Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
	Facilities Not in NF-B population with Subacute Days																	
1	206190021	7/1/2007	6/30/2008	06/05/70	ALL SAINTS HEALTHCARE	NORTH HOLL	91605	128	43,012	366	1.00000	43,012	46,848	-	-	-	91.81%	41,442
	Facilities in NF-B population with Subacute Days																	
1	206010854	1/1/2008	12/31/2008	12/17/65	ALL SAINTS SUBACUTE AND REHAB	SAN LEANDR	94578	72	25,801	366	1.00000	25,801	26,352	6,645	6,645	7,530	97.91%	23,311
2	206010953	7/1/2007	6/30/2008	02/26/62	ALAMEDA CARE CENTER	ALAMEDA	94501	166	50,678	366	1.00000	50,678	60,756	25,977	25,977	41,553	83.41%	53,745
3	206073366	1/1/2008	12/31/2008	06/01/72	CARE CENTER OF ROSSMOOR	WALNUT CRE	94595	180	55,875	366	1.00000	55,875	65,880	27,148	27,148	46,027	84.81%	58,278
4	206105014	1/1/2008	12/31/2008	05/27/00	HORIZON HEALTH & SUBACUTE CENTER	FRESNO	93720	180	61,594	366	1.00000	61,594	65,880	25,965	25,965	52,581	93.49%	58,278
5	206112227	1/1/2008	12/31/2008	07/14/66	SUNBRIDGE CARE CENTER FOR WILLOWS	WILLOWS	95988	76	26,035	366	1.00000	26,035	27,816	17,545	17,545	22,569	93.60%	24,606
6	206190009	7/1/2007	6/30/2008	09/30/69	GLADSTONE CARE & REHAB CENTER	GLENDORA	91740	118	36,024	366	1.00000	36,024	43,188	17,764	17,764	27,701	83.41%	38,204
7	206190064	1/1/2008	12/31/2008	09/04/70	BRIARCREST NURSING CENTER	BELL GARDEN	90201	135	46,336	366	1.00000	46,336	49,410	30,290	30,290	38,930	93.78%	43,708
8	206190082	1/1/2008	12/31/2008	10/30/69	CALIFORNIA HEALTHCARE & REHABILITATION CENTER	VAN NUYS	91411	201	62,352	366	1.00000	62,352	73,566	35,052	35,052	50,779	84.76%	65,077
9	206190087	1/1/2008	12/31/2008	07/14/72	OCEANVIEW CONVALESCENT HOSPITAL	SANTA MONI	90404	227	69,610	366	1.00000	69,610	83,082	51,522	51,522	62,859	83.78%	73,495
10	206190092	1/1/2008	12/31/2008	12/16/63	NEW VISTA POST ACUTE CARE CENTER	LOS ANGELES	90025	116	39,860	366	1.00000	39,860	42,456	18,208	18,208	29,432	93.89%	37,557
11	206190173	1/1/2008	12/31/2008	05/01/73	INLAND VALLEY CARE & REHABILITATION CENTER	POMONA	91768	241	79,825	366	1.00000	79,825	88,206	47,567	47,567	63,552	90.50%	78,028
12	206190190	1/1/2008	12/31/2008	02/27/69	COLONIAL CARE CENTER	LONG BEACH	90802	196	69,004	366	1.00000	69,004	71,736	50,803	50,803	60,474	96.19%	63,458
13	206190192	4/1/2007	3/31/2008	07/30/64	NORTH VALLEY NURSING CENTER	TUJUNGA	91402	92	28,971	366	1.00000	28,971	33,672	16,548	16,548	18,032	86.04%	29,787
14	206190265	4/1/2007	3/31/2008	04/10/72	CAMELLIA GARDENS CARE CENTER	PASADENA	91103	80	25,462	366	1.00000	25,462	29,280	13,725	13,725	17,663	86.96%	25,901
15	206190270	11/1/2007	10/31/2008	01/01/46	ROSE GARDEN CONVALESCENT CENTER	PASADENA	91103	95	29,982	366	1.00000	29,982	34,770	19,890	19,890	23,778	86.23%	30,758
16	206190299	1/1/2008	12/31/2008	10/28/68	SAN FERNANDO POST ACUTE HOSPITAL	SYLMAR	91342	127	32,270	366	1.00000	32,270	46,482	13,440	13,440	16,115	69.42%	41,118
17	206190302	1/1/2008	12/31/2008	02/26/64	FOUNTAIN VIEW SUBACUTE AND NURSING CENTER, LLC	LOS ANGELES	90242	99	32,195	366	1.00000	32,195	36,234	15,625	15,625	24,080	88.85%	32,053
18	206190329	1/1/2008	12/31/2008	01/27/65	COVINA REHABILATION CENTER	COVINA	91723	99	33,914	366	1.00000	33,914	36,234	19,792	19,792	26,164	93.60%	32,053
19	206190350	1/1/2008	12/31/2008	09/01/64	COUNTRY VILLA BELMONT HEIGHTS	LONG BEACH	90804	117	38,535	366	1.00000	38,535	42,822	18,085	18,085	30,863	89.99%	37,881
20	206190375	1/1/2008	12/31/2008	11/02/65	COUNTRY VILLA NURSING & REHAB CENTER	LOS ANGELES	90057	180	60,519	366	1.00000	60,519	65,880	38,229	38,229	51,778	91.86%	58,278
21	206190419	1/1/2008	12/31/2008	03/23/66	INTERCOMMUNITY HEALTHCARE & REHABILITATION CENTER	NORWALK	90650	87	29,660	366	1.00000	29,660	31,842	13,106	13,106	19,127	93.15%	28,168
22	206190481	7/1/2007	6/30/2008	11/27/46	LONGWOOD MANOR CONVALESCENT HOSPTIAL	LOS ANGELES	90016	198	68,694	366	1.00000	68,694	72,468	49,509	49,509	58,129	94.79%	64,106
23	206190554	1/1/2008	12/31/2008	01/01/62	MOUNTAIN VIEW CONVALESCENT HOSPITAL	SYLMAR	91342	114	39,099	366	1.00000	39,099	41,724	19,607	19,607	31,354	93.71%	36,909
24	206190593	1/1/2008	12/31/2008	11/07/68	PACIFIC CARE NURSING CENTER	LONG BEACH	90806	99	33,523	366	1.00000	33,523	36,234	19,085	19,085	22,333	92.52%	32,053
25	206190644	1/1/2008	12/31/2008	11/13/68	THE CENTER AT PARKWEST	RESEDA	91335	99	33,748	366	1.00000	33,748	36,234	20,801	20,801	27,964	93.14%	32,053
26	206190650	1/1/2008	12/31/2008	02/18/69	RIO HONDO SUBACUTE AND NURSING CENTER, LLC	MONTEBELLO	90640	200	65,080	366	1.00000	65,080	73,200	36,292	36,292	57,368	88.91%	64,753
27	206190653	1/1/2008	12/31/2008	12/02/69	SHERMAN VILLAGE HEALTHCARE CENTER	NORTH HOLL	91604	181	37,368	366	1.00000	37,368	66,246	15,597	15,597	23,211	56.41%	58,602
28	206190700	1/1/2008	12/31/2008	04/16/56	CASA BONITA CONVALESCENT HOSPITAL	SAN DIMAS	91773	106	36,131	366	1.00000	36,131	38,796	19,200	19,200	25,758	93.13%	34,319
29	206190703	1/1/2008	12/31/2008	04/16/59	SHEA REHABILITATION HEALTHCARE CENTER	WHITTIER	90602	105	36,396	366	1.00000	36,396	38,430	17,889	17,889	23,512	94.71%	33,995
30	206190706	1/1/2008	12/31/2008	03/20/68	COUNTRY VILLA SHERATON NURSING & REHAB CENTER	SEPULVEDA, (	91343	138	45,756	366	1.00000	45,756	50,508	26,861	26,861	39,653	90.59%	44,680
31	206190773	1/1/2008	12/31/2008	11/28/67	SUNRAY HEALTHCARE CENTER	LOS ANGELES	90019	99	32,317	366	1.00000	32,317	36,234	13,826	13,826	24,094	89.19%	32,053
32	206190776	4/1/2007	3/31/2008	09/12/62	SUNSET MANOR CONVALESCENT HOSPITAL	EL MONTE	91733	81	26,131	366	1.00000	26,131	29,646	8,831	8,831	12,217	88.14%	26,225
33	206190786	1/1/2008	12/31/2008	08/01/69	TOPANGA TERRACE CONVALESCENT CENTER	CANOGA PAR	91304	112	38,286	366	1.00000	38,286	40,992	9,466	9,466	21,616	93.40%	36,262
34	206190855	1/1/2008	12/31/2008	07/15/70	WESTERN CONVALESCENT HOSPITAL	LOS ANGELES	90018	129	43,922	366	1.00000	43,922	47,214	29,822	29,822	37,966	93.03%	41,766

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13	
Square Feet Per Bed (Z2)			400	
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03	

Land % (AA3)	**Equip/bed (AB3)**	**Fully Depreciated Minimum Value (AD3)**
10%	4,000	38.800%

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
		A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
	Facilities Not i														
1	206190021	41,442	43,012	916	1.026	7,513,713	751,371	512,000	8,025,713	3,113,977	40.58	32.85	35.68	Yes	33.85
	Facilities in NI														
1	206010854	23,311	25,801	945	1.105	4,551,893	455,189	288,000	4,839,893	1,877,878	45.03	39.15	40.15	Yes	40.15
2	206010953	53,745	53,745	945	1.105	10,494,642	1,049,464	664,000	11,158,642	4,329,553	48.83	42.84	43.96	Yes	43.84
3	206073366	58,278	58,278	945	1.105	11,379,732	1,137,973	720,000	12,099,732	4,694,696	38.59	30.58	33.69	Yes	31.58
4	206105014	58,278	61,594	937	1.063	10,947,199	1,094,720	720,000	11,667,199	4,526,873	10.66	9.67	5.69	No	10.67
5	206112227	24,606	26,035	959	1.057	4,596,061	459,606	304,000	4,900,061	1,901,224	44.46	37.91	39.58	Yes	38.91
6	206190009	38,204	38,204	917	1.020	6,886,197	688,620	472,000	7,358,197	2,854,980	41.25	35.26	36.36	Yes	36.26
7	206190064	43,708	46,336	902	1.080	8,341,704	834,170	540,000	8,881,704	3,446,101	40.33	34.34	35.44	Yes	35.34
8	206190082	65,077	65,077	914	1.026	11,798,877	1,179,888	804,000	12,602,877	4,889,916	41.17	35.18	36.28	Yes	36.18
9	206190087	73,495	73,495	904	1.001	13,000,414	1,300,041	908,000	13,908,414	5,396,465	38.47	32.01	33.58	Yes	33.01
10	206190092	37,557	39,860	900	1.080	7,167,686	716,769	464,000	7,631,686	2,961,094	47.03	41.04	42.16	Yes	42.04
11	206190173	78,028	79,825	917	1.020	14,064,182	1,406,418	964,000	15,028,182	5,830,934	37.68	31.08	32.78	Yes	32.08
12	206190190	63,458	69,004	908	1.011	11,337,165	1,133,717	784,000	12,121,165	4,703,012	41.84	35.28	36.95	Yes	36.28
13	206190192	29,787	29,787	914	1.026	5,400,481	540,048	368,000	5,768,481	2,238,171	46.41	40.06	41.54	Yes	41.06
14	206190265	25,901	25,901	911	1.007	4,609,106	460,911	320,000	4,929,106	1,912,493	38.73	32.74	33.84	Yes	33.74
15	206190270	30,758	30,758	911	1.007	5,473,314	547,331	380,000	5,853,314	2,271,086	64.95	58.96	60.13	Yes	59.96
16	206190299	41,118	41,118	913	1.026	7,455,012	745,501	508,000	7,963,012	3,089,649	42.17	35.35		No	36.35
17	206190302	32,053	32,195	902	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	46.84	37.65	41.96	Yes	38.65
18	206190329	32,053	33,914	917	1.020	5,777,402	577,740	396,000	6,173,402	2,395,280	45.92	39.93	41.04	Yes	40.93
19	206190350	37,881	38,535	908	1.011	6,767,594	676,759	468,000	7,235,594	2,807,410	46.32	40.33	41.45	Yes	41.33
20	206190375	58,278	60,519	900	1.080	11,122,272	1,112,227	720,000	11,842,272	4,594,802	45.16	38.80	40.28	Yes	39.80
21	206190419	28,168	29,660	906	1.011	5,032,313	503,231	348,000	5,380,313	2,087,562	44.77	38.78	39.89	Yes	39.78
22	206190481	64,106	68,694	900	1.080	12,234,499	1,223,450	792,000	13,026,499	5,054,282	64.05	58.06	59.22	Yes	59.06
23	206190554	36,909	39,099	913	1.026	6,691,900	669,190	456,000	7,147,900	2,773,385	48.98	42.99	44.12	Yes	43.99
24	206190593	32,053	33,523	908	1.011	5,726,425	572,643	396,000	6,122,425	2,375,501	42.15	36.16	37.26	Yes	37.16
25	206190644	32,053	33,748	913	1.026	5,811,387	581,139	396,000	6,207,387	2,408,466	42.13	35.62	37.24	Yes	36.62
26	206190650	64,753	65,080	906	1.011	11,568,536	1,156,854	800,000	12,368,536	4,798,992	41.87	32.71	36.98	Yes	33.71
27	206190653	58,602	58,602	916	1.026	10,624,859	1,062,486	724,000	11,348,859	4,403,357	41.08	34.16	36.19	Yes	35.16
28	206190700	34,319	36,131	917	1.020	6,185,906	618,591	424,000	6,609,906	2,564,643	54.68	48.69	49.83	Yes	49.69
29	206190703	33,995	36,396	906	1.011	6,073,481	607,348	420,000	6,493,481	2,519,471	51.69	45.70	46.83	Yes	46.70
30	206190706	44,680	45,756	913	1.026	8,100,721	810,072	552,000	8,652,721	3,357,256	42.78	36.79	37.90	Yes	37.79
31	206190773	32,053	32,317	900	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	43.09	37.10	38.21	Yes	38.10
32	206190776	26,225	26,225	917	1.020	4,726,966	472,697	324,000	5,050,966	1,959,775	48.29	40.02	43.42	Yes	41.02
33	206190786	36,262	38,286	913	1.026	6,574,499	657,450	448,000	7,022,499	2,724,729	41.42	35.43	36.53	Yes	36.43
34	206190855	41,766	43,922	900	1.080	7,970,962	797,096	516,000	8,486,962	3,292,941	40.47	34.48	35.58	Yes	35.48

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
	Facilities Not i										
1	206190021	32.25	32.25	no	0.58042	0.41958	3,367,449	3,367,449	4,118,820	288,317	6.70
	Facilities in NI										
1	206010854		40.15	yes	0.72276	0.27724	1,341,804	1,877,878	2,333,068	163,315	6.33
2	206010953		43.84	yes	0.78910	0.21090	2,353,376	4,329,553	5,379,017	376,531	7.01
3	206073366	30.70	30.70	no	0.55257	0.44743	5,413,742	5,413,742	6,551,715	458,620	7.87
4	206105014		10.67	no	0.19205	0.80795	9,426,523	9,426,523	10,521,243	736,487	11.96
5	206112227		38.91	yes	0.70040	0.29960	1,468,056	1,901,224	2,360,830	165,258	6.35
6	206190009		36.26	yes	0.65272	0.34728	2,555,345	2,854,980	3,543,600	248,052	6.49
7	206190064	34.53	34.53	yes	0.62147	0.37853	3,361,989	3,446,101	4,280,272	299,619	6.47
8	206190082		36.18	yes	0.65125	0.34875	4,395,305	4,889,916	6,069,804	424,886	6.53
9	206190087	32.62	32.62	no	0.58718	0.41282	5,741,665	5,741,665	7,041,707	492,919	6.71
10	206190092		42.04	yes	0.75674	0.24326	1,856,502	2,961,094	3,677,863	257,450	6.46
11	206190173	31.63	31.63	no	0.56938	0.43062	6,471,487	6,471,487	7,877,905	551,453	6.91
12	206190190		36.28	yes	0.65304	0.34696	4,205,523	4,703,012	5,836,729	408,571	5.92
13	206190192		41.06	yes	0.73908	0.26092	1,505,106	2,238,171	2,778,219	194,475	6.53
14	206190265		33.74	no	0.60733	0.39267	1,935,523	1,935,523	2,396,433	167,750	6.48
15	206190270		59.96	yes	1.07926	(0.07926)	(463,947)	2,271,086	2,818,417	197,289	6.41
16	206190299		36.35	yes	0.65431	0.34569	2,752,771	3,089,649	3,835,150	268,460	6.53
17	206190302	35.89	35.89	yes	0.64611	0.35389	2,304,979	2,527,141	3,138,866	219,721	6.82
18	206190329		40.93	yes	0.73667	0.26333	1,625,629	2,395,280	2,973,020	208,111	6.14
19	206190350		41.33	yes	0.74395	0.25605	1,852,668	2,807,410	3,484,170	243,892	6.33
20	206190375	39.45	39.45	yes	0.71016	0.28984	3,432,342	4,594,802	5,707,029	399,492	6.60
21	206190419		39.78	yes	0.71602	0.28398	1,527,921	2,087,562	2,590,793	181,355	6.11
22	206190481		59.06	yes	1.06303	(0.06303)	(821,097)	5,054,282	6,277,732	439,441	6.40
23	206190554	43.52	43.52	yes	0.78329	0.21671	1,549,012	2,773,385	3,442,575	240,980	6.16
24	206190593		37.16	yes	0.66880	0.33120	2,027,727	2,375,501	2,948,144	206,370	6.16
25	206190644		36.62	yes	0.65916	0.34084	2,115,712	2,408,466	2,989,605	209,272	6.20
26	206190650	33.21	33.21	no	0.59776	0.40224	4,975,160	4,975,160	6,132,014	429,241	6.60
27	206190653		35.16	yes	0.63287	0.36713	4,166,534	4,403,357	5,465,843	382,609	6.53
28	206190700		49.69	yes	0.89444	0.10556	697,724	2,564,643	3,183,234	222,826	6.17
29	206190703		46.70	yes	0.84059	0.15941	1,035,125	2,519,471	3,126,819	218,877	6.01
30	206190706		37.79	yes	0.68021	0.31979	2,767,027	3,357,256	4,167,328	291,713	6.38
31	206190773		38.10	yes	0.68577	0.31423	2,046,655	2,527,141	3,138,866	219,721	6.80
32	206190776		41.02	yes	0.73829	0.26171	1,321,902	1,959,775	2,432,471	170,273	6.49
33	206190786		36.43	yes	0.65567	0.34433	2,418,042	2,724,729	3,382,179	236,753	6.18
34	206190855		35.48	yes	0.63856	0.36144	3,067,550	3,292,941	4,090,037	286,303	6.52

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
35	206300039	1/1/2008	12/31/2008	12/27/78	FRENCH PARK CARE CENTER	SANTA ANA	92701	202	64,870	366	1.00000	64,870	73,932	43,677	43,677	56,075	87.74%	65,401
36	206301135	1/1/2008	12/31/2008	10/27/70	PARK ANAHEIM HEALTHCARE CENTER	ANAHEIM	92804	115	37,568	366	1.00000	37,568	42,090	20,020	20,020	24,946	89.26%	37,233
37	206301141	1/1/2008	12/31/2008	02/01/63	CHAPMAN CARE CENTER	GARDEN GRO	92840	99	33,833	366	1.00000	33,833	36,234	18,517	18,517	23,209	93.37%	32,053
38	206301171	1/1/2008	12/31/2008	05/29/62	BUENA PARK NURSING CENTER	BUENA PARK	90620	143	45,021	366	1.00000	45,021	52,338	27,020	27,020	35,161	86.02%	46,299
39	206301210	1/1/2008	12/31/2008	01/31/68	HUNTINGTON VALLEY HEALTHCARE CENTER	HUNTINGTON	92647	144	45,759	366	1.00000	45,759	52,704	20,048	20,048	38,856	86.82%	46,622
40	206301215	1/1/2008	12/31/2008	08/22/62	GARDEN PARK CARE CENTER	GARDEN GRO	91755	124	41,670	366	1.00000	41,670	45,384	27,356	27,356	31,938	91.82%	40,147
41	206301280	1/1/2008	12/31/2008	02/03/67	KNOTT AVENUE CARE CENTER	BUENA PARK	90620	99	34,351	366	1.00000	34,351	36,234	16,820	16,820	22,844	94.80%	32,053
42	206301302	1/1/2008	12/31/2008	07/20/70	NEWPORT SUBACUTE HEALTHCARE CENTER	COST MESA	92627	137	31,538	366	1.00000	31,538	50,142	18,978	18,978	23,421	62.90%	44,356
43	206301334	1/1/2008	12/31/2008	10/01/59	PACIFIC HAVEN HEALTHCARE CENTER	GARDEN GRO	92643	99	34,422	366	1.00000	34,422	36,234	19,323	19,323	27,843	95.00%	32,053
44	206304012	11/1/2007	10/31/2008	10/23/87	NEW ORANGE HILLS	ORANGE	92869	145	45,423	366	1.00000	45,423	53,070	4,089	4,089	32,131	85.59%	46,946
45	206361332	1/1/2008	12/31/2008	11/07/61	LEGACY POST-ACUTE REHABILITATION CENTER	SAN BERNARI	92404	120	36,961	366	1.00000	36,961	43,920	10,525	10,525	18,643	84.16%	38,852
46	206361350	1/1/2008	12/31/2008	04/08/66	COMMUNITY EXTENDED CARE HOSPITAL OF MONTCLAIR	MONTCLAIR	91763	140	46,510	366	1.00000	46,510	51,240	26,254	26,254	36,501	90.77%	45,327
47	206364064	1/1/2008	12/31/2008	09/05/90	RECHE CANYON CONVALESCENT CENTER	COLTON	92324	156	55,346	366	1.00000	55,346	57,096	6,158	6,158	34,752	96.93%	50,508
48	206370670	1/1/2008	12/31/2008	03/01/71	VILLA LAS PALMAS HEALTHCARE CENTER	EL CAJON	92020	151	51,602	366	1.00000	51,602	55,266	24,948	24,948	46,318	93.37%	48,889
49	206370713	1/1/2008	12/31/2008	12/29/69	WINDSOR GARDENS CONV. REHAB CENTER OF GOLDEN HILL	SAN DIEGO	92102	99	32,636	366	1.00000	32,636	36,234	19,610	19,610	24,730	90.07%	32,053
50	206370717	1/1/2008	12/31/2008	01/28/54	CHASE CARE CENTER	EL CAJOR	92020	240	80,809	366	1.00000	80,809	87,840	45,325	45,325	64,773	92.00%	77,704
51	206370853	1/1/2008	12/31/2008	03/23/62	EL DORADO CARE CENTER	EL CAJON	92020	256	92,876	366	1.00000	92,876	93,696	55,759	55,759	74,716	99.12%	82,884
52	206430789	1/1/2008	12/31/2008	11/18/69	A GRACE SUB ACUTE AND SKILLED CARE	SAN JOSE	95128	166	51,394	366	1.00000	51,394	60,756	29,725	29,725	36,745	84.59%	53,745
53	206431808	1/1/2008	12/31/2008	05/08/67	AMBERWOOD GARDENS	SAN JOSE	95129	258	76,990	366	1.00000	76,990	94,428	51,810	51,810	62,484	81.53%	83,532
54	206564120	1/1/2008	12/31/2008	05/23/02	WESTLAKE HEALTH CARE CENTER	WESTLAKE VI	91361	99	28,605	366	1.00000	28,605	36,234	16,414	16,414	27,429	78.95%	32,053
	Facilities in NF-B population without Subacute Days																	
1	206010734	1/1/2008	12/31/2008	09/16/69	CROWN BAY NURSING & REHAB	ALAMEDA	94501	151	41,192	366	1.00000	41,192	55,266	30,512	30,512	41,192	74.53%	48,889
2	206010744	1/1/2008	12/31/2008	02/08/63	ASHBY CARE CENTER	BERKELEY	94705	31	10,363	366	1.00000	10,363	11,346	8,120	8,120	10,363	91.34%	10,037
3	206010747	1/1/2008	12/31/2008	07/28/61	BANCROFT CONVALESCENT HOSPITAL	SAN LEANDR	94577	36	11,308	366	1.00000	11,308	13,176	2,087	2,087	11,308	85.82%	11,656
4	206010749	1/1/2008	12/31/2008	12/09/65	ST. FRANCIS EXTENDED CARE	HAYWARD	94541	62	21,748	366	1.00000	21,748	22,692	18,799	18,799	21,748	95.84%	20,074
5	206010750	1/1/2008	12/31/2008	05/20/63	HILLTOP CARE AND REHABILITATION CENTER	HAYWARD	94541	71	23,138	366	1.00000	23,138	25,986	21,373	21,373	23,138	89.04%	22,987
6	206010757	1/1/2008	12/31/2008	03/07/60	BERKELEY PINES CARE CENTER	BERKELEY	94705	36	12,520	366	1.00000	12,520	13,176	8,715	8,715	12,520	95.02%	11,656
7	206010760	6/1/2007	5/31/2008	06/12/72	BETHESDA HOME	HAYWARD	94541	40	14,300	366	1.00000	14,300	14,640	10,048	10,048	14,300	97.68%	12,951
8	206010770	1/1/2008	12/31/2008	05/15/61	VALLEY POINTE NURSING & REHABILITATION CENTER	CASTRO VALI	94546	50	15,319	366	1.00000	15,319	18,300	8,778	8,778	15,319	83.71%	16,188
9	206010774	5/1/2008	12/31/2008	09/02/60	CASTRO VALLEY HEALTHCARE AND REHABILITATION CENTER	CASTRO VALI	94546	91	15,049	245	0.66940	22,481	22,295	12,893	19,261	15,049	67.50%	19,722
10	206010797	1/1/2008	12/31/2008	05/31/68	FREMONT HEALTH CARE	FREMONT	94538	115	38,788	366	1.00000	38,788	42,090	23,630	23,630	38,788	92.15%	37,233
11	206010798	1/1/2008	12/31/2008	05/28/68	DRIFTWOOD HEALTHCARE- HAYWARD	HAYWARD	94541	88	29,675	366	1.00000	29,675	32,208	22,347	22,347	29,675	92.14%	28,491
12	206010806	7/1/2007	6/30/2008	01/19/68	EDEN WEST REHABILITATION HOSPITAL	HAYWARD	94545	99	32,922	366	1.00000	32,922	36,234	26,251	26,251	32,922	90.86%	32,053
13	206010807	1/1/2008	12/31/2008	05/17/66	ELMWOOD CARE CENTER	BERKELEY	94705	74	25,687	366	1.00000	25,687	27,084	15,003	15,003	25,687	94.84%	23,959
14	206010808	6/27/2008	12/31/2008	11/26/1963	OAKLAND SPRINGS HEALTHCARE CENTER	OAKLAND	94606	99	16,361	188	0.51366	31,852	18,612	14,701	28,620	16,361	87.91%	16,464
15	206010815	1/1/2008	12/31/2008	11/19/63	CRESTWOOD GERIATRIC TREATMENT CENTER - FREMONT	FREMONT	94538	88	22,528	366	1.00000	22,528	32,208	22,019	22,019	22,528	69.95%	28,491
16	206010824	1/1/2008	12/31/2008	09/19/62	VINTAGE ESTATES OF HAYWARD	HAYWARD	94541	99	34,421	366	1.00000	34,421	36,234	29,144	29,144	34,421	95.00%	32,053

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		**Fully Depreciated**
Square Feet Per Bed (Z2)			400	**Land % (AA3)** **Equip/bed (AB3)**	**Minimum Value (AD3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
35	206300039	65,401	65,401	927	1.006	11,626,436	1,162,644	808,000	12,434,436	4,824,561	32.03	30.58	27.12	No	31.58
36	206301135	37,233	37,568	928	1.062	6,987,464	698,746	460,000	7,447,464	2,889,616	40.18	34.19	35.29	Yes	35.19
37	206301141	32,053	33,833	928	1.062	6,015,295	601,530	396,000	6,411,295	2,487,583	47.90	41.91	43.03	Yes	42.91
38	206301171	46,299	46,299	906	1.011	8,271,503	827,150	572,000	8,843,503	3,431,279	48.58	42.59	43.71	Yes	43.59
39	206301210	46,622	46,622	926	1.006	8,288,152	828,815	576,000	8,864,152	3,439,291	42.92	35.37	38.03	Yes	36.37
40	206301215	40,147	41,670	917	1.020	7,236,342	723,634	496,000	7,732,342	3,000,149	48.35	41.89	43.48	Yes	42.89
41	206301280	32,053	34,351	906	1.011	5,726,425	572,643	396,000	6,122,425	2,375,501	43.90	36.10	39.02	Yes	37.10
42	206301302	44,356	44,356	926	1.006	7,885,256	788,526	548,000	8,433,256	3,272,103	40.45	34.46	35.56	Yes	35.46
43	206301334	32,053	34,422	926	1.006	5,698,105	569,810	396,000	6,094,105	2,364,513	51.23	45.24	46.37	Yes	46.24
44	206304012	46,946	46,946	928	1.062	8,810,281	881,028	580,000	9,390,281	3,643,429	23.23	22.24	18.29	No	23.24
45	206361332	38,852	38,852	924	0.992	6,810,675	681,068	480,000	7,290,675	2,828,782	49.13	43.14	44.27	Yes	44.14
46	206361350	45,327	46,510	917	1.020	8,170,064	817,006	560,000	8,730,064	3,387,265	44.73	38.73	39.85	Yes	39.73
47	206364064	50,508	55,346	923	0.992	8,853,878	885,388	624,000	9,477,878	3,677,417	20.37	18.01	15.42	No	19.01
48	206370670	48,889	51,602	920	1.046	9,036,617	903,662	604,000	9,640,617	3,740,559	39.84	31.45	34.95	Yes	32.45
49	206370713	32,053	32,636	921	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	41.01	35.02	36.12	Yes	36.02
50	206370717	77,704	80,809	920	1.046	14,362,835	1,436,284	960,000	15,322,835	5,945,260	56.89	50.90	52.05	Yes	51.90
51	206370853	82,884	92,876	920	1.046	15,320,358	1,532,036	1,024,000	16,344,358	6,341,611	48.76	42.21	43.89	Yes	43.21
52	206430789	53,745	53,745	951	1.171	11,121,471	1,112,147	664,000	11,785,471	4,572,763	41.12	35.13	36.23	Yes	36.13
53	206431808	83,532	83,532	951	1.171	17,285,178	1,728,518	1,032,000	18,317,178	7,107,065	43.65	37.66	38.76	Yes	38.66
54	206564120	32,053	32,053	913	1.026	5,811,387	581,139	396,000	6,207,387	2,408,466	8.68	7.69	3.70	No	8.69
	Facilities in NI														
1	206010734	48,889	48,889	945	1.105	9,546,331	954,633	604,000	10,150,331	3,938,328	41.29		36.40	Yes	36.29
2	206010744	10,037	10,363	947	1.127	1,998,862	199,886	124,000	2,122,862	823,671	47.88	41.89	43.01	Yes	42.89
3	206010747	11,656	11,656	945	1.105	2,275,946	227,595	144,000	2,419,946	938,939	49.41	43.42	44.55	Yes	44.42
4	206010749	20,074	21,748	945	1.105	3,919,685	391,969	248,000	4,167,685	1,617,062	45.05	39.06	40.18	Yes	40.06
5	206010750	22,987	23,138	945	1.105	4,488,672	448,867	284,000	4,772,672	1,851,797	47.61	41.61	42.73	Yes	42.61
6	206010757	11,656	12,520	947	1.127	2,321,259	232,126	144,000	2,465,259	956,521	50.80	44.81	45.94	Yes	45.81
7	206010760	12,951	14,300	945	1.105	2,528,829	252,883	160,000	2,688,829	1,043,266	38.56	32.57	33.66	Yes	33.57
8	206010770	16,188	16,188	945	1.105	3,161,037	316,104	200,000	3,361,037	1,304,082	49.61	43.62	44.75	Yes	44.62
9	206010774	29,463	29,463	945	1.105	5,753,087	575,309	364,000	6,117,087	2,373,430	50.31	44.32	45.45	Yes	45.32
10	206010797	37,233	38,788	945	1.105	7,270,384	727,038	460,000	7,730,384	2,999,389	42.58	36.59	37.70	Yes	37.59
11	206010798	28,491	29,675	945	1.105	5,563,425	556,342	352,000	5,915,425	2,295,185	42.59	36.60	37.71	Yes	37.60
12	206010806	32,053	32,922	945	1.105	6,258,853	625,885	396,000	6,654,853	2,582,083	42.95	36.96	38.06	Yes	37.96
13	206010807	23,959	25,687	947	1.127	4,771,478	477,148	296,000	5,067,478	1,966,181	44.62	43.74		No	44.74
14	206010808	32,053	32,053	946	1.162	6,581,707	658,171	396,000	6,977,707	2,707,350	47.09		42.21	Yes	42.09
15	206010815	28,491	28,491	945	1.105	5,563,425	556,342	352,000	5,915,425	2,295,185	47.11	45.17		No	46.17
16	206010824	32,053	34,421	945	1.105	6,258,853	625,885	396,000	6,654,853	2,582,083	48.27	42.28	43.40	Yes	43.28

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
35	206300039	30.12	30.12	no	0.54214	0.45786	5,693,275	5,693,275	6,855,919	479,914	7.34
36	206301135		35.19	yes	0.63344	0.36656	2,729,923	2,889,616	3,588,363	251,185	6.69
37	206301141		42.91	yes	0.77238	0.22762	1,459,358	2,487,583	3,089,112	216,238	6.39
38	206301171		43.59	yes	0.78457	0.21543	1,905,123	3,431,279	4,258,430	298,090	6.44
39	206301210	35.28	35.28	yes	0.63506	0.36494	3,234,896	3,439,291	4,268,106	298,767	6.41
40	206301215		42.89	yes	0.77195	0.22805	1,763,399	3,000,149	3,723,783	260,665	6.26
41	206301280	36.72	36.72	yes	0.66092	0.33908	2,075,986	2,375,501	2,948,144	206,370	6.01
42	206301302		35.46	yes	0.63831	0.36169	3,050,212	3,272,103	4,060,629	284,244	6.41
43	206301334		46.24	yes	0.83233	0.16767	1,021,812	2,364,513	2,934,323	205,403	5.97
44	206304012		23.24	no	0.41828	0.58172	5,462,527	5,462,527	6,343,555	444,049	9.46
45	206361332	43.11	43.11	yes	0.77592	0.22408	1,633,692	2,828,782	3,509,849	245,689	6.32
46	206361350		39.73	yes	0.71523	0.28477	2,486,065	3,387,265	4,204,271	294,299	6.33
47	206364064	18.83	18.83	no	0.33891	0.66109	6,265,774	6,265,774	7,151,162	500,581	9.04
48	206370670	32.16	32.16	no	0.57894	0.42106	4,059,325	4,059,325	4,962,987	347,409	6.73
49	206370713		36.02	yes	0.64830	0.35170	2,223,011	2,452,420	3,044,887	213,142	6.53
50	206370717		51.90	yes	0.93423	0.06577	1,007,790	5,945,260	7,381,544	516,708	6.39
51	206370853		43.21	yes	0.77783	0.22217	3,631,208	6,341,611	7,873,646	551,155	5.93
52	206430789		36.13	yes	0.65031	0.34969	4,121,244	4,572,763	5,684,910	397,944	7.40
53	206431808		38.66	yes	0.69580	0.30420	5,572,025	7,107,065	8,835,583	618,491	7.40
54	206564120		8.69	no	0.15634	0.84366	5,236,898	5,236,898	5,818,036	407,263	12.71
	Facilities in NI										
1	206010734	35.07	35.07	yes	0.63132	0.36868	3,742,248	3,938,328	4,892,961	342,507	7.01
2	206010744		42.89	yes	0.77203	0.22797	483,943	823,671	1,023,557	71,649	6.91
3	206010747	43.54	43.54	yes	0.78366	0.21634	523,519	938,939	1,166,534	81,657	7.01
4	206010749		40.06	yes	0.72113	0.27887	1,162,238	1,617,062	2,009,031	140,632	6.47
5	206010750		42.61	yes	0.76707	0.23293	1,111,720	1,851,797	2,300,664	161,046	6.96
6	206010757		45.81	yes	0.82456	0.17544	432,512	956,521	1,188,647	83,205	6.65
7	206010760		33.57	no	0.60423	0.39577	1,064,159	1,064,159	1,317,042	92,193	6.45
8	206010770	42.99	42.99	yes	0.77387	0.22613	760,023	1,304,082	1,620,186	113,413	7.01
9	206010774	44.41	44.41	yes	0.79934	0.20066	1,227,437	2,373,430	2,948,738	206,412	7.01
10	206010797		37.59	yes	0.67667	0.32333	2,499,449	2,999,389	3,726,428	260,850	6.73
11	206010798		37.60	yes	0.67682	0.32318	1,911,749	2,295,185	2,851,527	199,607	6.73
12	206010806		37.96	yes	0.68321	0.31679	2,108,170	2,582,083	3,207,968	224,558	6.82
13	206010807		44.74	yes	0.80532	0.19468	986,562	1,966,181	2,443,329	171,033	6.66
14	206010808		42.09	yes	0.75757	0.24243	1,691,579	2,707,350	3,365,521	235,586	7.35
15	206010815		46.17	yes	0.83101	0.16899	999,627	2,295,185	2,851,527	199,607	7.01
16	206010824		43.28	yes	0.77902	0.22098	1,470,613	2,582,083	3,207,968	224,558	6.52

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
17	206010825	7/1/2007	6/30/2008	06/27/66	HACIENDA CARE CENTER - LIVERMORE	LIVERMORE	94550	83	27,466	366	1.00000	27,466	30,378	16,252	16,252	27,466	90.41%	26,873
18	206010831	1/1/2008	12/31/2008	03/01/61	HAYWARD CONVALESCENT HOSPITAL	HAYWARD	94541	99	34,309	366	1.00000	34,309	36,234	28,408	28,408	34,309	94.69%	32,053
19	206010832	1/1/2008	12/31/2008	02/01/65	HAYWARD HILLS HEALTHCARE CENTER	HAYWARD	94541	74	24,587	366	1.00000	24,587	27,084	13,723	13,723	24,587	90.78%	23,959
20	206010845	1/1/2008	7/31/2008	12/01/68	HIGH STREET CARE CENTER	OAKLAND	94619	44	8,148	213	0.58197	14,001	9,372	7,005	12,037	8,148	86.94%	8,291
21	206010848	7/1/2007	6/30/2008	11/16/59	OAKLAND CARE CENTER	OAKLAND	94609	98	23,704	366	1.00000	23,704	35,868	19,011	19,011	23,704	66.09%	31,729
22	206010851	1/1/2008	12/31/2008	01/01/62	BELLAKEN SKILLED NURSING CENTER	OAKLAND	94601	61	22,013	366	1.00000	22,013	22,326	14,705	14,705	22,013	98.60%	19,750
23	206010855	1/1/2008	12/31/2008	11/25/64	JONES CONVALESCENT HOSPITAL	SAN LEANDR	94577	25	8,782	366	1.00000	8,782	9,150	2,929	2,929	8,782	95.98%	8,094
24	206010862	1/1/2008	12/31/2008	03/19/54	WISTERIA CARE CENTER	CASTRO VALI	94546	25	7,925	366	1.00000	7,925	9,150	7,483	7,483	7,925	86.61%	8,094
25	206010863	1/1/2008	12/31/2008	12/14/65	KYAKAMEENA SANITORIUM	BERKELEY	94704	60	20,523	366	1.00000	20,523	21,960	16,893	16,893	20,523	93.46%	19,426
26	206010874	1/1/2008	12/31/2008	09/07/64	SILVER OAK MANOR	LIVERMORE	94550	37	13,029	366	1.00000	13,029	13,542	6,323	6,323	13,029	96.21%	11,979
27	206010876	1/1/2008	12/31/2008	12/11/63	WINDSOR GARDENS CARE CENTER OF HAYWARD	HAYWARD	94541	75	24,751	366	1.00000	24,751	27,450	17,724	17,724	24,751	90.17%	24,282
28	206010879	7/1/2007	6/30/2008	02/01/1954	MASONIC HOME FOR ADULTS	UNION CITY	94587	125	21,196	366	1.00000	21,196	45,750	2,909	2,909	21,196	46.33%	40,471
29	206010881	1/1/2008	12/31/2008	01/07/63	MCCLURE CONVALESCENT HOSPITAL & REHAB CENTER	OAKLAND	94609	60	20,462	366	1.00000	20,462	21,960	13,635	13,635	20,462	93.18%	19,426
30	206010889	1/1/2008	12/31/2008	06/01/73	FRUITVALE HEALTHCARE CENTER	OAKLAND	94601	140	49,327	366	1.00000	49,327	51,240	39,044	39,044	49,327	96.27%	45,327
31	206010900	7/1/2007	6/30/2008	01/12/70	GARFIELD NEUROBEHAVIORAL CENTER	OAKLAND	94601	96	19,143	366	1.00000	19,143	35,136	19,143	19,143	19,143	54.48%	31,082
32	206010904	1/1/2008	12/31/2008	11/19/69	OAKRIDGE CARE CENTER	OAKLAND	94602	94	32,010	366	1.00000	32,010	34,404	27,770	27,770	32,010	93.04%	30,434
33	206010906	1/1/2008	12/31/2008	03/04/70	EXCELL HEATH CARE CENTER	OAKLAND	94619	99	34,390	366	1.00000	34,390	36,234	27,284	27,284	34,390	94.91%	32,053
34	206010912	1/1/2008	12/31/2008	09/24/71	PARK CENTRAL CARE & REHABILITATION CENTER	FREMONT	94536	99	33,256	366	1.00000	33,256	36,234	24,022	24,022	33,256	91.78%	32,053
35	206010915	1/1/2008	12/31/2008	09/03/63	WINDSOR PARK CENTER OF FREMONT	FREMONT	94536	85	28,271	366	1.00000	28,271	31,110	18,779	18,779	28,271	90.87%	27,520
36	206010917	1/1/2008	12/31/2008	03/20/69	PARKVIEW HEALTH CARE CENTER	HAYWARD	94544	121	40,348	366	1.00000	40,348	44,286	30,862	30,862	40,348	91.11%	39,176
37	206010920	10/1/2007	9/30/2008	07/07/69	PIEDMONT GARDENS HEALTH FACILITY	OAKLAND	94611	94	28,381	366	1.00000	28,381	34,404	8,308	8,308	28,381	82.49%	30,434
38	206010926	1/1/2008	12/31/2008	07/18/73	PLEASANTON NURSING AND REHABILITATION CENTER	PLEASANTON	94566	139	46,621	366	1.00000	46,621	50,874	22,741	22,741	46,621	91.64%	45,004
39	206010934	1/1/2008	12/31/2008	10/11/63	REDWOOD CONVALESCENT HOSPITAL	CASTRO VALI	94546	70	21,574	366	1.00000	21,574	25,620	19,294	19,294	21,574	84.21%	22,664
40	206010944	1/1/2008	12/31/2008	05/16/70	SAN LEANDRO HEALTHCARE CENTER	SAN LEANDR	94577	62	19,929	366	1.00000	19,929	22,692	8,204	8,204	19,929	87.82%	20,074
41	206010952	7/1/2007	6/30/2008	02/20/67	BAY VIEW NURSING AND REHABILITATION CENTER	ALAMEDA	94501	176	60,599	366	1.00000	60,599	64,416	42,850	42,850	60,599	94.07%	56,983
42	206010959	1/1/2008	12/31/2008	03/16/64	ST. CHRISTOPHER CONVALESCENT HOSPITAL	HAYWARD	94541	36	10,754	366	1.00000	10,754	13,176	9,673	9,673	10,754	81.62%	11,656
43	206010961	1/1/2008	12/31/2008	07/01/60	ST. JOHNS KRONSTADT CONVALESCENT CENTER	CASTRO VALI	94546	49	16,295	366	1.00000	16,295	17,934	11,383	11,383	16,295	90.86%	15,865
44	206010972	1/1/2008	12/31/2008	06/15/64	MEDICAL HILL REHABILITATION CENTER	OAKLAND	94609	124	40,973	366	1.00000	40,973	45,384	32,737	32,737	40,973	90.28%	40,147
45	206010974	1/1/2008	12/31/2008	09/01/69	BAY POINT HEALTHCARE CENTER	HAYWARD	94541	99	32,586	366	1.00000	32,586	36,234	23,341	23,341	32,586	89.93%	32,053
46	206010988	1/1/2008	12/31/2008	11/01/69	SUNBRIDGE CARE & REHABILITATION FOR SAN LEANDRO	SAN LEANDR	94578	99	30,117	366	1.00000	30,117	36,234	23,761	23,761	30,117	83.12%	32,053
47	206010989	6/1/2007	5/31/2008	01/03/72	THE WATERS EDGE	ALAMEDA	94501	120	36,872	366	1.00000	36,872	43,920	19,923	19,923	36,872	83.95%	38,852
48	206010994	1/1/2008	12/31/2008	05/08/72	CRESTWOOD MANOR-FREMONT	FREMONT	94538	126	45,701	366	1.00000	45,701	46,116	43,947	43,947	45,701	99.10%	40,795
49	206010995	1/1/2008	12/31/2008	01/18/68	WILLOW TREE NURSING & REHAB CENTER	OAKLAND	94621	82	24,745	366	1.00000	24,745	30,012	20,394	20,394	24,745	82.45%	26,549
50	206011527	7/1/2007	6/30/2008	11/01/78	CHAPARRAL HOUSE	BERKELEY	94702	49	15,918	366	1.00000	15,918	17,934	5,429	5,429	15,918	88.76%	15,865
51	206013368	1/1/2008	12/31/2008	11/10/50	HILLSIDE CARE CENTER - FREMONT	FREMONT	94536	73	21,906	366	1.00000	21,906	26,718	20,981	20,981	21,906	81.99%	23,635
52	206013489	1/1/2008	12/31/2008	04/25/56	ST. ANTHONY CARE CENTER, INC	HAYWARD	94541	30	8,939	366	1.00000	8,939	10,980	7,995	7,995	8,939	81.41%	9,713
53	206013570	1/1/2008	12/31/2008	03/11/68	WINDSOR COUNTRY DRIVE CARE CENTER	FREMONT	94536	126	42,962	366	1.00000	42,962	46,116	30,058	30,058	42,962	93.16%	40,795
54	206013647	1/1/2008	12/31/2008	06/02/69	GATEWAY CARE & REHAB. CENTER	HAYWARD	94541	99	33,884	366	1.00000	33,884	36,234	24,563	24,563	33,884	93.51%	32,053

