke Tobey Jones professional staff will help you contract with a reliable Home Health Care Agency for assistance in your Garden Apartment, or for a short term stay we may also have a respite room available in the Lillian Pratt Building until you return to your apartment. For longer term assistance, you may move to an available apartment in the Lillian Pratt building and receive assistance from our health care staff, or you may move to the Health Care Center if skilled nursing care is required. Residents have priority to move throughout campus as needed. Residents living in the Garden Apartments accrue Health Center days each year for a minimum of 30 days after 5 years.



FRANKE TOBEY JONES
Enjoy your age

5340 North Bristol, Tacoma, WA 98407 | (253) 752-6621 | www.franketobeyjones.com

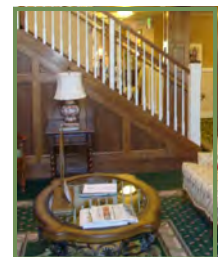
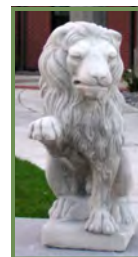


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Garden Apartments Independent Retirement Living



Enjoy an apartment home with all the conveniences and security of being on a Continuing Care Retirement Community (CCRC) campus. Our condo-style apartments are 1, 2 and 3 bedrooms with a well-appointed layout, come fully equipped and provide the independence and support active seniors are looking for in retirement living.

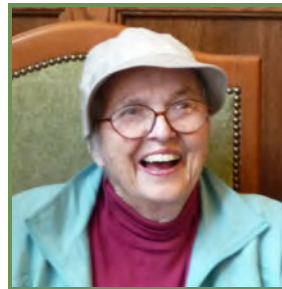


The 29 Garden Apartments, built in 2004, come fully equipped and provide the independence and support active seniors are looking for in retirement living. Garden Apartment residents enjoy all of the benefits of Franke Tobey Jones residency and socialization, while providing a more private setting perfectly located near the park, waterfront & downtown Tacoma.

Apartment Features

All apartments include:

- ◆ Fully equipped kitchen with built-in full size microwave oven, dishwasher, & garbage disposal
- ◆ Stackable washer and dryer in each apartment
- ◆ Luxurious wall-to-wall carpeting & window blinds
- ◆ Storage area off deck or patio, and a 4'x4' storage space in the basement (or two if taking a converted apartment)
- ◆ Single carport (or two if taking a 2 or 3 bedroom apartment)
- ◆ Security system: fire, burglary, emergency services-monitored on-site
- ◆ Utilities and Services—Electricity (including air conditioning), gas, water, sewer, garbage, standard cable television, property taxes, building insurance
- ◆ Maintenance of all grounds and common areas
- ◆ Maintenance of exterior, heating, ventilation, plumbing, electrical, and security systems
- ◆ Up to \$25 Bistro Café credit per month per person
- ◆ Limited free delivery_ of meals
- ◆ Concierge Services with errand services
- ◆ Bi-monthly housekeeping services (2 hours/month per apartment)
- ◆ 30 day FTJ Health Care Benefit accrued over 5 years (i.e. 6 days per yr., maximum 30 days)
- ◆ Continental Breakfast 3 days a week



Meet Our Transition Specialists



*Michelle Matz
Senior Director of
Residential Accommodations*



*Megan Erickson
Resident Services Coordinator*

Michelle Matz and Megan Erickson, have a long history at Franke Tobey Jones. Their knowledge, resources and skills in helping people transition to Franke Tobey Jones are equally as impressive as their kindness and positive attitudes. You will enjoy working with Michelle and Megan when you move to the Garden Apartments — or anywhere at Franke Tobey Jones! Feel free to call them with any questions you may have regarding transitioning to this wonderful lifestyle. (253) 752-6621



Garden Apartment Library



Garden Apartment Visiting Area

Garden Apartment Concierge- Shirley Robbins



Shirley Robbins
Concierge

Just like staying at a fine hotel, one of the truly unique amenities of living in the Garden Apartments is our cheerful, gracious concierge. She is there to greet you, answer your questions, help with your requests and take care of many of your needs. She also hosts the continental breakfasts three mornings a week and happy hour every Friday afternoon. Garden Apartment residents rave about our concierge extraordinaire.