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		
Square Feet Per Bed (Z2)			400	**Land % (AA3)**	**Equip/bed (AB3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10%	4,000
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Fully Depreciated Minimum Value (AD3)
38.800%

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
17	206010825	26,873	27,466	945	1.105	5,247,321	524,732	332,000	5,579,321	2,164,776	44.51	38.52	39.63	Yes	39.52
18	206010831	32,053	34,309	945	1.105	6,258,853	625,885	396,000	6,654,853	2,582,083	49.82	43.83	44.95	Yes	44.83
19	206010832	23,959	24,587	945	1.105	4,678,334	467,833	296,000	4,974,334	1,930,042	45.90	40.03	41.03	Yes	41.03
20	206010845	14,246	14,246	946	1.162	2,925,203	292,520	176,000	3,101,203	1,203,267	42.08	36.09	37.19	Yes	37.09
21	206010848	31,729	31,729	946	1.162	6,515,226	651,523	392,000	6,907,226	2,680,004	51.11	45.11	46.24	Yes	46.11
22	206010851	19,750	22,013	946	1.162	4,055,395	405,540	244,000	4,299,395	1,668,165	48.98	42.99	44.12	Yes	43.99
23	206010855	8,094	8,782	945	1.105	1,580,518	158,052	100,000	1,680,518	652,041	46.09	45.22		No	46.22
24	206010862	8,094	8,094	945	1.105	1,580,518	158,052	100,000	1,680,518	652,041	56.76	50.77	51.91	Yes	51.77
25	206010863	19,426	20,523	947	1.127	3,868,766	386,877	240,000	4,108,766	1,594,201	45.04	39.05	40.16	Yes	40.05
26	206010874	11,979	13,029	945	1.105	2,339,167	233,917	148,000	2,487,167	965,021	46.31	40.31	41.43	Yes	41.31
27	206010876	24,282	24,751	945	1.105	4,741,555	474,156	300,000	5,041,555	1,956,123	47.05	41.18	42.17	Yes	42.18
28	206010879	40,471	40,471	945	1.105	7,902,592	790,259	500,000	8,402,592	3,260,206	56.88			No	56.88
29	206010881	19,426	20,462	946	1.162	3,988,914	398,891	240,000	4,228,914	1,640,818	47.97	41.98	43.10	Yes	42.98
30	206010889	45,327	49,327	946	1.162	9,307,465	930,747	560,000	9,867,465	3,828,576	37.59	31.60	32.69	Yes	32.60
31	206010900	31,082	31,082	946	1.162	6,382,262	638,226	384,000	6,766,262	2,625,310	40.97	34.98	36.08	Yes	35.98
32	206010904	30,434	32,010	946	1.162	6,249,298	624,930	376,000	6,625,298	2,570,616	41.12	35.23	36.23	Yes	36.23
33	206010906	32,053	34,390	946	1.162	6,581,707	658,171	396,000	6,977,707	2,707,350	40.83	34.94	35.94	Yes	35.94
34	206010912	32,053	33,256	945	1.105	6,258,853	625,885	396,000	6,654,853	2,582,083	39.28	33.28	34.38	Yes	34.28
35	206010915	27,520	28,271	945	1.105	5,373,762	537,376	340,000	5,713,762	2,216,940	47.32	41.45	42.44	Yes	42.45
36	206010917	39,176	40,348	945	1.105	7,649,709	764,971	484,000	8,133,709	3,155,879	41.78	35.79	36.90	Yes	36.79
37	206010920	30,434	30,434	946	1.162	6,249,298	624,930	376,000	6,625,298	2,570,616	41.49	35.26	36.60	Yes	36.26
38	206010926	45,004	46,621	945	1.105	8,787,682	878,768	556,000	9,343,682	3,625,349	37.46	30.10	32.56	Yes	31.10
39	206010934	22,664	22,664	945	1.105	4,425,451	442,545	280,000	4,705,451	1,825,715	47.21	41.22	42.34	Yes	42.22
40	206010944	20,074	20,074	945	1.105	3,919,685	391,969	248,000	4,167,685	1,617,062	40.63	34.64	35.74	Yes	35.64
41	206010952	56,983	60,599	945	1.105	11,126,849	1,112,685	704,000	11,830,849	4,590,369	43.86	34.48	38.98	Yes	35.48
42	206010959	11,656	11,656	945	1.105	2,275,946	227,595	144,000	2,419,946	938,939	46.78	40.91	41.91	Yes	41.91
43	206010961	15,865	16,295	945	1.105	3,097,816	309,782	196,000	3,293,816	1,278,001	50.48	44.49	45.62	Yes	45.49
44	206010972	40,147	40,973	946	1.162	8,243,755	824,375	496,000	8,739,755	3,391,025	46.54	39.51	41.66	Yes	40.51
45	206010974	32,053	32,586	945	1.105	6,258,853	625,885	396,000	6,654,853	2,582,083	41.33	35.34	36.44	Yes	36.34
46	206010988	32,053	32,053	945	1.105	6,258,853	625,885	396,000	6,654,853	2,582,083	41.17	35.17	36.28	Yes	36.17
47	206010989	38,852	38,852	945	1.105	7,586,488	758,649	480,000	8,066,488	3,129,797	39.00	33.01	34.10	Yes	34.01
48	206010994	40,795	45,701	945	1.105	7,965,812	796,581	504,000	8,469,812	3,286,287	38.66	37.76		No	38.76
49	206010995	26,549	26,549	946	1.162	5,451,515	545,152	328,000	5,779,515	2,242,452	42.95	36.96	38.07	Yes	37.96
50	206011527	15,865	15,918	947	1.127	3,159,492	315,949	196,000	3,355,492	1,301,931	32.19	31.19	27.27	No	32.19
51	206013368	23,635	23,635	945	1.105	4,615,114	461,511	292,000	4,907,114	1,903,960	60.10	54.11	55.27	Yes	55.11
52	206013489	9,713	9,713	945	1.105	1,896,622	189,662	120,000	2,016,622	782,449	54.66	48.81	49.81	Yes	49.81
53	206013570	40,795	42,962	945	1.105	7,965,812	796,581	504,000	8,469,812	3,286,287	42.81	36.13	37.92	Yes	37.13
54	206013647	32,053	33,884	945	1.105	6,258,853	625,885	396,000	6,654,853	2,582,083	41.58	35.59	36.69	Yes	36.59

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
17	206010825	38.42	38.42	yes	0.69158	0.30842	1,720,772	2,164,776	2,689,509	188,266	6.85
18	206010831		44.83	yes	0.80690	0.19310	1,285,041	2,582,083	3,207,968	224,558	6.55
19	206010832		41.03	yes	0.73854	0.26146	1,300,577	1,930,042	2,397,875	167,851	6.83
20	206010845		37.09	yes	0.66762	0.33238	1,030,769	1,203,267	1,495,787	104,705	7.35
21	206010848		46.11	yes	0.83007	0.16993	1,173,775	2,680,004	3,331,526	233,207	7.35
22	206010851	40.77	40.77	yes	0.73394	0.26606	1,143,900	1,668,165	2,073,705	145,159	6.59
23	206010855		46.22	yes	0.83190	0.16810	282,502	652,041	810,093	56,707	6.46
24	206010862		51.77	yes	0.93177	0.06823	114,661	652,041	810,093	56,707	7.01
25	206010863		40.05	yes	0.72089	0.27911	1,146,817	1,594,201	1,981,078	138,675	6.76
26	206010874		41.31	yes	0.74366	0.25634	637,571	965,021	1,198,938	83,926	6.44
27	206010876		42.18	yes	0.75916	0.24084	1,214,227	1,956,123	2,430,279	170,120	6.87
28	206010879		56.88	yes	1.02389	(0.02389)	(200,698)	3,260,206	4,050,465	283,533	7.01
29	206010881		42.98	yes	0.77361	0.22639	957,398	1,640,818	2,039,710	142,780	6.98
30	206010889		32.60	no	0.58682	0.41318	4,077,042	4,077,042	5,007,789	350,545	7.11
31	206010900		35.98	yes	0.64761	0.35239	2,384,386	2,625,310	3,263,536	228,448	7.35
32	206010904		36.23	yes	0.65209	0.34791	2,304,987	2,570,616	3,195,545	223,688	6.99
33	206010906		35.94	yes	0.64696	0.35304	2,463,379	2,707,350	3,365,521	235,586	6.85
34	206010912		34.28	yes	0.61711	0.38289	2,548,045	2,582,083	3,207,968	224,558	6.75
35	206010915		42.45	yes	0.76404	0.23596	1,348,229	2,216,940	2,754,316	192,802	6.82
36	206010917		36.79	yes	0.66226	0.33774	2,747,060	3,155,879	3,920,850	274,459	6.80
37	206010920	35.48	35.48	yes	0.63871	0.36129	2,393,672	2,570,616	3,195,545	223,688	7.35
38	206010926		31.10	no	0.55989	0.44011	4,112,293	4,112,293	4,991,061	349,374	7.49
39	206010934		42.22	yes	0.75998	0.24002	1,129,385	1,825,715	2,268,260	158,778	7.01
40	206010944		35.64	yes	0.64151	0.35849	1,494,081	1,617,062	2,009,031	140,632	7.01
41	206010952	35.10	35.10	yes	0.63184	0.36816	4,355,622	4,590,369	5,703,054	399,214	6.59
42	206010959		41.91	yes	0.75442	0.24558	594,286	938,939	1,166,534	81,657	7.01
43	206010961		45.49	yes	0.81885	0.18115	596,667	1,278,001	1,587,782	111,145	6.82
44	206010972	40.17	40.17	yes	0.72312	0.27688	2,419,905	3,391,025	4,215,400	295,078	7.20
45	206010974		36.34	yes	0.65415	0.34585	2,301,597	2,582,083	3,207,968	224,558	6.89
46	206010988		36.17	yes	0.65115	0.34885	2,321,562	2,582,083	3,207,968	224,558	7.01
47	206010989		34.01	yes	0.61215	0.38785	3,128,607	3,129,797	3,888,446	272,191	7.01
48	206010994		38.76	yes	0.69766	0.30234	2,560,761	3,286,287	4,082,868	285,801	6.25
49	206010995		37.96	yes	0.68326	0.31674	1,830,590	2,242,452	2,787,603	195,132	7.35
50	206011527		32.19	no	0.57949	0.42051	1,411,012	1,411,012	1,726,961	120,887	7.59
51	206013368		55.11	yes	0.99202	0.00798	39,176	1,903,960	2,365,471	165,583	7.01
52	206013489		49.81	yes	0.89655	0.10345	208,624	782,449	972,112	68,048	7.01
53	206013570		37.13	yes	0.66829	0.33171	2,809,540	3,286,287	4,082,868	285,801	6.65
54	206013647		36.59	yes	0.65862	0.34138	2,271,814	2,582,083	3,207,968	224,558	6.63

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
55	206013653	1/31/2008	12/31/2008	03/14/58	MARINA GARDEN NURSING	ALAMEDA	94501	32	10,752	336	0.91803	11,712	10,752	9,231	10,055	11,412	100.00%	9,511
56	206013696	7/1/2007	6/30/2008	01/15/85	MERCY RETIREMENT AND CARE CENTER	OAKLAND	94601	59	20,988	366	1.00000	20,988	21,594	4,436	4,436	20,988	97.19%	19,102
57	206014077	7/1/2007	6/30/2008	07/26/93	SALEM CARE CENTER	OAKLAND	94606	48	16,776	366	1.00000	16,776	17,568	1,901	1,901	16,776	95.49%	15,541
58	206030915	1/1/2008	12/31/2008	02/10/70	KIT CARSON NURSING & REHAB CENTER	JACKSON	95642	199	40,347	366	1.00000	40,347	72,834	27,704	27,704	40,347	55.40%	64,429
59	206040800	1/1/2008	12/31/2008	08/31/64	WINDSOR CHICO CARE CENTER	CHICO	95926	76	24,633	366	1.00000	24,633	27,816	15,918	15,918	24,633	88.56%	24,606
60	206040974	7/1/2007	6/30/2008	03/29/65	PARADISE SKILLED NURSING	PARADISE	95969	44	14,397	366	1.00000	14,397	16,104	11,542	11,542	14,397	89.40%	14,246
61	206040999	4/1/2007	3/31/2008	06/25/63	RIVERSIDE CONVALESCENT HOSPITAL	CHICO	95926	99	25,889	366	1.00000	25,889	36,234	20,045	20,045	25,889	71.45%	32,053
62	206041943	1/1/2008	12/31/2008	09/16/46	CYPRESS HEALTHCARE CENTER	PARADISE	95969	136	34,142	366	1.00000	34,142	49,776	19,848	19,848	34,142	68.59%	44,032
63	206042208	1/1/2008	12/31/2008	06/02/69	CHICO CREEK CARE AND REHABILITATION	CHICO	95926	184	56,675	366	1.00000	56,675	67,344	40,130	40,130	56,675	84.16%	59,573
64	206042213	1/1/2008	12/31/2008	10/12/78	EVERGREEN GRIDLEY HEALTH CARE CENTER	GRIDLEY	95949	82	20,381	366	1.00000	20,381	30,012	15,161	15,161	20,381	67.91%	26,549
65	206042237	11/1/2007	10/31/2008	01/15/64	SHADOWBROOK HEALTH CARE	OROVILLE	95966	50	17,369	366	1.00000	17,369	18,300	13,505	13,505	17,369	94.91%	16,188
66	206044001	1/1/2008	12/31/2008	02/20/87	SUNBRIDGE CARE CENTER FOR PARADISE	PARADISE, CA	95969	99	33,290	366	1.00000	33,290	36,234	22,565	22,565	33,290	91.88%	32,053
67	206044003	1/1/2008	12/31/2008	08/26/87	OLIVE RIDGE CARE CENTER	OROVILLE	95966	126	41,184	366	1.00000	41,184	46,116	34,048	34,048	41,184	89.31%	40,795
68	206044005	1/1/2008	12/31/2008	02/23/88	TWIN OAKS HEALTH & REHABILITATION CENTE	CHICO	95928	144	41,365	366	1.00000	41,365	52,704	28,806	28,806	41,365	78.49%	46,622
69	206044028	1/1/2008	12/31/2008	03/01/95	CALIFORNIA PARK REHABILITATION HOSPITAL	CHICO	95928	90	30,398	366	1.00000	30,398	32,940	19,916	19,916	30,398	92.28%	29,139
70	206044159	1/1/2008	12/31/2008	03/26/03	COUNTRY CREST	OROVILLE	95966	59	17,948	366	1.00000	17,948	21,594	11,278	11,278	17,948	83.12%	19,102
71	206051802	1/1/2008	12/31/2008	12/01/69	MARK TWAIN CONVALESCENT HOSPITAL	SAN ANDREA	95249	99	33,538	366	1.00000	33,538	36,234	19,467	19,467	33,538	92.56%	32,053
72	206061068	7/1/2007	6/30/2008	02/01/66	VALLEY WEST CARE CENTER	WILLIAMS	95987	99	29,515	366	1.00000	29,515	36,234	25,417	25,417	29,515	81.46%	32,053
73	206070892	1/1/2008	12/31/2008	05/01/62	ALHAMBRA CONVALESCENT HOSPITAL	MARTINEZ	94553	44	14,927	366	1.00000	14,927	16,104	12,740	12,740	14,927	92.69%	14,246
74	206070893	11/1/2007	10/31/2008	02/21/65	ANTIOCH CONVALESCENT HOSPITAL	ANTIOCH	94509	99	28,924	366	1.00000	28,924	36,234	23,727	23,727	28,924	79.83%	32,053
75	206070896	1/1/2008	12/31/2008	01/27/71	BAYBERRY CARE CENTER	CONCORD	94520	99	26,514	366	1.00000	26,514	36,234	17,802	17,802	26,514	73.17%	32,053
76	206070905	7/1/2007	6/30/2008	09/03/65	BROOKVUE CARE CENTER	SAN PABLO	94806	108	34,544	366	1.00000	34,544	39,528	28,164	28,164	34,544	87.39%	34,967
77	206070932	1/1/2008	12/31/2008	05/28/62	CREEKSIDE HEALTH CARE CENTER	SAN PABLO	94806	80	23,447	366	1.00000	23,447	29,280	12,075	12,075	23,447	80.08%	25,901
78	206070933	1/1/2008	12/31/2008	05/17/65	RHEEM VALLEY CONVALESCENT HOSPITAL	MORAGA	94556	49	11,541	366	1.00000	11,541	17,934	2,405	2,405	11,541	64.35%	15,865
79	206070935	1/1/2008	12/31/2008	10/20/64	DANVILLE HEALTH CARE CENTER	DANVILLE	94526	53	15,822	366	1.00000	15,822	19,398	7,633	7,633	15,822	81.57%	17,160
80	206070948	1/1/2008	12/31/2008	07/26/61	WOODLAND NURSING INN	LAFAYETTE	94549	30	10,186	366	1.00000	10,186	10,980	5,111	5,111	10,186	92.77%	9,713
81	206070958	1/1/2008	12/31/2008	01/30/69	GREENRIDGE SENIOR CARE	EL SOBRANTE	94803	60	20,870	366	1.00000	20,870	21,960	16,266	16,266	20,870	95.04%	19,426
82	206070962	1/1/2008	12/31/2008	02/21/66	WILLOW PASS HEALTHCARE CENTER	CONCORD	94519	83	26,856	366	1.00000	26,856	30,378	17,979	17,979	26,856	88.41%	26,873
83	206070996	1/1/2008	12/31/2008	12/07/62	LAFAYETTE CARE CENTER	LAFAYETTE	94549	52	14,845	366	1.00000	14,845	19,032	12,233	12,233	14,845	78.00%	16,836
84	206071009	1/1/2008	12/31/2008	06/18/59	MARTINEZ CONVALESCENT HOSPITAL	MARTINEZ	94553	36	11,360	366	1.00000	11,360	13,176	9,838	9,838	11,360	86.22%	11,656
85	206071028	1/1/2008	12/31/2008	01/05/59	OAK PARK CONVALESCENT HOSPITAL	PLEASANT HI	94523	44	12,279	366	1.00000	12,279	16,104	6,872	6,872	12,279	76.25%	14,246
86	206071042	1/1/2008	12/31/2008	03/01/66	PITTSBURG CARE CENTER	PITTSBURG	94565	49	15,816	366	1.00000	15,816	17,934	13,730	13,730	15,816	88.19%	15,865
87	206071044	1/1/2008	12/31/2008	02/03/59	WINDSOR ROSEWOOD CARE CENTER	PLEASANT HI	94523	113	39,301	366	1.00000	39,301	41,358	31,616	31,616	39,301	95.03%	36,586
88	206071061	10/1/2007	9/30/2008	07/09/70	SAN MARCO NURSING AND REHAB CENTER	WALNUT CRE	94598	99	30,823	366	1.00000	30,823	36,234	19,086	19,086	30,823	85.07%	32,053
89	206071069	1/1/2008	12/31/2008	06/16/65	SHIELDS/RICHMOND NURSING CENTER	RICHMOND	94804	84	27,481	366	1.00000	27,481	30,744	24,844	24,844	27,481	89.39%	27,196
90	206071095	1/1/2008	12/31/2008	03/03/50	WINDSOR MANOR REHABILITATION CENTER OF CONCORD	CONCORD	94521	190	60,851	366	1.00000	60,851	69,540	42,450	42,450	60,851	87.51%	61,516
91	206071099	1/1/2008	12/31/2008	05/04/62	VINTAGE ESTATES OF RICHMOND	RICHMOND	94804	34	11,268	366	1.00000	11,268	12,444	10,527	10,527	11,268	90.55%	11,008
92	206071107	1/1/2008	12/31/2008	11/03/65	YGNACIO VALLEY CARE CENTER	WALNUT CRE	94598	99	26,607	366	1.00000	26,607	36,234	14,564	14,564	26,607	73.43%	32,053

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		**Fully Depreciated**
Square Feet Per Bed (Z2)			400	**Land % (AA3)** **Equip/bed (AB3)**	**Minimum Value (AD3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
55	206013653	10,361	11,712	945	1.105	2,023,063	202,306	128,000	2,151,063	834,613	52.78	46.79	47.92	Yes	47.79
56	206013696	19,102	20,988	946	1.162	3,922,432	392,243	236,000	4,158,432	1,613,472	25.99	24.72	21.06	No	25.72
57	206014077	15,541	16,776	946	1.162	3,191,131	319,113	192,000	3,383,131	1,312,655	17.48	15.04	12.53	No	16.04
58	206030915	64,429	64,429	956	1.083	12,330,446	1,233,045	796,000	13,126,446	5,093,061	40.89	34.90	36.00	Yes	35.90
59	206040800	24,606	24,633	959	1.057	4,596,061	459,606	304,000	4,900,061	1,901,224	46.33	40.33	41.45	Yes	41.33
60	206040974	14,246	14,397	959	1.057	2,660,878	266,088	176,000	2,836,878	1,100,709	45.75	39.76	40.87	Yes	40.76
61	206040999	32,053	32,053	959	1.057	5,986,975	598,697	396,000	6,382,975	2,476,594	47.51	41.52	42.64	Yes	42.52
62	206041943	44,032	44,032	959	1.057	8,224,531	822,453	544,000	8,768,531	3,402,190	64.25		59.42	Yes	59.25
63	206042208	59,573	59,573	959	1.057	11,127,307	1,112,731	736,000	11,863,307	4,602,963	41.58	35.59	36.69	Yes	36.59
64	206042213	26,549	26,549	959	1.057	4,958,908	495,891	328,000	5,286,908	2,051,320	32.24	31.25	27.33	No	32.25
65	206042237	16,188	17,369	959	1.057	3,023,725	302,372	200,000	3,223,725	1,250,805	46.95	40.96	42.08	Yes	41.96
66	206044001	32,053	33,290	959	1.057	5,986,975	598,697	396,000	6,382,975	2,476,594	23.90	22.63	18.96	No	23.63
67	206044003	40,795	41,184	959	1.057	7,619,786	761,979	504,000	8,123,786	3,152,029	23.39	22.40	18.45	No	23.40
68	206044005	46,622	46,622	959	1.057	8,708,327	870,833	576,000	9,284,327	3,602,319	22.89	21.90	17.95	No	22.90
69	206044028	29,139	30,398	959	1.057	5,442,704	544,270	360,000	5,802,704	2,251,449	15.89	14.73	10.93	No	15.73
70	206044159	19,102	19,102	959	1.057	3,567,995	356,800	236,000	3,803,995	1,475,950	7.84	6.85	2.86	No	7.85
71	206051802	32,053	33,538	952	1.060	6,003,967	600,397	396,000	6,399,967	2,483,187	41.08	34.77	36.19	Yes	35.77
72	206061068	32,053	32,053	959	1.057	5,986,975	598,697	396,000	6,382,975	2,476,594	44.91	38.92	40.03	Yes	39.92
73	206070892	14,246	14,927	945	1.105	2,781,712	278,171	176,000	2,957,712	1,147,592	48.66		43.79	Yes	43.66
74	206070893	32,053	32,053	945	1.105	6,258,853	625,885	396,000	6,654,853	2,582,083	45.85	39.86	40.97	Yes	40.86
75	206070896	32,053	32,053	945	1.105	6,258,853	625,885	396,000	6,654,853	2,582,083	39.93	38.21		No	39.21
76	206070905	34,967	34,967	948	1.129	6,976,136	697,614	432,000	7,408,136	2,874,357	45.32	39.33	40.44	Yes	40.33
77	206070932	25,901	25,901	948	1.129	5,167,508	516,751	320,000	5,487,508	2,129,153	48.58	42.59	43.71	Yes	43.59
78	206070933	15,865	15,865	945	1.105	3,097,816	309,782	196,000	3,293,816	1,278,001	45.62	44.74		No	45.74
79	206070935	17,160	17,160	945	1.105	3,350,699	335,070	212,000	3,562,699	1,382,327	46.19	37.90	41.31	Yes	38.90
80	206070948	9,713	10,186	945	1.105	1,896,622	189,662	120,000	2,016,622	782,449	49.42	43.43	44.55	Yes	44.43
81	206070958	19,426	20,870	948	1.129	3,875,631	387,563	240,000	4,115,631	1,596,865	41.92	35.68	37.03	Yes	36.68
82	206070962	26,873	26,873	945	1.105	5,247,321	524,732	332,000	5,579,321	2,164,776	44.85	38.86	39.97	Yes	39.86
83	206070996	16,836	16,836	945	1.105	3,287,478	328,748	208,000	3,495,478	1,356,246	48.05	46.40		No	47.40
84	206071009	11,656	11,656	945	1.105	2,275,946	227,595	144,000	2,419,946	938,939	51.52	45.53	46.66	Yes	46.53
85	206071028	14,246	14,246	945	1.105	2,781,712	278,171	176,000	2,957,712	1,147,592	51.97	51.11		No	52.11
86	206071042	15,865	15,865	945	1.105	3,097,816	309,782	196,000	3,293,816	1,278,001	44.83	38.84	39.95	Yes	39.84
87	206071044	36,586	39,301	945	1.105	7,143,943	714,394	452,000	7,595,943	2,947,226	51.89	45.90	47.03	Yes	46.90
88	206071061	32,053	32,053	945	1.105	6,258,853	625,885	396,000	6,654,853	2,582,083	40.48	34.49	35.59	Yes	35.49
89	206071069	27,196	27,481	948	1.129	5,425,884	542,588	336,000	5,761,884	2,235,611	45.54	39.54	40.66	Yes	40.54
90	206071095	61,516	61,516	945	1.105	12,011,939	1,201,194	760,000	12,771,939	4,955,512	60.79	54.96	55.96	Yes	55.96
91	206071099	11,008	11,268	948	1.129	2,196,191	219,619	136,000	2,332,191	904,890	48.65	41.98	43.78	Yes	42.98
92	206071107	32,053	32,053	945	1.105	6,258,853	625,885	396,000	6,654,853	2,582,083	45.15	43.34		No	44.34

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
55	206013653		47.79	yes	0.86016	0.13984	300,796	834,613	1,036,919	72,584	6.20
56	206013696	22.79	22.79	no	0.41016	0.58984	2,452,798	2,452,798	2,845,041	199,153	9.49
57	206014077	15.64	15.64	no	0.28146	0.71854	2,430,921	2,430,921	2,750,034	192,502	11.47
58	206030915		35.90	yes	0.64618	0.35382	4,644,395	5,093,061	6,326,106	442,827	6.87
59	206040800		41.33	yes	0.74400	0.25600	1,254,416	1,901,224	2,360,830	165,258	6.71
60	206040974		40.76	yes	0.73367	0.26633	755,540	1,100,709	1,366,796	95,676	6.65
61	206040999		42.52	yes	0.76530	0.23470	1,498,116	2,476,594	3,075,292	215,270	6.72
62	206041943		59.25	yes	1.06643	(0.06643)	(582,460)	3,402,190	4,224,643	295,725	6.72
63	206042208		36.59	yes	0.65862	0.34138	4,049,861	4,602,963	5,715,694	400,099	6.72
64	206042213	30.54	30.54	no	0.54977	0.45023	2,380,349	2,380,349	2,876,240	201,337	7.58
65	206042237		41.96	yes	0.75526	0.24474	788,967	1,250,805	1,553,178	108,722	6.26
66	206044001		23.63	no	0.42541	0.57459	3,667,613	3,667,613	4,266,310	298,642	8.97
67	206044003		23.40	no	0.42113	0.57887	4,702,607	4,702,607	5,464,585	382,521	9.29
68	206044005	22.61	22.61	no	0.40696	0.59304	5,506,019	5,506,019	6,376,851	446,380	9.57
69	206044028	15.07	15.07	no	0.27132	0.72868	4,228,334	4,228,334	4,772,605	334,082	10.99
70	206044159		7.85	no	0.14125	0.85875	3,266,696	3,266,696	3,623,496	253,645	13.28
71	206051802	35.47	35.47	yes	0.63852	0.36148	2,313,441	2,483,187	3,083,584	215,851	6.44
72	206061068		39.92	yes	0.71848	0.28152	1,796,964	2,476,594	3,075,292	215,270	6.72
73	206070892		43.66	yes	0.78580	0.21420	633,532	1,147,592	1,425,764	99,803	6.69
74	206070893		40.86	yes	0.73544	0.26456	1,760,590	2,582,083	3,207,968	224,558	7.01
75	206070896		39.21	yes	0.70570	0.29430	1,958,502	2,582,083	3,207,968	224,558	7.01
76	206070905		40.33	yes	0.72590	0.27410	2,030,558	2,874,357	3,571,970	250,038	7.15
77	206070932	42.69	42.69	yes	0.76835	0.23165	1,271,163	2,129,153	2,645,904	185,213	7.15
78	206070933		45.74	yes	0.82336	0.17664	581,805	1,278,001	1,587,782	111,145	7.01
79	206070935	37.13	37.13	yes	0.66837	0.33163	1,181,501	1,382,327	1,717,397	120,218	7.01
80	206070948		44.43	yes	0.79967	0.20033	403,986	782,449	972,112	68,048	6.68
81	206070958		36.68	yes	0.66022	0.33978	1,398,427	1,596,865	1,984,428	138,910	6.66
82	206070962		39.86	yes	0.71749	0.28251	1,576,204	2,164,776	2,689,509	188,266	7.01
83	206070996		47.40	yes	0.85324	0.14676	512,994	1,356,246	1,684,993	117,950	7.01
84	206071009		46.53	yes	0.83749	0.16251	393,261	938,939	1,166,534	81,657	7.01
85	206071028		52.11	yes	0.93792	0.06208	183,605	1,147,592	1,425,764	99,803	7.01
86	206071042		39.84	yes	0.71710	0.28290	931,826	1,278,001	1,587,782	111,145	7.01
87	206071044		46.90	yes	0.84413	0.15587	1,183,971	2,947,226	3,661,620	256,313	6.52
88	206071061		35.49	yes	0.63885	0.36115	2,403,384	2,582,083	3,207,968	224,558	7.01
89	206071069	40.27	40.27	yes	0.72479	0.27521	1,585,738	2,235,611	2,778,199	194,474	7.08
90	206071095		55.96	yes	1.00726	(0.00726)	(92,728)	4,955,512	6,156,706	430,969	7.01
91	206071099		42.98	yes	0.77358	0.22642	528,052	904,890	1,124,509	78,716	6.99
92	206071107		44.34	yes	0.79814	0.20186	1,343,330	2,582,083	3,207,968	224,558	7.01

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
93	206073349	1/1/2008	12/31/2008	01/01/69	MUIR SENIOR CARE	MARTINEZ	94553	96	31,026	366	1.00000	31,026	35,136	24,161	24,161	31,026	88.30%	31,082
94	206073625	10/1/2007	9/30/2008	02/15/79	SAN MIGUEL VILLA	CONCORD	94518	190	63,981	366	1.00000	63,981	69,540	52,948	52,948	63,981	92.01%	61,516
95	206073627	1/1/2008	12/31/2008	05/25/65	SHIELDS NURSING CENTER	EL CERRITO	94530	45	15,288	366	1.00000	15,288	16,470	10,786	10,786	15,288	92.82%	14,569
96	206073641	5/1/2007	4/30/2008	12/05/68	LONE TREE CONVALESCENT HOSPITAL	ANTIOCH	94509	99	33,676	366	1.00000	33,676	36,234	23,922	23,922	33,676	92.94%	32,053
97	206073644	1/1/2008	12/31/2008	07/16/68	VALE HEALTH CARE CENTER	SAN PABLO	94806	202	70,107	366	1.00000	70,107	73,932	50,417	50,417	70,107	94.83%	65,401
98	206074002	1/1/2008	12/31/2008	08/24/87	DIAMOND RIDGE HEALTHCARE CENTER	PITTSBURG	94565	120	41,150	366	1.00000	41,150	43,920	26,964	26,964	41,150	93.69%	38,852
99	206074024	6/1/2007	5/31/2008	11/14/90	MANOR CARE OF WALNUT CREEK	WALNUT CRE	94595	155	48,700	366	1.00000	48,700	56,730	6,650	6,650	48,700	85.85%	50,184
100	206074025	1/1/2008	12/31/2008	05/11/90	STONBROOK HEALTCARE CENTER	CONCORD	94521	120	41,006	366	1.00000	41,006	43,920	13,578	13,578	41,006	93.37%	38,852
101	206074076	6/1/2007	5/31/2008	06/16/97	MANORCARE OF TICE VALLEY	WALNUT CRE	94595	120	39,968	366	1.00000	39,968	43,920	10,059	10,059	39,968	91.00%	38,852
102	206074085	7/1/2007	6/30/2008	09/01/99	REUTLINGER COMMUNITY FOR JEWISH LIVING	DANVILLE	94506	60	21,474	366	1.00000	21,474	21,960	8,414	8,414	21,474	97.79%	19,426
103	206080930	10/1/2007	9/30/2008	09/14/71	CRESCENT CITY NURSING & REHAB.	CRESCENT CI	95531	99	26,199	366	1.00000	26,199	36,234	19,047	19,047	26,199	72.31%	32,053
104	206090863	1/1/2008	12/31/2008	11/25/70	EL DORADO CARE CENTER	PLACERVILLE	95667	99	29,117	366	1.00000	29,117	36,234	18,601	18,601	29,117	80.36%	32,053
105	206090983	1/1/2008	12/31/2008	04/08/63	PLACERVILLE PINES CARE CENTER	PLACERVILLE	95667	99	29,960	366	1.00000	29,960	36,234	18,517	18,517	29,960	82.68%	32,053
106	206092347	10/1/2007	9/30/2008	12/07/84	GOLD COUNTRY HEALTH CARE	PLACERVILLE	95667	68	24,531	366	1.00000	24,531	24,888	12,977	12,977	24,531	98.57%	22,016
107	206100684	1/1/2008	12/31/2008	07/20/65	BETHEL LUTHERAN HOME INC	SELMA	93662	59	20,893	366	1.00000	20,893	21,594	13,238	13,238	20,893	96.75%	19,102
108	206100685	1/1/2008	12/31/2008	06/15/72	GOLDEN LIVINGCENTER - FRESNO	FRESNO	93721	232	70,298	366	1.00000	70,298	84,912	53,591	53,591	70,298	82.79%	75,114
109	206100689	6/1/2007	5/31/2008	02/16/62	CALIFORNIA ARMENIAN HOME	FRESNO	93727	120	42,171	366	1.00000	42,171	43,920	27,445	27,445	42,171	96.02%	38,852
110	206100694	1/1/2008	12/31/2008	12/24/63	GOLDEN LIVINGCENTER - CLOVIS	CLOVIS	93612	57	19,913	366	1.00000	19,913	20,862	15,639	15,639	19,913	95.45%	18,455
111	206100704	1/1/2008	12/31/2008	03/16/60	GOLDEN LIVINGCENTER - COUNTRY VIEW	FRESNO	93706	59	21,095	366	1.00000	21,095	21,594	17,704	17,704	21,095	97.69%	19,102
112	206100713	1/1/2008	12/31/2008	04/01/64	GOLDEN LIVINGCENTER - FOWLER	FOWLER	93625	49	16,224	366	1.00000	16,224	17,934	13,111	13,111	16,224	90.47%	15,865
113	206100718	9/1/2007	8/31/2008	06/11/63	COMMUNITY LIVING CENTER - FRESNO	FRESNO	93703	109	29,730	366	1.00000	29,730	39,894	23,404	23,404	29,730	74.52%	35,291
114	206100728	1/1/2008	12/31/2008	10/19/64	GOLDEN LIVING CENTER - HILLCREST	FRESNO	93726	65	22,560	366	1.00000	22,560	23,790	16,828	16,828	22,560	94.83%	21,045
115	206100731	1/1/2008	12/31/2008	11/27/68	GOLDEN LIVINGCENTER - HYLOND	FRESNO	93726	121	37,703	366	1.00000	37,703	44,286	26,806	26,806	37,703	85.14%	39,176
116	206100732	1/1/2008	12/31/2008	04/01/64	HY-PANA HOUSE CARE CENTER - FRESNO	FRESNO	93726	104	31,104	366	1.00000	31,104	38,064	23,842	23,842	31,104	81.72%	33,672
117	206100744	1/1/2008	12/31/2008	07/01/64	ALICE MANOR CONVALESCENT	FOWLER	93625	46	16,119	366	1.00000	16,119	16,836	16,005	16,005	16,119	95.74%	14,893
118	206100750	6/1/2007	5/31/2008	07/22/63	MANNING GARDENS CONVALESCENT HOSPITAL	FRESNO	93725	59	20,599	366	1.00000	20,599	21,594	17,161	17,161	20,599	95.39%	19,102
119	206100751	1/1/2008	12/31/2008	06/10/66	GOLDEN CROSS HEALTHCARE OF FRESNO	FRESNO	93706	80	26,798	366	1.00000	26,798	29,280	25,383	25,383	26,798	91.52%	25,901
120	206100772	1/1/2008	12/31/2008	06/30/70	PACIFIC GARDENS NURSING & REHAB CENTER	FRESNO	93727	180	60,771	366	1.00000	60,771	65,880	37,560	37,560	60,771	92.24%	58,278
121	206100778	1/1/2008	12/31/2008	03/08/98	PALM VILLAGE RETIREMENT COMMUNITY	REEDLEY	93654	120	42,063	366	1.00000	42,063	43,920	26,185	26,185	42,063	95.77%	38,852
122	206100780	1/1/2008	12/31/2008	08/30/63	RAINTREE CONVALESCENT	FRESNO	93625	49	16,966	366	1.00000	16,966	17,934	16,966	16,966	16,966	94.60%	15,865
123	206100781	1/1/2008	12/31/2008	08/29/70	GOLDEN LIVINGCENTER - REEDLEY	REEDLEY	93654	56	18,958	366	1.00000	18,958	20,496	14,466	14,466	18,958	92.50%	18,131
124	206100789	10/1/2007	9/30/2008	07/26/67	SAN JOAQUIN GARDENS HEALTH FACILITY	FRESNO	93710	88	29,523	366	1.00000	29,523	32,208	5,829	5,829	29,523	91.66%	28,491
125	206100790	1/1/2008	12/31/2008	08/21/69	GOLDEN LIVINGCENTER - SANGER	SANGER	93657	99	34,338	366	1.00000	34,338	36,234	27,137	27,137	34,338	94.77%	32,053
126	206100792	1/1/2008	12/31/2008	03/20/46	SELMA CONVALESCENT	SELMA	93662	34	11,624	366	1.00000	11,624	12,444	11,377	11,377	11,624	93.41%	11,008
127	206100799	1/1/2008	12/31/2008	05/22/68	SIERRA VIEW HOMES	REEDLEY	93654	59	20,968	366	1.00000	20,968	21,594	13,424	13,424	20,968	97.10%	19,102
128	206100800	1/1/2008	12/31/2008	07/01/66	ALZHEIMER'S LIVING CENTER AT ELIM	FRESNO	93710	99	35,012	366	1.00000	35,012	36,234	29,668	29,668	35,012	96.63%	32,053
129	206100806	2/1/2007	1/31/2008	10/01/66	SUNNYSIDE CONVALESCENT HOSPITAL	FRESNO	93725	107	28,238	365	0.99727	28,315	39,055	28,059	28,136	28,238	72.30%	34,548
130	206100817	1/1/2008	12/31/2008	01/01/61	TWILIGHT HAVEN	FRESNO	93727	50	17,934	366	1.00000	17,934	18,300	10,824	10,824	17,934	98.00%	16,188

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		**Fully Depreciated**
Square Feet Per Bed (Z2)			400	**Land % (AA3)** **Equip/bed (AB3)**	**Minimum Value (AD3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
93	206073349	31,082	31,082	945	1.105	6,069,190	606,919	384,000	6,453,190	2,503,838	42.00	36.01	37.11	Yes	37.01
94	206073625	61,516	63,981	945	1.105	12,011,939	1,201,194	760,000	12,771,939	4,955,512	31.90	30.90	26.98	No	31.90
95	206073627	14,569	15,288	945	1.105	2,844,933	284,493	180,000	3,024,933	1,173,674	45.60	39.60	40.72	Yes	40.60
96	206073641	32,053	33,676	945	1.105	6,258,853	625,885	396,000	6,654,853	2,582,083	42.07	36.08	37.18	Yes	37.08
97	206073644	65,401	70,107	948	1.129	13,047,958	1,304,796	808,000	13,855,958	5,376,112	42.46	36.47	37.57	Yes	37.47
98	206074002	38,852	41,150	945	1.105	7,586,488	758,649	480,000	8,066,488	3,129,797	23.39	22.46	18.45	No	23.46
99	206074024	50,184	50,184	945	1.105	9,799,214	979,921	620,000	10,419,214	4,042,655	20.17	18.22	15.23	No	19.22
100	206074025	38,852	41,006	945	1.105	7,586,488	758,649	480,000	8,066,488	3,129,797	20.69	19.69	15.74	No	20.69
101	206074076	38,852	39,968	945	1.105	7,586,488	758,649	480,000	8,066,488	3,129,797	13.60	12.61	8.64	No	13.61
102	206074085	19,426	21,474	945	1.105	3,793,244	379,324	240,000	4,033,244	1,564,899	11.40	10.40	6.42	No	11.40
103	206080930	32,053	32,053	955	1.055	5,975,647	597,565	396,000	6,371,647	2,472,199	39.30	33.31	34.41	Yes	34.31
104	206090863	32,053	32,053	956	1.083	6,134,242	613,424	396,000	6,530,242	2,533,734	40.10	33.74	35.21	Yes	34.74
105	206090983	32,053	32,053	956	1.083	6,134,242	613,424	396,000	6,530,242	2,533,734	47.72	41.73	42.85	Yes	42.73
106	206092347	22,016	24,531	956	1.083	4,213,419	421,342	272,000	4,485,419	1,740,342	26.10	25.11	21.17	No	26.11
107	206100684	19,102	20,893	936	1.063	3,588,249	358,825	236,000	3,824,249	1,483,808	45.44	39.45	40.56	Yes	40.45
108	206100685	75,114	75,114	937	1.063	14,109,723	1,410,972	928,000	15,037,723	5,834,637	38.55	31.63	33.65	Yes	32.63
109	206100689	38,852	42,171	937	1.063	7,298,133	729,813	480,000	7,778,133	3,017,916	48.86	42.87	43.99	Yes	43.87
110	206100694	18,455	19,913	936	1.063	3,466,613	346,661	228,000	3,694,613	1,433,510	47.01	41.02	42.14	Yes	42.02
111	206100704	19,102	21,095	937	1.063	3,588,249	358,825	236,000	3,824,249	1,483,808	50.78	44.44	45.91	Yes	45.44
112	206100713	15,865	16,224	936	1.063	2,980,071	298,007	196,000	3,176,071	1,232,316	46.74	40.75	41.87	Yes	41.75
113	206100718	35,291	35,291	937	1.063	6,629,137	662,914	436,000	7,065,137	2,741,273	47.55	41.55	42.67	Yes	42.55
114	206100728	21,045	22,560	937	1.063	3,953,155	395,316	260,000	4,213,155	1,634,704	46.19	39.79	41.32	Yes	40.79
115	206100731	39,176	39,176	937	1.063	7,358,951	735,895	484,000	7,842,951	3,043,065	42.09	35.51	37.21	Yes	36.51
116	206100732	33,672	33,672	937	1.063	6,325,048	632,505	416,000	6,741,048	2,615,527	46.74	40.32	41.87	Yes	41.32
117	206100744	14,893	16,119	936	1.063	2,797,618	279,762	184,000	2,981,618	1,156,868	46.49	40.62	41.62	Yes	41.62
118	206100750	19,102	20,599	937	1.063	3,588,249	358,825	236,000	3,824,249	1,483,808	47.43	41.44	42.56	Yes	42.44
119	206100751	25,901	26,798	937	1.063	4,865,422	486,542	320,000	5,185,422	2,011,944	44.55	38.68	39.67	Yes	39.68
120	206100772	58,278	60,771	937	1.063	10,947,199	1,094,720	720,000	11,667,199	4,526,873	40.51	34.52	35.62	Yes	35.52
121	206100778	38,852	42,063	936	1.063	7,298,133	729,813	480,000	7,778,133	3,017,916	12.88	11.89	7.91	No	12.89
122	206100780	15,865	16,966	936	1.063	2,980,071	298,007	196,000	3,176,071	1,232,316	47.33	41.46	42.45	Yes	42.46
123	206100781	18,131	18,958	936	1.063	3,405,795	340,580	224,000	3,629,795	1,408,361	40.34	33.86	35.45	Yes	34.86
124	206100789	28,491	29,523	937	1.063	5,351,964	535,196	352,000	5,703,964	2,213,138	43.43	37.11	38.55	Yes	38.11
125	206100790	32,053	34,338	936	1.063	6,020,960	602,096	396,000	6,416,960	2,489,780	41.36	35.37	36.47	Yes	36.37
126	206100792	11,008	11,624	936	1.063	2,067,804	206,780	136,000	2,203,804	855,076	64.74	58.91	59.91	Yes	59.91
127	206100799	19,102	20,968	936	1.063	3,588,249	358,825	236,000	3,824,249	1,483,808	42.61	36.62	37.72	Yes	37.62
128	206100800	32,053	35,012	937	1.063	6,020,960	602,096	396,000	6,416,960	2,489,780	44.50	38.51	39.62	Yes	39.51
129	206100806	34,643	34,643	937	1.063	6,507,502	650,750	428,000	6,935,502	2,690,975	44.25	38.25	39.36	Yes	39.25
130	206100817	16,188	17,934	937	1.063	3,040,889	304,089	200,000	3,240,889	1,257,465	49.98	43.99	45.12	Yes	44.99

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
93	206073349		37.01	yes	0.66610	0.33390	2,154,731	2,503,838	3,110,757	217,753	7.01
94	206073625		31.90	no	0.57428	0.42572	5,437,287	5,437,287	6,638,481	464,694	7.26
95	206073627		40.60	yes	0.73087	0.26913	814,104	1,173,674	1,458,167	102,072	6.68
96	206073641		37.08	yes	0.66743	0.33257	2,213,229	2,582,083	3,207,968	224,558	6.67
97	206073644		37.47	yes	0.67441	0.32559	4,511,364	5,376,112	6,680,908	467,664	6.67
98	206074002		23.46	no	0.42224	0.57776	4,660,529	4,660,529	5,419,178	379,342	9.22
99	206074024	19.08	19.08	no	0.34343	0.65657	6,840,982	6,840,982	7,820,904	547,463	10.91
100	206074025		20.69	no	0.37249	0.62751	5,061,787	5,061,787	5,820,436	407,431	9.94
101	206074076	13.40	13.40	no	0.24128	0.75872	6,120,172	6,120,172	6,878,821	481,517	12.05
102	206074085		11.40	no	0.20528	0.79472	3,205,305	3,205,305	3,584,629	250,924	11.69
103	206080930		34.31	yes	0.61761	0.38239	2,436,476	2,472,199	3,069,764	214,883	6.70
104	206090863		34.74	yes	0.62524	0.37476	2,447,254	2,533,734	3,147,158	220,301	6.87
105	206090983	41.97	41.97	yes	0.75540	0.24460	1,597,321	2,533,734	3,147,158	220,301	6.87
106	206092347		26.11	no	0.46992	0.53008	2,377,640	2,377,640	2,798,981	195,929	7.99
107	206100684	39.93	39.93	yes	0.71868	0.28132	1,075,844	1,483,808	1,842,633	128,984	6.17
108	206100685		32.63	no	0.58727	0.41273	6,206,515	6,206,515	7,617,488	533,224	7.10
109	206100689		43.87	yes	0.78959	0.21041	1,636,596	3,017,916	3,747,729	262,341	6.22
110	206100694		42.02	yes	0.75634	0.24366	900,214	1,433,510	1,780,171	124,612	6.26
111	206100704		45.44	yes	0.81797	0.18203	696,127	1,483,808	1,842,633	128,984	6.11
112	206100713	40.59	40.59	yes	0.73054	0.26946	855,830	1,232,316	1,530,323	107,123	6.60
113	206100718		42.55	yes	0.76598	0.23402	1,653,358	2,741,273	3,404,187	238,293	6.75
114	206100728	38.91	38.91	yes	0.70042	0.29958	1,262,187	1,634,704	2,030,020	142,101	6.30
115	206100731		36.51	yes	0.65720	0.34280	2,688,592	3,043,065	3,778,960	264,527	6.75
116	206100732	40.49	40.49	yes	0.72882	0.27118	1,828,054	2,615,527	3,248,032	227,362	6.75
117	206100744		41.62	yes	0.74915	0.25085	747,953	1,156,868	1,436,629	100,564	6.24
118	206100750		42.44	yes	0.76397	0.23603	902,648	1,483,808	1,842,633	128,984	6.26
119	206100751		39.68	yes	0.71418	0.28582	1,482,093	2,011,944	2,498,486	174,894	6.53
120	206100772		35.52	yes	0.63930	0.36070	4,208,416	4,526,873	5,621,593	393,512	6.48
121	206100778		12.89	no	0.23193	0.76807	5,974,116	5,974,116	6,703,929	469,275	11.16
122	206100780		42.46	yes	0.76424	0.23576	748,804	1,232,316	1,530,323	107,123	6.31
123	206100781	33.63	33.63	no	0.60527	0.39473	1,432,800	1,432,800	1,773,380	124,137	6.55
124	206100789	37.69	37.69	yes	0.67839	0.32161	1,834,469	2,213,138	2,748,334	192,383	6.52
125	206100790		36.37	yes	0.65469	0.34531	2,215,850	2,489,780	3,091,876	216,431	6.30
126	206100792		59.91	yes	1.07842	(0.07842)	(172,827)	855,076	1,061,856	74,330	6.39
127	206100799		37.62	yes	0.67711	0.32289	1,234,793	1,483,808	1,842,633	128,984	6.15
128	206100800		39.51	yes	0.71110	0.28890	1,853,870	2,489,780	3,091,876	216,431	6.18
129	206100806		39.25	yes	0.70657	0.29343	2,035,058	2,690,975	3,341,725	233,921	6.75
130	206100817		44.99	yes	0.80980	0.19020	616,406	1,257,465	1,561,554	109,309	6.10

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
131	206100820	1/1/2008	12/31/2008	10/07/70	VALLEY HEALTHCARE CENTER, LLC	FRESNO	93727	99	32,100	366	1.00000	32,100	36,234	21,900	21,900	32,100	88.59%	32,053
132	206101843	1/1/2008	12/31/2008	10/11/57	HOPE MANOR, INC.	FRESNO	93721	155	52,212	366	1.00000	52,212	56,730	44,909	44,909	52,212	92.04%	50,184
133	206102153	1/1/2008	12/31/2008	06/18/64	SUNBRIDGE CARE CENTER FOR KINGSBURG	KINGSBURG (	93631	86	30,762	366	1.00000	30,762	31,476	24,192	24,192	30,762	97.73%	27,844
134	206104078	1/1/2008	12/31/2008	01/03/96	WILLOW CREEK HEALTHCARE CENTER, LLC	CLOVIS	93611	159	52,020	366	1.00000	52,020	58,194	30,261	30,261	52,020	89.39%	51,479
135	206120955	1/1/2008	12/31/2008	09/02/71	GRANADA HEALTHCARE AND REHABILITATION CENTER, LLC	EUREKA	95503	87	27,862	366	1.00000	27,862	31,842	16,872	16,872	27,862	87.50%	28,168
136	206121030	1/1/2008	12/31/2008	10/05/66	PACIFIC HEALTHCARE AND REHABILITATION CENTER, LLC	EUREKA	95501	60	20,022	366	1.00000	20,022	21,960	12,004	12,004	20,022	91.17%	19,426
137	206121033	1/1/2008	12/31/2008	06/01/80	EUREKA HEALTHCARE AND REHABILITATION CENTER, LLC	EUREKA	95501	99	22,257	366	1.00000	22,257	36,234	14,793	14,793	22,257	61.43%	32,053
138	206121065	1/1/2008	12/31/2008	02/05/63	SEAVIEW HEALTHCARE AND REHABILITATION CENTER, LLC	EUREKA	95503	99	17,893	366	1.00000	17,893	36,234	13,049	13,049	17,893	49.38%	32,053
139	206121081	1/1/2008	12/31/2008	12/04/72	ST LUKE HEALTHCARE AND REHABILITATION CENTER, LLC	FORTUNA	95540	104	30,048	366	1.00000	30,048	38,064	17,557	17,557	30,048	78.94%	33,672
140	206130728	7/1/2007	6/30/2008	06/10/73	IMPERIAL MANOR NURSING HOME	IMPERIAL	92251	31	10,956	366	1.00000	10,956	11,346	10,956	10,956	10,956	96.56%	10,037
141	206130785	1/1/2008	12/31/2008	07/29/63	VALLEY CONVALESCENT HOSPITAL	EL CENTRO	92243	123	37,170	366	1.00000	37,170	45,018	33,495	33,495	37,170	82.57%	39,823
142	206144006	1/1/2008	12/31/2008	09/18/01	BISHOP CARE CENTER	BISHOP	93514	99	28,996	366	1.00000	28,996	36,234	18,897	18,897	28,996	80.02%	32,053
143	206150017	1/1/2008	12/31/2008	04/26/54	VALLEY CONVALESCENT HOSPITAL	BAKERSFIELD	93304	87	29,060	366	1.00000	29,060	31,842	25,827	25,827	29,060	91.26%	28,168
144	206150060	1/1/2008	12/31/2008	07/17/84	EVERGREEN ARVIN HEALTHCARE CENTER	ARVIN	93293	81	27,446	366	1.00000	27,446	29,646	22,616	22,616	27,446	92.58%	26,225
145	206150682	1/1/2008	12/31/2008	03/04/70	BAKERSFIELD HEALTHCARE CENTER	BAKERSFIELD	93301	150	40,420	366	1.00000	40,420	54,900	33,321	33,321	40,420	73.62%	48,565
146	206150686	1/1/2008	12/31/2008	09/13/71	GOLDEN LIVINGCENTER - BAKERSFIELD	BAKERSFIELD	93301	99	33,107	366	1.00000	33,107	36,234	27,205	27,205	33,107	91.37%	32,053
147	206150688	1/1/2008	12/31/2008	12/06/65	BROWNING MANOR CONVALESCENT	DELANO	93215	53	17,310	366	1.00000	17,310	19,398	15,271	15,271	17,310	89.24%	17,160
148	206150698	1/1/2008	12/31/2008	05/08/70	CORINTHIAN GARDENS HEALTHCARE CENTER	BAKERSFIELD	93309	237	32,471	366	1.00000	32,471	86,742	21,222	21,222	32,471	37.43%	76,733
149	206150773	1/1/2008	12/31/2008	09/03/63	PARKVIEW JULIAN CONVALESCENT HOSPITAL	BAKERSFIELD	93304	99	35,596	366	1.00000	35,596	36,234	30,282	30,282	35,596	98.24%	32,053
150	206150774	1/1/2008	12/31/2008	11/01/63	LIFEHOUSE PARKVIEW	BAKERSFIELD	93309	184	48,057	366	1.00000	48,057	67,344	39,609	39,609	48,057	71.36%	59,573
151	206150795	1/1/2008	12/31/2008	03/12/69	GOLDEN LIVINGCENTER-SHAFTER	SHAFTER	93263	99	33,760	366	1.00000	33,760	36,234	29,692	29,692	33,760	93.17%	32,053
152	206152091	10/1/2007	9/30/2008	07/02/79	ROSEWOOD HEALTH FACILITY	BAKERSFIELD	93309	79	21,352	366	1.00000	21,352	28,914	10,620	10,620	21,352	73.85%	25,578
153	206154001	1/1/2008	12/31/2008	12/10/86	RIDGECREST HEALTHCARE CENTER	RIDGECREST	93555	99	29,085	366	1.00000	29,085	36,234	18,981	18,981	29,085	80.27%	32,053
154	206154002	7/1/2007	6/30/2008	12/10/86	THE CALIFORNIAN CARE CENTER - BAKERSFIELD	BAKERSFIELD	93306	160	52,468	366	1.00000	52,468	58,560	27,530	27,530	52,468	89.60%	51,803
155	206154007	1/1/2008	12/31/2008	04/03/87	EVERGREEN HEALTHCARE CENTER	BAKERSFIELD	93306	99	32,172	366	1.00000	32,172	36,234	22,716	22,716	32,172	88.79%	32,053
156	206154031	7/1/2007	6/30/2008	11/19/91	DELANO DISTRICT SKILLED NURSING FACILITY	DELANO	93215	141	50,622	366	1.00000	50,622	51,606	40,937	40,937	50,622	98.09%	45,651
157	206154109	1/1/2008	12/31/2008	01/18/01	GLENWOOD GARDENS SKILLED NURSING FACILITY	BAKERSFIELD	93312	120	41,174	366	1.00000	41,174	43,920	18,277	18,277	41,174	93.75%	38,852
158	206160724	6/1/2007	5/31/2008	01/25/65	HACIENDA REHABILIATION & HEALTH CARE CENTER	HANFORD	93230	133	42,650	366	1.00000	42,650	48,678	27,067	27,067	42,650	87.62%	43,061
159	206160726	1/1/2008	12/31/2008	04/16/65	HANFORD NURSING AND REHABILITATION CENTER	HANFORD	93230	124	29,654	366	1.00000	29,654	45,384	23,345	23,345	29,654	65.34%	40,147
160	206160741	1/1/2008	12/31/2008	07/01/64	KINGS NURSING AND REHABILITATION HOSPITAL	HANFORD	93230	65	23,163	366	1.00000	23,163	23,790	16,845	16,845	23,163	97.36%	21,045
161	206170997	1/1/2008	12/31/2008	10/05/65	LAKEPORT SKILLED NURSING CENTER, INC	LAKEPORT	95453	90	25,232	366	1.00000	25,232	32,940	19,892	19,892	25,232	76.60%	29,139
162	206172313	1/1/2008	12/31/2008	04/24/86	EVERGREEN LAKEPORT HEALTHCARE CENTER	LAKEPORT	95453	99	25,243	366	1.00000	25,243	36,234	19,951	19,951	25,243	69.67%	32,053
163	206174005	1/1/2008	12/31/2008	02/13/92	MEADOWOOD NURSING CENTER	CLEARLAKE	95422	99	30,552	366	1.00000	30,552	36,234	23,491	23,491	30,552	84.32%	32,053
164	206182233	1/1/2008	12/31/2008	11/10/70	COUNTRY VILLA RIVERVIEW REHABILITATION AND HEALTCARE C	SUSANVILLE	96130	96	27,125	366	1.00000	27,125	35,136	21,153	21,153	27,125	77.20%	31,082
165	206190005	1/1/2008	12/31/2008	10/02/70	SERRANO SOUTH CONVALESCENT HOSPITAL	LOS ANGELES	90029	99	34,905	366	1.00000	34,905	36,234	32,246	32,246	34,905	96.33%	32,053
166	206190010	1/1/2008	12/31/2008	04/27/67	ATLANTIC MEMORIAL HEALTHCARE CENTER	LONG BEACH	90806	109	31,751	366	1.00000	31,751	39,894	22,715	22,715	31,751	79.59%	35,291
167	206190011	1/1/2008	12/31/2008	10/14/69	ALAMITOS-BELMONT REHABILITATION HOSPITAL	LONG BEACH	90814	94	30,750	366	1.00000	30,750	34,404	10,554	10,554	30,750	89.38%	30,434
168	206190012	5/1/2007	4/30/2008	05/13/64	ALCOTT REHABILITATION HOSPITAL	LOS ANGELES	90019	121	42,904	366	1.00000	42,904	44,286	34,054	34,054	42,904	96.88%	39,176

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		**Fully Depreciated**
Square Feet Per Bed (Z2)			400	**Land % (AA3)** **Equip/bed (AB3)**	**Minimum Value (AD3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
131	206100820	32,053	32,100	937	1.063	6,020,960	602,096	396,000	6,416,960	2,489,780	40.24	32.19	35.35	Yes	33.19
132	206101843	50,184	52,212	937	1.063	9,426,755	942,675	620,000	10,046,755	3,898,141	53.20	47.21	48.34	Yes	48.21
133	206102153	27,844	30,762	936	1.063	5,230,329	523,033	344,000	5,574,329	2,162,839	46.53	40.54	41.65	Yes	41.54
134	206104078	51,479	52,020	936	1.063	9,670,026	967,003	636,000	10,306,026	3,998,738	15.05	13.31	10.09	No	14.31
135	206120955	28,168	28,168	955	1.055	5,251,326	525,133	348,000	5,599,326	2,172,538	39.34	32.25	34.44	Yes	33.25
136	206121030	19,426	20,022	955	1.055	3,621,604	362,160	240,000	3,861,604	1,498,302	44.23	37.86	39.35	Yes	38.86
137	206121033	32,053	32,053	955	1.055	5,975,647	597,565	396,000	6,371,647	2,472,199	30.61	29.61	25.69	No	30.61
138	206121065	32,053	32,053	955	1.055	5,975,647	597,565	396,000	6,371,647	2,472,199	47.89	41.90	43.02	Yes	42.90
139	206121081	33,672	33,672	955	1.055	6,277,447	627,745	416,000	6,693,447	2,597,057	38.08	32.09	33.18	Yes	33.09
140	206130728	10,037	10,956	922	1.004	1,780,708	178,071	124,000	1,904,708	739,027	37.57	31.58	32.67	Yes	32.58
141	206130785	39,823	39,823	922	1.004	7,065,389	706,539	492,000	7,557,389	2,932,267	47.42	41.18	42.54	Yes	42.18
142	206144006	32,053	32,053	935	0.996	5,641,464	564,146	396,000	6,037,464	2,342,536	9.35	8.36	4.38	No	9.36
143	206150017	28,168	29,060	933	1.046	5,206,528	520,653	348,000	5,554,528	2,155,157	56.65	50.66	51.81	Yes	51.66
144	206150060	26,225	27,446	932	1.046	4,847,457	484,746	324,000	5,171,457	2,006,525	26.49	25.50	21.56	No	26.50
145	206150682	48,565	48,565	933	1.046	8,976,772	897,677	600,000	9,576,772	3,715,788	40.83		35.94	Yes	35.83
146	206150686	32,053	33,107	933	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	39.31	32.13	34.41	Yes	33.13
147	206150688	17,160	17,310	932	1.046	3,171,793	317,179	212,000	3,383,793	1,312,912	45.06	39.07	40.18	Yes	40.07
148	206150698	76,733	76,733	933	1.046	14,183,300	1,418,330	948,000	15,131,300	5,870,944	40.65		35.76	Yes	35.65
149	206150773	32,053	35,596	933	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	47.32	41.33	42.44	Yes	42.33
150	206150774	59,573	59,573	933	1.046	11,011,507	1,101,151	736,000	11,747,507	4,558,033	47.16	41.16	42.28	Yes	42.16
151	206150795	32,053	33,760	932	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	41.81	35.81	36.92	Yes	36.81
152	206152091	25,578	25,578	933	1.046	4,727,767	472,777	316,000	5,043,767	1,956,981	31.52	29.96	26.61	No	30.96
153	206154001	32,053	32,053	935	0.996	5,641,464	564,146	396,000	6,037,464	2,342,536	24.10	23.10	19.16	No	24.10
154	206154002	51,803	52,468	933	1.046	9,575,223	957,522	640,000	10,215,223	3,963,507	24.10	22.50	19.16	No	23.50
155	206154007	32,053	32,172	933	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	23.78	22.63	18.85	No	23.63
156	206154031	45,651	50,622	932	1.046	8,438,166	843,817	564,000	9,002,166	3,492,840	19.16	12.17	14.21	No	13.17
157	206154109	38,852	41,174	933	1.046	7,181,418	718,142	480,000	7,661,418	2,972,630	10.02	9.04	5.04	No	10.04
158	206160724	43,061	43,061	932	1.046	7,959,405	795,940	532,000	8,491,405	3,294,665	45.92	39.93	41.05	Yes	40.93
159	206160726	40,147	40,147	932	1.046	7,420,798	742,080	496,000	7,916,798	3,071,718	45.70	39.71	40.82	Yes	40.71
160	206160741	21,045	23,163	932	1.046	3,889,935	388,993	260,000	4,149,935	1,610,175	46.49	40.50	41.62	Yes	41.50
161	206170997	29,139	29,139	954	1.119	5,761,955	576,195	360,000	6,121,955	2,375,318	45.23	38.78	40.35	Yes	39.78
162	206172313	32,053	32,053	954	1.119	6,338,150	633,815	396,000	6,734,150	2,612,850	24.72	23.36	19.79	No	24.36
163	206174005	32,053	32,053	954	1.119	6,338,150	633,815	396,000	6,734,150	2,612,850	18.93	17.94	13.98	No	18.94
164	206182233	31,082	31,082	961	1.056	5,800,059	580,006	384,000	6,184,059	2,399,415	40.14	34.15	35.25	Yes	35.15
165	206190005	32,053	34,905	900	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	40.25	34.26	35.36	Yes	35.26
166	206190010	35,291	35,291	908	1.011	6,304,852	630,485	436,000	6,740,852	2,615,451	43.68	36.88	38.79	Yes	37.88
167	206190011	30,434	30,750	908	1.011	5,437,212	543,721	376,000	5,813,212	2,255,526	41.22	35.22	36.33	Yes	36.22
168	206190012	39,176	42,904	900	1.080	7,476,638	747,664	484,000	7,960,638	3,088,728	46.63	40.63	41.75	Yes	41.63

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
131	206100820		33.19	no	0.59743	0.40257	2,583,267	2,583,267	3,185,363	222,975	6.95
132	206101843		48.21	yes	0.86774	0.13226	1,328,807	3,898,141	4,840,816	338,857	6.49
133	206102153		41.54	yes	0.74764	0.25236	1,406,741	2,162,839	2,685,872	188,011	6.11
134	206104078	13.62	13.62	no	0.24523	0.75477	7,778,719	7,778,719	8,745,721	612,200	11.77
135	206120955		33.25	no	0.59842	0.40158	2,248,602	2,248,602	2,773,734	194,161	6.89
136	206121030	36.78	36.78	yes	0.66213	0.33787	1,304,729	1,498,302	1,860,463	130,232	6.50
137	206121033	30.16	30.16	no	0.54294	0.45706	2,912,219	2,912,219	3,509,784	245,685	7.66
138	206121065		42.90	yes	0.77218	0.22782	1,451,586	2,472,199	3,069,764	214,883	6.70
139	206121081		33.09	no	0.59562	0.40438	2,706,676	2,706,676	3,334,421	233,409	6.93
140	206130728		32.58	no	0.58638	0.41362	787,831	787,831	965,902	67,613	6.17
141	206130785		42.18	yes	0.75915	0.24085	1,820,185	2,932,267	3,638,806	254,716	6.40
142	206144006		9.36	no	0.16849	0.83151	5,020,200	5,020,200	5,584,347	390,904	12.20
143	206150017		51.66	yes	0.92990	0.07010	389,363	2,155,157	2,675,810	187,307	6.45
144	206150060		26.50	no	0.47695	0.52305	2,704,926	2,704,926	3,189,672	223,277	8.14
145	206150682		35.83	yes	0.64495	0.35505	3,400,225	3,715,788	4,613,465	322,943	6.65
146	206150686		33.13	no	0.59632	0.40368	2,551,515	2,551,515	3,143,982	220,079	6.65
147	206150688		40.07	yes	0.72128	0.27872	943,135	1,312,912	1,630,091	114,106	6.59
148	206150698		35.65	yes	0.64175	0.35825	5,420,726	5,870,944	7,289,274	510,249	6.65
149	206150773		42.33	yes	0.76185	0.23815	1,505,252	2,452,420	3,044,887	213,142	5.99
150	206150774		42.16	yes	0.75895	0.24105	2,831,727	4,558,033	5,659,183	396,143	6.65
151	206150795	36.49	36.49	yes	0.65684	0.34316	2,168,986	2,452,420	3,044,887	213,142	6.31
152	206152091	30.01	30.01	no	0.54023	0.45977	2,318,958	2,318,958	2,791,734	195,421	7.64
153	206154001		24.10	no	0.43387	0.56613	3,417,996	3,417,996	3,982,143	278,750	8.70
154	206154002		23.50	no	0.42308	0.57692	5,893,375	5,893,375	6,850,897	479,563	9.14
155	206154007		23.63	no	0.42538	0.57462	3,631,992	3,631,992	4,224,459	295,712	9.19
156	206154031	12.89	12.89	no	0.23198	0.76802	6,913,808	6,913,808	7,757,624	543,034	10.73
157	206154109		10.04	no	0.18079	0.81921	6,276,317	6,276,317	6,994,459	489,612	11.89
158	206160724		40.93	yes	0.73677	0.26323	2,235,188	3,294,665	4,090,605	286,342	6.65
159	206160726		40.71	yes	0.73279	0.26721	2,115,472	3,071,718	3,813,798	266,966	6.65
160	206160741	37.71	37.71	yes	0.67879	0.32121	1,333,004	1,610,175	1,999,168	139,942	6.04
161	206170997		39.78	yes	0.71600	0.28400	1,738,626	2,375,318	2,951,514	206,606	7.09
162	206172313	23.77	23.77	no	0.42795	0.57205	3,852,301	3,852,301	4,486,116	314,028	9.80
163	206174005		18.94	no	0.34087	0.65913	4,438,688	4,438,688	5,072,503	355,075	11.08
164	206182233		35.15	yes	0.63275	0.36725	2,271,070	2,399,415	2,979,421	208,559	6.71
165	206190005		35.26	yes	0.63467	0.36533	2,379,472	2,527,141	3,138,866	219,721	6.29
166	206190010	31.87	31.87	no	0.57368	0.42632	2,873,747	2,873,747	3,504,233	245,296	6.95
167	206190011		36.22	yes	0.65203	0.34797	2,022,807	2,255,526	2,799,247	195,947	6.37
168	206190012		41.63	yes	0.74941	0.25059	1,994,858	3,088,728	3,836,392	268,547	6.26

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
169	206190013	6/1/2007	5/31/2008	03/05/70	ALDEN TERRACE CONVALESCENT HOSPITAL	LOS ANGELES	90006	210	75,399	366	1.00000	75,399	76,860	58,822	58,822	75,399	98.10%	67,991
170	206190014	1/1/2008	12/31/2008	09/27/65	ALDERWOOD MANOR CONVALESCENT HOSPITAL	SAN GABRIEL	91775	98	32,150	366	1.00000	32,150	35,868	24,391	24,391	32,150	89.63%	31,729
171	206190015	1/1/2008	12/31/2008	09/11/69	ALEXANDRIA CARE CENTER, LLC	HOLLYWOOD	90027	177	59,258	366	1.00000	59,258	64,782	46,126	46,126	59,258	91.47%	57,307
172	206190018	1/1/2008	12/31/2008	04/30/60	ALHAMBRA CONVALESCENT HOME	ALHAMBRA	91801	97	34,256	366	1.00000	34,256	35,502	26,829	26,829	34,256	96.49%	31,405
173	206190022	1/1/2008	12/31/2008	11/15/66	LEISURE GLEN CARE CENTER	GLENDALE	91205	94	32,805	366	1.00000	32,805	34,404	22,093	22,093	32,805	95.35%	30,434
174	206190024	1/1/2008	12/31/2008	06/09/58	ROSECRANS CARE CENTER	GARDENA	90247	99	29,112	366	1.00000	29,112	36,234	24,719	24,719	29,112	80.34%	32,053
175	206190027	8/4/2007	7/31/2008	09/17/70	INFINITY CARE OF WEST COVINA	WEST COVIN/	91790	99	30,779	363	0.99180	31,033	35,937	24,477	24,679	30,779	85.65%	31,790
176	206190028	1/1/2008	12/31/2008	04/23/69	EL RANCHO VISTA HEALTHCARE CENTER	PICO RIVERA	90660	86	29,254	366	1.00000	29,254	31,476	22,604	22,604	29,254	92.94%	27,844
177	206190032	1/1/2008	12/31/2008	03/03/67	ANGELS NURSING CENTER	LOS ANGELES	90017	49	17,209	366	1.00000	17,209	17,934	14,807	14,807	17,209	95.96%	15,865
178	206190033	1/1/2008	12/31/2008	02/17/69	ANTELOPE VALLEY HEALTHCARE	LANCASTER	93534	299	90,761	366	1.00000	90,761	109,434	63,769	63,769	90,761	82.94%	96,806
179	206190036	6/1/2007	5/31/2008	09/07/62	ARCADIA HEALTH CARE CENTER	ARCADIA	91007	117	32,804	366	1.00000	32,804	42,822	22,611	22,611	32,804	76.61%	37,881
180	206190037	1/1/2008	12/31/2008	07/31/63	SEAPORT 17TH CARE CENTER	SANTA MONI	90404	72	25,574	366	1.00000	25,574	26,352	11,144	11,144	25,574	97.05%	23,311
181	206190042	1/1/2008	12/31/2008	06/17/69	ASTORIA NURSING & REHAB	SYLMAR	91342	218	71,678	366	1.00000	71,678	79,788	41,848	41,848	71,678	89.84%	70,581
182	206190047	12/1/2007	12/31/2008	03/14/56	GREENFIELD CENTER OF GARDENA	GARDENA	90248	50	16,800	366	1.00000	16,800	18,300	15,641	15,641	16,800	91.80%	16,188
183	206190048	1/1/2008	12/31/2008	05/07/62	ROYAL CREST HEALTH CARE	COVINA	91722	59	18,127	366	1.00000	18,127	21,594	15,499	15,499	18,127	83.94%	19,102
184	206190050	1/1/2008	12/31/2008	11/12/58	COAST CARE CONVALESCENT CENTER	BALDWIN PA	91706	48	16,867	366	1.00000	16,867	17,568	14,243	14,243	16,867	96.01%	15,541
185	206190051	1/1/2008	12/31/2008	11/12/58	LAKE BALBOA CARE CENTER	VAN NUYS	91406	50	17,122	366	1.00000	17,122	18,300	4,079	4,079	17,122	93.56%	16,188
186	206190055	1/1/2008	12/31/2008	05/05/59	BAY CREST CARE CENTER, LLC	TORRANCE	90503	80	25,344	366	1.00000	25,344	29,280	13,581	13,581	25,344	86.56%	25,901
187	206190056	1/1/2008	12/31/2008	02/19/69	COUNTRY VILLA BAY VISTA HEALTHCARE CENTER	LONG BEACH	90805	70	23,006	366	1.00000	23,006	25,620	12,509	12,509	23,006	89.80%	22,664
188	206190063	1/1/2008	12/31/2008	07/30/70	BELL CONVALESCENT HOSPITAL	BELL	90201	99	35,002	366	1.00000	35,002	36,234	31,570	31,570	35,002	96.60%	32,053
189	206190067	5/1/2007	4/30/2008	08/01/62	BELLFLOWER CONVALESCENT HOSPITAL	BELLFLOWER	90706	59	14,807	366	1.00000	14,807	21,594	14,362	14,362	14,807	68.57%	19,102
190	206190068	1/1/2008	12/31/2008	08/13/62	ROSE VILLA CARE & REHABILITATION CENTER	BELLFLOWER	90706	53	17,364	366	1.00000	17,364	19,398	12,316	12,316	17,364	89.51%	17,160
191	206190073	1/1/2008	12/31/2008	10/26/70	BERKLEY VALLEY CONVALESCENT HOSPITAL	VAN NUYS	91411	125	35,223	366	1.00000	35,223	45,750	28,674	28,674	35,223	76.99%	40,471
192	206190075	1/1/2008	12/31/2008	09/02/65	VERMONT CARE CENTER	TORRANCE	90501	200	67,172	366	1.00000	67,172	73,200	57,003	57,003	67,172	91.77%	64,753
193	206190083	1/1/2008	12/31/2008	09/29/71	BURBANK HEALTHCARE & REHABILITATION CENTER	BURBANK	91506	188	64,221	366	1.00000	64,221	68,808	37,740	37,740	64,221	93.33%	60,868
194	206190084	1/1/2008	12/31/2008	06/19/63	COUNTRY VILLA MONROVIA HC	MONROVIA	91016	95	29,504	366	1.00000	29,504	34,770	18,261	18,261	29,504	84.85%	30,758
195	206190085	1/1/2008	12/31/2008	10/11/68	COUNTRY VILLA WEST COVINA HC	WEST COVIN/	91790	97	31,373	366	1.00000	31,373	35,502	23,536	23,536	31,373	88.37%	31,405
196	206190086	1/1/2008	12/31/2008	11/13/69	WEST HILLS HEALTH & REHABILITATION CENTER	CANOGA PAR	91304	145	45,020	366	1.00000	45,020	53,070	30,027	30,027	45,020	84.83%	46,946
197	206190088	1/1/2008	12/31/2008	09/11/64	WHITTIER HILLS HEALTHCARE CENTER	WHITTIER, CA	90603	160	54,586	366	1.00000	54,586	58,560	32,837	32,837	54,586	93.21%	51,803
198	206190089	1/1/2008	12/31/2008	03/14/67	ROYAL COURT HEALTHCARE	WHITTIER, CA	90606	162	54,010	366	1.00000	54,010	59,292	26,359	26,359	54,010	91.09%	52,450
199	206190090	1/1/2008	12/31/2008	11/29/65	ALAMEDA CARE CENTER	BURBANK	91506	89	30,545	366	1.00000	30,545	32,574	26,052	26,052	30,545	93.77%	28,815
200	206190097	1/1/2008	12/31/2008	04/26/68	BEL TOOREN CONV. HOSPITAL	BELLFLOWER	90706	99	34,005	366	1.00000	34,005	36,234	26,516	26,516	34,005	93.85%	32,053
201	206190098	1/1/2008	12/31/2008	11/05/65	NORTH WALK VILLA CONV. HOSPITAL	NORWALK	90650	59	20,216	366	1.00000	20,216	21,594	16,276	16,276	20,216	93.62%	19,102
202	206190099	1/1/2008	12/31/2008	03/05/70	PARAMOUNT MEADOWS NURSING CENTER	PARAMOUNT	90723	104	37,197	366	1.00000	37,197	38,064	22,500	22,500	37,197	97.72%	33,672
203	206190101	10/1/2007	9/30/2008	05/01/71	BIXBY KNOLLS TOWERS HEALTHCARE & REHAB CENTER	LONG BEACH	90807	99	27,065	366	1.00000	27,065	36,234	12,723	12,723	27,065	74.70%	32,053
204	206190102	1/1/2008	12/31/2008	09/03/60	BONNIE BRAE CONVALESCENT HOSPITAL	LOS ANGELES	90057	66	23,277	366	1.00000	23,277	24,156	23,277	23,277	23,277	96.36%	21,369
205	206190105	1/1/2008	12/31/2008	03/21/69	BRIER OAK ON SUNSET, LLC	LOS ANGELES	90047	159	52,482	366	1.00000	52,482	58,194	33,536	33,536	52,482	90.18%	51,479
206	206190106	1/1/2008	12/31/2008	01/17/64	CENTURY HEALTH AND REHABILITATION CENTER	INGLEWOOD	90302	99	30,851	366	1.00000	30,851	36,234	25,904	25,904	30,851	85.14%	32,053

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13	
Square Feet Per Bed (Z2)			400	
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03	

Land % (AA3)	**Equip/bed (AB3)**	**Fully Depreciated Minimum Value (AD3)**
10%	4,000	38.800%