"Shirley is always positive, patient and respectful. She takes time to listen no matter how busy she is. Her skills seem to know no limits and she jumps in to find a solution, regardless of how complex or insignificant the problem or concern."

"I can't think of a task or effort that I have observed that Shirley does not do well or perfectly. We at the Garden Apartments are so lucky and so blessed to have Shirley as our Concierge."

"Shirley does everything well. She is a friendly, wonderful person. I just love seeing her smiling face here."

"Shirley deals with so many different needs—some serious, some foolish. All done with charm and patience. We are lucky to have her!"

"Shirley is equally kind and helpful to each and every resident. Her patience is unending! She is the most gracious person I know. She always stops what she's doing to answer questions or just say 'Hi, how are you?'"

- ◆ Happy Hour once a week
- ◆ Use of Hobby/Craft Room & Woodshop
- ◆ Use of the Wellness Center & classes
- ◆ Activities, programs and Senior University
- ◆ Transportation and Scheduled trips
- ◆ Use of Resident Garden area including a raised garden bed and green house
- ◆ Use of all common area facilities, parlors, lounges
- ◆ Priority for admission to other parts of the campus as needed



Some apartments include:

- ◆ Bay and mountain views
- ◆ Gas log fireplace
- ◆ Patios or decks

Services for a fee:

- ◆ Telephone and Internet services
- ◆ Meal plans
- ◆ Guest House & Guest Rooms
- ◆ Massage therapy
- ◆ Beauty Salon
- ◆ Personal laundry
- ◆ Additional housekeeping



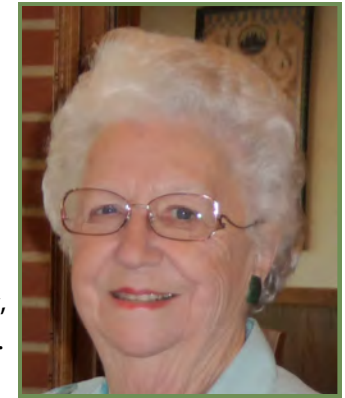
Become A Resident

Submit an application along with the application fee of \$750 per person. You will then be on the Priority List.



“Living in the Garden Apartments is Incredible”

“I moved here when I was 74. My kids said, ‘Mom, you’re not ready yet!’ You have NO IDEA the security, peace and relaxation I felt from my very first day here. It’s just an incredible place to be independent yet with security and answers to questions as you’re aging. Every effort is made to keep you independent as long as possible. If you need more care, it’s available right here, and the transition is gentle, tactful and handled with so much grace. Families are supported by Franke Tobey Jones’ staff so beautifully. My kids never have to worry about me— it gives my whole family and me the best peace of mind that I could possibly imagine. Living in the Garden Apartments is incredible!”



Mary Damonte,
Garden Apartment
Resident

Apartment Sizes, Prices and Fees

The apartments are various sizes and have a variety of floor plans:

| | <u>Size (approx)</u> | <u>Monthly Fee</u> | <u>Entrance Fee*</u> |
|-------------|----------------------|--------------------|----------------------|
| 1 bedroom | 588-665 sq. ft. | \$2,480—\$3,205 | \$45,000 |
| 2 bedroom | 876-1,154 sq. ft. | \$3,375—\$4,150 | \$75,000 |
| 2-3 bedroom | 1,194-1,270 sq. ft. | \$3,965—\$4,700 | \$90,000 |

*The entrance fee is due upon occupancy. If the Garden Apartment is occupied less than five years, a prorated percentage of the entrance fee will be refunded to you. The entrance fee allows you to use your assets to secure a manageable monthly expense for your residency in the apartment.

Pet fee: \$500 non-refundable pet deposit will be collected and appropriate rules will apply.