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
		A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
169	206190013	67,991	75,399	900	1.080	12,975,984	1,297,598	840,000	13,815,984	5,360,602	40.83	34.84	35.94	Yes	35.84
170	206190014	31,729	32,150	917	1.020	5,719,045	571,904	392,000	6,111,045	2,371,085	45.25	39.26	40.38	Yes	40.26
171	206190015	57,307	59,258	900	1.080	10,936,901	1,093,690	708,000	11,644,901	4,518,222	41.31	35.03	36.42	Yes	36.03
172	206190018	31,405	34,256	918	1.020	5,660,687	566,069	388,000	6,048,687	2,346,891	50.65	44.66	45.79	Yes	45.66
173	206190022	30,434	32,805	912	1.007	5,415,700	541,570	376,000	5,791,700	2,247,179	44.12	38.13	39.24	Yes	39.13
174	206190024	32,053	32,053	902	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	52.54	46.55	47.68	Yes	47.55
175	206190027	32,053	32,053	917	1.020	5,777,402	577,740	396,000	6,173,402	2,395,280	40.29		35.40	Yes	35.29
176	206190028	27,844	29,254	906	1.011	4,974,470	497,447	344,000	5,318,470	2,063,567	41.69	35.70	36.80	Yes	36.70
177	206190032	15,865	17,209	900	1.080	3,027,730	302,773	196,000	3,223,730	1,250,807	43.83	37.43	38.95	Yes	38.43
178	206190033	96,806	96,806	935	0.996	17,038,360	1,703,836	1,196,000	18,234,360	7,074,931	41.87	35.88	36.98	Yes	36.88
179	206190036	37,881	37,881	910	1.007	6,740,818	674,082	468,000	7,208,818	2,797,021	48.30	42.31	43.43	Yes	43.31
180	206190037	23,311	25,574	904	1.001	4,123,479	412,348	288,000	4,411,479	1,711,654	47.41	37.97	42.54	Yes	38.97
181	206190042	70,581	71,678	913	1.026	12,796,792	1,279,679	872,000	13,668,792	5,303,491	41.54	35.55	36.65	Yes	36.55
182	206190047	16,188	16,800	902	1.080	3,089,520	308,952	200,000	3,289,520	1,276,334	54.77		49.92	Yes	49.77
183	206190048	19,102	19,102	917	1.020	3,443,098	344,310	236,000	3,679,098	1,427,490	48.64	42.65	43.77	Yes	43.65
184	206190050	15,541	16,867	917	1.020	2,801,165	280,116	192,000	2,993,165	1,161,348	52.11	46.12	47.25	Yes	47.12
185	206190051	16,188	17,122	914	1.026	2,935,044	293,504	200,000	3,135,044	1,216,397	52.11	45.50	47.25	Yes	46.50
186	206190055	25,901	25,901	905	1.001	4,581,644	458,164	320,000	4,901,644	1,901,838	51.64	40.97	46.78	Yes	41.97
187	206190056	22,664	23,006	908	1.011	4,048,988	404,899	280,000	4,328,988	1,679,647	41.86	35.87	36.98	Yes	36.87
188	206190063	32,053	35,002	902	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	40.43	34.54	35.53	Yes	35.54
189	206190067	19,102	19,102	907	1.011	3,412,718	341,272	236,000	3,648,718	1,415,703	48.40	42.41	43.53	Yes	43.41
190	206190068	17,160	17,364	907	1.011	3,065,662	306,566	212,000	3,277,662	1,271,733	48.37	41.16	43.50	Yes	42.16
191	206190073	40,471	40,471	914	1.026	7,337,610	733,761	500,000	7,837,610	3,040,993	40.19	34.19	35.29	Yes	35.19
192	206190075	64,753	67,172	905	1.001	11,454,109	1,145,411	800,000	12,254,109	4,754,594	45.32	39.33	40.44	Yes	40.33
193	206190083	60,868	64,221	915	1.026	11,035,765	1,103,577	752,000	11,787,765	4,573,653	39.26	32.84	34.37	Yes	33.84
194	206190084	30,758	30,758	910	1.007	5,473,314	547,331	380,000	5,853,314	2,271,086	47.52	41.53	42.65	Yes	42.53
195	206190085	31,405	31,405	917	1.020	5,660,687	566,069	388,000	6,048,687	2,346,891	42.22	36.23	37.33	Yes	37.23
196	206190086	46,946	46,946	913	1.026	8,511,628	851,163	580,000	9,091,628	3,527,552	41.13	35.14	36.24	Yes	36.14
197	206190088	51,803	54,586	906	1.011	9,254,829	925,483	640,000	9,894,829	3,839,194	46.30	40.30	41.42	Yes	41.30
198	206190089	52,450	54,010	906	1.011	9,370,514	937,051	648,000	10,018,514	3,887,183	43.80	37.50	38.92	Yes	38.50
199	206190090	28,815	30,545	915	1.026	5,224,378	522,438	356,000	5,580,378	2,165,187	45.08	39.09	40.20	Yes	40.09
200	206190097	32,053	34,005	907	1.011	5,726,425	572,643	396,000	6,122,425	2,375,501	42.68	36.40	37.79	Yes	37.40
201	206190098	19,102	20,216	906	1.011	3,412,718	341,272	236,000	3,648,718	1,415,703	45.15	38.60	40.27	Yes	39.60
202	206190099	33,672	37,197	907	1.011	6,015,639	601,564	416,000	6,431,639	2,495,476	40.83	31.70	35.94	Yes	32.70
203	206190101	32,053	32,053	908	1.011	5,726,425	572,643	396,000	6,122,425	2,375,501	39.67	33.68	34.78	Yes	34.68
204	206190102	21,369	23,277	900	1.080	4,078,166	407,817	264,000	4,342,166	1,684,761	50.31	44.32	45.44	Yes	45.32
205	206190105	51,479	52,482	900	1.080	9,824,674	982,467	636,000	10,460,674	4,058,741	41.78	34.82	36.89	Yes	35.82
206	206190106	32,053	32,053	903	1.001	5,669,784	566,978	396,000	6,065,784	2,353,524	46.95	40.95	42.07	Yes	41.95

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
169	206190013	35.23	35.23	yes	0.63422	0.36578	5,053,612	5,360,602	6,658,200	466,074	6.18
170	206190014		40.26	yes	0.72472	0.27528	1,682,240	2,371,085	2,942,990	206,009	6.41
171	206190015	34.94	34.94	yes	0.62895	0.37105	4,320,887	4,518,222	5,611,912	392,834	6.63
172	206190018		45.66	yes	0.82190	0.17810	1,077,261	2,346,891	2,912,959	203,907	5.95
173	206190022		39.13	yes	0.70436	0.29564	1,712,254	2,247,179	2,788,749	195,212	5.95
174	206190024		47.55	yes	0.85589	0.14411	938,655	2,527,141	3,138,866	219,721	6.85
175	206190027		35.29	yes	0.63526	0.36474	2,251,673	2,395,280	2,973,020	208,111	6.49
176	206190028		36.70	yes	0.66059	0.33941	1,805,141	2,063,567	2,561,014	179,271	6.13
177	206190032		38.43	yes	0.69180	0.30820	993,561	1,250,807	1,553,580	108,751	6.32
178	206190033		36.88	yes	0.66379	0.33621	6,130,631	7,074,931	8,778,767	614,514	6.35
179	206190036		43.31	yes	0.77961	0.22039	1,588,776	2,797,021	3,471,103	242,977	6.41
180	206190037		38.97	yes	0.70140	0.29860	1,317,274	1,711,654	2,124,002	148,680	5.81
181	206190042		36.55	yes	0.65789	0.34211	4,676,295	5,303,491	6,583,170	460,822	6.43
182	206190047		49.77	yes	0.89592	0.10408	342,380	1,276,334	1,585,286	110,970	6.61
183	206190048		43.65	yes	0.78566	0.21434	788,594	1,427,490	1,771,800	124,026	6.49
184	206190050		47.12	yes	0.84821	0.15179	454,323	1,161,348	1,441,464	100,903	5.98
185	206190051		46.50	yes	0.83693	0.16307	511,224	1,216,397	1,509,901	105,693	6.17
186	206190055	41.18	41.18	yes	0.74130	0.25870	1,268,044	1,901,838	2,360,002	165,200	6.38
187	206190056	35.86	35.86	yes	0.64541	0.35459	1,535,031	1,679,647	2,084,546	145,918	6.34
188	206190063		35.54	yes	0.63967	0.36033	2,346,947	2,527,141	3,138,866	219,721	6.28
189	206190067		43.41	yes	0.78143	0.21857	797,514	1,415,703	1,756,974	122,988	6.44
190	206190068		42.16	yes	0.75888	0.24112	790,319	1,271,733	1,578,299	110,481	6.36
191	206190073	34.56	34.56	yes	0.62215	0.37785	2,961,410	3,040,993	3,774,754	264,233	6.53
192	206190075		40.33	yes	0.72595	0.27405	3,358,229	4,754,594	5,900,005	413,000	6.15
193	206190083		33.84	no	0.60905	0.39095	4,608,369	4,608,369	5,711,945	399,836	6.23
194	206190084		42.53	yes	0.76559	0.23441	1,372,074	2,271,086	2,818,417	197,289	6.41
195	206190085		37.23	yes	0.67013	0.32987	1,995,274	2,346,891	2,912,959	203,907	6.49
196	206190086	35.84	35.84	yes	0.64518	0.35482	3,225,871	3,527,552	4,378,714	306,510	6.53
197	206190088	40.98	40.98	yes	0.73764	0.26236	2,595,992	3,839,194	4,764,676	333,527	6.11
198	206190089	34.05	34.05	yes	0.61296	0.38704	3,877,539	3,887,183	4,824,235	337,696	6.25
199	206190090	39.69	39.69	yes	0.71444	0.28556	1,593,512	2,165,187	2,687,625	188,134	6.16
200	206190097	33.94	33.94	no	0.61087	0.38913	2,382,395	2,382,395	2,955,037	206,853	6.08
201	206190098	39.27	39.27	yes	0.70683	0.29317	1,069,708	1,415,703	1,756,974	122,988	6.08
202	206190099		32.70	no	0.58864	0.41136	2,645,741	2,645,741	3,247,305	227,311	6.11
203	206190101		34.68	yes	0.62430	0.37570	2,300,225	2,375,501	2,948,144	206,370	6.44
204	206190102		45.32	yes	0.81570	0.18430	800,240	1,684,761	2,092,577	146,480	6.29
205	206190105		35.82	yes	0.64471	0.35529	3,716,624	4,058,741	5,041,209	352,885	6.72
206	206190106		41.95	yes	0.75516	0.24484	1,485,123	2,353,524	2,920,503	204,435	6.38

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*)	366
Rate Period Mid-Point (*M3*)	2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
207	206190109	1/1/2008	12/31/2008	11/16/64	COUNTRY VILLA BROADWAY HC	SAN GABRIEL	91776	59	20,645	366	1.00000	20,645	21,594	13,293	13,293	20,645	95.61%	19,102
208	206190111	1/1/2008	12/31/2008	03/02/67	BUENA VENTURA CARE CENTER	LOS ANGELES	90023	99	34,475	366	1.00000	34,475	36,234	27,981	27,981	34,475	95.15%	32,053
209	206190112	1/1/2008	12/31/2008	06/11/65	COUNTRY VILLA MONTE VISTA HEALTH CARE	DUARTE	91010	69	22,305	366	1.00000	22,305	25,254	13,972	13,972	22,305	88.32%	22,340
210	206190118	7/1/2007	6/30/2008	05/24/64	BURLINGTON CONVALESCENT HOSPITAL	LOS ANGELES	90057	124	44,179	366	1.00000	44,179	45,384	36,451	36,451	44,179	97.34%	40,147
211	206190120	1/1/2008	12/31/2008	11/05/69	EMERALD TERRACE CONVALESCENT HOSPITAL	LOS ANGELES	90006	72	22,400	366	1.00000	22,400	26,352	20,700	20,700	22,400	85.00%	23,311
212	206190122	1/1/2008	12/31/2008	09/17/54	MISSION CARE CENTER	ROSEMEAD	91770	59	18,610	366	1.00000	18,610	21,594	8,101	8,101	18,610	86.18%	19,102
213	206190123	1/1/2008	12/31/2008	11/14/66	CALIFORNIA CONVALESCENT CENTER #1	LOS ANGELES	90005	66	23,277	366	1.00000	23,277	24,156	23,277	23,277	23,277	96.36%	21,369
214	206190124	9/1/2007	8/31/2008	07/24/62	GRANCELL VILLAGE	RESEDA	91335	105	37,831	366	1.00000	37,831	38,430	26,896	26,896	37,831	98.44%	33,995
215	206190128	3/1/2007	2/29/2008	07/19/68	MARGUERITE GARDENS	ALHAMBRA	91801	44	13,411	366	1.00000	13,411	16,104	4,296	4,296	13,411	83.28%	14,246
216	206190131	1/1/2008	12/31/2008	09/19/68	CANYON OAKS NURSING AND REHABILITATION CENTER	CANOGA PAR	91303	163	56,385	366	1.00000	56,385	59,658	32,281	32,281	56,385	94.51%	52,774
217	206190139	1/1/2008	12/31/2008	06/25/51	VILLA MARIA CARE CENTER	LONG BEACH	90813	52	17,602	366	1.00000	17,602	19,032	16,753	16,753	17,602	92.49%	16,836
218	206190140	1/1/2008	12/31/2008	12/24/64	CLAREMONT CARE CENTER	POMONA	91768	99	33,624	366	1.00000	33,624	36,234	19,556	19,556	33,624	92.80%	32,053
219	206190141	1/1/2008	12/31/2008	03/17/69	COUNTRY VILLA LOS FELIZ	LOS ANGELES	90039	131	44,447	366	1.00000	44,447	47,946	35,263	35,263	44,447	92.70%	42,413
220	206190142	1/1/2008	12/31/2008	12/03/62	COUNTRY VILLA GLENDALE HC	GLENDALE	91204	48	16,657	366	1.00000	16,657	17,568	7,544	7,544	16,657	94.81%	15,541
221	206190147	1/1/2008	12/31/2008	05/19/64	CENTINELA PARK CONVALESCENT HOSPITAL	INGLEWOOD	90302	69	22,088	366	1.00000	22,088	25,254	14,793	14,793	22,088	87.46%	22,340
222	206190157	1/1/2008	12/31/2008	03/20/68	ROYAL OAKS CARE CENTER	LYNWOOD	90262	89	25,171	366	1.00000	25,171	32,574	21,884	21,884	25,171	77.27%	28,815
223	206190158	1/1/2008	12/31/2008	08/04/70	GRAND PARK CONVALESCENT HOSPITAL	LOS ANGELES	90057	151	53,531	366	1.00000	53,531	55,266	47,382	47,382	53,531	96.86%	48,889
224	206190160	5/1/2007	4/30/2008	05/11/70	CHANDLER CONVALESCENT HOSPITAL	GLENDALE	91204	106	33,854	366	1.00000	33,854	38,796	29,583	29,583	33,854	87.26%	34,319
225	206190161	1/1/2008	12/31/2008	05/22/68	CHANDLER CONVALESCENT HOSPITAL	NORTH HOLL	91607	201	67,563	366	1.00000	67,563	73,566	55,178	55,178	67,563	91.84%	65,077
226	206190165	1/1/2008	12/31/2008	03/04/70	GOLDEN STATE CARE CENTER	CHATSWORTI	91311	132	45,824	366	1.00000	45,824	48,312	36,598	36,598	45,824	94.85%	42,737
227	206190166	1/1/2008	12/31/2008	01/01/56	CHATSWORTH PARK CARE CENTER	CHATSWORTI	91311	128	43,942	366	1.00000	43,942	46,848	29,455	29,455	43,942	93.80%	41,442
228	206190167	1/1/2008	12/31/2008	07/01/66	CHERRYLEE LODGE SANITARIUM	EL MONTE	91732	46	14,300	366	1.00000	14,300	16,836	13,980	13,980	14,300	84.94%	14,893
229	206190181	1/1/2008	12/31/2008	01/01/66	CLEAR VIEW SANITARIUM AND CLEAR VIEW CONVALESCENT CEN	GARDENA	90247	172	62,246	366	1.00000	62,246	62,952	44,112	44,112	62,246	98.88%	55,688
230	206190187	1/1/2008	12/31/2008	02/01/67	COLLEGE VISTA CONVALESCENT HOSPITAL	LOS ANGELES	90041	49	16,981	366	1.00000	16,981	17,934	10,042	10,042	16,981	94.69%	15,865
231	206190188	6/1/2007	5/31/2008	01/01/59	COLONIAL GARDENS NURSING HOME	PICO RIVERA	90660	99	35,787	366	1.00000	35,787	36,234	33,210	33,210	35,787	98.77%	32,053
232	206190189	7/1/2007	6/30/2008	12/17/63	COLONIAL MANOR CONVALESCENT HOSPITAL	WEST COVIN/	91790	54	18,978	366	1.00000	18,978	19,764	15,154	15,154	18,978	96.02%	17,483
233	206190193	1/1/2008	12/31/2008	01/12/65	MESA GLEN CARE CENTER	GLENDORA	91740	96	6,735	366	1.00000	6,735	35,136	5,176	5,176	6,735	19.17%	31,082
234	206190194	1/1/2008	12/31/2008	10/17/69	LIVE OAK REHABILITATION CENTER	SAN GABRIEL	91776	99	34,567	366	1.00000	34,567	36,234	25,315	25,315	34,567	95.40%	32,053
235	206190201	1/1/2008	12/31/2008	02/23/67	COUNTRY VILLA LYNWOOD HC	LYNWOOD	90262	99	34,026	366	1.00000	34,026	36,234	25,213	25,213	34,026	93.91%	32,053
236	206190204	1/1/2008	12/31/2008	10/15/64	VILLA MARIA ELENA HEALTHCARE	COMPTON	90222	99	28,636	366	1.00000	28,636	36,234	27,199	27,199	28,636	79.03%	32,053
237	206190207	1/1/2008	12/31/2008	10/02/64	GEM TRANSITIONAL CARE CENTER	PASADENA	91105	75	23,190	366	1.00000	23,190	27,450	10,035	10,035	23,190	84.48%	24,282
238	206190208	1/1/2008	12/31/2008	06/24/70	COUNTRY VILLA UNIVERSITY PARK HEALTHCARE	LOS ANGELES	90011	88	30,660	366	1.00000	30,660	32,208	27,535	27,535	30,660	95.19%	28,491
239	206190209	1/1/2008	12/31/2008	04/29/70	HARBOR CARE CENTER	TORRANCE	90502	127	42,671	366	1.00000	42,671	46,482	37,846	37,846	42,671	91.80%	41,118
240	206190210	1/1/2008	12/31/2008	04/28/69	WOODLAND CARE CENTER, LLC	RESEDA	91335	157	51,022	366	1.00000	51,022	57,462	25,907	25,907	51,022	88.79%	50,831
241	206190212	1/1/2008	12/31/2008	10/14/69	CATERED MANOR NURSING CENTER	LONG BEACH	90807	83	26,106	366	1.00000	26,106	30,378	12,075	12,075	26,106	85.94%	26,873
242	206190213	1/1/2008	12/31/2008	12/17/65	PINERIDGE CARE CENTER	SYLMAR	91342	75	25,507	366	1.00000	25,507	27,450	20,739	20,739	25,507	92.92%	24,282
243	206190214	1/1/2008	12/31/2008	04/26/63	COUNTRY MANOR HEALTHCARE	LAKEVIEW TE	91342	99	34,476	366	1.00000	34,476	36,234	29,007	29,007	34,476	95.15%	32,053
244	206190220	7/1/2007	6/30/2008	11/27/46	CRENSHAW NURSING HOME	LOS ANGELES	90016	55	19,025	366	1.00000	19,025	20,130	15,344	15,344	15,833	94.51%	17,807

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		**Fully Depreciated**
Square Feet Per Bed (Z2)			400	**Land % (AA3)** **Equip/bed (AB3)**	**Minimum Value (AD3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
207	206190109	19,102	20,645	917	1.020	3,443,098	344,310	236,000	3,679,098	1,427,490	46.11	40.12	41.24	Yes	41.12
208	206190111	32,053	34,475	900	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	43.83	37.84	38.95	Yes	38.84
209	206190112	22,340	22,340	910	1.007	3,975,354	397,535	276,000	4,251,354	1,649,525	45.55	39.56	40.67	Yes	40.56
210	206190118	40,147	44,179	900	1.080	7,662,010	766,201	496,000	8,158,010	3,165,308	46.60	40.60	41.72	Yes	41.60
211	206190120	23,311	23,311	900	1.080	4,448,909	444,891	288,000	4,736,909	1,837,921	41.16	35.16	36.27	Yes	36.16
212	206190122	19,102	19,102	917	1.020	3,443,098	344,310	236,000	3,679,098	1,427,490	56.26	50.27	51.41	Yes	51.27
213	206190123	21,369	23,277	900	1.080	4,078,166	407,817	264,000	4,342,166	1,684,761	44.13	38.13	39.24	Yes	39.13
214	206190124	33,995	37,831	913	1.026	6,163,592	616,359	420,000	6,583,592	2,554,434	48.43	42.43	43.56	Yes	43.43
215	206190128	14,246	14,246	918	1.020	2,567,734	256,773	176,000	2,743,734	1,064,569	42.45	36.46	37.56	Yes	37.46
216	206190131	52,774	56,385	913	1.026	9,568,243	956,824	652,000	10,220,243	3,965,454	42.28	24.65	37.39	Yes	25.65
217	206190139	16,836	17,602	908	1.011	3,007,819	300,782	208,000	3,215,819	1,247,738	59.48	53.49	54.64	Yes	54.49
218	206190140	32,053	33,624	917	1.020	5,777,402	577,740	396,000	6,173,402	2,395,280	46.01	39.26	41.13	Yes	40.26
219	206190141	42,413	44,447	900	1.080	8,094,542	809,454	524,000	8,618,542	3,343,994	41.79	35.80	36.90	Yes	36.80
220	206190142	15,541	16,657	912	1.007	2,765,464	276,546	192,000	2,957,464	1,147,496	48.07	42.07	43.19	Yes	43.07
221	206190147	22,340	22,340	903	1.001	3,951,668	395,167	276,000	4,227,668	1,640,335	46.61	38.58	41.73	Yes	39.58
222	206190157	28,815	28,815	902	1.080	5,499,346	549,935	356,000	5,855,346	2,271,874	42.78	36.79	37.90	Yes	37.79
223	206190158	48,889	53,531	900	1.080	9,330,350	933,035	604,000	9,934,350	3,854,528	40.41	34.42	35.52	Yes	35.42
224	206190160	34,319	34,319	912	1.007	6,107,066	610,707	424,000	6,531,066	2,534,053	40.64	34.65	35.75	Yes	35.65
225	206190161	65,077	67,563	916	1.026	11,798,877	1,179,888	804,000	12,602,877	4,889,916	42.61	36.62	37.72	Yes	37.62
226	206190165	42,737	45,824	913	1.026	7,748,516	774,852	528,000	8,276,516	3,211,288	40.83	34.84	35.94	Yes	35.84
227	206190166	41,442	43,942	913	1.026	7,513,713	751,371	512,000	8,025,713	3,113,977	54.97	44.16	50.12	Yes	45.16
228	206190167	14,893	14,893	917	1.020	2,684,450	268,445	184,000	2,868,450	1,112,958	44.50	38.51	39.62	Yes	39.51
229	206190181	55,688	62,246	902	1.080	10,627,949	1,062,795	688,000	11,315,949	4,390,588	44.99	39.00	40.11	Yes	40.00
230	206190187	15,865	16,981	900	1.080	3,027,730	302,773	196,000	3,223,730	1,250,807	43.91	37.92	39.03	Yes	38.92
231	206190188	32,053	35,787	906	1.011	5,726,425	572,643	396,000	6,122,425	2,375,501	51.98	45.99	47.12	Yes	46.99
232	206190189	17,483	18,978	917	1.020	3,151,310	315,131	216,000	3,367,310	1,306,516	47.03	41.04	42.16	Yes	42.04
233	206190193	31,082	31,082	917	1.020	5,602,330	560,233	384,000	5,986,330	2,322,696	45.96		41.08	Yes	40.96
234	206190194	32,053	34,567	917	1.020	5,777,402	577,740	396,000	6,173,402	2,395,280	41.21	35.22	36.32	Yes	36.22
235	206190201	32,053	34,026	902	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	43.85	37.86	38.97	Yes	38.86
236	206190204	32,053	32,053	902	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	46.20	40.33	41.33	Yes	41.33
237	206190207	24,282	24,282	911	1.007	4,321,037	432,104	300,000	4,621,037	1,792,962	46.24	40.25	41.36	Yes	41.25
238	206190208	28,491	30,660	900	1.080	5,437,555	543,756	352,000	5,789,555	2,246,347	40.52	34.53	35.63	Yes	35.53
239	206190209	41,118	42,671	905	1.001	7,273,359	727,336	508,000	7,781,359	3,019,167	40.68	34.69	35.79	Yes	35.69
240	206190210	50,831	51,022	913	1.026	9,216,038	921,604	628,000	9,844,038	3,819,487	41.68	30.69	36.79	Yes	31.69
241	206190212	26,873	26,873	908	1.011	4,800,942	480,094	332,000	5,132,942	1,991,582	41.22	35.22	36.33	Yes	36.22
242	206190213	24,282	25,507	913	1.026	4,402,566	440,257	300,000	4,702,566	1,824,596	45.03	39.04	40.15	Yes	40.04
243	206190214	32,053	34,476	913	1.026	5,811,387	581,139	396,000	6,207,387	2,408,466	47.67	41.68	42.80	Yes	42.68
244	206190220	17,807	19,025	900	1.080	3,398,472	339,847	220,000	3,618,472	1,403,967	64.05	58.06	59.22	Yes	59.06

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
207	206190109		41.12	yes	0.74021	0.25979	955,782	1,427,490	1,771,800	124,026	6.01
208	206190111		38.84	yes	0.69910	0.30090	1,959,847	2,527,141	3,138,866	219,721	6.37
209	206190112		40.56	yes	0.73003	0.26997	1,147,726	1,649,525	2,047,061	143,294	6.41
210	206190118		41.60	yes	0.74887	0.25113	2,048,730	3,165,308	3,931,509	275,206	6.23
211	206190120		36.16	yes	0.65095	0.34905	1,653,414	1,837,921	2,282,811	159,797	6.85
212	206190122		51.27	yes	0.92282	0.07718	283,954	1,427,490	1,771,800	124,026	6.49
213	206190123		39.13	yes	0.70441	0.29559	1,283,502	1,684,761	2,092,577	146,480	6.29
214	206190124		43.43	yes	0.78182	0.21818	1,436,410	2,554,434	3,170,793	221,956	5.87
215	206190128		37.46	yes	0.67426	0.32574	893,738	1,064,569	1,321,342	92,494	6.49
216	206190131		25.65	no	0.46163	0.53837	5,502,243	5,502,243	6,459,067	452,135	8.02
217	206190139		54.49	yes	0.98085	0.01915	61,575	1,247,738	1,548,520	108,396	6.16
218	206190140		40.26	yes	0.72474	0.27526	1,699,264	2,395,280	2,973,020	208,111	6.19
219	206190141		36.80	yes	0.66241	0.33759	2,909,535	3,343,994	4,153,449	290,741	6.54
220	206190142		43.07	yes	0.77533	0.22467	664,460	1,147,496	1,424,042	99,683	5.98
221	206190147		39.58	yes	0.71241	0.28759	1,215,817	1,640,335	2,035,502	142,485	6.38
222	206190157		37.79	yes	0.68021	0.31979	1,872,463	2,271,874	2,821,809	197,527	6.85
223	206190158		35.42	yes	0.63757	0.36243	3,600,469	3,854,528	4,787,563	335,129	6.26
224	206190160		35.65	yes	0.64175	0.35825	2,339,727	2,534,053	3,144,760	220,133	6.41
225	206190161		37.62	yes	0.67711	0.32289	4,069,283	4,889,916	6,069,804	424,886	6.29
226	206190165		35.84	yes	0.64510	0.35490	2,937,349	3,211,288	3,986,140	279,030	6.09
227	206190166		45.16	yes	0.81280	0.18720	1,502,445	3,113,977	3,865,348	270,574	6.16
228	206190167		39.51	yes	0.71110	0.28890	828,700	1,112,958	1,381,403	96,698	6.49
229	206190181		40.00	yes	0.72000	0.28000	3,168,466	4,390,588	5,453,383	381,737	6.13
230	206190187		38.92	yes	0.70052	0.29948	965,428	1,250,807	1,553,580	108,751	6.40
231	206190188		46.99	yes	0.84575	0.15425	944,359	2,375,501	2,948,144	206,370	5.77
232	206190189		42.04	yes	0.75669	0.24331	819,305	1,306,516	1,621,647	113,515	5.98
233	206190193		40.96	yes	0.73726	0.26274	1,572,834	2,322,696	2,882,929	201,805	6.49
234	206190194		36.22	yes	0.65189	0.34811	2,149,052	2,395,280	2,973,020	208,111	6.02
235	206190201		38.86	yes	0.69944	0.30056	1,957,605	2,527,141	3,138,866	219,721	6.46
236	206190204		41.33	yes	0.74392	0.25608	1,667,927	2,527,141	3,138,866	219,721	6.85
237	206190207		41.25	yes	0.74243	0.25757	1,190,258	1,792,962	2,225,066	155,755	6.41
238	206190208		35.53	yes	0.63959	0.36041	2,086,613	2,246,347	2,790,103	195,307	6.37
239	206190209	35.35	35.35	yes	0.63633	0.36367	2,829,867	3,019,167	3,746,503	262,255	6.15
240	206190210	31.38	31.38	no	0.56476	0.43524	4,284,534	4,284,534	5,206,137	364,430	7.14
241	206190212		36.22	yes	0.65203	0.34797	1,786,096	1,991,582	2,471,676	173,017	6.44
242	206190213		40.04	yes	0.72074	0.27926	1,313,249	1,824,596	2,264,852	158,540	6.22
243	206190214		42.68	yes	0.76825	0.23175	1,438,587	2,408,466	2,989,605	209,272	6.07
244	206190220		59.06	yes	1.06303	(0.06303)	(228,082)	1,403,967	1,743,814	122,067	6.42

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
245	206190221	7/1/2007	6/30/2008	02/10/65	VIEW PARK CONVALESCENT CENTER	LOS ANGELES	90008	101	32,145	366	1.00000	32,145	36,966	24,184	24,184	32,145	86.96%	32,700
246	206190223	1/1/2008	12/31/2008	01/01/58	COUNTRY VILLA TERRACE NURSING CENTER	LOS ANGELES	90035	49	16,466	366	1.00000	16,466	17,934	10,985	10,985	16,466	91.81%	15,865
247	206190229	1/1/2008	12/31/2008	10/17/66	CULVER WEST CONVALESCENT HOSPITAL	LOS ANGELES	90066	91	27,545	366	1.00000	27,545	33,306	15,816	15,816	27,545	82.70%	29,463
248	206190231	1/1/2008	12/31/2008	04/27/60	DEL AMO GARDENS CONVALESCENT HOSPITAL	TORRANCE	90505	94	28,953	366	1.00000	28,953	34,404	20,619	20,619	28,953	84.16%	30,434
249	206190233	4/1/2007	3/31/2008	06/10/65	DEL MAR CONVALESCENT HOSPITAL	ROSEMEAD	91770	59	20,059	366	1.00000	20,059	21,594	16,876	16,876	20,059	92.89%	19,102
250	206190234	1/1/2008	12/31/2008	01/01/68	DEL RIO CONVALESCENT CENTER	BELL GARDEN	90201	99	33,586	366	1.00000	33,586	36,234	30,207	30,207	33,586	92.69%	32,053
251	206190235	1/1/2008	12/31/2008	07/01/66	DEL RIO GARDENS CARE CENTER	BELL GARDEN	90201	84	27,728	366	1.00000	27,728	30,744	24,683	24,683	27,728	90.19%	27,196
252	206190236	1/1/2008	12/31/2008	07/16/63	NEW VISTA NURSING & REHABILITATION CENTER	SUNLAND	91040	121	42,528	366	1.00000	42,528	44,286	27,571	27,571	42,528	96.03%	39,176
253	206190238	1/1/2008	12/31/2008	08/09/61	DOCTORS CONVALESCENT HOSPITAL	WHITTIER	90602	36	11,065	366	1.00000	11,065	13,176	10,036	10,036	11,065	83.98%	11,656
254	206190248	1/1/2008	12/31/2008	07/28/47	DREIER'S NURSING CARE CENTER	GLENDALE	91201	53	18,194	366	1.00000	18,194	19,398	12,641	12,641	18,194	93.79%	17,160
255	206190250	1/1/2008	12/31/2008	05/14/54	DUNLAP SANITARIUM	LOS ANGELES	90043	40	12,198	366	1.00000	12,198	14,640	12,198	12,198	12,198	83.32%	12,951
256	206190251	1/1/2008	12/31/2008	03/22/63	ARARAT CONVALESCENT HOSPITAL	LOS ANGELES	90041	42	15,276	366	1.00000	15,276	15,372	15,102	15,102	15,276	99.38%	13,598
257	206190253	1/1/2008	12/31/2008	08/10/61	THE EARLWOOD, LLC	TORRANCE	90503	87	26,623	366	1.00000	26,623	31,842	14,234	14,234	26,623	83.61%	28,168
258	206190255	8/4/2007	7/31/2008	04/18/69	INFINITY CARE OF EAST LA	LOS ANGEELS	90033	99	29,948	363	0.99180	30,196	35,937	26,141	26,357	29,948	83.33%	31,790
259	206190259	1/1/2008	12/31/2008	10/06/65	SHORELINE HEALTHCARE CENTER	LONG BEACH	90804	75	24,380	366	1.00000	24,380	27,450	17,368	17,368	24,380	88.82%	24,282
260	206190261	1/1/2008	12/31/2008	08/13/53	EDGEWATER CONVALESCENT HOSPITAL	LONG BEACH	90814	81	26,388	366	1.00000	26,388	29,646	18,493	18,493	26,388	89.01%	26,225
261	206190263	1/1/2008	12/31/2008	01/30/59	EISENHOWER NURSING & CONVALESCENT HOSPITAL ,INC.	PASADENA	91103	71	20,016	366	1.00000	20,016	25,986	14,483	14,483	20,016	77.03%	22,987
262	206190266	7/1/2007	6/30/2008	07/01/66	EL ENCANTO HEALTHCARE & HABILITATION CENTER	CITY OF INDU	91745	244	67,634	366	1.00000	67,634	89,304	32,640	32,640	46,307	75.73%	78,999
263	206190267	1/1/2008	12/31/2008	03/24/64	EL MONTE CONVALESCENT HOSPITAL	EL MONTE	91731	93	29,478	366	1.00000	29,478	34,038	26,617	26,617	29,478	86.60%	30,110
264	206190268	1/1/2008	12/31/2008	02/01/65	RAMONA CARE CENTER	EL MONTE	91732	148	45,757	366	1.00000	45,757	54,168	34,548	34,548	45,757	84.47%	47,917
265	206190275	1/1/2008	12/31/2008	03/21/63	ELMCREST CARE CENTER, LLC	EL MONTE	91733	96	31,137	366	1.00000	31,137	35,136	19,607	19,607	31,137	88.62%	31,082
266	206190276	1/1/2008	12/31/2008	08/26/65	ROYAL TERRACE HEALTH CARE	DUARTE	91010	58	20,295	366	1.00000	20,295	21,228	17,367	17,367	20,295	95.60%	18,778
267	206190277	7/1/2007	6/30/2008	09/28/66	ELMS CONVALESCENT HOSPITAL	GLENDALE	91204	52	17,956	366	1.00000	17,956	19,032	7,643	7,643	17,956	94.35%	16,836
268	206190278	1/1/2008	12/31/2008	02/21/69	DRIFTWOOD HEALTHCARE- TORRANCE	TORRANCE	90503	99	31,456	366	1.00000	31,456	36,234	16,570	16,570	31,456	86.81%	32,053
269	206190279	1/1/2008	12/31/2008	03/06/70	PACIFIC PALMS HEALTHCARE	LONG BEACH	90804	133	35,394	366	1.00000	35,394	48,678	22,084	22,084	35,394	72.71%	43,061
270	206190282	1/1/2008	12/31/2008	09/26/63	REGENCY OAKS CARE CENTER	LONG BEACH	90804	99	28,837	366	1.00000	28,837	36,234	19,204	19,204	28,837	79.59%	32,053
271	206190285	1/1/2008	12/31/2008	09/19/46	BALDWIN GARDENS NURSING CENTER	TEMPLE CITY	91780	59	20,530	366	1.00000	20,530	21,594	13,887	13,887	20,530	95.07%	19,102
272	206190287	1/1/2008	12/31/2008	07/24/70	WINDSOR GARDENS OF LONG BEACH	LONG BEACH	90805	200	70,920	366	1.00000	70,920	73,200	52,395	52,395	70,920	96.89%	64,753
273	206190290	1/1/2008	12/31/2008	03/16/65	ST. VINCENT HEALTHCARE	PASADENA	91103	78	25,171	366	1.00000	25,171	28,548	23,884	23,884	25,171	88.17%	25,254
274	206190293	1/1/2008	12/31/2008	01/28/64	FERNVIEW CONVALESCENT	SAN GABRIEL	91775	75	25,586	366	1.00000	25,586	27,450	14,954	14,954	25,586	93.21%	24,282
275	206190294	1/1/2008	12/31/2008	04/21/50	FIRESIDE CONVALESCENT HOSPITAL	SANTA MONI	90403	66	21,867	366	1.00000	21,867	24,156	11,854	11,854	21,867	90.52%	21,369
276	206190295	1/1/2008	12/31/2008	07/28/66	COUNTRY VILLA PAVILION NURSING CENTER	LOS ANGELES	90035	59	20,033	366	1.00000	20,033	21,594	11,666	11,666	20,033	92.77%	19,102
277	206190301	1/1/2008	12/31/2008	04/08/68	LIGHTHOUSE HEALTHCARE CENTER	LOS ANGELES	90059	149	53,214	366	1.00000	53,214	54,534	39,470	39,470	53,214	97.58%	48,241
278	206190308	1/1/2008	12/31/2008	03/02/54	SAME	LOS ANGELES	90026	72	22,884	366	1.00000	22,884	26,352	11,686	11,686	22,884	86.84%	23,311
279	206190309	1/1/2008	12/31/2008	04/02/62	LAKEWOOD PARK HEALTH CENTER	DOWNEY CA	90242	290	101,370	366	1.00000	101,370	106,140	90,118	90,118	101,370	95.51%	93,892
280	206190310	1/1/2008	12/31/2008	11/22/68	AVALON VILLA CONVALESCENT HOSPITAL	LOS ANGELES	90061	130	36,173	366	1.00000	36,173	47,580	32,091	32,091	36,173	76.03%	42,090
281	206190311	1/1/2008	12/31/2008	01/16/69	GARDENA CONVALESCENT CENTER	GARDENA	90247	74	24,165	366	1.00000	24,165	27,084	15,996	15,996	24,165	89.22%	23,959
282	206190313	1/1/2008	12/31/2008	08/27/68	HERITAGE MANOR	MONTEREY P.	91754	99	35,330	366	1.00000	35,330	36,234	28,737	28,737	35,330	97.51%	32,053

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Number of Months to Update Cost Per Sq Ft			13		Fully Depreciated
Square Feet Per Bed (Z2)			400	Land % (AA3) / Equip/bed (AB3)	Minimum Value (AD3)
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% / 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
		A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
245	206190221	32,700	32,700	900	1.080	6,240,830	624,083	404,000	6,644,830	2,578,194	45.88	39.89	41.00	Yes	40.89
246	206190223	15,865	16,466	900	1.080	3,027,730	302,773	196,000	3,223,730	1,250,807	52.98	46.07	48.12	Yes	47.07
247	206190229	29,463	29,463	900	1.080	5,622,926	562,293	364,000	5,986,926	2,322,927	44.20	38.21	39.32	Yes	39.21
248	206190231	30,434	30,434	905	1.001	5,383,431	538,343	376,000	5,759,431	2,234,659	50.66	43.29	45.80	Yes	44.29
249	206190233	19,102	20,059	917	1.020	3,443,098	344,310	236,000	3,679,098	1,427,490	45.55	39.22	40.67	Yes	40.22
250	206190234	32,053	33,586	902	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	43.00	37.01	38.11	Yes	38.01
251	206190235	27,196	27,728	902	1.080	5,190,394	519,039	336,000	5,526,394	2,144,241	44.50	38.51	39.62	Yes	39.51
252	206190236	39,176	42,528	910	1.007	6,971,273	697,127	484,000	7,455,273	2,892,646	47.45	41.46	42.58	Yes	42.46
253	206190238	11,656	11,656	906	1.011	2,082,336	208,234	144,000	2,226,336	863,819	49.38	43.39	44.51	Yes	44.39
254	206190248	17,160	18,194	912	1.007	3,053,533	305,353	212,000	3,265,533	1,267,027	63.39	57.39	58.56	Yes	58.39
255	206190250	12,951	12,951	900	1.080	2,471,616	247,162	160,000	2,631,616	1,021,067	56.60	50.61	51.76	Yes	51.61
256	206190251	13,598	15,276	900	1.080	2,595,197	259,520	168,000	2,763,197	1,072,120	47.77	41.78	42.90	Yes	42.78
257	206190253	28,168	28,168	905	1.001	4,982,538	498,254	348,000	5,330,538	2,068,249	49.38	39.82	44.51	Yes	40.82
258	206190255	32,053	32,053	900	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	41.70	35.71	36.82	Yes	36.71
259	206190259	24,282	24,380	908	1.011	4,338,201	433,820	300,000	4,638,201	1,799,622	45.23	39.24	40.35	Yes	40.24
260	206190261	26,225	26,388	908	1.011	4,685,257	468,526	324,000	5,009,257	1,943,592	57.35	46.89	52.51	Yes	47.89
261	206190263	22,987	22,987	911	1.007	4,090,582	409,058	284,000	4,374,582	1,697,338	51.90	45.91	47.04	Yes	46.91
262	206190266	78,999	78,999	917	1.020	14,239,254	1,423,925	976,000	15,215,254	5,903,519	44.50	36.62	39.62	Yes	37.62
263	206190267	30,110	30,110	917	1.020	5,427,257	542,726	372,000	5,799,257	2,250,112	46.76	40.77	41.89	Yes	41.77
264	206190268	47,917	47,917	917	1.020	8,636,925	863,692	592,000	9,228,925	3,580,823	45.90	37.25	41.03	Yes	38.25
265	206190275	31,082	31,137	917	1.020	5,602,330	560,233	384,000	5,986,330	2,322,696	47.77	40.37	42.90	Yes	41.37
266	206190276	18,778	20,295	910	1.007	3,341,602	334,160	232,000	3,573,602	1,386,558	45.34	39.35	40.46	Yes	40.35
267	206190277	16,836	17,956	912	1.007	2,995,919	299,592	208,000	3,203,919	1,243,121	44.25	38.26	39.37	Yes	39.26
268	206190278	32,053	32,053	905	1.001	5,669,784	566,978	396,000	6,065,784	2,353,524	41.86	35.87	36.97	Yes	36.87
269	206190279	43,061	43,061	908	1.011	7,693,076	769,308	532,000	8,225,076	3,191,330	40.83	34.83	35.93	Yes	35.83
270	206190282	32,053	32,053	908	1.011	5,726,425	572,643	396,000	6,122,425	2,375,501	47.25	41.26	42.38	Yes	42.26
271	206190285	19,102	20,530	917	1.020	3,443,098	344,310	236,000	3,679,098	1,427,490	64.24	55.66	59.41	Yes	56.66
272	206190287	64,753	70,920	908	1.011	11,568,536	1,156,854	800,000	12,368,536	4,798,992	40.44	34.45	35.55	Yes	35.45
273	206190290	25,254	25,254	911	1.007	4,493,878	449,388	312,000	4,805,878	1,864,681	45.79	39.80	40.91	Yes	40.80
274	206190293	24,282	25,586	917	1.020	4,376,820	437,682	300,000	4,676,820	1,814,606	46.92	40.92	42.04	Yes	41.92
275	206190294	21,369	21,867	904	1.001	3,779,856	377,986	264,000	4,043,856	1,569,016	60.66	53.96	55.82	Yes	54.96
276	206190295	19,102	20,033	900	1.080	3,645,634	364,563	236,000	3,881,634	1,506,074	44.42	38.43	39.54	Yes	39.43
277	206190301	48,241	53,214	900	1.080	9,206,770	920,677	596,000	9,802,770	3,803,475	42.73	36.74	37.84	Yes	37.74
278	206190308	23,311	23,311	900	1.080	4,448,909	444,891	288,000	4,736,909	1,837,921	56.80	50.81	51.96	Yes	51.81
279	206190309	93,892	101,370	902	1.080	17,919,216	1,791,922	1,160,000	19,079,216	7,402,736	48.73	42.74	43.87	Yes	43.74
280	206190310	42,090	42,090	900	1.080	8,032,752	803,275	520,000	8,552,752	3,318,468	42.11		37.22	Yes	37.11
281	206190311	23,959	24,165	902	1.080	4,572,490	457,249	296,000	4,868,490	1,888,974	41.96	35.68	37.07	Yes	36.68
282	206190313	32,053	35,330	917	1.020	5,777,402	577,740	396,000	6,173,402	2,395,280	42.34	36.35	37.46	Yes	37.35

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
245	206190221		40.89	yes	0.73598	0.26402	1,754,344	2,578,194	3,202,277	224,159	6.85
246	206190223		47.07	yes	0.84725	0.15275	492,420	1,250,807	1,553,580	108,751	6.60
247	206190229		39.21	yes	0.70579	0.29421	1,761,432	2,322,927	2,885,220	201,965	6.85
248	206190231	43.33	43.33	yes	0.78003	0.21997	1,266,931	2,234,659	2,773,003	194,110	6.38
249	206190233		40.22	yes	0.72388	0.27612	1,015,882	1,427,490	1,771,800	124,026	6.18
250	206190234		38.01	yes	0.68410	0.31590	2,057,546	2,527,141	3,138,866	219,721	6.54
251	206190235		39.51	yes	0.71110	0.28890	1,596,584	2,144,241	2,663,280	186,430	6.72
252	206190236		42.46	yes	0.76426	0.23574	1,757,489	2,892,646	3,589,773	251,284	5.91
253	206190238		44.39	yes	0.79898	0.20102	447,530	863,819	1,072,052	75,044	6.44
254	206190248		58.39	yes	1.05108	(0.05108)	(166,810)	1,267,027	1,572,380	110,067	6.05
255	206190250		51.61	yes	0.92902	0.07098	186,802	1,021,067	1,268,229	88,776	6.85
256	206190251		42.78	yes	0.76997	0.23003	635,626	1,072,120	1,331,640	93,215	6.10
257	206190253	40.47	40.47	yes	0.72840	0.27160	1,447,798	2,068,249	2,566,502	179,655	6.38
258	206190255		36.71	yes	0.66084	0.33916	2,209,059	2,527,141	3,138,866	219,721	6.85
259	206190259		40.24	yes	0.72428	0.27572	1,278,851	1,799,622	2,233,442	156,341	6.41
260	206190261		47.89	yes	0.86206	0.13794	690,966	1,943,592	2,412,117	168,848	6.40
261	206190263		46.91	yes	0.84433	0.15567	681,000	1,697,338	2,106,396	147,448	6.41
262	206190266		37.62	yes	0.67710	0.32290	4,912,988	5,903,519	7,327,444	512,921	6.49
263	206190267		41.77	yes	0.75187	0.24813	1,438,976	2,250,112	2,792,837	195,499	6.49
264	206190268		38.25	yes	0.68847	0.31153	2,875,080	3,580,823	4,444,515	311,116	6.49
265	206190275		41.37	yes	0.74471	0.25529	1,528,268	2,322,696	2,882,929	201,805	6.48
266	206190276		40.35	yes	0.72630	0.27370	978,112	1,386,558	1,720,718	120,450	5.93
267	206190277		39.26	yes	0.70672	0.29328	939,641	1,243,121	1,542,712	107,990	6.01
268	206190278		36.87	yes	0.66359	0.33641	2,040,589	2,353,524	2,920,503	204,435	6.38
269	206190279		35.83	yes	0.64500	0.35500	2,919,902	3,191,330	3,960,637	277,245	6.44
270	206190282		42.26	yes	0.76072	0.23928	1,464,966	2,375,501	2,948,144	206,370	6.44
271	206190285		56.66	yes	1.01984	(0.01984)	(73,002)	1,427,490	1,771,800	124,026	6.04
272	206190287		35.45	yes	0.63811	0.36189	4,475,991	4,798,992	5,955,846	416,909	5.88
273	206190290		40.80	yes	0.73431	0.26569	1,276,867	1,864,681	2,314,069	161,985	6.41
274	206190293		41.92	yes	0.75462	0.24538	1,147,584	1,814,606	2,252,288	157,660	6.16
275	206190294	53.11	53.11	yes	0.95607	0.04393	177,654	1,569,016	1,947,002	136,290	6.23
276	206190295		39.43	yes	0.70977	0.29023	1,126,565	1,506,074	1,870,637	130,945	6.54
277	206190301		37.74	yes	0.67928	0.32072	3,143,957	3,803,475	4,724,152	330,691	6.21
278	206190308		51.81	yes	0.93261	0.06739	319,237	1,837,921	2,282,811	159,797	6.85
279	206190309		43.74	yes	0.78738	0.21262	4,056,679	7,402,736	9,194,657	643,626	6.35
280	206190310		37.11	yes	0.66792	0.33208	2,840,215	3,318,468	4,121,743	288,522	6.85
281	206190311		36.68	yes	0.66030	0.33970	1,653,809	1,888,974	2,346,223	164,236	6.80
282	206190313	37.03	37.03	yes	0.66657	0.33343	2,058,381	2,395,280	2,973,020	208,111	5.89

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
283	206190320	1/1/2008	12/31/2008	12/19/62	AUTUMN HILLS HEALTH CARE CENTER	GLENDALE	91206	99	35,802	366	1.00000	35,802	36,234	22,455	22,455	35,802	98.81%	32,053
284	206190321	9/1/2007	8/31/2008	02/14/72	GLENOAKS CONVALESCENT HOSPITAL	GLENDALE	91202	99	32,599	366	1.00000	32,599	36,234	30,003	30,003	32,599	89.97%	32,053
285	206190322	8/3/2007	7/31/2008	06/07/63	ISOCARE CONVALESCENT HOSPITAL OF GLENDALE	GLENDALE	91201	94	25,356	364	0.99454	25,495	34,216	20,415	20,527	25,356	74.11%	30,268
286	206190331	1/1/2008	12/31/2008	10/09/64	NORWALK MEADOWS NURSING CENTER	NORWALK	90659	99	35,687	366	1.00000	35,687	36,234	19,943	19,943	35,687	98.49%	32,053
287	206190333	1/1/2008	12/31/2008	04/08/66	GOLDEN CROSS HEALTHCARE PASADENA	PASADENA	91103	96	32,026	366	1.00000	32,026	35,136	28,570	28,570	32,026	91.15%	31,082
288	206190334	1/1/2008	12/31/2008	11/01/68	WINDSOR CONVALESCENT CENTER OF NORTH LONG BEACH	LONG BEACH	90805	120	42,698	366	1.00000	42,698	43,920	31,292	31,292	42,698	97.22%	38,852
289	206190335	1/1/2008	12/31/2008	09/16/60	GOLDEN STATE COLONIAL CONVALESCENT HOSPITAL	NORTH HOLL	91606	49	16,706	366	1.00000	16,706	17,934	13,030	13,030	16,706	93.15%	15,865
290	206190341	1/1/2008	12/31/2008	11/15/63	WEST VALLEY HEALTHCARE CENTER	WEST HILLS	91307	129	40,269	366	1.00000	40,269	47,214	25,015	25,015	40,269	85.29%	41,766
291	206190343	1/1/2008	12/31/2008	12/30/65	IMPERIAL CREST HEALTH CARE CENTER	HAWTHORNE	90250	105	35,270	366	1.00000	35,270	38,430	29,838	29,838	35,270	91.78%	33,995
292	206190344	1/1/2008	12/31/2008	06/11/69	SUNNYVIEW CONVALESCENT CENTER	LOS ANGELES	90018	93	32,328	366	1.00000	32,328	34,038	27,585	27,585	32,328	94.98%	30,110
293	206190346	1/1/2008	12/31/2008	03/18/52	GOOD SHEPHERD HEALTH CARE CENTER INC.	SANTA MONI	90401	48	14,522	366	1.00000	14,522	17,568	13,019	13,019	14,522	82.66%	15,541
294	206190349	1/1/2008	12/31/2008	04/20/62	GRANADA HILLS CONVALESCENT HOSPITAL	GRANADA HI	91344	48	17,049	366	1.00000	17,049	17,568	13,606	13,606	17,049	97.05%	15,541
295	206190353	1/1/2008	12/31/2008	01/01/62	GREEN ACRES LODGE	ROSEMEAD	91770	85	30,666	366	1.00000	30,666	31,110	29,603	29,603	30,666	98.57%	27,520
296	206190354	1/1/2008	12/31/2008	08/09/67	SKYLINE HEALTH CARE CENTER LOS ANGELES	LOS ANGELES	90039	99	33,455	366	1.00000	33,455	36,234	26,496	26,496	33,455	92.33%	32,053
297	206190359	1/1/2008	12/31/2008	02/13/68	BROADWAY BY THE SEA	LONG BEACH	90803	98	29,963	366	1.00000	29,963	35,868	20,682	20,682	29,963	83.54%	31,729
298	206190361	1/1/2008	12/31/2008	06/01/70	HANCOCK PARK REHABILITATION CENTER, LLC	LOS ANGELES	90036	141	46,342	366	1.00000	46,342	51,606	20,526	20,526	46,342	89.80%	45,651
299	206190367	1/1/2008	12/31/2008	03/07/67	HAWTHORNE CONVALESCENT CENTER	HAWTHORNE	90250	88	28,431	366	1.00000	28,431	32,208	20,364	20,364	28,431	88.27%	28,491
300	206190368	1/1/2008	12/31/2008	06/25/70	WESTSIDE HEALTH CARE	LOS ANGELES	90019	120	39,505	366	1.00000	39,505	43,920	30,790	30,790	39,505	89.95%	38,852
301	206190370	1/1/2008	12/31/2008	10/17/46	HIGH VALLEY LODGE	SUNLAND	91040	50	16,936	366	1.00000	16,936	18,300	13,219	13,219	16,936	92.55%	16,188
302	206190371	10/1/2007	9/30/2008	04/07/60	HILLCREST CARE CENTER	LONG BEACH	90807	148	48,319	366	1.00000	48,319	54,168	36,067	36,067	48,319	89.20%	47,917
303	206190373	1/1/2008	12/31/2008	03/27/59	COUNTRY VILLA CLAREMONT HC	CLAREMONT	91711	99	33,443	366	1.00000	33,443	36,234	26,708	26,708	33,443	92.30%	32,053
304	206190377	1/1/2008	12/31/2008	03/09/70	HOLIDAY MANOR CARE CENTER	CANOGA PAR	91306	94	33,111	366	1.00000	33,111	34,404	29,308	29,308	33,111	96.24%	30,434
305	206190378	7/1/2007	6/30/2008	05/13/58	HOLLENBECK PALMS	LOS ANGELES	90033	99	31,156	366	1.00000	31,156	36,234	12,683	12,683	31,156	85.99%	32,053
306	206190386	7/1/2007	6/30/2008	06/15/53	CUMMINGS CARE CENTER AT SCRIPPS KENSINGTON	ALHAMBRA	91803	99	35,492	366	1.00000	35,492	36,234	24,389	24,389	35,492	97.95%	32,053
307	206190389	1/1/2008	12/31/2008	08/24/59	VILLA OAKS CONVALESCENT HOSPITAL	PASADENA	91103	49	16,460	366	1.00000	16,460	17,934	15,441	15,441	16,460	91.78%	15,865
308	206190399	1/1/2008	12/31/2008	10/15/63	COUNTRY VILLA HUNTINGTON DRIVE HC	ARCADIA	91007	99	32,690	366	1.00000	32,690	36,234	11,832	11,832	32,690	90.22%	32,053
309	206190401	1/1/2008	12/31/2008	01/19/70	HUNTINGTON PARK NURSING CENTER	HUNTINGTON	90255	99	34,637	366	1.00000	34,637	36,234	27,362	27,362	34,637	95.59%	32,053
310	206190402	10/1/2007	9/30/2008	08/24/65	HYDE PARK CONVALESCENT HOSPITAL	LOS ANGELES	90043	72	20,051	366	1.00000	20,051	26,352	19,318	19,318	20,051	76.09%	23,311
311	206190403	5/1/2007	4/30/2008	04/12/50	IDLE ACRE SANITARIUM AND CONVALESCENT HOSPITAL	EL MONTE	91732	53	16,682	366	1.00000	16,682	19,398	16,316	16,316	16,682	86.00%	17,160
312	206190404	1/1/2008	12/31/2008	10/20/69	IMPERIAL CONV. HOSPITAL	LA MIRADA	90638	99	32,721	366	1.00000	32,721	36,234	20,604	20,604	32,721	90.30%	32,053
313	206190405	1/1/2008	12/31/2008	11/06/70	IMPERIAL CARE CENTER	STUDIO CITY	91604	130	45,532	366	1.00000	45,532	47,580	36,520	36,520	45,532	95.70%	42,090
314	206190411	1/1/2008	12/31/2008	02/04/63	INGLEWOOD HEALTH CARE CENTER	INGLEWOOD	90301	99	32,352	366	1.00000	32,352	36,234	24,664	24,664	32,352	89.29%	32,053
315	206190420	1/1/2008	12/31/2008	03/14/67	INTERCOMMUNITY CARE CENTER	LONG BEACH	90815	147	51,380	366	1.00000	51,380	53,802	47,772	47,772	51,380	95.50%	47,594
316	206190423	10/1/2007	9/30/2008	11/28/67	MARINA CARE CENTER	CULVER CITY	90230	116	37,362	366	1.00000	37,362	42,456	26,350	26,350	37,362	88.00%	37,557
317	206190424	9/1/2007	8/31/2008	04/03/62	EISENBERG VILLAGE	RESEDA	91335	224	72,991	366	1.00000	72,991	81,984	52,152	52,152	72,991	89.03%	72,524
318	206190427	2/20/2008	12/31/2008	11/09/70	COUNTRY VILLA PARK AVENUE	POMONA	91768	231	34,594	316	0.86339	40,068	72,996	32,006	37,070	34,594	47.39%	64,573
319	206190441	1/1/2008	12/31/2008	08/21/68	KENNEDY CARE CENTER	LOS ANGELES	90036	97	33,335	366	1.00000	33,335	35,502	26,995	26,995	33,335	93.90%	31,405
320	206190443	1/1/2008	12/31/2008	12/30/64	COUNTRY VILLA WILSHIRE CONV CTR.	LOS ANGELES	90046	81	27,938	366	1.00000	27,938	29,646	20,015	20,015	27,938	94.24%	26,225

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Number of Months to Update Cost Per Sq Ft			13	
Square Feet Per Bed (Z2)			400	
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03	

Land % (AA3)	Equip/bed (AB3)	Fully Depreciated Minimum Value (AD3)
10%	4,000	38.800%

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
283	206190320	32,053	35,802	912	1.007	5,703,769	570,377	396,000	6,099,769	2,366,710	48.02	42.03	43.15	Yes	43.03
284	206190321	32,053	32,599	912	1.007	5,703,769	570,377	396,000	6,099,769	2,366,710	38.89	32.89	33.99	Yes	33.89
285	206190322	30,434	30,434	912	1.007	5,415,700	541,570	376,000	5,791,700	2,247,179	47.56		42.68	Yes	42.56
286	206190331	32,053	35,687	906	1.011	5,726,425	572,643	396,000	6,122,425	2,375,501	46.22	36.66	41.34	Yes	37.66
287	206190333	31,082	32,026	911	1.007	5,530,927	553,093	384,000	5,914,927	2,294,992	44.73	38.73	39.85	Yes	39.73
288	206190334	38,852	42,698	908	1.011	6,941,122	694,112	480,000	7,421,122	2,879,395	42.16	36.17	37.28	Yes	37.17
289	206190335	15,865	16,706	916	1.026	2,876,343	287,634	196,000	3,072,343	1,192,069	50.27	44.28	45.41	Yes	45.28
290	206190341	41,766	41,766	913	1.026	7,572,414	757,241	516,000	8,088,414	3,138,304	47.12	39.50	42.24	Yes	40.50
291	206190343	33,995	35,270	902	1.080	6,487,992	648,799	420,000	6,907,992	2,680,301	45.00	39.01	40.12	Yes	40.01
292	206190344	30,110	32,328	900	1.080	5,746,507	574,651	372,000	6,118,507	2,373,981	41.56	35.57	36.67	Yes	36.57
293	206190346	15,541	15,541	904	1.001	2,748,986	274,899	192,000	2,940,986	1,141,103	58.75	52.76	53.91	Yes	53.76
294	206190349	15,541	17,049	913	1.026	2,817,642	281,764	192,000	3,009,642	1,167,741	48.69	42.69	43.82	Yes	43.69
295	206190353	27,520	30,666	917	1.020	4,960,396	496,040	340,000	5,300,396	2,056,554	48.98	42.99	44.12	Yes	43.99
296	206190354	32,053	33,455	900	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	43.39	37.40	38.51	Yes	38.40
297	206190359	31,729	31,729	908	1.011	5,668,583	566,858	392,000	6,060,583	2,351,506	42.88	36.89	37.99	Yes	37.89
298	206190361	45,651	46,342	900	1.080	8,712,446	871,245	564,000	9,276,446	3,599,261	40.59	27.63	35.70	Yes	28.63
299	206190367	28,491	28,491	902	1.080	5,437,555	543,756	352,000	5,789,555	2,246,347	43.82	37.83	38.93	Yes	38.83
300	206190368	38,852	39,505	900	1.080	7,414,848	741,485	480,000	7,894,848	3,063,201	40.52	34.53	35.63	Yes	35.53
301	206190370	16,188	16,936	910	1.007	2,880,691	288,069	200,000	3,080,691	1,195,308	64.16	56.15	59.33	Yes	57.15
302	206190371	47,917	48,319	908	1.011	8,560,717	856,072	592,000	9,152,717	3,551,254	50.72	44.72	45.85	Yes	45.72
303	206190373	32,053	33,443	917	1.020	5,777,402	577,740	396,000	6,173,402	2,395,280	51.75	45.75	46.88	Yes	46.75
304	206190377	30,434	33,111	913	1.026	5,517,883	551,788	376,000	5,893,883	2,286,826	40.82	34.83	35.93	Yes	35.83
305	206190378	32,053	32,053	900	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	52.61	46.62	47.76	Yes	47.62
306	206190386	32,053	35,492	918	1.020	5,777,402	577,740	396,000	6,173,402	2,395,280	57.51	51.52	52.67	Yes	52.52
307	206190389	15,865	16,460	911	1.007	2,823,078	282,308	196,000	3,019,078	1,171,402	51.34	45.34	46.47	Yes	46.34
308	206190399	32,053	32,690	910	1.007	5,703,769	570,377	396,000	6,099,769	2,366,710	47.20	41.21	42.33	Yes	42.21
309	206190401	32,053	34,637	902	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	40.95	34.96	36.06	Yes	35.96
310	206190402	23,311	23,311	900	1.080	4,448,909	444,891	288,000	4,736,909	1,837,921	45.35	39.36	40.47	Yes	40.36
311	206190403	17,160	17,160	917	1.020	3,092,953	309,295	212,000	3,304,953	1,282,322	60.68	54.69	55.85	Yes	55.69
312	206190404	32,053	32,721	906	1.011	5,726,425	572,643	396,000	6,122,425	2,375,501	41.20	34.84	36.31	Yes	35.84
313	206190405	42,090	45,532	916	1.026	7,631,114	763,111	520,000	8,151,114	3,162,632	40.16	34.16	35.26	Yes	35.16
314	206190411	32,053	32,352	903	1.001	5,669,784	566,978	396,000	6,065,784	2,353,524	47.89	42.02	43.02	Yes	43.02
315	206190420	47,594	51,380	908	1.011	8,502,874	850,287	588,000	9,090,874	3,527,259	43.80	37.81	38.92	Yes	38.81
316	206190423	37,557	37,557	902	1.080	7,167,686	716,769	464,000	7,631,686	2,961,094	43.09	37.10	38.21	Yes	38.10
317	206190424	72,524	72,991	913	1.026	13,148,997	1,314,900	896,000	14,044,997	5,449,459	48.73	37.57	43.86	Yes	38.57
318	206190427	74,790	74,790	917	1.020	13,480,606	1,348,061	924,000	14,404,606	5,588,987	40.15		35.25	Yes	35.15
319	206190441	31,405	33,335	900	1.080	5,993,669	599,367	388,000	6,381,669	2,476,087	42.36	36.37	37.47	Yes	37.37
320	206190443	26,225	27,938	900	1.080	5,005,022	500,502	324,000	5,329,022	2,067,661	45.99	38.21	41.12	Yes	39.21

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
283	206190320		43.03	yes	0.77454	0.22546	1,375,248	2,366,710	2,937,087	205,596	5.74
284	206190321		33.89	no	0.61008	0.38992	2,378,410	2,378,410	2,948,787	206,415	6.33
285	206190322		42.56	yes	0.76603	0.23397	1,355,068	2,247,179	2,788,749	195,212	6.41
286	206190331		37.66	yes	0.67784	0.32216	1,972,383	2,375,501	2,948,144	206,370	5.78
287	206190333		39.73	yes	0.71523	0.28477	1,684,397	2,294,992	2,848,085	199,366	6.23
288	206190334		37.17	yes	0.66910	0.33090	2,455,661	2,879,395	3,573,507	250,146	5.86
289	206190335		45.28	yes	0.81507	0.18493	568,182	1,192,069	1,479,703	103,579	6.20
290	206190341		40.50	yes	0.72901	0.27099	2,191,857	3,138,304	3,895,546	272,688	6.53
291	206190343	39.14	39.14	yes	0.70445	0.29555	2,041,670	2,680,301	3,329,100	233,037	6.61
292	206190344		36.57	yes	0.65818	0.34182	2,091,426	2,373,981	2,948,632	206,404	6.38
293	206190346		53.76	yes	0.96772	0.03228	94,931	1,141,103	1,416,001	99,120	6.38
294	206190349		43.69	yes	0.78649	0.21351	642,583	1,167,741	1,449,505	101,465	5.95
295	206190353		43.99	yes	0.79185	0.20815	1,103,264	2,056,554	2,552,593	178,682	5.83
296	206190354		38.40	yes	0.69123	0.30877	2,011,099	2,527,141	3,138,866	219,721	6.57
297	206190359	36.64	36.64	yes	0.65946	0.34054	2,063,847	2,351,506	2,918,364	204,286	6.44
298	206190361	26.81	26.81	no	0.48255	0.51745	4,800,121	4,800,121	5,671,366	396,996	8.57
299	206190367		38.83	yes	0.69885	0.30115	1,743,510	2,246,347	2,790,103	195,307	6.85
300	206190368		35.53	yes	0.63954	0.36046	2,845,769	3,063,201	3,804,686	266,328	6.74
301	206190370		57.15	yes	1.02864	(0.02864)	(88,225)	1,195,308	1,483,377	103,836	6.13
302	206190371		45.72	yes	0.82303	0.17697	1,619,731	3,551,254	4,407,326	308,513	6.38
303	206190373		46.75	yes	0.84157	0.15843	978,029	2,395,280	2,973,020	208,111	6.22
304	206190377		35.83	yes	0.64485	0.35515	2,093,198	2,286,826	2,838,615	198,703	6.00
305	206190378		47.62	yes	0.85721	0.14279	930,007	2,527,141	3,138,866	219,721	6.85
306	206190386		52.52	yes	0.94539	0.05461	337,108	2,395,280	2,973,020	208,111	5.86
307	206190389		46.34	yes	0.83420	0.16580	500,573	1,171,402	1,453,710	101,760	6.18
308	206190399		42.21	yes	0.75979	0.24021	1,465,244	2,366,710	2,937,087	205,596	6.29
309	206190401		35.96	yes	0.64726	0.35274	2,297,469	2,527,141	3,138,866	219,721	6.34
310	206190402		40.36	yes	0.72639	0.27361	1,296,049	1,837,921	2,282,811	159,797	6.85
311	206190403		55.69	yes	1.00244	(0.00244)	(8,073)	1,282,322	1,591,617	111,413	6.49
312	206190404		35.84	yes	0.64508	0.35492	2,172,988	2,375,501	2,948,144	206,370	6.31
313	206190405		35.16	yes	0.63295	0.36705	2,991,860	3,162,632	3,925,744	274,802	6.04
314	206190411		43.02	yes	0.77444	0.22556	1,368,175	2,353,524	2,920,503	204,435	6.32
315	206190420		38.81	yes	0.69851	0.30149	2,740,824	3,527,259	4,377,546	306,428	5.96
316	206190423		38.10	yes	0.68577	0.31423	2,398,101	2,961,094	3,677,863	257,450	6.85
317	206190424		38.57	yes	0.69423	0.30577	4,294,494	5,449,459	6,764,359	473,505	6.49
318	206190427		35.15	yes	0.63266	0.36734	5,291,449	5,588,987	6,937,048	485,593	6.49
319	206190441		37.37	yes	0.67264	0.32736	2,089,107	2,476,087	3,075,454	215,282	6.46
320	206190443		39.21	yes	0.70582	0.29418	1,567,705	2,067,661	2,568,163	179,771	6.43

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*)	366
Rate Period Mid-Point (*M3*)	2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
321	206190444	4/1/2007	3/31/2008	10/28/49	KINGSLEY MANOR CARE CENTER	LOS ANGELES	90029	49	15,829	366	1.00000	15,829	17,934	9,792	9,792	15,829	88.26%	15,865
322	206190448	1/15/2008	12/31/2008	04/29/66	VERDUGO VALLEY CONVALESCENT HOSPITAL	MONTROSE	91020	138	47,225	352	0.96175	49,103	48,576	38,539	40,072	47,225	97.22%	42,971
323	206190452	1/1/2008	12/31/2008	01/25/61	LAKEVIEW TERRACE SPECIAL CARE CENTER	LAKEVIEW	91342	89	32,336	366	1.00000	32,336	32,574	26,049	26,049	32,336	99.27%	28,815
324	206190454	6/1/2007	5/31/2008	06/04/69	LAKEWOOD MANOR NORTH, INC.	LOS ANGELES	90057	99	29,623	366	1.00000	29,623	36,234	29,086	29,086	29,623	81.75%	32,053
325	206190456	1/1/2008	12/31/2008	06/18/63	LANCASTER CONVLESCENT CENTER	LANCASTER, (	93534	99	35,037	366	1.00000	35,037	36,234	19,747	19,747	35,037	96.70%	32,053
326	206190463	1/1/2008	12/31/2008	01/24/69	LAS FLORES CONVALESCENT HOSPITAL	GARDENA	90249	99	34,731	366	1.00000	34,731	36,234	25,223	25,223	34,731	95.85%	32,053
327	206190472	1/1/2008	12/31/2008	11/20/59	LOMITA CARE CENTER	LOMITA	90717	71	23,267	366	1.00000	23,267	25,986	14,070	14,070	23,267	89.54%	22,987
328	206190492	1/1/2008	12/31/2008	12/09/66	LOS PALOS CONVALESCENT HOSPITAL	SAN PEDRO	90732	99	32,334	366	1.00000	32,334	36,234	24,194	24,194	32,334	89.24%	32,053
329	206190493	4/1/2007	3/31/2008	06/11/68	LUTHERAN HEALTH FACILITY AT ALHAMBRA	ALHAMBRA	91803	50	17,574	366	1.00000	17,574	18,300	8,671	8,671	17,574	96.03%	16,188
330	206190496	7/1/2007	6/30/2008	03/29/63	MAGNOLIA GARDENS CONVALESCENT HOSPITAL	GRANADA HI	91344	99	33,231	366	1.00000	33,231	36,234	21,715	21,715	33,231	91.71%	32,053
331	206190497	1/1/2008	12/31/2008	10/16/63	MANCHESTER MANOR CONVALESCENT HOSPITAL	LOS ANGELES	90044	49	16,545	366	1.00000	16,545	17,934	14,834	14,834	16,545	92.25%	15,865
332	206190498	1/1/2008	12/31/2008	10/07/65	MAPLE CONVALESCENT HOSPITAL	LOS ANGELES	90011	59	20,741	366	1.00000	20,741	21,594	17,502	17,502	20,741	96.05%	19,102
333	206190499	1/1/2008	12/31/2008	01/01/66	COUNTRY VILLA MAR VISTA NURSING CENTER	LOS ANGELES	90066	68	23,485	366	1.00000	23,485	24,888	6,948	6,948	23,485	94.36%	22,016
334	206190501	1/1/2008	12/31/2008	05/12/59	TWO PALMS NURSING CENTER, INC.	PASADENA	91107	50	13,857	366	1.00000	13,857	18,300	11,140	11,140	13,857	75.72%	16,188
335	206190502	1/1/2008	12/31/2008	03/08/46	MARLINDA NURSING HOME- LYNWOOD	LYNWOOD	90262	128	39,609	366	1.00000	39,609	46,848	35,590	35,590	39,609	84.55%	41,442
336	206190505	1/1/2008	12/31/2008	06/27/69	MARLINDA IMPERIAL , LLC	PASADENA	91105	130	36,964	366	1.00000	36,964	47,580	24,322	24,322	36,964	77.69%	42,090
337	206190506	1/1/2008	12/31/2008	08/11/70	MARLORA POST ACUTE REHAB HOSPITAL	LONG BEACH	90804	99	30,587	366	1.00000	30,587	36,234	12,560	12,560	30,587	84.42%	32,053
338	206190507	1/1/2008	12/31/2008	01/01/71	ALLIANCE NURSING & REHABILITATION CENTER	EL MONTE	91732	139	43,768	366	1.00000	43,768	50,874	34,772	34,772	43,768	86.03%	45,004
339	206190508	1/1/2008	12/31/2008	01/21/55	MARYCREST MANOR	CULVER CITY	90230	57	20,425	366	1.00000	20,425	20,862	10,855	10,855	20,425	97.91%	18,455
340	206190509	10/1/2007	9/30/2008	07/01/71	MAYFLOWER GARDENS CONVALESCENT HOSPITAL	LANCASTER	93534	48	16,770	366	1.00000	16,770	17,568	14,337	14,337	16,770	95.46%	15,541
341	206190510	8/4/2007	7/31/2008	01/01/70	INFINITY CARE MAYWOOD	MAYWOOD	90270	133	39,314	363	0.99180	39,639	48,279	32,523	32,792	39,314	81.43%	42,708
342	206190515	4/1/2007	3/31/2008	02/26/51	VILLA GARDENS HEALTH CARE UNIT	PASADENA	91101	54	18,876	366	1.00000	18,876	19,764	2,696	2,696	18,876	95.51%	17,483
343	206190533	1/1/2008	12/31/2008	02/11/70	MID WILSHIRE HEALTH CARE CENTER	LOS ANGELES	90057	80	27,822	366	1.00000	27,822	29,280	24,675	24,675	27,822	95.02%	25,901
344	206190536	1/1/2008	12/31/2008	04/04/67	MIRADA HILLS REHAB & CONV. HOSPITAL	LA MIRADA	90638	142	46,421	366	1.00000	46,421	51,972	29,187	29,187	46,421	89.32%	45,975
345	206190540	1/1/2008	12/31/2008	11/07/63	VISTA COVE CARE CENTER AT SAN GABRIEL	SAN GABRIEL	91776	99	32,047	366	1.00000	32,047	36,234	18,005	18,005	32,047	88.44%	32,053
346	206190542	1/1/2008	12/31/2008	05/02/63	MONROVIA CONVALESCENT HOSPITAL	DUARTE	91010	82	26,226	366	1.00000	26,226	30,012	22,674	22,674	26,226	87.39%	26,549
347	206190545	1/1/2008	12/31/2008	11/12/64	MONTEBELLO CARE CENTER, LLC	MONTEBELLC	90640	99	33,886	366	1.00000	33,886	36,234	21,272	21,272	33,886	93.52%	32,053
348	206190546	7/1/2007	6/30/2008	01/26/65	MONTEREY PARK CONVALESCENT HOSPITAL	MONTEREY P.	91754	89	31,703	366	1.00000	31,703	32,574	23,331	23,331	31,703	97.33%	28,815
349	206190548	1/1/2008	12/31/2008	07/01/63	MONTEREY CARE CENTER	ROSEMEAD	91770	103	37,409	366	1.00000	37,409	37,698	36,168	36,168	37,409	99.23%	33,348
350	206190549	1/1/2008	12/31/2008	05/02/63	MONTROSE NURSING CENTER	MONTROSE	91020	59	19,769	366	1.00000	19,769	21,594	14,066	14,066	19,769	91.55%	19,102
351	206190560	1/1/2008	12/31/2008	08/23/65	SANTA CLARITA CONVALESCENT HOSPITAL	NEWHALL	91321	99	32,854	366	1.00000	32,854	36,234	24,402	24,402	32,854	90.67%	32,053
352	206190572	1/1/2008	12/31/2008	02/25/63	OAKVIEW CONVALESCENT	TUJUNGA	91042	49	16,631	366	1.00000	16,631	17,934	9,740	9,740	16,631	92.73%	15,865
353	206190573	1/1/2008	12/31/2008	05/12/69	INTEGRATED NURSING & REHAB CARE OF GLENDORA	GLENDORA	91740	342	89,617	366	1.00000	89,617	125,172	59,039	59,039	77,616	71.60%	110,728
354	206190577	1/1/2008	12/31/2008	10/29/71	OLYMPIA CONVALESCENT HOSPITAL	LOS ANGELES	90006	135	46,175	366	1.00000	46,175	49,410	40,635	40,635	46,175	93.45%	43,708
355	206190584	1/1/2008	12/31/2008	10/28/56	PACIFIC CONVALESCENT CENTER	SANTA MONI	90404	49	16,352	366	1.00000	16,352	17,934	10,594	10,594	16,352	91.18%	15,865
356	206190594	1/1/2008	12/31/2008	03/13/72	PALMCREST GRAND CARE CENTER	LONG BEACH	90807	99	32,276	366	1.00000	32,276	36,234	27,063	27,063	32,276	89.08%	32,053
357	206190596	1/1/2008	12/31/2008	05/25/65	PANORAMA GARDENS	PANORAMA (	91402	149	51,259	366	1.00000	51,259	54,534	42,157	42,157	51,259	93.99%	48,241
358	206190597	1/1/2008	12/31/2008	09/02/69	COUNTRY VILLA EAST NURSING CENTER	LOS ANGELES	90018	99	32,380	366	1.00000	32,380	36,234	28,950	28,950	32,380	89.36%	32,053

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		**Fully Depreciated**
Square Feet Per Bed (Z2)			400	**Land % (AA3)** **Equip/bed (AB3)**	**Minimum Value (AD3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
321	206190444	15,865	15,865	900	1.080	3,027,730	302,773	196,000	3,223,730	1,250,807	61.14	55.14	56.30	Yes	56.14
322	206190448	44,680	49,103	910	1.007	7,950,708	795,071	552,000	8,502,708	3,299,051	44.67		39.79	Yes	39.67
323	206190452	28,815	32,336	913	1.026	5,224,378	522,438	356,000	5,580,378	2,165,187	49.92	43.50	45.05	Yes	44.50
324	206190454	32,053	32,053	900	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	41.58	35.58	36.69	Yes	36.58
325	206190456	32,053	35,037	935	0.996	5,641,464	564,146	396,000	6,037,464	2,342,536	47.53	39.98	42.65	Yes	40.98
326	206190463	32,053	34,731	902	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	41.93	35.94	37.05	Yes	36.94
327	206190472	22,987	23,267	907	1.011	4,106,830	410,683	284,000	4,390,830	1,703,642	51.10	41.99	46.23	Yes	42.99
328	206190492	32,053	32,334	907	1.011	5,726,425	572,643	396,000	6,122,425	2,375,501	44.06	38.07	39.18	Yes	39.07
329	206190493	16,188	17,574	918	1.020	2,917,880	291,788	200,000	3,117,880	1,209,737	42.55	36.56	37.67	Yes	37.56
330	206190496	32,053	33,231	913	1.026	5,811,387	581,139	396,000	6,207,387	2,408,466	47.75	41.76	42.88	Yes	42.76
331	206190497	15,865	16,545	900	1.080	3,027,730	302,773	196,000	3,223,730	1,250,807	47.20	41.21	42.33	Yes	42.21
332	206190498	19,102	20,741	900	1.080	3,645,634	364,563	236,000	3,881,634	1,506,074	45.23	38.89	40.35	Yes	39.89
333	206190499	22,016	23,485	900	1.080	4,201,747	420,175	272,000	4,473,747	1,735,814	44.99	44.12		No	45.12
334	206190501	16,188	16,188	911	1.007	2,880,691	288,069	200,000	3,080,691	1,195,308	51.62	45.63	46.76	Yes	46.63
335	206190502	41,442	41,442	902	1.080	7,909,171	790,917	512,000	8,421,171	3,267,414	64.77	58.78	59.95	Yes	59.78
336	206190505	42,090	42,090	911	1.007	7,489,797	748,980	520,000	8,009,797	3,107,801	41.51	35.52	36.62	Yes	36.52
337	206190506	32,053	32,053	908	1.011	5,726,425	572,643	396,000	6,122,425	2,375,501	40.39	34.50	35.50	Yes	35.50
338	206190507	45,004	45,004	917	1.020	8,111,706	811,171	556,000	8,667,706	3,363,070	40.00	34.01	35.11	Yes	35.01
339	206190508	18,455	20,425	902	1.080	3,522,053	352,205	228,000	3,750,053	1,455,020	55.92	49.92	51.07	Yes	50.92
340	206190509	15,541	16,770	935	0.996	2,735,255	273,526	192,000	2,927,255	1,135,775	39.51	33.17	34.61	Yes	34.17
341	206190510	43,061	43,061	902	1.080	8,218,123	821,812	532,000	8,750,123	3,395,048	41.00		36.11	Yes	36.00
342	206190515	17,483	18,876	911	1.007	3,111,147	311,115	216,000	3,327,147	1,290,933	59.81	53.82	54.97	Yes	54.82
343	206190533	25,901	27,822	900	1.080	4,943,232	494,323	320,000	5,263,232	2,042,134	40.89	34.90	36.00	Yes	35.90
344	206190536	45,975	46,421	906	1.011	8,213,661	821,366	568,000	8,781,661	3,407,284	43.74	37.75	38.86	Yes	38.75
345	206190540	32,053	32,053	917	1.020	5,777,402	577,740	396,000	6,173,402	2,395,280	47.14	41.15	42.27	Yes	42.15
346	206190542	26,549	26,549	910	1.007	4,724,334	472,433	328,000	5,052,334	1,960,306	47.66	41.66	42.78	Yes	42.66
347	206190545	32,053	33,886	906	1.011	5,726,425	572,643	396,000	6,122,425	2,375,501	46.13	35.14	41.25	Yes	36.14
348	206190546	28,815	31,703	917	1.020	5,193,826	519,383	356,000	5,549,826	2,153,333	45.92	39.93	41.04	Yes	40.93
349	206190548	33,348	37,409	917	1.020	6,010,833	601,083	412,000	6,422,833	2,492,059	47.49	41.50	42.62	Yes	42.50
350	206190549	19,102	19,769	910	1.007	3,399,216	339,922	236,000	3,635,216	1,410,464	47.66	41.66	42.78	Yes	42.66
351	206190560	32,053	32,854	913	1.026	5,811,387	581,139	396,000	6,207,387	2,408,466	45.35	39.36	40.47	Yes	40.36
352	206190572	15,865	16,631	910	1.007	2,823,078	282,308	196,000	3,019,078	1,171,402	47.84	41.84	42.96	Yes	42.84
353	206190573	110,728	110,728	917	1.020	19,958,299	1,995,830	1,368,000	21,326,299	8,274,604	41.64		36.75	Yes	36.64
354	206190577	43,708	46,175	900	1.080	8,341,704	834,170	540,000	8,881,704	3,446,101	39.18	33.19	34.28	Yes	34.19
355	206190584	15,865	16,352	904	1.001	2,806,257	280,626	196,000	3,002,257	1,164,876	54.15	52.72		No	53.72
356	206190594	32,053	32,276	908	1.011	5,726,425	572,643	396,000	6,122,425	2,375,501	38.81	30.86	33.91	Yes	31.86
357	206190596	48,241	51,259	914	1.026	8,746,431	874,643	596,000	9,342,431	3,624,863	45.60	38.84	40.72	Yes	39.84
358	206190597	32,053	32,380	900	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	41.33	35.34	36.44	Yes	36.34

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
321	206190444		56.14	yes	1.01061	(0.01061)	(34,193)	1,250,807	1,553,580	108,751	6.85
322	206190448	39.37	39.37	yes	0.70868	0.29132	2,476,992	3,299,051	4,094,122	286,589	5.84
323	206190452		44.50	yes	0.80099	0.19901	1,110,574	2,165,187	2,687,625	188,134	5.82
324	206190454		36.58	yes	0.65852	0.34148	2,224,115	2,527,141	3,138,866	219,721	6.85
325	206190456	40.44	40.44	yes	0.72788	0.27212	1,642,901	2,342,536	2,906,682	203,468	5.81
326	206190463	36.66	36.66	yes	0.65984	0.34016	2,215,539	2,527,141	3,138,866	219,721	6.33
327	206190472		42.99	yes	0.77380	0.22620	993,209	1,703,642	2,114,325	148,003	6.36
328	206190492		39.07	yes	0.70318	0.29682	1,817,256	2,375,501	2,948,144	206,370	6.38
329	206190493		37.56	yes	0.67613	0.32387	1,009,784	1,209,737	1,501,525	105,107	5.98
330	206190496		42.76	yes	0.76962	0.23038	1,430,040	2,408,466	2,989,605	209,272	6.30
331	206190497		42.21	yes	0.75974	0.24026	774,541	1,250,807	1,553,580	108,751	6.57
332	206190498		39.89	yes	0.71802	0.28198	1,094,536	1,506,074	1,870,637	130,945	6.31
333	206190499		45.12	yes	0.81207	0.18793	840,746	1,735,814	2,155,989	150,919	6.43
334	206190501		46.63	yes	0.83931	0.16069	495,032	1,195,308	1,483,377	103,836	6.41
335	206190502		59.78	yes	1.07602	(0.07602)	(640,147)	3,267,414	4,058,332	284,083	6.85
336	206190505		36.52	yes	0.65739	0.34261	2,744,209	3,107,801	3,856,781	269,975	6.41
337	206190506		35.50	yes	0.63907	0.36093	2,209,743	2,375,501	2,948,144	206,370	6.44
338	206190507		35.01	yes	0.63020	0.36980	3,205,346	3,363,070	4,174,241	292,197	6.49
339	206190508	49.03	49.03	yes	0.88256	0.11744	440,403	1,455,020	1,807,226	126,506	6.19
340	206190509		34.17	yes	0.61509	0.38491	1,126,721	1,135,775	1,409,300	98,651	5.88
341	206190510		36.00	yes	0.64800	0.35200	3,080,043	3,395,048	4,216,860	295,180	6.85
342	206190515		54.82	yes	0.98670	0.01330	44,235	1,290,933	1,602,048	112,143	5.94
343	206190533		35.90	yes	0.64613	0.35387	1,862,494	2,042,134	2,536,457	177,552	6.38
344	206190536		38.75	yes	0.69748	0.30252	2,656,668	3,407,284	4,228,650	296,006	6.38
345	206190540	41.58	41.58	yes	0.74849	0.25151	1,552,662	2,395,280	2,973,020	208,111	6.49
346	206190542		42.66	yes	0.76795	0.23205	1,172,390	1,960,306	2,432,739	170,292	6.41
347	206190545	34.97	34.97	yes	0.62938	0.37062	2,269,072	2,375,501	2,948,144	206,370	6.09
348	206190546		40.93	yes	0.73672	0.26328	1,461,151	2,153,333	2,672,715	187,090	5.90
349	206190548		42.50	yes	0.76500	0.23500	1,509,366	2,492,059	3,093,142	216,520	5.79
350	206190549		42.66	yes	0.76795	0.23205	843,549	1,410,464	1,750,385	122,527	6.20
351	206190560		40.36	yes	0.72644	0.27356	1,698,077	2,408,466	2,989,605	209,272	6.37
352	206190572		42.84	yes	0.77120	0.22880	690,775	1,171,402	1,453,710	101,760	6.12
353	206190573		36.64	yes	0.65951	0.34049	7,261,430	8,274,604	10,270,434	718,930	6.49
354	206190577		34.19	yes	0.61539	0.38461	3,415,962	3,446,101	4,280,272	299,619	6.49
355	206190584	51.66	51.66	yes	0.92986	0.07014	210,566	1,164,876	1,445,501	101,185	6.19
356	206190594		31.86	no	0.57349	0.42651	2,611,295	2,611,295	3,183,938	222,876	6.91
357	206190596		39.84	yes	0.71715	0.28285	2,642,543	3,624,863	4,499,506	314,965	6.14
358	206190597	35.54	35.54	yes	0.63967	0.36033	2,346,914	2,527,141	3,138,866	219,721	6.79

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*)	366
Rate Period Mid-Point (*M3*)	2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
359	206190598	12/1/2007	11/30/2008	01/06/64	PARAMOUNT CONVALESCENT HOSPITAL	PARAMOUNT	90723	59	20,174	366	1.00000	20,174	21,594	17,256	17,256	20,174	93.42%	19,102
360	206190601	1/1/2008	12/31/2008	05/21/64	LAWNDALE CARE CENTER	LAWNDALE	90260	59	18,833	366	1.00000	18,833	21,594	15,342	15,342	18,833	87.21%	19,102
361	206190604	2/15/2008	12/31/2008	01/02/64	HIGHLAND PARK SKILLED NURSING & WELLNESS CENTRE	LOS ANGELES	90042	59	15,490	321	0.87705	17,661	18,939	13,856	15,798	15,490	81.79%	16,754
362	206190612	1/1/2008	12/31/2008	11/14/68	SOPHIA LYN CONVALESCENT HOSPITAL	PASADENA	91103	54	18,558	366	1.00000	18,558	19,764	15,289	15,289	18,558	93.90%	17,483
363	206190613	1/1/2008	12/31/2008	12/03/65	ARBORVIEW HEALTH AND WELLNESS CENTER	SANTA MONI	90404	144	43,937	366	1.00000	43,937	52,704	22,677	22,677	43,937	83.37%	46,622
364	206190614	1/1/2008	12/31/2008	01/15/62	PALOS VERDES HEALTH CARE CENTER	LOMITA	90717	48	15,521	366	1.00000	15,521	17,568	10,915	10,915	15,521	88.35%	15,541
365	206190615	1/1/2008	12/31/2008	10/14/68	BROOKFIELD CARE & REHABILITATION CENTER	DOWNEY	90240	70	22,393	366	1.00000	22,393	25,620	12,606	12,606	22,393	87.40%	22,664
366	206190617	1/1/2008	12/31/2008	08/23/51	PILGRIM PLACE HEALTH SERVICES CENTER	CLAREMONT	91711	68	19,725	366	1.00000	19,725	24,888	4,248	4,248	19,725	79.26%	22,016
367	206190618	10/1/2007	9/30/2008	01/01/59	ARTESIA CHRISTIAN HOME	ARTESIA	90701	66	23,578	366	1.00000	23,578	24,156	7,647	7,647	23,578	97.61%	21,369
368	206190623	1/1/2008	12/31/2008	01/21/66	SUNBRIDGE CARE & REHAB FOR PLAYA DEL REY	PLAYA DEL R	90293	99	34,522	366	1.00000	34,522	36,234	20,507	20,507	34,522	95.28%	32,053
369	206190634	1/1/2008	12/31/2008	02/25/70	NORWALK SKILLED NURSING & WELLNESS CENTRE	NORWALK	90650	99	34,517	366	1.00000	34,517	36,234	22,788	22,788	34,517	95.26%	32,053
370	206190637	1/1/2008	12/31/2008	03/19/71	COUNTRY VILLA CHEVIOT GARDEN HEALTHCARE CENTER	LOS ANGELES	90064	99	34,352	366	1.00000	34,352	36,234	24,133	24,133	34,352	94.81%	32,053
371	206190639	1/1/2008	12/31/2008	03/21/68	ROYAL PALMS CONVALESCENT HOSPITAL	GLENDALE	91204	140	40,481	366	1.00000	40,481	51,240	33,535	33,535	40,481	79.00%	45,327
372	206190643	1/1/2008	12/31/2008	08/13/70	NORTHRIDGE CARE CENTER	RESEDA	91335	97	33,138	366	1.00000	33,138	35,502	23,482	23,482	33,138	93.34%	31,405
373	206190645	1/1/2008	12/31/2008	01/19/71	SUNRISE CONVALESCENT HOSPITAL	PASADENA	91103	99	34,920	366	1.00000	34,920	36,234	28,342	28,342	33,052	96.37%	32,053
374	206190649	1/1/2008	12/31/2008	03/28/68	RINALDI CARE CENTER	GRANADA HI	91344	99	34,683	366	1.00000	34,683	36,234	23,865	23,865	34,683	95.72%	32,053
375	206190656	1/1/2008	12/31/2008	06/29/66	RIVIERA HEALTHCARE CENTER	PICO RIVERA	90660	154	49,111	366	1.00000	49,111	56,364	33,687	33,687	49,111	87.13%	49,860
376	206190662	4/1/2007	3/31/2008	11/06/69	THE ROWLAND	COVINA	91723	126	41,343	366	1.00000	41,343	46,116	25,167	25,167	41,343	89.65%	40,795
377	206190663	1/1/2008	12/31/2008	06/05/74	ROYAL CARE NURSING CENTER	LONG BEACH	90806	98	30,272	366	1.00000	30,272	35,868	22,767	22,767	30,272	84.40%	31,729
378	206190665	1/1/2008	12/31/2008	12/05/66	ROYAL OAKS CONVALESCENT HOSPITAL	GLENDALE	91206	136	41,217	366	1.00000	41,217	49,776	35,044	35,044	41,217	82.80%	44,032
379	206190666	1/1/2008	12/31/2008	06/21/65	ROYALWOOD CARE CENTER, LLC	TORRANCE	90505	110	34,005	366	1.00000	34,005	40,260	20,183	20,183	34,005	84.46%	35,614
380	206190667	1/1/2008	12/31/2008	03/07/55	BRIERWOOD TERRACE CONVALESCENT HOSPITAL	LOS ANGELES	90035	41	13,886	366	1.00000	13,886	15,006	12,638	12,638	13,886	92.54%	13,274
381	206190674	1/1/2008	12/31/2008	08/03/64	ARBOR GLEN CARE CENTER	GLENDORA	91740	98	31,547	366	1.00000	31,547	35,868	19,810	19,810	31,547	87.95%	31,729
382	206190677	1/1/2008	12/31/2008	08/06/64	SAN GABRIEL CONVALESCENT HOSPITAL	ROSEMEAD	91770	151	52,673	366	1.00000	52,673	55,266	45,347	45,347	52,673	95.31%	48,889
383	206190679	1/1/2008	12/31/2008	12/07/60	SAN MARINO MANOR	SAN GABRIEL	91775	59	20,503	366	1.00000	20,503	21,594	19,078	19,078	20,503	94.95%	19,102
384	206190682	1/1/2008	12/31/2008	01/01/46	SANTA ANITA CONVALESCENT HOSPITAL	TEMPLE CITY	91780	391	137,633	366	1.00000	137,633	143,106	105,322	105,322	137,633	96.18%	126,593
385	206190683	1/1/2008	12/31/2008	01/14/64	SANTA FE CONVALESCENT HOSPITAL	LONG BEACH	90810	90	30,849	366	1.00000	30,849	32,940	28,161	28,161	30,849	93.65%	29,139
386	206190686	1/1/2008	12/31/2008	03/21/62	SANTA MONICA HCC	SANTA MONI	90404	59	17,590	366	1.00000	17,590	21,594	4,896	4,896	17,590	81.46%	19,102
387	206190688	1/1/2008	12/31/2008	03/01/62	SANTA MONICA CONVALESCENT CENTER I	SANTA MONI	90405	41	12,869	366	1.00000	12,869	15,006	11,784	11,784	12,869	85.76%	13,274
388	206190689	1/1/2008	12/31/2008	01/22/65	SANTA MONICA CONVALESCENT CENTER (UNIT II)	SANTA MONI	90405	44	14,216	366	1.00000	14,216	16,104	11,506	11,506	14,216	88.28%	14,246
389	206190690	1/1/2008	12/31/2008	02/02/65	BRENTWOOD NURSING & REHAB CENTER	SANTA MONI	90404	59	19,873	366	1.00000	19,873	21,594	9,873	9,873	19,873	92.03%	19,102
390	206190693	1/1/2008	12/31/2008	06/18/62	SEACREST CONVALESCENT HOSPITALL	SAN PEDRO	90732	80	25,873	366	1.00000	25,873	29,280	20,279	20,279	25,873	88.36%	25,901
391	206190697	1/1/2008	12/31/2008	04/04/69	SERRANO NORTH CONVALESCENT HOSPITAL	LOS ANGELES	90029	99	33,473	366	1.00000	33,473	36,234	31,003	31,003	33,473	92.38%	32,053
392	206190698	6/1/2007	5/31/2008	09/21/64	SHADOW HILLS CONVALESCENT HOSPITAL	SUNLAND	91040	67	23,790	366	1.00000	23,790	24,522	19,801	19,801	23,790	97.01%	21,692
393	206190699	1/1/2008	12/31/2008	05/11/67	SHARON CARE CENTER, LLC	LOS ANGELES	90048	86	27,667	366	1.00000	27,667	31,476	12,471	12,471	27,667	87.90%	27,844
394	206190704	1/1/2008	12/31/2008	02/01/62	BROADWAY MANOR CONVALESCENT HOSPITAL	GLENDALE	91204	78	26,481	366	1.00000	26,481	28,548	19,272	19,272	26,481	92.76%	25,254
395	206190709	1/1/2008	12/31/2008	11/30/70	SHERMAN OAKS HEALTH & REHABILITATION CENTER	SHERMAN O	91423	120	37,377	366	1.00000	37,377	43,920	21,824	21,824	37,377	85.10%	38,852
396	206190711	1/1/2008	12/31/2008	03/06/58	COUNTRY VILLA WOODMAN HEALTHCARE CENTER	VAN NUYS, C	91405	99	34,279	366	1.00000	34,279	36,234	22,213	22,213	34,279	94.60%	32,053

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		**Fully Depreciated**
Square Feet Per Bed (Z2)			400	**Land % (AA3)** **Equip/bed (AB3)**	**Minimum Value (AD3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
359	206190598	19,102	20,174	907	1.011	3,412,718	341,272	236,000	3,648,718	1,415,703	46.98	40.98	42.10	Yes	41.98
360	206190601	19,102	19,102	902	1.080	3,645,634	364,563	236,000	3,881,634	1,506,074	46.60	40.73	41.73	Yes	41.73
361	206190604	19,102	19,102	900	1.080	3,645,634	364,563	236,000	3,881,634	1,506,074	46.99		42.11	Yes	41.99
362	206190612	17,483	18,558	911	1.007	3,111,147	311,115	216,000	3,327,147	1,290,933	42.13	36.14	37.24	Yes	37.14
363	206190613	46,622	46,622	904	1.001	8,246,959	824,696	576,000	8,822,959	3,423,308	45.07	44.19		No	45.19
364	206190614	15,541	15,541	907	1.011	2,776,449	277,645	192,000	2,968,449	1,151,758	48.95	42.95	44.08	Yes	43.95
365	206190615	22,664	22,664	902	1.080	4,325,328	432,533	280,000	4,605,328	1,786,867	42.21	35.75	37.33	Yes	36.75
366	206190617	22,016	22,016	917	1.020	3,968,317	396,832	272,000	4,240,317	1,645,243	59.32	53.33	54.48	Yes	54.33
367	206190618	21,369	23,578	907	1.011	3,817,617	381,762	264,000	4,081,617	1,583,667	51.98	45.99	47.12	Yes	46.99
368	206190623	32,053	34,522	902	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	44.94	38.95	40.06	Yes	39.95
369	206190634	32,053	34,517	906	1.011	5,726,425	572,643	396,000	6,122,425	2,375,501	40.85		35.96	Yes	35.85
370	206190637	32,053	34,352	900	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	39.79	33.80	34.90	Yes	34.80
371	206190639	45,327	45,327	912	1.007	8,065,936	806,594	560,000	8,625,936	3,346,863	42.78	36.79	37.89	Yes	37.79
372	206190643	31,405	33,138	913	1.026	5,693,985	569,399	388,000	6,081,985	2,359,810	40.39	34.40	35.50	Yes	35.40
373	206190645	32,053	34,920	911	1.007	5,703,769	570,377	396,000	6,099,769	2,366,710	39.95	33.96	35.06	Yes	34.96
374	206190649	32,053	34,683	913	1.026	5,811,387	581,139	396,000	6,207,387	2,408,466	42.76	36.77	37.87	Yes	37.77
375	206190656	49,860	49,860	906	1.011	8,907,773	890,777	616,000	9,523,773	3,695,224	44.50	36.13	39.62	Yes	37.13
376	206190662	40,795	41,343	917	1.020	7,353,058	735,306	504,000	7,857,058	3,048,538	41.15	35.16	36.26	Yes	36.16
377	206190663	31,729	31,729	908	1.011	5,668,583	566,858	392,000	6,060,583	2,351,506	36.58	30.59	31.68	Yes	31.59
378	206190665	44,032	44,032	912	1.007	7,835,480	783,548	544,000	8,379,480	3,251,238	44.07	38.08	39.19	Yes	39.08
379	206190666	35,614	35,614	905	1.001	6,299,760	629,976	440,000	6,739,760	2,615,027	45.52	36.55	40.64	Yes	37.55
380	206190667	13,274	13,886	900	1.080	2,533,406	253,341	164,000	2,697,406	1,046,594	55.79	49.80	50.94	Yes	50.80
381	206190674	31,729	31,729	917	1.020	5,719,045	571,904	392,000	6,111,045	2,371,085	46.40	39.83	41.53	Yes	40.83
382	206190677	48,889	52,673	917	1.020	8,811,998	881,200	604,000	9,415,998	3,653,407	46.39	40.40	41.52	Yes	41.40
383	206190679	19,102	20,503	917	1.020	3,443,098	344,310	236,000	3,679,098	1,427,490	50.05	44.06	45.18	Yes	45.06
384	206190682	126,593	137,633	917	1.020	22,817,822	2,281,782	1,564,000	24,381,822	9,460,147	64.95	58.96	60.13	Yes	59.96
385	206190683	29,139	30,849	908	1.011	5,205,841	520,584	360,000	5,565,841	2,159,546	46.95	40.96	42.08	Yes	41.96
386	206190686	19,102	19,102	904	1.001	3,378,962	337,896	236,000	3,614,962	1,402,605	48.77	47.90		No	48.90
387	206190688	13,274	13,274	904	1.001	2,348,092	234,809	164,000	2,512,092	974,692	48.82	42.83	43.95	Yes	43.83
388	206190689	14,246	14,246	904	1.001	2,519,904	251,990	176,000	2,695,904	1,046,011	45.93	39.94	41.05	Yes	40.94
389	206190690	19,102	19,873	904	1.001	3,378,962	337,896	236,000	3,614,962	1,402,605	45.90	39.59	41.02	Yes	40.59
390	206190693	25,901	25,901	907	1.011	4,627,414	462,741	320,000	4,947,414	1,919,597	48.52	42.53	43.65	Yes	43.53
391	206190697	32,053	33,473	900	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	41.74	35.75	36.85	Yes	36.75
392	206190698	21,692	23,790	910	1.007	3,860,126	386,013	268,000	4,128,126	1,601,713	46.27	40.28	41.39	Yes	41.28
393	206190699	27,844	27,844	900	1.080	5,313,974	531,397	344,000	5,657,974	2,195,294	43.64	31.87	38.76	Yes	32.87
394	206190704	25,254	26,481	912	1.007	4,493,878	449,388	312,000	4,805,878	1,864,681	48.90	42.91	44.03	Yes	43.91
395	206190709	38,852	38,852	914	1.026	7,044,106	704,411	480,000	7,524,106	2,919,353	40.09	34.10	35.20	Yes	35.10
396	206190711	32,053	34,279	914	1.026	5,811,387	581,139	396,000	6,207,387	2,408,466	52.80	46.81	47.94	Yes	47.81

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
359	206190598	40.53	40.53	yes	0.72954	0.27046	986,832	1,415,703	1,756,974	122,988	6.10
360	206190601		41.73	yes	0.75112	0.24888	966,069	1,506,074	1,870,637	130,945	6.85
361	206190604		41.99	yes	0.75575	0.24425	948,073	1,506,074	1,870,637	130,945	6.85
362	206190612		37.14	yes	0.66846	0.33154	1,103,085	1,290,933	1,602,048	112,143	6.04
363	206190613		45.19	yes	0.81345	0.18655	1,645,905	3,423,308	4,248,004	297,360	6.38
364	206190614		43.95	yes	0.79116	0.20884	619,919	1,151,758	1,429,403	100,058	6.44
365	206190615	35.76	35.76	yes	0.64375	0.35625	1,640,656	1,786,867	2,219,400	155,358	6.85
366	206190617		54.33	yes	0.97795	0.02205	93,496	1,645,243	2,042,075	142,945	6.49
367	206190618		46.99	yes	0.84575	0.15425	629,573	1,583,667	1,965,429	137,580	5.84
368	206190623		39.95	yes	0.71902	0.28098	1,830,116	2,527,141	3,138,866	219,721	6.36
369	206190634	34.68	34.68	yes	0.62432	0.37568	2,300,047	2,375,501	2,948,144	206,370	5.98
370	206190637		34.80	yes	0.62641	0.37359	2,433,286	2,527,141	3,138,866	219,721	6.40
371	206190639	37.12	37.12	yes	0.66818	0.33182	2,862,225	3,346,863	4,153,457	290,742	6.41
372	206190643		35.40	yes	0.63713	0.36287	2,206,963	2,359,810	2,929,209	205,045	6.19
373	206190645		34.96	yes	0.62931	0.37069	2,261,114	2,366,710	2,937,087	205,596	5.89
374	206190649		37.77	yes	0.67982	0.32018	1,987,483	2,408,466	2,989,605	209,272	6.03
375	206190656		37.13	yes	0.66826	0.33174	3,159,457	3,695,224	4,586,001	321,020	6.44
376	206190662		36.16	yes	0.65090	0.34910	2,742,886	3,048,538	3,783,844	264,869	6.41
377	206190663	30.99	30.99	no	0.55783	0.44217	2,679,831	2,679,831	3,246,689	227,268	7.16
378	206190665		39.08	yes	0.70338	0.29662	2,485,546	3,251,238	4,034,786	282,435	6.41
379	206190666	35.75	35.75	yes	0.64347	0.35653	2,402,910	2,615,027	3,245,003	227,150	6.38
380	206190667		50.80	yes	0.91441	0.08559	230,871	1,046,594	1,299,934	90,995	6.55
381	206190674		40.83	yes	0.73496	0.26504	1,619,652	2,371,085	2,942,990	206,009	6.49
382	206190677		41.40	yes	0.74523	0.25477	2,398,918	3,653,407	4,534,607	317,422	6.03
383	206190679		45.06	yes	0.81103	0.18897	695,229	1,427,490	1,771,800	124,026	6.05
384	206190682		59.96	yes	1.07926	(0.07926)	(1,932,559)	9,460,147	11,741,929	821,935	5.97
385	206190683		41.96	yes	0.75531	0.24469	1,361,897	2,159,546	2,680,131	187,609	6.08
386	206190686		48.90	yes	0.88022	0.11978	432,983	1,402,605	1,740,502	121,835	6.38
387	206190688		43.83	yes	0.78895	0.21105	530,175	974,692	1,209,501	84,665	6.38
388	206190689		40.94	yes	0.73692	0.26308	709,244	1,046,011	1,298,001	90,860	6.38
389	206190690	39.41	39.41	yes	0.70943	0.29057	1,050,397	1,402,605	1,740,502	121,835	6.13
390	206190693		43.53	yes	0.78359	0.21641	1,070,669	1,919,597	2,382,338	166,764	6.44
391	206190697		36.75	yes	0.66152	0.33848	2,204,575	2,527,141	3,138,866	219,721	6.56
392	206190698		41.28	yes	0.74297	0.25703	1,061,064	1,601,713	1,987,726	139,141	5.85
393	206190699	31.27	31.27	no	0.56295	0.43705	2,472,842	2,472,842	3,004,239	210,297	7.55
394	206190704		43.91	yes	0.79033	0.20967	1,007,659	1,864,681	2,314,069	161,985	6.12
395	206190709	33.91	33.91	no	0.61035	0.38965	2,931,759	2,931,759	3,636,170	254,532	6.55
396	206190711		47.81	yes	0.86056	0.13944	865,574	2,408,466	2,989,605	209,272	6.10

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
397	206190713	1/1/2008	12/31/2008	06/21/65	BRIGHTON CONVALESCENT HOSPITAL	PASADENA	91103	99	34,029	366	1.00000	34,029	36,234	27,952	27,952	34,029	93.91%	32,053
398	206190725	1/1/2008	12/31/2008	06/25/65	SOLHEIM LUTHERAN HOME FOR THE AGED	LOS ANGELES	90041	76	26,549	366	1.00000	26,549	27,816	4,901	4,901	26,549	95.45%	24,606
399	206190726	1/1/2008	12/31/2008	05/04/64	SORENSON CONVALESCENT HOSPITAL	WHITTIER	90606	59	19,373	366	1.00000	19,373	21,594	14,075	14,075	19,373	89.71%	19,102
400	206190732	1/1/2008	12/31/2008	04/05/63	SUNNYSIDE NURSING CENTER	TORRANCE	90502	299	90,942	366	1.00000	90,942	109,434	60,733	60,733	90,942	83.10%	96,806
401	206190738	1/1/2008	12/31/2008	05/23/68	SOUTH PASADENA CONVALESCENT	SOUTH PASAI	91030	156	54,486	366	1.00000	54,486	57,096	33,883	33,883	54,486	95.43%	50,508
402	206190741	1/1/2008	12/31/2008	06/22/67	SOUTHLAND & SOUTHLAND LIVING	NORWALK	90650	120	41,438	366	1.00000	41,438	43,920	14,539	14,539	41,438	94.35%	38,852
403	206190744	1/1/2008	12/31/2008	02/22/71	WINDSOR GARDENS CONVALESCENT CENTER OF HAWTHORNE	HAWTHORNE	90250	99	34,329	366	1.00000	34,329	36,234	23,914	23,914	34,329	94.74%	32,053
404	206190745	1/1/2008	12/31/2008	12/18/69	CASITAS CARE CENTER	GRANADA HI	91344	99	32,189	366	1.00000	32,189	36,234	21,993	21,993	32,189	88.84%	32,053
405	206190751	1/1/2008	12/31/2008	01/21/55	COURTYARD CARE CENTER-SIGNAL HILL	SIGNAL HILL	90806	59	20,723	366	1.00000	20,723	21,594	10,728	10,728	20,723	95.97%	19,102
406	206190752	1/1/2008	12/31/2008	03/04/59	PROVIDENCE ST. ELIZABETH CARE CENTER	NORTH HOLL	91601	48	15,603	366	1.00000	15,603	17,568	8,010	8,010	15,603	88.81%	15,541
407	206190755	10/1/2007	9/30/2008	01/01/46	ST. JOHN OF GOD RETIREMENT AND CARE CENTER	LOS ANGELES	90018	131	45,285	366	1.00000	45,285	47,946	23,319	23,319	45,285	94.45%	42,413
408	206190761	1/1/2008	12/31/2008	03/06/64	PICO RIVERA HEALTHCARE CENTER	PICO RIVERA	90660	99	33,210	366	1.00000	33,210	36,234	27,553	27,553	33,210	91.65%	32,053
409	206190764	1/1/2008	12/31/2008	08/06/70	GREENFIELD CARE CENTER-SOUTHGATE	SOUTHGATE	90280	99	23,875	366	1.00000	23,875	36,234	20,788	20,788	23,875	65.89%	32,053
410	206190767	1/1/2008	12/31/2008	10/17/58	STUDIO CITY REHABILITATION CENTER	STUDIO CITY	91604	181	59,006	366	1.00000	59,006	66,246	45,116	45,116	59,006	89.07%	58,602
411	206190770	1/1/2008	12/31/2008	11/20/69	SUN AIR CONVALESCENT HOSPITAL	PANORAMA (	91402	98	33,059	366	1.00000	33,059	35,868	28,001	28,001	33,059	92.17%	31,729
412	206190774	1/1/2008	12/31/2008	10/09/64	COUNTRY VILLA NORTH H C	LOS ANGELES	90019	99	34,697	366	1.00000	34,697	36,234	29,188	29,188	34,697	95.76%	32,053
413	206190779	1/1/2008	12/31/2008	09/13/63	SYCAMORE PARK CARE CENTER, LLC	LOS ANGELES	90065	90	30,240	366	1.00000	30,240	32,940	23,245	23,245	30,240	91.80%	29,139
414	206190781	1/1/2008	12/31/2008	10/16/69	TARZANA HEALTH AND REHABILITATION CENTER	TARZANA	91356	180	45,968	366	1.00000	45,968	65,880	31,169	31,169	45,968	69.78%	58,278
415	206190783	1/1/2008	12/31/2008	06/11/57	TEMPLE CITY CONVALESCENT HOSPITAL	TEMPLE CITY	91780	59	21,205	366	1.00000	21,205	21,594	18,623	18,623	21,205	98.20%	19,102
416	206190787	1/1/2008	12/31/2008	10/14/66	TORRANCE CARE CENTER EAST	TORRANCE	90503	99	35,243	366	1.00000	35,243	36,234	28,367	28,367	35,243	97.26%	32,053
417	206190790	1/1/2008	12/31/2008	01/23/64	CHINO VALLEY HEALTH CARE CENTER	POMONA	91766	102	35,582	366	1.00000	35,582	37,332	27,593	27,593	35,582	95.31%	33,024
418	206190792	1/1/2008	12/31/2008	02/14/62	GARDEN VIEW CARE CENTER	BALDWIN PAI	91706	97	31,981	366	1.00000	31,981	35,502	21,672	21,672	31,981	90.08%	31,405
419	206190795	1/1/2008	12/31/2008	04/01/57	WINDSOR PALMS CARE CENTER OF ARTESIA	ARTESIA	90701	296	106,673	366	1.00000	106,673	108,336	87,869	87,869	106,673	98.46%	95,835
420	206190798	11/1/2007	10/31/2008	06/26/70	SOUTH BAY KEIRO NURSING HOME	GARDENA	90247	98	35,170	366	1.00000	35,170	35,868	18,870	18,870	35,170	98.05%	31,729
421	206190799	1/1/2008	12/31/2008	11/08/71	HERITAGE REHABILITATION CENTER	TORRANCE	90502	161	50,026	366	1.00000	50,026	58,926	34,321	34,321	50,026	84.90%	52,126
422	206190809	1/1/2008	12/31/2008	01/01/46	ROYAL GARDEN EXTENDED CARE HOSPITAL	ALHAMBRA	91803	43	15,099	366	1.00000	15,099	15,738	11,953	11,953	15,099	95.94%	13,922
423	206190811	1/1/2008	12/31/2008	01/14/66	VALLEY PALMS CARE CENTER	NORTH HOLL	91605	99	30,174	366	1.00000	30,174	36,234	22,062	22,062	30,174	83.28%	32,053
424	206190821	1/1/2008	12/31/2008	06/25/68	VERDUGO VISTA HEALTH CARE CENTER	LA CRESCENT	91214	92	31,698	366	1.00000	31,698	33,672	16,921	16,921	31,698	94.14%	29,787
425	206190823	1/1/2008	12/31/2008	04/17/64	VERNON CONVALESCENT HOSPITAL	LOS ANGELES	90037	99	35,201	366	1.00000	35,201	36,234	25,155	25,155	35,201	97.15%	32,053
426	206190824	1/1/2008	12/31/2008	06/10/68	WINDSOR GARDENS CONVALESCENT CENTER OF THE VALLEY	NORTH HOLL	91606	99	34,054	366	1.00000	34,054	36,234	15,229	15,229	34,054	93.98%	32,053
427	206190828	1/1/2008	12/31/2008	01/28/69	VILLA ELENA HEALTHCARE CENTER	NORWALK	90650	98	30,265	366	1.00000	30,265	35,868	22,783	22,783	30,265	84.38%	31,729
428	206190831	8/1/2007	7/31/2008	05/07/63	VALLEY MANOR CONVALESCENT HOSPITAL	NORTH HOLL	91606	72	24,352	366	1.00000	24,352	26,352	22,206	22,206	24,352	92.41%	23,311
429	206190832	1/1/2008	12/31/2008	12/10/65	VIRGIL SANITARIUM & CONV HOSPITAL	LOS ANGELES	90029	124	43,761	366	1.00000	43,761	45,384	39,751	39,751	43,761	96.42%	40,147
430	206190845	1/1/2008	12/31/2008	01/01/62	SKYLIGHT CONVALESCENT HOSPITA;	LONG BEACH	90813	78	25,094	366	1.00000	25,094	28,548	21,916	21,916	25,094	87.90%	25,254
431	206190846	1/1/2008	12/31/2008	10/17/63	ST. ANDREWS HEALTHCARE	LOS ANGELES	90018	59	19,769	366	1.00000	19,769	21,594	16,491	16,491	19,769	91.55%	19,102
432	206190858	1/1/2008	12/31/2008	09/03/57	ATHERTON BAPTIST HOMES-SAM B. WEST HEALTH CARE CENTER	ALHAMBRA	91801	99	34,141	366	1.00000	34,141	36,234	17,048	17,048	34,141	94.22%	32,053
433	206190861	1/1/2008	12/31/2008	08/13/68	TORRANCE CARE CENTER WEST	TORRANCE	90503	96	31,738	366	1.00000	31,738	35,136	26,335	26,335	31,738	90.33%	31,082
434	206190868	1/1/2008	12/31/2008	10/06/70	WESTLAKE CONVALESCENT HOSPITAL	LOS ANGELES	900057	114	32,460	366	1.00000	32,460	41,724	25,228	25,228	32,460	77.80%	36,909

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		**Fully Depreciated**
Square Feet Per Bed (Z2)			400	**Land % (AA3)** **Equip/bed (AB3)**	**Minimum Value (AD3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
397	206190713	32,053	34,029	911	1.007	5,703,769	570,377	396,000	6,099,769	2,366,710	45.52	39.53	40.64	Yes	40.53
398	206190725	24,606	26,549	900	1.080	4,696,070	469,607	304,000	5,000,070	1,940,027	45.51	39.52	40.63	Yes	40.52
399	206190726	19,102	19,373	906	1.011	3,412,718	341,272	236,000	3,648,718	1,415,703	46.65	40.30	41.78	Yes	41.30
400	206190732	96,806	96,806	905	1.001	17,123,893	1,712,389	1,196,000	18,319,893	7,108,119	47.73	41.74	42.86	Yes	42.74
401	206190738	50,508	54,486	910	1.007	8,987,757	898,776	624,000	9,611,757	3,729,362	42.61	36.61	37.72	Yes	37.61
402	206190741	38,852	41,438	906	1.011	6,941,122	694,112	480,000	7,421,122	2,879,395	43.52	37.53	38.64	Yes	38.53
403	206190744	32,053	34,329	902	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	39.86	33.87	34.97	Yes	34.87
404	206190745	32,053	32,189	913	1.026	5,811,387	581,139	396,000	6,207,387	2,408,466	41.04	35.05	36.15	Yes	36.05
405	206190751	19,102	20,723	908	1.011	3,412,718	341,272	236,000	3,648,718	1,415,703	55.92	49.92	51.07	Yes	50.92
406	206190752	15,541	15,603	916	1.026	2,817,642	281,764	192,000	3,009,642	1,167,741	51.81	38.40	46.95	Yes	39.40
407	206190755	42,413	45,285	900	1.080	8,094,542	809,454	524,000	8,618,542	3,343,994	64.95	58.96	60.13	Yes	59.96
408	206190761	32,053	33,210	906	1.011	5,726,425	572,643	396,000	6,122,425	2,375,501	46.81	40.82	41.94	Yes	41.82
409	206190764	32,053	32,053	902	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	40.41	34.42	35.52	Yes	35.42
410	206190767	58,602	59,006	916	1.026	10,624,859	1,062,486	724,000	11,348,859	4,403,357	52.19	46.19	47.33	Yes	47.19
411	206190770	31,729	33,059	914	1.026	5,752,686	575,269	392,000	6,144,686	2,384,138	41.11	35.12	36.22	Yes	36.12
412	206190774	32,053	34,697	900	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	46.22	40.23	41.34	Yes	41.23
413	206190779	29,139	30,240	900	1.080	5,561,136	556,114	360,000	5,921,136	2,297,401	47.29	41.30	42.42	Yes	42.30
414	206190781	58,278	58,278	913	1.026	10,566,158	1,056,616	720,000	11,286,158	4,379,029	41.21	35.32	36.32	Yes	36.32
415	206190783	19,102	21,205	917	1.020	3,443,098	344,310	236,000	3,679,098	1,427,490	53.53	47.54	48.68	Yes	48.54
416	206190787	32,053	35,243	905	1.001	5,669,784	566,978	396,000	6,065,784	2,353,524	44.21	37.12	39.33	Yes	38.12
417	206190790	33,024	35,582	917	1.020	5,952,475	595,248	408,000	6,360,475	2,467,864	46.93	40.94	42.05	Yes	41.94
418	206190792	31,405	31,981	917	1.020	5,660,687	566,069	388,000	6,048,687	2,346,891	48.86	41.03	43.99	Yes	42.03
419	206190795	95,835	106,673	907	1.011	17,121,433	1,712,143	1,184,000	18,305,433	7,102,508	53.73	47.87	48.87	Yes	48.87
420	206190798	31,729	35,170	902	1.080	6,055,459	605,546	392,000	6,447,459	2,501,614	40.52	34.53	35.63	Yes	35.53
421	206190799	52,126	52,126	905	1.001	9,220,558	922,056	644,000	9,864,558	3,827,449	39.15	33.16	34.26	Yes	34.16
422	206190809	13,922	15,099	918	1.020	2,509,377	250,938	172,000	2,681,377	1,040,374	64.95	58.90	60.13	Yes	59.90
423	206190811	32,053	32,053	916	1.026	5,811,387	581,139	396,000	6,207,387	2,408,466	44.96	37.96	40.08	Yes	38.96
424	206190821	29,787	31,698	912	1.007	5,300,472	530,047	368,000	5,668,472	2,199,367	42.52	36.52	37.63	Yes	37.52
425	206190823	32,053	35,201	900	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	46.70		41.82	Yes	41.70
426	206190824	32,053	34,054	916	1.026	5,811,387	581,139	396,000	6,207,387	2,408,466	42.56	36.57	37.67	Yes	37.57
427	206190828	31,729	31,729	906	1.011	5,668,583	566,858	392,000	6,060,583	2,351,506	41.92	35.10	37.04	Yes	36.10
428	206190831	23,311	24,352	916	1.026	4,226,463	422,646	288,000	4,514,463	1,751,612	47.64	41.65	42.77	Yes	42.65
429	206190832	40,147	43,761	900	1.080	7,662,010	766,201	496,000	8,158,010	3,165,308	45.05	38.25	40.17	Yes	39.25
430	206190845	25,254	25,254	908	1.011	4,511,729	451,173	312,000	4,823,729	1,871,607	48.98	43.12	44.12	Yes	44.12
431	206190846	19,102	19,769	900	1.080	3,645,634	364,563	236,000	3,881,634	1,506,074	47.20	41.20	42.32	Yes	42.20
432	206190858	32,053	34,141	918	1.020	5,777,402	577,740	396,000	6,173,402	2,395,280	53.30	44.82	48.45	Yes	45.82
433	206190861	31,082	31,738	905	1.001	5,497,972	549,797	384,000	5,881,972	2,282,205	42.38	36.39	37.50	Yes	37.39
434	206190868	36,909	36,909	900	1.080	7,044,106	704,411	456,000	7,500,106	2,910,041	40.24	31.55	35.35	Yes	32.55

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
397	206190713		40.53	yes	0.72954	0.27046	1,649,737	2,366,710	2,937,087	205,596	6.04
398	206190725		40.52	yes	0.72934	0.27066	1,353,298	1,940,027	2,409,634	168,674	6.35
399	206190726		41.30	yes	0.74346	0.25654	936,026	1,415,703	1,756,974	122,988	6.35
400	206190732		42.74	yes	0.76928	0.23072	4,226,790	7,108,119	8,820,508	617,436	6.38
401	206190738		37.61	yes	0.67707	0.32293	3,103,967	3,729,362	4,628,137	323,970	5.95
402	206190741	37.81	37.81	yes	0.68064	0.31936	2,369,996	2,879,395	3,573,507	250,146	6.04
403	206190744		34.87	yes	0.62764	0.37236	2,425,278	2,527,141	3,138,866	219,721	6.40
404	206190745		36.05	yes	0.64884	0.35116	2,179,810	2,408,466	2,989,605	209,272	6.50
405	206190751	49.32	49.32	yes	0.88784	0.11216	409,231	1,415,703	1,756,974	122,988	5.93
406	206190752		39.40	yes	0.70919	0.29081	875,246	1,167,741	1,449,505	101,465	6.50
407	206190755		59.96	yes	1.07926	(0.07926)	(683,125)	3,343,994	4,153,449	290,741	6.42
408	206190761		41.82	yes	0.75275	0.24725	1,513,745	2,375,501	2,948,144	206,370	6.21
409	206190764		35.42	yes	0.63748	0.36252	2,361,213	2,527,141	3,138,866	219,721	6.85
410	206190767		47.19	yes	0.84949	0.15051	1,708,096	4,403,357	5,465,843	382,609	6.48
411	206190770		36.12	yes	0.65021	0.34979	2,149,331	2,384,138	2,959,407	207,158	6.27
412	206190774		41.23	yes	0.74208	0.25792	1,679,885	2,527,141	3,138,866	219,721	6.33
413	206190779	40.09	40.09	yes	0.72164	0.27836	1,648,230	2,297,401	2,853,514	199,746	6.61
414	206190781		36.32	yes	0.65382	0.34618	3,907,052	4,379,029	5,435,645	380,495	6.53
415	206190783		48.54	yes	0.87374	0.12626	464,531	1,427,490	1,771,800	124,026	5.85
416	206190787		38.12	yes	0.68616	0.31384	1,903,667	2,353,524	2,920,503	204,435	5.80
417	206190790		41.94	yes	0.75487	0.24513	1,559,151	2,467,864	3,063,112	214,418	6.03
418	206190792	40.23	40.23	yes	0.72410	0.27590	1,668,852	2,346,891	2,912,959	203,907	6.38
419	206190795		48.87	yes	0.87973	0.12027	2,201,567	7,102,508	8,814,651	617,026	5.78
420	206190798	34.46	34.46	yes	0.62036	0.37964	2,447,697	2,501,614	3,107,160	217,501	6.18
421	206190799		34.16	yes	0.61490	0.38510	3,798,825	3,827,449	4,749,504	332,465	6.38
422	206190809	58.58	58.58	yes	1.05442	(0.05442)	(145,927)	1,040,374	1,291,312	90,392	5.99
423	206190811	38.64	38.64	yes	0.69555	0.30445	1,889,848	2,408,466	2,989,605	209,272	6.53
424	206190821		37.52	yes	0.67544	0.32456	1,839,744	2,199,367	2,729,414	191,059	6.03
425	206190823		41.70	yes	0.75054	0.24946	1,624,789	2,527,141	3,138,866	219,721	6.24
426	206190824		37.57	yes	0.67618	0.32382	2,010,074	2,408,466	2,989,605	209,272	6.15
427	206190828		36.10	yes	0.64988	0.35012	2,121,921	2,351,506	2,918,364	204,286	6.44
428	206190831		42.65	yes	0.76770	0.23230	1,048,688	1,751,612	2,174,258	152,198	6.25
429	206190832	38.98	38.98	yes	0.70155	0.29845	2,434,726	3,165,308	3,931,509	275,206	6.29
430	206190845		44.12	yes	0.79407	0.20593	993,345	1,871,607	2,322,780	162,595	6.44
431	206190846		42.20	yes	0.75969	0.24031	932,801	1,506,074	1,870,637	130,945	6.62
432	206190858	45.41	45.41	yes	0.81735	0.18265	1,127,582	2,395,280	2,973,020	208,111	6.10
433	206190861		37.39	yes	0.67303	0.32697	1,923,212	2,282,205	2,832,003	198,240	6.25
434	206190868	31.85	31.85	no	0.57336	0.42664	3,199,813	3,199,813	3,904,223	273,296	7.40

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
435	206190871	1/1/2008	12/31/2008	08/27/51	COUNTRY VILLA SOUTH NURSING CENTER	LOS ANGELES	90034	87	28,196	366	1.00000	28,196	31,842	18,077	18,077	28,196	88.55%	28,168
436	206190874	1/1/2008	12/31/2008	06/28/65	DOWNEY CARE CENTER	DOWNEY	90242	99	33,352	366	1.00000	33,352	36,234	22,836	22,836	33,352	92.05%	32,053
437	206190875	1/1/2008	12/31/2008	07/08/66	COUNTRY VILLA WESTWOOD H C	LOS ANGELES	90025	93	29,791	366	1.00000	29,791	34,038	18,781	18,781	29,791	87.52%	30,110
438	206190879	1/1/2008	12/31/2008	03/23/70	FIDELITY HEALTH CARE AND REHABILITATION	LOS ANGELES	91731	93	31,170	366	1.00000	31,170	34,038	28,670	28,670	31,170	91.57%	30,110
439	206190884	1/1/2008	12/31/2008	06/08/70	LONG BEACH CARE CENTER	LONG BEACH	90815	163	48,906	366	1.00000	48,906	59,658	38,655	38,655	48,906	81.98%	52,774
440	206190885	1/1/2008	12/31/2008	05/26/70	WINDSOR GARDENS CONVALESCENT HOSPITAL	LOS ANGELES	90019	98	31,602	366	1.00000	31,602	35,868	22,170	22,170	31,602	88.11%	31,729
441	206190888	1/1/2008	12/31/2008	07/11/55	WINDSOR MANOR	GLENDALE	91205	28	9,284	366	1.00000	9,284	10,248	2,914	2,914	9,284	90.59%	9,065
442	206190892	1/1/2008	12/31/2008	11/01/69	WOODRUFF CONVALESCENT CENTER	BELLFLOWER	90706	140	45,785	366	1.00000	45,785	51,240	24,314	24,314	45,785	89.35%	45,327
443	206190894	7/1/2007	6/30/2008	05/29/69	WOODS HEALTH SERVICES	LA VERNE	91750	79	23,747	366	1.00000	23,747	28,914	7,054	7,054	23,747	82.13%	25,578
444	206190896	1/1/2008	12/31/2008	02/01/67	AMBERWOOD CONVALESCENT	LOS ANGELES	90042	107	33,379	366	1.00000	33,379	39,162	21,626	21,626	33,379	85.23%	34,643
445	206190910	1/1/2008	12/31/2008	02/11/75	MACLAY HEALTHCARE CENTER	SYLMAR	91342	141	47,196	366	1.00000	47,196	51,606	38,677	38,677	47,196	91.45%	45,651
446	206190947	1/1/2008	12/31/2008	08/07/79	JEANNE JUGAN RESIDENCE	SAN PEDRO	90732	27	8,881	366	1.00000	8,881	9,882	8,199	8,199	8,881	89.87%	8,742
447	206190972	1/1/2008	12/31/2008	02/17/70	TEMPLE PARK CONVALESCENT HOSPITAL	LOS ANGELES	90026	99	35,391	366	1.00000	35,391	36,234	29,216	29,216	35,391	97.67%	32,053
448	206191117	1/1/2008	12/31/2008	03/25/80	DOWNEY COMMUNITY HEALTH CENTER	DOWNEY	90241	198	68,145	366	1.00000	68,145	72,468	31,343	31,343	42,910	94.03%	64,106
449	206191274	1/1/2008	12/31/2008	06/27/84	VAN NUYS HEALTH CARE CENTER	VAN NUYS, C.	91405	58	20,615	366	1.00000	20,615	21,228	16,074	16,074	20,615	97.11%	18,778
450	206194092	1/1/2008	12/31/2008	05/08/89	EL MONTE CARE CENTER	ELMONTE	91732	59	20,756	366	1.00000	20,756	21,594	19,901	19,901	20,756	96.12%	19,102
451	206194113	1/1/2008	12/31/2008	01/13/89	VILLA SCALABRINI	SUN VALLEY	91352	58	20,516	366	1.00000	20,516	21,228	13,473	13,473	20,516	96.65%	18,778
452	206194139	7/1/2007	6/30/2008	03/27/90	FOOTHILL NURSING CENTER OF GLENDORA	GLENDORA	91740	120	40,764	366	1.00000	40,764	43,920	15,331	15,331	40,764	92.81%	38,852
453	206194199	11/1/2007	10/31/2008	09/22/90	KEIRO NURSING HOME	LOS ANGELES	90031	300	99,504	366	1.00000	99,504	109,800	65,781	65,781	99,504	90.62%	97,130
454	206194202	1/1/2008	12/31/2008	12/31/90	ANTELOPE VALLEY CARE CENTER	LANCASTER	93536	199	58,112	366	1.00000	58,112	72,834	42,603	42,603	58,112	79.79%	64,429
455	206194284	1/1/2008	12/31/2008	04/06/92	ROYAL OAKS MANOR - BRADBURY OAKS	DUARTE	91010	48	15,807	366	1.00000	15,807	17,568	3,444	3,444	15,807	89.98%	15,541
456	206194558	1/1/2008	12/31/2008	11/16/93	ARARAT HOME NURSING FACILITY	MISSION HILL	91345	197	70,897	366	1.00000	70,897	72,102	67,207	67,207	70,897	98.33%	63,782
457	206196069	1/1/2008	12/31/2008	05/06/99	WINDSOR TERRACE HEALTHCARE CENTER	VAN NUYS	91405	133	43,411	366	1.00000	43,411	48,678	19,659	19,659	43,411	89.18%	43,061
458	206196220	4/1/2007	3/31/2008	07/16/01	CLAREMONT MANOR CARE CENTER	CLAREMONT	91711	59	19,567	366	1.00000	19,567	21,594	6,083	6,083	19,567	90.61%	19,102
459	206196551	1/1/2008	12/31/2008	08/28/79	SANTA TERESITA MANOR	DUARTE	91010	133	41,114	366	1.00000	41,114	48,678	23,801	23,801	41,114	84.46%	43,061
460	206200691	1/1/2008	12/31/2008	10/06/64	CHOWCHILLA CONVALESCENT CENTER	CHOWCHILL/	93610	65	22,159	366	1.00000	22,159	23,790	15,097	15,097	22,159	93.14%	21,045
461	206200749	1/1/2008	12/31/2008	04/14/65	COUNTRY VILLA MADERA REHABILITATION AND NURSING CENTE	MADERA	93638	176	58,430	366	1.00000	58,430	64,416	46,700	46,700	58,430	90.71%	56,983
462	206200831	1/1/2008	12/31/2008	11/16/64	WESTGATE MANOR CONVALESCENT HOSPITAL	MADERA, CA	93637	64	21,700	366	1.00000	21,700	23,424	16,516	16,516	21,700	92.64%	20,721
463	206204023	7/1/2007	6/30/2008	06/24/06	CHOWCHILLA MEMORIAL SNF	CHOWCHILL/	93610	23	7,894	366	1.00000	7,894	8,418	5,806	5,806	7,894	93.78%	7,447
464	206210891	10/1/2007	9/30/2008	07/23/62	ALDERSLY SKILLED NURSING FACILITY	SAN RAFAEL	94901	20	6,692	366	1.00000	6,692	7,320	1,062	1,062	6,692	91.42%	6,475
465	206210916	10/1/2007	9/30/2008	02/01/76	THE REDWOODS	MILL VALLEY	94941	58	15,667	366	1.00000	15,667	21,228	5,207	5,207	15,667	73.80%	18,778
466	206210946	7/1/2007	6/30/2008	06/26/62	FIFTH AVENUE HEALTHCARE CENTER	SAN RAFAEL	94901	54	18,358	366	1.00000	18,358	19,764	10,385	10,385	18,358	92.89%	17,483
467	206210969	1/1/2008	12/31/2008	08/20/70	COUNTRY VILLA NOVATO HEALTHCARE CENTER	NOVATO	94947	181	51,079	366	1.00000	51,079	66,246	39,481	39,481	51,079	77.11%	58,602
468	206210999	1/1/2008	12/31/2008	11/01/67	PINE RIDGE CARE CENTER	SAN RAFAEL	94903	101	30,227	366	1.00000	30,227	36,966	21,484	21,484	30,227	81.77%	32,700
469	206211048	6/1/2007	5/31/2008	05/27/53	RAFAEL CONVALESCENT HOSPITAL	SAN RAFAEL	94903	168	51,103	366	1.00000	51,103	61,488	24,017	24,017	51,103	83.11%	54,393
470	206212036	1/1/2008	12/31/2008	01/01/66	COUNTRY VILLA SAN RAFAEL HEALTHCARE CENTER	SAN RAFAEL	94903	99	26,581	366	1.00000	26,581	36,234	22,888	22,888	26,581	73.36%	32,053
471	206212623	1/1/2008	12/31/2008	01/05/59	NORTHGATE CONVALESCENT HOSPITA;	SAN RAFAEL	94903	52	17,564	366	1.00000	17,564	19,032	13,987	13,987	17,564	92.29%	16,836
472	206230938	1/1/2008	12/31/2008	10/31/67	VALLEY VIEW SKILLED NURSING CENTER	UKIAH	95482	68	21,312	366	1.00000	21,312	24,888	14,821	14,821	21,312	85.63%	22,016

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		Fully Depreciated
Square Feet Per Bed (Z2)			400	Land % (AA3)	Equip/bed (AB3)	Minimum Value (AD3)
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10%	4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03			

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
435	206190871	28,168	28,196	900	1.080	5,375,765	537,576	348,000	5,723,765	2,220,821	59.31	53.32	54.47	Yes	54.32
436	206190874	32,053	33,352	902	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	45.50	39.21	40.62	Yes	40.21
437	206190875	30,110	30,110	900	1.080	5,746,507	574,651	372,000	6,118,507	2,373,981	44.48	38.49	39.60	Yes	39.49
438	206190879	30,110	31,170	917	1.020	5,427,257	542,726	372,000	5,799,257	2,250,112	40.78	34.79	35.89	Yes	35.79
439	206190884	52,774	52,774	908	1.011	9,428,357	942,836	652,000	10,080,357	3,911,178	40.57	31.87	35.68	Yes	32.87
440	206190885	31,729	31,729	900	1.080	6,055,459	605,546	392,000	6,447,459	2,501,614	40.60	34.61	35.71	Yes	35.61
441	206190888	9,065	9,284	912	1.007	1,613,187	161,319	112,000	1,725,187	669,373	55.45	49.46	50.60	Yes	50.46
442	206190892	45,327	45,785	907	1.011	8,097,975	809,798	560,000	8,657,975	3,359,294	41.17	34.88	36.28	Yes	35.88
443	206190894	25,578	25,578	917	1.020	4,610,250	461,025	316,000	4,926,250	1,911,385	41.59	35.60	36.70	Yes	36.60
444	206190896	34,643	34,643	900	1.080	6,611,573	661,157	428,000	7,039,573	2,731,354	43.91	37.92	39.03	Yes	38.92
445	206190910	45,651	47,196	913	1.026	8,276,824	827,682	564,000	8,840,824	3,430,240	35.90	29.91	30.99	Yes	30.91
446	206190947	8,742	8,881	907	1.011	1,561,752	156,175	108,000	1,669,752	647,864	31.42	25.99	26.51	No	26.99
447	206190972	32,053	35,391	900	1.080	6,117,250	611,725	396,000	6,513,250	2,527,141	40.87	34.88	35.98	Yes	35.88
448	206191117	64,106	68,145	902	1.080	12,234,499	1,223,450	792,000	13,026,499	5,054,282	30.79	28.28	25.87	No	29.28
449	206191274	18,778	20,615	914	1.026	3,404,651	340,465	232,000	3,636,651	1,411,021	26.54	25.55	21.61	No	26.55
450	206194092	19,102	20,756	917	1.020	3,443,098	344,310	236,000	3,679,098	1,427,490	21.69	20.70	16.75	No	21.70
451	206194113	18,778	20,516	913	1.026	3,404,651	340,465	232,000	3,636,651	1,411,021	22.01	21.01	17.06	No	22.01
452	206194139	38,852	40,764	917	1.020	7,002,912	700,291	480,000	7,482,912	2,903,370	20.81	19.63	15.86	No	20.63
453	206194199	97,130	99,504	900	1.080	18,537,120	1,853,712	1,200,000	19,737,120	7,658,003	20.32	18.25	15.37	No	19.25
454	206194202	64,429	64,429	935	0.996	11,339,912	1,133,991	796,000	12,135,912	4,708,734	20.05	19.05	15.10	No	20.05
455	206194284	15,541	15,807	910	1.007	2,765,464	276,546	192,000	2,957,464	1,147,496	18.78	17.79	13.83	No	18.79
456	206194558	63,782	70,897	913	1.026	11,564,073	1,156,407	788,000	12,352,073	4,792,604	17.17	16.18	12.22	No	17.18
457	206196069	43,061	43,411	914	1.026	7,807,217	780,722	532,000	8,339,217	3,235,616	11.72	10.73	6.75	No	11.73
458	206196220	19,102	19,567	917	1.020	3,443,098	344,310	236,000	3,679,098	1,427,490	9.53	8.54	5.34	No	9.54
459	206196551	43,061	43,061	910	1.007	7,662,639	766,264	532,000	8,194,639	3,179,520	31.37	30.37		No	31.37
460	206200691	21,045	22,159	936	1.063	3,953,155	395,316	260,000	4,213,155	1,634,704	46.23	40.23	41.35	Yes	41.23
461	206200749	56,983	58,430	936	1.063	10,703,928	1,070,393	704,000	11,407,928	4,426,276	45.71	39.72	40.83	Yes	40.72
462	206200831	20,721	21,700	936	1.063	3,892,337	389,234	256,000	4,148,337	1,609,555	46.11	40.12	41.24	Yes	41.12
463	206204023	7,447	7,894	936	1.063	1,398,809	139,881	92,000	1,490,809	578,434	4.60	3.61		No	4.61
464	206210891	6,475	6,692	949	1.142	1,306,753	130,675	80,000	1,386,753	538,060	48.43	42.44	43.56	Yes	43.44
465	206210916	18,778	18,778	949	1.142	3,789,582	378,958	232,000	4,021,582	1,560,374	34.93	28.52	30.02	Yes	29.52
466	206210946	17,483	18,358	949	1.142	3,528,232	352,823	216,000	3,744,232	1,452,762	48.50	42.11	43.63	Yes	43.11
467	206210969	58,602	58,602	949	1.142	11,826,110	1,182,611	724,000	12,550,110	4,869,443	40.37		35.48	Yes	35.37
468	206210999	32,700	32,700	949	1.142	6,599,100	659,910	404,000	7,003,100	2,717,203	43.16	37.28	38.28	Yes	38.28
469	206211048	54,393	54,393	949	1.142	10,976,721	1,097,672	672,000	11,648,721	4,519,704	57.57	51.57	52.72	Yes	52.57
470	206212036	32,053	32,053	949	1.142	6,468,425	646,843	396,000	6,864,425	2,663,397	44.99	39.00	40.11	Yes	40.00
471	206212623	16,836	17,564	949	1.142	3,397,557	339,756	208,000	3,605,557	1,398,956	51.97	45.98	47.11	Yes	46.98
472	206230938	22,016	22,016	954	1.119	4,353,477	435,348	272,000	4,625,477	1,794,685	43.17	33.49	38.28	Yes	34.49

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
435	206190871		54.32	yes	0.97775	0.02225	127,330	2,220,821	2,758,397	193,088	6.85
436	206190874		40.21	yes	0.72382	0.27618	1,798,858	2,527,141	3,138,866	219,721	6.59
437	206190875		39.49	yes	0.71075	0.28925	1,769,753	2,373,981	2,948,632	206,404	6.85
438	206190879		35.79	yes	0.64416	0.35584	2,063,585	2,250,112	2,792,837	195,499	6.27
439	206190884		32.87	no	0.59163	0.40837	4,116,530	4,116,530	5,059,366	354,156	6.71
440	206190885		35.61	yes	0.64102	0.35898	2,314,532	2,501,614	3,107,160	217,501	6.85
441	206190888		50.46	yes	0.90821	0.09179	158,350	669,373	830,691	58,148	6.26
442	206190892		35.88	yes	0.64588	0.35412	3,065,981	3,359,294	4,169,092	291,836	6.37
443	206190894		36.60	yes	0.65882	0.34118	1,680,740	1,911,385	2,372,410	166,069	6.49
444	206190896		38.92	yes	0.70052	0.29948	2,108,179	2,731,354	3,392,512	237,476	6.85
445	206190910		30.91	no	0.55633	0.44367	3,922,427	3,922,427	4,750,110	332,508	7.05
446	206190947		26.99	no	0.48584	0.51416	858,516	858,516	1,014,692	71,028	8.00
447	206190972		35.88	yes	0.64584	0.35416	2,306,758	2,527,141	3,138,866	219,721	6.21
448	206191117		29.28	no	0.52699	0.47301	6,161,609	6,161,609	7,385,059	516,954	7.59
449	206191274	26.20	26.20	no	0.47163	0.52837	1,921,508	1,921,508	2,261,973	158,338	7.68
450	206194092		21.70	no	0.39059	0.60941	2,242,079	2,242,079	2,586,389	181,047	8.72
451	206194113		22.01	no	0.39625	0.60375	2,195,643	2,195,643	2,536,108	177,528	8.65
452	206194139		20.63	no	0.37132	0.62868	4,704,374	4,704,374	5,404,665	378,327	9.28
453	206194199	19.11	19.11	no	0.34396	0.65604	12,948,290	12,948,290	14,802,002	1,036,140	10.41
454	206194202		20.05	no	0.36098	0.63902	7,755,046	7,755,046	8,889,038	622,233	9.66
455	206194284		18.79	no	0.33826	0.66174	1,957,065	1,957,065	2,233,612	156,353	9.89
456	206194558		17.18	no	0.30930	0.69070	8,531,638	8,531,638	9,688,045	678,163	9.57
457	206196069		11.73	no	0.21108	0.78892	6,578,959	6,578,959	7,359,680	515,178	11.87
458	206196220		9.54	no	0.17164	0.82836	3,047,620	3,047,620	3,391,930	237,435	12.13
459	206196551		31.37	no	0.56474	0.43526	3,566,817	3,566,817	4,333,081	303,316	7.04
460	206200691		41.23	yes	0.74223	0.25777	1,086,027	1,634,704	2,030,020	142,101	6.41
461	206200749		40.72	yes	0.73289	0.26711	3,047,226	4,426,276	5,496,669	384,767	6.59
462	206200831	39.91	39.91	yes	0.71838	0.28162	1,168,269	1,609,555	1,998,789	139,915	6.45
463	206204023		4.61	no	0.08300	0.91700	1,367,076	1,367,076	1,506,957	105,487	13.36
464	206210891		43.44	yes	0.78187	0.21813	302,494	538,060	668,735	46,811	7.00
465	206210916		29.52	no	0.53138	0.46862	1,884,594	1,884,594	2,263,552	158,449	8.44
466	206210946		43.11	yes	0.77593	0.22407	838,983	1,452,762	1,805,585	126,391	6.88
467	206210969	34.16	34.16	yes	0.61487	0.38513	4,833,383	4,869,443	6,052,054	423,644	7.23
468	206210999		38.28	yes	0.68908	0.31092	2,177,408	2,717,203	3,377,113	236,398	7.23
469	206211048		52.57	yes	0.94633	0.05367	625,212	4,519,704	5,617,376	393,216	7.23
470	206212036		40.00	yes	0.72000	0.28000	1,922,039	2,663,397	3,310,239	231,717	7.23
471	206212623		46.98	yes	0.84556	0.15444	556,852	1,398,956	1,738,712	121,710	6.93
472	206230938		34.49	yes	0.62079	0.37921	1,754,012	1,794,685	2,230,033	156,102	7.09

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
473	206231007	7/1/2007	6/30/2008	05/13/75	SHERWOOD OAKS HEALTH CENTER	FORT BRAGG	95437	79	26,308	366	1.00000	26,308	28,914	20,821	20,821	26,308	90.99%	25,578
474	206231024	1/1/2008	12/31/2008	05/18/70	NORTHBROOK NURSING & REHAB	WILLITS	95490	70	14,529	366	1.00000	14,529	25,620	10,774	10,774	14,529	56.71%	22,664
475	206231091	1/1/2008	12/31/2008	06/05/64	UKIAH CONVALESCENT CENTER	UKIAH	95482	57	18,642	366	1.00000	18,642	20,862	12,229	12,229	18,642	89.36%	18,455
476	206240893	6/1/2007	5/31/2008	05/20/58	GRACE HOME	LIVINGSTON	95334	33	12,013	366	1.00000	12,013	12,078	10,874	10,874	12,013	99.46%	10,684
477	206240909	1/1/2008	12/31/2008	10/11/68	HY-LOND HEALTH CARE CENTER - MERCED	MERCED, CA	95348	121	42,625	366	1.00000	42,625	44,286	26,836	26,836	42,625	96.25%	39,176
478	206240943	1/1/2008	12/31/2008	04/11/63	COUNTRY VILLA MERCED NURSING AND REHABILITATION CENTE	MERCED	95340	79	27,170	366	1.00000	27,170	28,914	21,306	21,306	27,170	93.97%	25,578
479	206241353	1/1/2008	12/31/2008	08/27/68	FRANCISCIAN CONVALESCENT HOSPITAL	MERCED, CA	95348	71	24,397	366	1.00000	24,397	25,986	19,926	19,926	24,397	93.89%	22,987
480	206241879	1/1/2008	12/31/2008	10/19/65	LOS BANOS NURSING & REHAB CENTER	LOS BANOS	93635	59	17,181	366	1.00000	17,181	21,594	12,492	12,492	17,181	79.56%	19,102
481	206242204	1/1/2008	12/31/2008	09/22/66	COUNTRY VILLA LA SIERRA CARE CENTER	MERCED	95340	68	22,313	366	1.00000	22,313	24,888	18,148	18,148	22,313	89.65%	22,016
482	206242280	1/1/2008	12/31/2008	11/11/86	ANBERRY REHABILITATION HOSPITAL	ATWATER	95301	99	32,778	366	1.00000	32,778	36,234	18,155	18,155	32,778	90.46%	32,053
483	206244031	1/1/2008	12/31/2008	06/22/99	NEW BETHANY	LOS BANOS	93635	35	12,023	366	1.00000	12,023	12,810	6,726	6,726	12,023	93.86%	11,332
484	206244046	7/1/2007	6/30/2008	06/24/06	DOS PALOS MEMORIAL SKILLED NURSING FACILITY	DOS PALOS, C	93620	29	9,449	366	1.00000	9,449	10,614	8,205	8,205	9,449	89.02%	9,389
485	206270722	1/1/2008	12/31/2008	04/21/69	CARMEL HILLS CARE CENTER	MONTEREY	93940	99	29,770	366	1.00000	29,770	36,234	11,402	11,402	29,770	82.16%	32,053
486	206270756	1/1/2008	12/31/2008	07/03/68	WINDSOR MONTEREY CARE CENTER	MONTEREY	93940	78	26,834	366	1.00000	26,834	28,548	16,875	16,875	26,834	94.00%	25,254
487	206270757	1/1/2008	12/31/2008	06/17/65	THE RIDGE REHABILITATION CENTER	SALINAS	93906	103	34,068	366	1.00000	34,068	37,698	16,411	16,411	34,068	90.37%	33,348
488	206270807	1/1/2008	12/31/2008	01/01/46	KATHERINE HEALTHCARE CENTER	SALINAS	93901	51	15,064	366	1.00000	15,064	18,666	5,933	5,933	15,064	80.70%	16,512
489	206270842	1/1/2008	12/31/2008	02/18/63	PACIFIC GROVE CONVALESCENT HOSPITAL	PACIFIC GRO\	93950	51	16,079	366	1.00000	16,079	18,666	5,863	5,863	16,079	86.14%	16,512
490	206270871	1/1/2008	12/31/2008	07/19/62	WINDSOR GARDENS REHABILITATION CENTER OF SALINAS	SALINAS	93901	99	32,120	366	1.00000	32,120	36,234	21,202	21,202	32,120	88.65%	32,053
491	206270897	1/1/2008	12/31/2008	12/28/67	WINDSOR SKYLINE CARE CENTER	SALINAS	93906	80	24,346	366	1.00000	24,346	29,280	19,516	19,516	24,346	83.15%	25,901
492	206270898	1/1/2008	12/31/2008	01/03/66	MONTEREY PINES SKILLED NURSING FACILITY	MONTEREY	93940	99	30,130	366	1.00000	30,130	36,234	21,867	21,867	30,130	83.15%	32,053
493	206271712	1/1/2008	12/31/2008	04/12/78	PACIFIC COAST CARE CENTER	SALINAS	93901	149	51,626	366	1.00000	51,626	54,534	31,421	31,421	51,626	94.67%	48,241
494	206274018	7/1/2007	6/30/2008	01/04/93	EDEN VALLEY CARE CENTER	SOLEDAD	93960	59	18,599	366	1.00000	18,599	21,594	7,474	7,474	18,599	86.13%	19,102
495	206280909	1/1/2008	12/31/2008	08/15/66	CALISTOGA GARDENS NURSING CENTER	CALISTOGA	94515	49	13,444	366	1.00000	13,444	17,934	8,536	8,536	13,444	74.96%	15,865
496	206280984	1/1/2008	12/31/2008	12/30/69	GOLDEN LIVINGCENTER - NAPA	NAPA	94558	120	35,234	366	1.00000	35,234	43,920	25,221	25,221	35,234	80.22%	38,852
497	206281040	7/1/2007	6/30/2008	05/20/64	PINER'S NURSING HOME, INC.	NAPA	94558	49	15,773	366	1.00000	15,773	17,934	366	366	15,773	87.95%	15,865
498	206282278	1/1/2008	12/31/2008	01/23/84	NAPA NURSING CENTER, INC	NAPA	94558	130	46,397	366	1.00000	46,397	47,580	29,899	29,899	46,397	97.51%	42,090
499	206284010	4/1/2007	3/31/2008	06/01/95	THE MEADOWS OF NAPA VALLEY	NAPA	94559	69	23,485	366	1.00000	23,485	25,254	4,276	4,276	23,485	93.00%	22,340
500	206290892	1/1/2008	12/31/2008	06/20/73	GOLDEN EMPIRE CONVALESENT HOSPITAL	GRASS VALLE	95945	148	45,545	366	1.00000	45,545	54,168	25,093	25,093	45,545	84.08%	47,917
501	206291040	1/1/2008	12/31/2008	10/21/66	SPRING HILL MANOR	GRASS VALLE	95945	86	28,633	366	1.00000	28,633	31,476	13,513	13,513	28,633	90.97%	27,844
502	206292214	1/1/2008	12/31/2008	11/05/62	GRASS VALLEY CARE CENTER	GRASS VALLE	95945	59	15,004	366	1.00000	15,004	21,594	11,815	11,815	15,004	69.48%	19,102
503	206294002	1/1/2008	12/31/2008	08/12/87	MEADOW VIEW MANOR	GRASS VALLE	95945	99	31,227	366	1.00000	31,227	36,234	21,079	21,079	31,227	86.18%	32,053
504	206300210	1/1/2008	12/31/2008	05/01/85	REGENTS POINT-WINDCREST	IRVINE	92715	59	16,093	366	1.00000	16,093	21,594	5,023	5,023	16,093	74.53%	19,102
505	206300212	1/1/2008	12/31/2008	08/09/85	EXTENDED CARE HOSPITAL OF WESTMINSTER	WESTMINSTE	92683	99	31,724	366	1.00000	31,724	36,234	13,123	13,123	15,490	87.55%	32,053
506	206301089	1/1/2008	12/31/2008	02/06/70	ALAMITOS WEST HEALTH CARE CENTER	LOS ALAMITC	90720	194	60,195	366	1.00000	60,195	71,004	25,685	25,685	60,195	84.78%	62,811
507	206301094	1/1/2008	12/31/2008	10/04/68	ANAHEIM HEALTHCARE CENTER	ANAHEIM	92804	250	73,839	366	1.00000	73,839	91,500	51,505	51,505	73,839	80.70%	80,942
508	206301107	1/1/2008	12/31/2008	12/08/72	EVERGREEN FULLERTON HEALTHCARE	FULLERTON	92635	300	39,762	366	1.00000	39,762	109,800	21,889	21,889	39,762	36.21%	97,130
509	206301113	1/1/2008	12/31/2008	01/03/69	COUNTRY VILLA SEAL BEACH HC	SEAL BEACH	90740	198	66,482	366	1.00000	66,482	72,468	27,767	27,767	66,482	91.74%	64,106
510	206301115	1/1/2008	12/31/2008	09/25/69	COUNTRY VILLA LAGUNA HILLS HC	LAGUNA HIL	92653	208	61,237	366	1.00000	61,237	76,128	34,097	34,097	61,237	80.44%	67,343
511	206301118	1/1/2008	12/31/2008	12/11/66	CAPISTRANO BEACH CARE CENTER	CAPISTRANO	92664	93	30,840	366	1.00000	30,840	34,038	20,006	20,006	30,840	90.60%	30,110

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13	
Square Feet Per Bed (Z2)			400	
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03	

Land % (AA3)	**Equip/bed (AB3)**	**Fully Depreciated Minimum Value (AD3)**
10%	4,000	38.800%

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
473	206231007	25,578	26,308	954	1.119	5,057,716	505,772	316,000	5,373,716	2,085,002	35.65	29.66	30.75	Yes	30.66
474	206231024	22,664	22,664	954	1.119	4,481,520	448,152	280,000	4,761,520	1,847,470	40.63	34.08	35.73	Yes	35.08
475	206231091	18,455	18,642	954	1.119	3,649,238	364,924	228,000	3,877,238	1,504,368	46.56	39.99	41.69	Yes	40.99
476	206240893	10,684	12,013	953	1.061	2,003,210	200,321	132,000	2,135,210	828,462	52.60	44.75	47.74	Yes	45.75
477	206240909	39,176	42,625	953	1.061	7,345,105	734,510	484,000	7,829,105	3,037,693	42.22	35.88	37.33	Yes	36.88
478	206240943	25,578	27,170	953	1.061	4,795,564	479,556	316,000	5,111,564	1,983,287	47.71	40.97	42.84	Yes	41.97
479	206241353	22,987	24,397	953	1.061	4,309,938	430,994	284,000	4,593,938	1,782,448	42.34	34.44	37.46	Yes	35.44
480	206241879	19,102	19,102	936	1.063	3,588,249	358,825	236,000	3,824,249	1,483,808	45.19	39.20	40.32	Yes	40.20
481	206242204	22,016	22,313	953	1.061	4,127,828	412,783	272,000	4,399,828	1,707,133	44.27	38.28	39.39	Yes	39.28
482	206242280	32,053	32,778	953	1.061	6,009,631	600,963	396,000	6,405,631	2,485,385	24.17	22.74	19.24	No	23.74
483	206244031	11,332	12,023	936	1.063	2,128,622	212,862	140,000	2,268,622	880,225	11.59	10.60	6.62	No	11.60
484	206244046	9,389	9,449	936	1.063	1,763,715	176,372	116,000	1,879,715	729,330	4.60	3.61		No	4.61
485	206270722	32,053	32,053	939	1.079	6,111,585	611,159	396,000	6,507,585	2,524,943	41.70	35.70	36.81	Yes	36.70
486	206270756	25,254	26,834	939	1.079	4,815,189	481,519	312,000	5,127,189	1,989,349	42.49	36.50	37.61	Yes	37.50
487	206270757	33,348	34,068	939	1.079	6,358,518	635,852	412,000	6,770,518	2,626,961	45.53	39.54	40.65	Yes	40.54
488	206270807	16,512	16,512	939	1.079	3,148,393	314,839	204,000	3,352,393	1,300,728	64.95	57.30	60.13	Yes	58.30
489	206270842	16,512	16,512	939	1.079	3,148,393	314,839	204,000	3,352,393	1,300,728	47.86	41.86	42.98	Yes	42.86
490	206270871	32,053	32,120	939	1.079	6,111,585	611,159	396,000	6,507,585	2,524,943	48.44	42.57	43.57	Yes	43.57
491	206270897	25,901	25,901	939	1.079	4,938,655	493,865	320,000	5,258,655	2,040,358	43.01	36.69	38.12	Yes	37.69
492	206270898	32,053	32,053	939	1.079	6,111,585	611,159	396,000	6,507,585	2,524,943	44.99	31.24		No	32.24
493	206271712	48,241	51,626	939	1.079	9,198,245	919,824	596,000	9,794,245	3,800,167	32.74	31.13	27.83	No	32.13
494	206274018	19,102	19,102	939	1.079	3,642,258	364,226	236,000	3,878,258	1,504,764	18.04	16.88	13.08	No	17.88
495	206280909	15,865	15,865	945	1.105	3,097,816	309,782	196,000	3,293,816	1,278,001	44.37	38.50	39.49	Yes	39.50
496	206280984	38,852	38,852	945	1.105	7,586,488	758,649	480,000	8,066,488	3,129,797	41.01	32.70	36.12	Yes	33.70
497	206281040	15,865	15,865	945	1.105	3,097,816	309,782	196,000	3,293,816	1,278,001	46.61	40.61	41.73	Yes	41.61
498	206282278	42,090	46,397	945	1.105	8,218,695	821,870	520,000	8,738,695	3,390,614	26.97	25.61	22.04	No	26.61
499	206284010	22,340	23,485	945	1.105	4,362,231	436,223	276,000	4,638,231	1,799,633	15.64	14.65	10.68	No	15.65
500	206290892	47,917	47,917	959	1.057	8,950,225	895,023	592,000	9,542,225	3,702,383	37.54	29.69	32.64	Yes	30.69
501	206291040	27,844	28,633	959	1.057	5,200,806	520,081	344,000	5,544,806	2,151,385	44.19	26.34	39.31	Yes	27.34
502	206292214	19,102	19,102	959	1.057	3,567,995	356,800	236,000	3,803,995	1,475,950	48.14	37.85	43.27	Yes	38.85
503	206294002	32,053	32,053	959	1.057	5,986,975	598,697	396,000	6,382,975	2,476,594	23.43	22.10	18.49	No	23.10
504	206300210	19,102	19,102	927	1.006	3,395,840	339,584	236,000	3,631,840	1,409,154	25.70	24.71	20.77	No	25.71
505	206300212	32,053	32,053	926	1.006	5,698,105	569,810	396,000	6,094,105	2,364,513	25.43	24.44	20.50	No	25.44
506	206301089	62,811	62,811	907	1.011	11,221,480	1,122,148	776,000	11,997,480	4,655,022	40.90	34.91	36.01	Yes	35.91
507	206301094	80,942	80,942	928	1.062	15,190,140	1,519,014	1,000,000	16,190,140	6,281,774	42.24	36.25	37.35	Yes	37.25
508	206301107	97,130	97,130	926	1.006	17,266,984	1,726,698	1,200,000	18,466,984	7,165,190	38.07	32.08	33.17	Yes	33.08
509	206301113	64,106	66,482	907	1.011	11,452,851	1,145,285	792,000	12,244,851	4,751,002	41.99	36.00	37.10	Yes	37.00
510	206301115	67,343	67,343	926	1.006	11,971,776	1,197,178	832,000	12,803,776	4,967,865	41.27	35.28	36.38	Yes	36.28
511	206301118	30,110	30,840	926	1.006	5,352,765	535,277	372,000	5,724,765	2,221,209	44.05	37.08	39.17	Yes	38.08

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
473	206231007		30.66	no	0.55185	0.44815	2,408,218	2,408,218	2,913,989	203,979	7.75
474	206231024		35.08	yes	0.63148	0.36852	1,754,694	1,847,470	2,295,622	160,694	7.09
475	206231091		40.99	yes	0.73774	0.26226	1,016,829	1,504,368	1,869,292	130,850	7.02
476	206240893		45.75	yes	0.82347	0.17653	376,925	828,462	1,028,783	72,015	5.99
477	206240909	35.33	35.33	yes	0.63598	0.36402	2,849,945	3,037,693	3,772,203	264,054	6.19
478	206240943		41.97	yes	0.75548	0.24452	1,249,896	1,983,287	2,462,843	172,399	6.35
479	206241353		35.44	yes	0.63800	0.36200	1,663,019	1,782,448	2,213,442	154,941	6.35
480	206241879		40.20	yes	0.72364	0.27636	1,056,872	1,483,808	1,842,633	128,984	6.75
481	206242204		39.28	yes	0.70702	0.29298	1,289,077	1,707,133	2,119,916	148,394	6.65
482	206242280	23.42	23.42	no	0.42157	0.57843	3,705,184	3,705,184	4,306,147	301,430	9.20
483	206244031		11.60	no	0.20877	0.79123	1,795,001	1,795,001	2,007,863	140,550	11.69
484	206244046		4.61	no	0.08300	0.91700	1,723,704	1,723,704	1,900,076	133,005	14.08
485	206270722		36.70	yes	0.66069	0.33931	2,208,098	2,524,943	3,136,102	219,527	6.85
486	206270756		37.50	yes	0.67505	0.32495	1,666,084	1,989,349	2,470,868	172,961	6.45
487	206270757		40.54	yes	0.72974	0.27026	1,829,816	2,626,961	3,262,813	228,397	6.70
488	206270807		58.30	yes	1.04935	(0.04935)	(165,428)	1,300,728	1,615,568	113,090	6.85
489	206270842		42.86	yes	0.77154	0.22846	765,884	1,300,728	1,615,568	113,090	6.85
490	206270871		43.57	yes	0.78431	0.21569	1,403,642	2,524,943	3,136,102	219,527	6.83
491	206270897		37.69	yes	0.67846	0.32154	1,690,848	2,040,358	2,534,224	177,396	6.85
492	206270898	27.45	27.45	no	0.49401	0.50599	3,292,762	3,292,762	3,903,920	273,274	8.53
493	206271712	31.84	31.84	no	0.57309	0.42691	4,181,306	4,181,306	5,101,131	357,079	6.92
494	206274018		17.88	no	0.32182	0.67818	2,630,166	2,630,166	2,994,391	209,607	10.97
495	206280909		39.50	yes	0.71093	0.28907	952,156	1,278,001	1,587,782	111,145	7.01
496	206280984		33.70	no	0.60657	0.39343	3,173,590	3,173,590	3,932,239	275,257	7.08
497	206281040		41.61	yes	0.74907	0.25093	826,532	1,278,001	1,587,782	111,145	7.01
498	206282278		26.61	no	0.47897	0.52103	4,553,119	4,553,119	5,374,988	376,249	8.11
499	206284010		15.65	no	0.28166	0.71834	3,331,846	3,331,846	3,768,069	263,765	11.23
500	206290892		30.69	no	0.55235	0.44765	4,271,590	4,271,590	5,166,612	361,663	7.55
501	206291040		27.34	no	0.49209	0.50791	2,816,272	2,816,272	3,336,353	233,545	8.16
502	206292214	38.49	38.49	yes	0.69280	0.30720	1,168,592	1,475,950	1,832,750	128,292	6.72
503	206294002		23.10	no	0.41572	0.58428	3,729,417	3,729,417	4,328,114	302,968	9.45
504	206300210		25.71	no	0.46279	0.53721	1,951,072	1,951,072	2,290,656	160,346	8.39
505	206300212		25.44	no	0.45787	0.54213	3,303,804	3,303,804	3,873,614	271,153	8.46
506	206301089		35.91	yes	0.64638	0.35362	4,242,584	4,655,022	5,777,170	404,402	6.44
507	206301094	36.65	36.65	yes	0.65966	0.34034	5,510,210	6,281,774	7,800,788	546,055	6.75
508	206301107		33.08	no	0.59543	0.40457	7,471,257	7,471,257	9,197,956	643,857	6.63
509	206301113		37.00	yes	0.66600	0.33400	4,089,780	4,751,002	5,896,287	412,740	6.21
510	206301115		36.28	yes	0.65297	0.34703	4,443,330	4,967,865	6,165,042	431,553	6.41
511	206301118		38.08	yes	0.68543	0.31457	1,800,835	2,221,209	2,756,485	192,954	6.26

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*)	366
Rate Period Mid-Point (*M3*)	2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
512	206301119	1/1/2008	12/31/2008	06/28/66	VICTORIA HEALTHCARE CENTER	COSTA MESA	92627	79	24,520	366	1.00000	24,520	28,914	14,215	14,215	24,520	84.80%	25,578
513	206301120	1/1/2008	12/31/2008	06/30/65	ANAHEIM CREST NURSING CARE	ANAHEIM	92804	83	29,106	366	1.00000	29,106	30,378	22,179	22,179	29,106	95.81%	26,873
514	206301130	1/1/2008	12/31/2008	10/14/60	BUENA VISTA CARE CENTER	ANAHEIM	92802	99	32,437	366	1.00000	32,437	36,234	24,551	24,551	32,437	89.52%	32,053
515	206301134	1/1/2008	12/31/2008	08/02/72	CAREHOUSE HEALTHCARE CENTER, LLC	SANTA ANA	92705	174	57,522	366	1.00000	57,522	63,684	31,965	31,965	57,522	90.32%	56,335
516	206301138	1/1/2008	12/31/2008	04/03/67	HARBOR VILLA CARE CENTER	ANAHEIM	92805	99	34,042	366	1.00000	34,042	36,234	24,581	24,581	34,042	93.95%	32,053
517	206301170	1/1/2008	12/31/2008	05/11/70	ST EDNA SUBACUTE & REHAB CENTER	SANTA ANA	92706	144	46,528	366	1.00000	46,528	52,704	29,472	29,472	46,528	88.28%	46,622
518	206301174	1/1/2008	12/31/2008	02/02/68	FOUNTAIN CARE CENTER, LLC	ORANGE	92868	169	49,926	366	1.00000	49,926	61,854	31,882	31,882	49,926	80.72%	54,717
519	206301176	1/1/2008	12/31/2008	03/18/70	WINDSOR GARDENS CONVALESCENT CENTER OF ANAHEIM	ANAHEIM	92804	154	48,539	366	1.00000	48,539	56,364	39,766	39,766	48,539	86.12%	49,860
520	206301181	1/1/2008	12/31/2008	11/20/69	GARDEN GROVE CONVALESCENT HOSPITAL & GUEST HOME	GARDEN GRO	92841	99	34,642	366	1.00000	34,642	36,234	26,623	26,623	34,642	95.61%	32,053
521	206301184	1/1/2008	12/31/2008	03/29/65	BEACHSIDE NURSING CENTER	HUNTINGTON	92648	59	19,058	366	1.00000	19,058	21,594	7,723	7,723	19,058	88.26%	19,102
522	206301185	1/1/2008	12/31/2008	12/13/62	ST ELIZABETH HEALTHCARE AND REHABILITATION CENTER, LLC	FULLERTON	92835	59	19,398	366	1.00000	19,398	21,594	8,458	8,458	19,398	89.83%	19,102
523	206301187	1/1/2008	12/31/2008	10/21/61	NEWPORT NURSING AND REHABILITATION CENTER	NEWPORT BE	92660	59	18,310	366	1.00000	18,310	21,594	3,389	3,389	18,310	84.79%	19,102
524	206301189	1/1/2008	12/31/2008	11/11/68	GORDON LANE CONVALESCENT HOSPITAL	FULLERTON	92835	99	31,170	366	1.00000	31,170	36,234	17,430	17,430	31,170	86.02%	32,053
525	206301190	1/1/2008	12/31/2008	08/08/68	COVENTRY COURT HEALTH CENTER	ANAHEIM	92802	97	30,571	366	1.00000	30,571	35,502	13,567	13,567	30,571	86.11%	31,405
526	206301192	1/1/2008	12/31/2008	07/01/66	LEISURE COURT NURSING CENTER	ANAHEIM	92801	115	39,450	366	1.00000	39,450	42,090	27,976	27,976	39,450	93.73%	37,233
527	206301201	1/1/2008	12/31/2008	12/05/60	LA PALMA NURSING CENTER	ANAHEIM	92801	72	24,116	366	1.00000	24,116	26,352	17,735	17,735	24,116	91.51%	23,311
528	206301202	1/1/2008	12/31/2008	12/05/58	SUNBRIDGE CARE AND REHABILITATION FOR TUSTIN	SANTA ANA,	92705	99	34,026	366	1.00000	34,026	36,234	24,557	24,557	34,026	93.91%	32,053
529	206301204	7/1/2007	6/30/2008	01/12/65	KINDRED HEALTHCARE CENTER OF ORANGE	ORANGE	92668	109	36,533	366	1.00000	36,533	39,894	24,852	24,852	36,533	91.58%	35,291
530	206301208	1/1/2008	12/31/2008	07/01/70	SEACLIFF HEALTHCARE CENTER	HUNTINGTON	92648	182	60,045	366	1.00000	60,045	66,612	21,075	21,075	44,301	90.14%	58,925
531	206301212	1/1/2008	12/31/2008	02/22/71	HELPING HANDS OF WESTMINSTER	WESTMINSTE	92683	99	30,636	366	1.00000	30,636	36,234	24,074	24,074	30,636	84.55%	32,053
532	206301233	1/1/2008	12/31/2008	01/01/65	LA HABRA CONV. HOSPITAL	LA HABRA	90631	86	29,969	366	1.00000	29,969	31,476	19,768	19,768	29,969	95.21%	27,844
533	206301243	1/1/2008	12/31/2008	05/05/69	ANAHEIM TERRACE CARE CENTER, LLC	ANAHEIM	92804	99	29,991	366	1.00000	29,991	36,234	14,984	14,984	29,991	82.77%	32,053
534	206301281	5/1/2007	4/30/2008	11/11/61	SUN MAR NURSING CENTER - ANAHEIM	ANAHEIM	92804	69	24,608	366	1.00000	24,608	25,254	20,817	20,817	24,608	97.44%	22,340
535	206301287	1/1/2008	12/31/2008	01/25/65	ALTA CARE CENTER, LLC	GARDEN GRO	92643	129	41,421	366	1.00000	41,421	47,214	29,123	29,123	41,421	87.73%	41,766
536	206301289	1/1/2008	12/31/2008	08/22/66	FLAGSHIP HEALTHCARE CENTER	NEWPORT BE	92663	167	44,934	366	1.00000	44,934	61,122	22,107	22,107	44,934	73.52%	54,069
537	206301290	6/1/2008	12/31/2008	05/27/68	CRYSTAL COVE CARE CENTER	NEWPORT BE	92663	96	3,667	214	0.58470	6,272	20,544	324	554	3,667	17.85%	18,173
538	206301294	1/1/2008	12/31/2008	07/26/57	PARKVIEW HEALTHCARE CENTER	ANAHEIM	92805	41	12,232	366	1.00000	12,232	15,006	657	657	12,232	81.51%	13,274
539	206301316	1/1/2008	12/31/2008	11/15/65	ROYALE HEALTH CARE CENTER	SANTA ANA	92707	255	86,068	366	1.00000	86,068	93,330	33,114	33,114	44,943	92.22%	82,560
540	206301327	1/1/2008	12/31/2008	11/10/62	COUNTRY VILLA PLAZA NURSING CENTER	SANTA ANA,	92707	145	43,821	366	1.00000	43,821	53,070	35,486	35,486	43,821	82.57%	46,946
541	206301344	1/1/2008	12/31/2008	08/01/66	STANLEY HEALTHCARE CENTER	WESTMINSTE	92683	30	8,632	366	1.00000	8,632	10,980	269	269	8,632	78.62%	9,713
542	206301347	1/1/2008	12/31/2008	12/04/63	TERRACE VIEW CARE CENTER	FULLERTON	92835	59	19,854	366	1.00000	19,854	21,594	7,719	7,719	19,854	91.94%	19,102
543	206301348	1/1/2008	12/31/2008	01/15/70	GREENFIELD CARE CENTER OF FULLERTON	FULLERTON	92635	99	24,405	366	1.00000	24,405	36,234	16,689	16,689	24,405	67.35%	32,053
544	206301363	1/1/2008	12/31/2008	03/23/72	ORANGEGROVE REHAB HOSPITAL	GARDEN GRO	92843	97	31,314	366	1.00000	31,314	35,502	21,098	21,098	31,314	88.20%	31,405
545	206301377	4/1/2007	3/31/2008	03/08/91	WALNUT MANOR CARE CENTER	ANAHEIM	92802	99	28,237	366	1.00000	28,237	36,234	18,303	18,303	28,237	77.93%	32,053
546	206301381	1/1/2008	12/31/2008	04/15/66	WINDSOR GARDENS CARE CENTER OF FULLERTON	FULLERTON	92832	99	31,963	366	1.00000	31,963	36,234	21,565	21,565	31,963	88.21%	32,053
547	206301754	7/1/2007	6/30/2008	11/01/75	TOWN AND COUNTRY MANOR	SANTA ANA	92706	95	30,621	366	1.00000	30,621	34,770	7,984	7,984	30,621	88.07%	30,758
548	206304002	1/1/2008	12/31/2008	03/18/87	PALM TERRACE HEALTHCARE CENTER	LAGUNA WO	92637	99	33,250	366	1.00000	33,250	36,234	13,757	13,757	33,250	91.76%	32,053
549	206304007	10/1/2007	9/30/2008	06/26/87	LAKE FOREST NURSING CENTER	LAKE FOREST	92630	175	56,508	366	1.00000	56,508	64,050	29,220	29,220	56,508	88.22%	56,659

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		**Fully Depreciated**
Square Feet Per Bed (Z2)			400	**Land % (AA3)** **Equip/bed (AB3)**	**Minimum Value (AD3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
512	206301119	25,578	25,578	926	1.006	4,546,972	454,697	316,000	4,862,972	1,886,833	44.51	38.19	39.62	Yes	39.19
513	206301120	26,873	29,106	928	1.062	5,043,126	504,313	332,000	5,375,126	2,085,549	45.50	38.34	40.62	Yes	39.34
514	206301130	32,053	32,437	928	1.062	6,015,295	601,530	396,000	6,411,295	2,487,583	50.20	44.20	45.33	Yes	45.20
515	206301134	56,335	57,522	927	1.006	10,014,851	1,001,485	696,000	10,710,851	4,155,810	38.42	30.85	33.52	Yes	31.85
516	206301138	32,053	34,042	928	1.062	6,015,295	601,530	396,000	6,411,295	2,487,583	43.74	37.75	38.86	Yes	38.75
517	206301170	46,622	46,622	927	1.006	8,288,152	828,815	576,000	8,864,152	3,439,291	40.64	34.65	35.75	Yes	35.65
518	206301174	54,717	54,717	928	1.062	10,268,535	1,026,853	676,000	10,944,535	4,246,479	42.91	33.60	38.02	Yes	34.60
519	206301176	49,860	49,860	928	1.062	9,357,126	935,713	616,000	9,973,126	3,869,573	40.79	34.80	35.90	Yes	35.80
520	206301181	32,053	34,642	928	1.062	6,015,295	601,530	396,000	6,411,295	2,487,583	41.11	35.12	36.22	Yes	36.12
521	206301184	19,102	19,102	926	1.006	3,395,840	339,584	236,000	3,631,840	1,409,154	45.75	40.06	41.17	Yes	41.06
522	206301185	19,102	19,398	928	1.062	3,584,873	358,487	236,000	3,820,873	1,482,499	48.04	37.76	43.17	Yes	38.76
523	206301187	19,102	19,102	926	1.006	3,395,840	339,584	236,000	3,631,840	1,409,154	49.18	42.73	44.31	Yes	43.73
524	206301189	32,053	32,053	928	1.062	6,015,295	601,530	396,000	6,411,295	2,487,583	42.14	36.14	37.25	Yes	37.14
525	206301190	31,405	31,405	928	1.062	5,893,774	589,377	388,000	6,281,774	2,437,328	42.40	36.40	37.51	Yes	37.40
526	206301192	37,233	39,450	928	1.062	6,987,464	698,746	460,000	7,447,464	2,889,616	44.50	38.51	39.62	Yes	39.51
527	206301201	23,311	24,116	928	1.062	4,374,760	437,476	288,000	4,662,760	1,809,151	50.05	44.19	45.19	Yes	45.19
528	206301202	32,053	34,026	927	1.006	5,698,105	569,810	396,000	6,094,105	2,364,513	52.05	46.06	47.19	Yes	47.06
529	206301204	35,291	36,533	926	1.006	6,273,671	627,367	436,000	6,709,671	2,603,352	45.96	39.06	41.08	Yes	40.06
530	206301208	58,925	60,045	926	1.006	10,475,304	1,047,530	728,000	11,203,304	4,346,882	40.51	33.21	35.61	Yes	34.21
531	206301212	32,053	32,053	926	1.006	5,698,105	569,810	396,000	6,094,105	2,364,513	39.86	33.87	34.97	Yes	34.87
532	206301233	27,844	29,969	906	1.011	4,974,470	497,447	344,000	5,318,470	2,063,567	45.99	39.11	41.11	Yes	40.11
533	206301243	32,053	32,053	928	1.062	6,015,295	601,530	396,000	6,411,295	2,487,583	41.66	31.76	36.77	Yes	32.76
534	206301281	22,340	24,608	928	1.062	4,192,479	419,248	276,000	4,468,479	1,733,770	49.12	43.13	44.25	Yes	44.13
535	206301287	41,766	41,766	926	1.006	7,424,803	742,480	516,000	7,940,803	3,081,032	45.92	36.85	41.05	Yes	37.85
536	206301289	54,069	54,069	926	1.006	9,611,954	961,195	668,000	10,279,954	3,988,622	44.36	38.48	39.47	Yes	39.48
537	206301290	31,082	31,082	926	1.006	5,525,435	552,543	384,000	5,909,435	2,292,861	42.60	36.60	37.71	Yes	37.60
538	206301294	13,274	13,274	928	1.062	2,491,183	249,118	164,000	2,655,183	1,030,211	53.41	47.42	48.55	Yes	48.42
539	206301316	82,560	86,068	927	1.006	14,676,936	1,467,694	1,020,000	15,696,936	6,090,411	45.12	39.13	40.24	Yes	40.13
540	206301327	46,946	46,946	927	1.006	8,345,709	834,571	580,000	8,925,709	3,463,175	48.13	42.14	43.26	Yes	43.14
541	206301344	9,713	9,713	926	1.006	1,726,698	172,670	120,000	1,846,698	716,519	44.41	38.42	39.53	Yes	39.42
542	206301347	19,102	19,854	928	1.062	3,584,873	358,487	236,000	3,820,873	1,482,499	47.07	41.07	42.19	Yes	42.07
543	206301348	32,053	32,053	926	1.006	5,698,105	569,810	396,000	6,094,105	2,364,513	40.96	34.97	36.07	Yes	35.97
544	206301363	31,405	31,405	928	1.062	5,893,774	589,377	388,000	6,281,774	2,437,328	38.78	32.79	33.88	Yes	33.79
545	206301377	32,053	32,053	928	1.062	6,015,295	601,530	396,000	6,411,295	2,487,583	19.86	18.87	14.92	No	19.87
546	206301381	32,053	32,053	928	1.062	6,015,295	601,530	396,000	6,411,295	2,487,583	44.71	38.83	39.83	Yes	39.83
547	206301754	30,758	30,758	927	1.006	5,467,878	546,788	380,000	5,847,878	2,268,977	35.18	27.15	30.27	Yes	28.15
548	206304002	32,053	33,250	926	1.006	5,698,105	569,810	396,000	6,094,105	2,364,513	23.83	22.56	18.89	No	23.56
549	206304007	56,659	56,659	926	1.006	10,072,407	1,007,241	700,000	10,772,407	4,179,694	23.55	22.56	18.62	No	23.56

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
512	206301119	34.97	34.97	yes	0.62952	0.37048	1,801,619	1,886,833	2,341,531	163,907	6.41
513	206301120	38.62	38.62	yes	0.69509	0.30491	1,638,937	2,085,549	2,589,862	181,290	6.23
514	206301130		45.20	yes	0.81369	0.18631	1,194,498	2,487,583	3,089,112	216,238	6.67
515	206301134		31.85	no	0.57337	0.42663	4,569,532	4,569,532	5,571,017	389,971	6.78
516	206301138	38.43	38.43	yes	0.69180	0.30820	1,975,959	2,487,583	3,089,112	216,238	6.35
517	206301170		35.65	yes	0.64175	0.35825	3,175,546	3,439,291	4,268,106	298,767	6.41
518	206301174	32.93	32.93	no	0.59282	0.40718	4,456,360	4,456,360	5,483,214	383,825	7.01
519	206301176		35.80	yes	0.64441	0.35559	3,546,346	3,869,573	4,805,286	336,370	6.75
520	206301181		36.12	yes	0.65021	0.34979	2,242,587	2,487,583	3,089,112	216,238	6.24
521	206301184	40.64	40.64	yes	0.73159	0.26841	974,823	1,409,154	1,748,738	122,412	6.41
522	206301185		38.76	yes	0.69765	0.30235	1,155,253	1,482,499	1,840,986	128,869	6.64
523	206301187	42.97	42.97	yes	0.77349	0.22651	822,636	1,409,154	1,748,738	122,412	6.41
524	206301189		37.14	yes	0.66861	0.33139	2,124,661	2,487,583	3,089,112	216,238	6.75
525	206301190	36.72	36.72	yes	0.66089	0.33911	2,130,237	2,437,328	3,026,706	211,869	6.75
526	206301192		39.51	yes	0.71110	0.28890	2,151,585	2,889,616	3,588,363	251,185	6.37
527	206301201		45.19	yes	0.81340	0.18660	870,058	1,809,151	2,246,627	157,264	6.52
528	206301202		47.06	yes	0.84708	0.15292	931,899	2,364,513	2,934,323	205,403	6.04
529	206301204		40.06	yes	0.72102	0.27898	1,871,834	2,603,352	3,230,719	226,150	6.19
530	206301208		34.21	yes	0.61574	0.38426	4,305,027	4,346,882	5,394,412	377,609	6.29
531	206301212		34.87	yes	0.62764	0.37236	2,269,205	2,364,513	2,934,323	205,403	6.41
532	206301233		40.11	yes	0.72192	0.27808	1,478,937	2,063,567	2,561,014	179,271	5.98
533	206301243	30.88	30.88	no	0.55577	0.44423	2,848,062	2,848,062	3,449,591	241,471	7.53
534	206301281		44.13	yes	0.79436	0.20564	918,895	1,733,770	2,153,018	150,711	6.12
535	206301287		37.85	yes	0.68130	0.31870	2,530,695	3,081,032	3,823,512	267,646	6.41
536	206301289		39.48	yes	0.71058	0.28942	2,975,216	3,988,622	4,949,818	346,487	6.41
537	206301290	28.91	28.91	no	0.52031	0.47969	2,834,722	2,834,722	3,387,265	237,109	7.63
538	206301294	47.30	47.30	yes	0.85139	0.14861	394,597	1,030,211	1,279,329	89,553	6.75
539	206301316		40.13	yes	0.72231	0.27769	4,358,859	6,090,411	7,558,105	529,067	6.15
540	206301327		43.14	yes	0.77646	0.22354	1,995,262	3,463,175	4,297,746	300,842	6.41
541	206301344		39.42	yes	0.70957	0.29043	536,330	716,519	889,189	62,243	6.41
542	206301347	32.93	32.93	no	0.59274	0.40726	1,556,095	1,556,095	1,914,583	134,021	6.75
543	206301348		35.97	yes	0.64746	0.35254	2,148,422	2,364,513	2,934,323	205,403	6.41
544	206301363		33.79	no	0.60821	0.39179	2,461,117	2,461,117	3,050,494	213,535	6.80
545	206301377		19.87	no	0.35769	0.64231	4,118,049	4,118,049	4,719,578	330,370	10.31
546	206301381		39.83	yes	0.71694	0.28306	1,814,765	2,487,583	3,089,112	216,238	6.75
547	206301754	27.46	27.46	no	0.49424	0.50576	2,957,621	2,957,621	3,504,409	245,309	7.98
548	206304002	21.59	21.59	no	0.38864	0.61136	3,725,664	3,725,664	4,295,474	300,683	9.04
549	206304007		23.56	no	0.42413	0.57587	6,203,494	6,203,494	7,210,735	504,751	8.91

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
550	206304010	6/1/2007	5/31/2008	12/14/88	MANOR CARE OF FOUNTAIN VALLEY	FOUNTAIN V	92708	151	52,321	366	1.00000	52,321	55,266	16,077	16,077	52,321	94.67%	48,889
551	206304033	1/1/2008	12/31/2008	08/25/89	WEST ANAHEIM EXTENDED CARE	ANAHEIM	92804	138	47,534	366	1.00000	47,534	50,508	19,228	19,228	31,704	94.11%	44,680
552	206304055	1/1/2008	12/31/2008	05/03/90	PARK REGENCY CARE CENTER	LA HABRA	90631	99	31,029	366	1.00000	31,029	36,234	17,504	17,504	31,029	85.64%	32,053
553	206310790	1/1/2008	12/31/2008	10/28/65	COUNTRY VILLA AUBURN HEALTHCARE CENTER	AUBURN	95603	84	26,695	366	1.00000	26,695	30,744	22,429	22,429	26,695	86.83%	27,196
554	206310895	7/1/2007	6/30/2008	12/22/69	SUNRISE HEALTHCARE CENTER	ROSEVILLE	95611	98	29,876	366	1.00000	29,876	35,868	24,810	24,810	29,876	83.29%	31,729
555	206310904	1/1/2008	12/31/2008	08/22/73	COLONIAL HEALTHCARE	AUBURN	95603	205	59,600	366	1.00000	59,600	75,030	52,704	52,704	59,600	79.43%	66,372
556	206311001	1/1/2008	12/31/2008	02/19/68	ROSEVILLE CARE CENTER	ROSEVILLE	95661	204	61,831	366	1.00000	61,831	74,664	45,259	45,259	61,831	82.81%	66,048
557	206312216	1/1/2008	12/31/2008	11/12/63	OAK RIDGE HEALTHCARE CENTER	ROSEVILLE	95661	67	21,329	366	1.00000	21,329	24,522	11,810	11,810	21,329	86.98%	21,692
558	206312230	12/1/2007	11/30/2008	03/14/80	AUBURN RAVINE TERRACE	AUBURN	95603	59	20,860	366	1.00000	20,860	21,594	13,772	13,772	20,860	96.60%	19,102
559	206312834	1/1/2008	12/31/2008	03/06/86	FOOTHILLS OAKS CARE CENTER	AUBURN	95602	99	32,475	366	1.00000	32,475	36,234	20,345	20,345	32,475	89.63%	32,053
560	206314004	1/1/2008	12/31/2008	07/30/87	LINCOLN MANOR, INC	LINCOLN	95648	97	31,132	366	1.00000	31,132	35,502	19,509	19,509	31,132	87.69%	31,405
561	206314005	1/1/2008	12/31/2008	04/07/87	SIERRA HILLS CARE CENTER	ROSEVILLE	95661	99	33,161	366	1.00000	33,161	36,234	20,146	20,146	33,161	91.52%	32,053
562	206320990	1/1/2008	12/31/2008	11/09/70	COUNTRY VILLA QUINCY HEALTHCARE CENTER	QUINCY	95971	57	17,816	366	1.00000	17,816	20,862	14,590	14,590	17,816	85.40%	18,455
563	206330222	1/1/2008	12/31/2008	04/29/86	THE SPRINGS AT THE CARLOTTA	PALM DESSER	92211	59	12,214	366	1.00000	12,214	21,594	1,043	1,043	12,214	56.56%	19,102
564	206330223	7/1/2008	12/31/2008	06/06/85	LIFE CARE CENTER OF CORONA	CORONA	92882	176	31,218	184	0.50273	62,097	32,384	18,564	36,926	31,218	96.40%	28,647
565	206331091	7/1/2007	6/30/2008	01/29/64	ALTA VISTA HEALTHCARE	RIVERSIDE	92503	99	34,265	366	1.00000	34,265	36,234	21,393	21,393	34,265	94.57%	32,053
566	206331100	1/1/2008	12/31/2008	05/21/63	ARLINGTON GARDENS CONVALESCENT HOSPITAL	RIVERSIDE	92505	28	8,190	366	1.00000	8,190	10,248	4,831	4,831	8,190	79.92%	9,065
567	206331111	1/1/2008	12/31/2008	10/16/1964	BEAUMONT CARE CENTER	BEAUMONT	92223	87	28,842	366	1.00000	28,842	31,842	24,775	24,775	28,842	90.58%	28,168
568	206331116	1/1/2008	12/31/2008	01/01/63	COMMUNITY CARE ON PALM	RIVERSIDE	92501	51	18,549	366	1.00000	18,549	18,666	16,917	16,917	18,549	99.37%	16,512
569	206331117	10/1/2007	9/30/2008	11/06/63	VISTA PACIFICA CONVALESCENT HOSPITAL	RIVERSIDE	92509	49	17,790	366	1.00000	17,790	17,934	16,535	16,535	17,790	99.20%	15,865
570	206331125	1/1/2008	12/31/2008	07/09/65	BLYTHE NURSING CARE CENTER	BLYTHE	92225	50	16,363	366	1.00000	16,363	18,300	12,422	12,422	16,363	89.42%	16,188
571	206331139	3/1/2007	2/29/2008	04/22/55	CHAPMAN CONVALESCENT HOSPITAL	RIVERSIDE	92506	59	18,948	366	1.00000	18,948	21,594	12,156	12,156	18,532	87.75%	19,102
572	206331147	1/1/2008	12/31/2008	03/03/72	PREMIER HEALTCARE CENTER	PALM SPRING	92262	99	32,623	366	1.00000	32,623	36,234	16,029	16,029	32,623	90.03%	32,053
573	206331148	10/1/2007	9/30/2008	04/03/64	THE BRADLEY GARDENS	SAN JACINTO	92582	44	13,542	366	1.00000	13,542	16,104	10,771	10,771	13,542	84.09%	14,246
574	206331151	1/1/2008	12/31/2008	03/20/65	COMMUNITY CARE AND REHABILITATION CENTER	RIVERSIDE	92506	162	48,849	366	1.00000	48,849	59,292	22,068	22,068	48,849	82.39%	52,450
575	206331154	1/1/2008	12/31/2008	12/20/65	CORONA CARE CONVALESCENT HOSPITA;	CORONA	91719	99	31,302	366	1.00000	31,302	36,234	22,061	22,061	31,302	86.39%	32,053
576	206331159	1/1/2008	12/31/2008	02/25/65	CYPRESS GARDENS CONVALESCENT HOSPITAL	RIVERSIDE	92503	120	41,256	366	1.00000	41,256	43,920	27,881	27,881	41,256	93.93%	38,852
577	206331193	1/1/2008	12/31/2008	09/05/69	DEVONSHIRE CARE CENTER, LLC	HEMET	92544	99	33,345	366	1.00000	33,345	36,234	16,595	16,595	33,345	92.03%	32,053
578	206331200	1/1/2008	12/31/2008	12/18/64	CLOVERLEAF HEALTH CARE	HEMET	92343	99	28,504	366	1.00000	28,504	36,234	21,121	21,121	28,504	78.67%	32,053
579	206331213	1/1/2008	12/31/2008	01/18/65	BANNING HEALTHCARE	BANNING	92220	64	22,137	366	1.00000	22,137	23,424	19,150	19,150	22,137	94.51%	20,721
580	206331214	1/1/2008	12/31/2008	05/23/66	PALM GROVE HEALTHCARE	BEAUMONT	92223	57	19,982	366	1.00000	19,982	20,862	17,906	17,906	19,982	95.78%	18,455
581	206331217	1/1/2008	12/31/2008	08/13/62	VALENCIA PALMS NURSING CENTER	INDIO	92201	68	23,482	366	1.00000	23,482	24,888	21,593	21,593	23,482	94.35%	22,016
582	206331238	1/1/2008	12/31/2008	08/01/67	LIFEHOUSE OF RIVERSIDE HEALTHCARE CENTER	RIVERSIDE	92509	188	47,962	366	1.00000	47,962	68,808	41,806	41,806	47,962	69.70%	60,868
583	206331250	2/1/2007	1/31/2008	01/21/64	MAGNOLIA REHABILITATION & NURSING CENTER	RIVERSIDE	92504	120	41,248	365	0.99727	41,361	43,800	20,706	20,763	39,242	94.17%	38,746
584	206331251	2/1/2007	1/31/2008	03/04/70	EXTENDED CARE HOSPITAL OF RIVERSIDE	RIVERSIDE	92504	99	34,299	365	0.99727	34,393	36,135	26,437	26,509	34,299	94.92%	31,965
585	206331256	1/1/2008	12/31/2008	01/01/62	MEADOWBROOK CONVALESCENT HOSPITAL	HEMET	92343	64	20,808	366	1.00000	20,808	23,424	15,796	15,796	20,808	88.83%	20,721
586	206331267	1/1/2008	12/31/2008	10/19/66	MT. RUBIDOUX CONVALESCENT HOSPITAL	RIVERSIDE	92599	143	46,819	366	1.00000	46,819	52,338	43,539	43,539	46,819	89.46%	46,299
587	206331284	1/1/2008	12/31/2008	10/09/70	PALM SPRINGS HEALTH CARE & REHAB CENTER	PALM SPRING	92262	99	31,612	366	1.00000	31,612	36,234	19,477	19,477	31,612	87.24%	32,053

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		**Fully Depreciated**
Square Feet Per Bed (Z2)			400	**Land % (AA3)** **Equip/bed (AB3)**	**Minimum Value (AD3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
550	206304010	48,889	52,321	927	1.006	8,691,049	869,105	604,000	9,295,049	3,606,479	22.09	19.77	17.15	No	20.77
551	206304033	44,680	47,534	928	1.062	8,384,957	838,496	552,000	8,936,957	3,467,539	21.39	20.45		No	21.45
552	206304055	32,053	32,053	906	1.011	5,726,425	572,643	396,000	6,122,425	2,375,501	20.71	19.72	15.76	No	20.72
553	206310790	27,196	27,196	956	1.083	5,204,811	520,481	336,000	5,540,811	2,149,835	45.17	39.18	40.29	Yes	40.18
554	206310895	31,729	31,729	956	1.083	6,072,280	607,228	392,000	6,464,280	2,508,141	41.03	35.04	36.14	Yes	36.04
555	206310904	66,372	66,372	956	1.083	12,702,218	1,270,222	820,000	13,522,218	5,246,621	37.37	30.73	32.47	Yes	31.73
556	206311001	66,048	66,048	956	1.083	12,640,256	1,264,026	816,000	13,456,256	5,221,027	42.86	33.05	37.98	Yes	34.05
557	206312216	21,692	21,692	956	1.083	4,151,457	415,146	268,000	4,419,457	1,714,749	47.13	41.13	42.25	Yes	42.13
558	206312230	19,102	20,860	956	1.083	3,655,760	365,576	236,000	3,891,760	1,510,003	30.82	29.83	25.90	No	30.83
559	206312834	32,053	32,475	956	1.083	6,134,242	613,424	396,000	6,530,242	2,533,734	24.86	23.87	19.92	No	24.87
560	206314004	31,405	31,405	956	1.083	6,010,318	601,032	388,000	6,398,318	2,482,547	23.46	21.22	18.52	No	22.22
561	206314005	32,053	33,161	956	1.083	6,134,242	613,424	396,000	6,530,242	2,533,734	23.77	22.00	18.84	No	23.00
562	206320990	18,455	18,455	959	1.057	3,447,046	344,705	228,000	3,675,046	1,425,918	40.15	34.16	35.25	Yes	35.16
563	206330222	19,102	19,102	922	1.004	3,389,089	338,909	236,000	3,625,089	1,406,535	24.71	23.72	19.78	No	24.72
564	206330223	56,983	62,097	928	1.062	10,693,859	1,069,386	704,000	11,397,859	4,422,369	25.60	24.38		No	25.38
565	206331091	32,053	34,265	925	1.053	5,964,318	596,432	396,000	6,360,318	2,467,804	46.91	38.30	42.04	Yes	39.30
566	206331100	9,065	9,065	925	1.053	1,686,878	168,688	112,000	1,798,878	697,965	47.60	41.61	42.73	Yes	42.61
567	206331111	28,168	28,842	922	1.004	4,997,470	499,747	348,000	5,345,470	2,074,042	46.20	40.21	41.32	Yes	41.21
568	206331116	16,512	18,549	925	1.053	3,072,528	307,253	204,000	3,276,528	1,271,293	47.99	41.20	43.12	Yes	42.20
569	206331117	15,865	17,790	925	1.053	2,952,036	295,204	196,000	3,148,036	1,221,438	47.14	39.56	42.27	Yes	40.56
570	206331125	16,188	16,363	922	1.004	2,872,109	287,211	200,000	3,072,109	1,191,978	45.47	39.48	40.59	Yes	40.48
571	206331139	19,102	19,102	925	1.053	3,554,493	355,449	236,000	3,790,493	1,470,711	55.67	49.67	50.82	Yes	50.67
572	206331147	32,053	32,623	922	1.004	5,686,776	568,678	396,000	6,082,776	2,360,117	38.84	32.43	33.94	Yes	33.43
573	206331148	14,246	14,246	925	1.053	2,650,808	265,081	176,000	2,826,808	1,096,802	46.73	40.74	41.86	Yes	41.74
574	206331151	52,450	52,450	925	1.053	9,759,794	975,979	648,000	10,407,794	4,038,224	45.78	39.78	40.90	Yes	40.78
575	206331154	32,053	32,053	917	1.020	5,777,402	577,740	396,000	6,173,402	2,395,280	45.02		40.15	Yes	40.02
576	206331159	38,852	41,256	925	1.053	7,229,477	722,948	480,000	7,709,477	2,991,277	45.84	39.85	40.96	Yes	40.85
577	206331193	32,053	33,345	925	1.053	5,964,318	596,432	396,000	6,360,318	2,467,804	41.32	30.73	36.43	Yes	31.73
578	206331200	32,053	32,053	923	0.992	5,618,807	561,881	396,000	6,014,807	2,333,745	46.03	40.04	41.15	Yes	41.04
579	206331213	20,721	22,137	922	1.004	3,676,300	367,630	256,000	3,932,300	1,525,732	45.94	39.95	41.07	Yes	40.95
580	206331214	18,455	19,982	922	1.004	3,274,205	327,420	228,000	3,502,205	1,358,855	44.60	38.61	39.72	Yes	39.61
581	206331217	22,016	23,482	922	1.004	3,906,069	390,607	272,000	4,178,069	1,621,091	48.37	42.38	43.50	Yes	43.38
582	206331238	60,868	60,868	925	1.053	11,326,180	1,132,618	752,000	12,078,180	4,686,334	43.42		38.53	Yes	38.42
583	206331250	38,852	41,361	925	1.053	7,229,477	722,948	480,000	7,709,477	2,991,277	46.93	40.94	42.06	Yes	41.94
584	206331251	32,053	34,393	925	1.053	5,964,318	596,432	396,000	6,360,318	2,467,804	40.83	34.84	35.94	Yes	35.84
585	206331256	20,721	20,808	923	0.992	3,632,360	363,236	256,000	3,888,360	1,508,684	48.98	42.99	44.12	Yes	43.99
586	206331267	46,299	46,819	925	1.053	8,615,127	861,513	572,000	9,187,127	3,564,605	44.20	38.20	39.32	Yes	39.20
587	206331284	32,053	32,053	922	1.004	5,686,776	568,678	396,000	6,082,776	2,360,117	40.23	34.24	35.34	Yes	35.24

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
550	206304010		20.77	no	0.37383	0.62617	5,820,306	5,820,306	6,689,411	468,259	8.95
551	206304033		21.45	no	0.38614	0.61386	5,486,068	5,486,068	6,324,563	442,719	9.31
552	206304055	20.30	20.30	no	0.36549	0.63451	3,884,741	3,884,741	4,457,384	312,017	9.73
553	206310790		40.18	yes	0.72320	0.27680	1,533,715	2,149,835	2,670,316	186,922	6.87
554	206310895		36.04	yes	0.64864	0.35136	2,271,294	2,508,141	3,115,369	218,076	6.87
555	206310904		31.73	no	0.57116	0.42884	5,798,892	5,798,892	7,069,113	494,838	7.46
556	206311001	33.62	33.62	no	0.60509	0.39491	5,313,976	5,313,976	6,578,002	460,460	6.97
557	206312216		42.13	yes	0.75841	0.24159	1,067,697	1,714,749	2,129,895	149,093	6.87
558	206312230		30.83	no	0.55495	0.44505	1,732,025	1,732,025	2,097,601	146,832	7.04
559	206312834		24.87	no	0.44759	0.55241	3,607,370	3,607,370	4,220,794	295,456	9.10
560	206314004		22.22	no	0.40004	0.59996	3,838,707	3,838,707	4,439,739	310,782	9.90
561	206314005		23.00	no	0.41394	0.58606	3,827,116	3,827,116	4,440,540	310,838	9.37
562	206320990		35.16	yes	0.63280	0.36720	1,349,465	1,425,918	1,770,623	123,944	6.72
563	206330222		24.72	no	0.44493	0.55507	2,012,162	2,012,162	2,351,071	164,575	8.62
564	206330223		25.38	no	0.45690	0.54310	6,190,132	6,190,132	7,259,518	508,166	8.18
565	206331091		39.30	yes	0.70739	0.29261	1,861,078	2,467,804	3,064,235	214,496	6.26
566	206331100		42.61	yes	0.76702	0.23298	419,109	697,965	866,652	60,666	6.69
567	206331111		41.21	yes	0.74174	0.25826	1,380,533	2,074,042	2,573,789	180,165	6.25
568	206331116		42.20	yes	0.75955	0.24045	787,842	1,271,293	1,578,545	110,498	5.96
569	206331117		40.56	yes	0.73006	0.26994	849,787	1,221,438	1,516,642	106,165	5.97
570	206331125		40.48	yes	0.72866	0.27134	833,599	1,191,978	1,479,189	103,543	6.33
571	206331139		50.67	yes	0.91215	0.08785	333,004	1,470,711	1,826,160	127,831	6.69
572	206331147		33.43	no	0.60182	0.39818	2,422,042	2,422,042	2,990,720	209,350	6.42
573	206331148		41.74	yes	0.75138	0.24862	702,809	1,096,802	1,361,882	95,332	6.69
574	206331151		40.78	yes	0.73411	0.26589	2,767,279	4,038,224	5,014,203	350,994	6.69
575	206331154		40.02	yes	0.72044	0.27956	1,725,820	2,395,280	2,973,020	208,111	6.49
576	206331159		40.85	yes	0.73525	0.26475	2,041,116	2,991,277	3,714,225	259,996	6.30
577	206331193	30.69	30.69	no	0.55248	0.44752	2,846,341	2,846,341	3,442,773	240,994	7.23
578	206331200		41.04	yes	0.73864	0.26136	1,572,034	2,333,745	2,895,626	202,694	6.32
579	206331213		40.95	yes	0.73711	0.26289	1,033,744	1,525,732	1,893,362	132,535	5.99
580	206331214		39.61	yes	0.71302	0.28698	1,005,075	1,358,855	1,686,276	118,039	5.91
581	206331217		43.38	yes	0.78084	0.21916	915,682	1,621,091	2,011,698	140,819	6.00
582	206331238		38.42	yes	0.69148	0.30852	3,726,416	4,686,334	5,818,952	407,327	6.69
583	206331250		41.94	yes	0.75497	0.24503	1,889,075	2,991,277	3,714,225	259,996	6.29
584	206331251		35.84	yes	0.64510	0.35490	2,257,287	2,467,804	3,064,235	214,496	6.24
585	206331256		43.99	yes	0.79185	0.20815	809,353	1,508,684	1,871,920	131,034	6.30
586	206331267		39.20	yes	0.70569	0.29431	2,703,877	3,564,605	4,426,118	309,828	6.62
587	206331284	34.54	34.54	yes	0.62173	0.37827	2,300,955	2,360,117	2,928,795	205,016	6.40

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
588	206331285	1/1/2008	12/31/2008	08/03/59	PALM TERRACE CONVALESCENT CENTER	RIVERSIDE	92505	75	23,830	366	1.00000	23,830	27,450	10,453	10,453	23,830	86.81%	24,282
589	206331300	12/1/2007	11/30/2008	06/23/70	PLYMOUTH TOWER	RIVERSIDE	92501	38	13,266	366	1.00000	13,266	13,908	10,563	10,563	13,266	95.38%	12,303
590	206331305	1/1/2008	12/31/2008	07/23/70	RAMONA MANOR CONVALESCENT HOSPITAL	HEMET	92543	104	35,516	366	1.00000	35,516	38,064	20,416	20,416	35,516	93.31%	33,672
591	206331346	1/1/2008	12/31/2008	04/28/70	SUN CITY CONV. CENTER	SUN CITY	92586	99	32,332	366	1.00000	32,332	36,234	14,740	14,740	32,332	89.23%	32,053
592	206331349	1/1/2008	12/31/2008	10/13/65	MIRAVILLA CARE CENTER	CHERRY VALI	92223	59	20,034	366	1.00000	20,034	21,594	15,987	15,987	20,034	92.78%	19,102
593	206331352	1/1/2008	12/31/2008	11/18/65	CALIFORNIA NURSING AND REHABILITATION CENTER	PALM SPRING	92262	80	22,876	366	1.00000	22,876	29,280	5,255	5,255	22,876	78.13%	25,901
594	206331361	1/1/2008	12/31/2008	06/11/62	MILLER'S PROGRESSIVE CARE	RIVERSIDE	92509	70	25,414	366	1.00000	25,414	25,620	25,199	25,199	25,414	99.20%	22,664
595	206331364	1/1/2008	12/31/2008	05/22/72	ORANGETREE CONVALESCENT HOSPITAL	RIVERSIDE	92503	146	51,694	366	1.00000	51,694	53,436	47,145	47,145	51,694	96.74%	47,270
596	206331371	1/1/2008	12/31/2008	01/24/64	VILLA HEALTH CARE CENTER	RIVERSIDE	92503	59	18,788	366	1.00000	18,788	21,594	7,348	7,348	18,788	87.01%	19,102
597	206332173	1/1/2008	12/31/2008	12/30/86	COUNTRY VILLA RANCHO MIRAGE HC	RANCHO MIR	92270	99	33,322	366	1.00000	33,322	36,234	10,749	10,749	33,322	91.96%	32,053
598	206334012	6/1/2007	5/31/2008	01/11/88	MANOR NURSING CENTER OF HEMET	HEMET	92545	178	54,729	366	1.00000	54,729	65,148	22,515	22,515	54,729	84.01%	57,630
599	206334014	1/1/2008	12/31/2008	03/28/88	CHERRY VALLEY HEALTHCARE	BANNING	92220	132	43,841	366	1.00000	43,841	48,312	28,508	28,508	43,841	90.75%	42,737
600	206334020	6/1/2007	5/31/2008	01/05/89	MANOR CARE NURSING CENTE OF PALM DESERT	PALM DESERT	92260	178	46,250	366	1.00000	46,250	65,148	20,953	20,953	46,250	70.99%	57,630
601	206334030	1/1/2008	12/31/2008	12/04/89	MONTEREY PALMS HEALTH CARE CENTER	PALM DESERT	92260	99	31,176	366	1.00000	31,176	36,234	21,157	21,157	31,176	86.04%	32,053
602	206334439	1/1/2008	12/31/2008	05/09/95	INDIO NURSING AND REHABILITATION CENTER	INDIO	92201	99	32,866	366	1.00000	32,866	36,234	21,727	21,727	32,866	90.70%	32,053
603	206334502	1/1/2008	12/31/2008	08/18/99	COUNTRY VILLA MURRIETA HC	MURRIETA	92562	99	33,846	366	1.00000	33,846	36,234	15,683	15,683	33,846	93.41%	32,053
604	206340788	1/1/2008	12/31/2008	11/07/67	ARDEN REHAB & HEALTH CENTER	SACRAMENTO	95825	177	45,105	366	1.00000	45,105	64,782	33,263	33,263	45,105	69.63%	57,307
605	206340789	1/1/2008	12/31/2008	03/01/67	NORWOOD PINES CARE CENTER	SACRAMENTO	95838	161	56,021	366	1.00000	56,021	58,926	48,069	48,069	56,021	95.07%	52,126
606	206340819	1/1/2008	12/31/2008	11/01/66	SUNBRIDGE CARE AND REHAB FOR CARMICHAEL	CARMICHAEL	95608	126	41,507	366	1.00000	41,507	46,116	26,757	26,757	41,507	90.01%	40,795
607	206340825	1/1/2008	12/31/2008	08/01/68	ASBURY PARK NURSING AND REHABILITATION CENTER	SACRAMENTO	95825	139	41,631	366	1.00000	41,631	50,874	23,490	23,490	41,631	81.83%	45,004
608	206340862	1/1/2008	12/31/2008	03/30/62	WINDSOR EL CAMINO CARE CENTER	CARMICHAEL	95608	175	59,032	366	1.00000	59,032	64,050	48,972	48,972	59,032	92.17%	56,659
609	206340864	1/1/2008	12/31/2008	04/07/64	WINDSOR ELK GROVE CARE AND REHABILITATION CENTER	ELK GROVE	95624	136	47,477	366	1.00000	47,477	49,776	32,884	32,884	47,477	95.38%	44,032
610	206340877	1/1/2008	12/31/2008	01/16/58	FOLSOM CONVALESCENT HOSPITAL	FOLSOM	95630	99	34,013	366	1.00000	34,013	36,234	22,695	22,695	34,013	93.87%	32,053
611	206340890	1/1/2008	12/31/2008	03/14/74	VINTAGE ESTATES OF SACRAMENTO	SACRAMENTO	95838	128	34,542	366	1.00000	34,542	46,848	32,835	32,835	34,542	73.73%	41,442
612	206340903	1/1/2008	12/31/2008	10/04/63	SHERWOOD HEALTHCARE CENTER	SACRAMENTO	95819	62	20,389	366	1.00000	20,389	22,692	5,702	5,702	20,389	89.85%	20,074
613	206340908	1/1/2008	12/31/2008	02/16/70	COLLEGE OAK NURSING & REHABILITATION CENTER	SACRAMENTO	95841	120	33,235	366	1.00000	33,235	43,920	26,200	26,200	33,235	75.67%	38,852
614	206340953	1/1/2008	12/31/2008	01/03/72	MISSION CARMICHAEL HEALTHCARE CENTER	CARMICHAEL	95608	135	45,318	366	1.00000	45,318	49,410	19,611	19,611	45,318	91.72%	43,708
615	206340958	1/1/2008	12/31/2008	09/22/69	ROSEWOOD TERRACE CARE & REHAB	CARMICHAEL	95608	112	35,884	366	1.00000	35,884	40,992	25,025	25,025	35,884	87.54%	36,262
616	206340959	10/1/2007	9/30/2008	10/10/72	MOUNTAIN MANOR	CARMICHAEL	95608	47	15,957	366	1.00000	15,957	17,202	9,818	9,818	10,184	92.76%	15,217
617	206340960	1/1/2008	12/31/2008	04/21/71	WOODSIDE HEALTHCARE CENTER	SACRAMENTO	95825	58	20,029	366	1.00000	20,029	21,228	12,698	12,698	20,029	94.35%	18,778
618	206340980	10/1/2007	9/30/2008	09/08/66	PIONEER HOUSE	SACRAMENTO	95814	50	16,754	366	1.00000	16,754	18,300	10,635	10,635	16,754	91.55%	16,188
619	206340998	4/1/2007	3/31/2008	11/22/60	APPLEWOOD CARE CENTER	SACRAMENTO	95822	51	15,959	366	1.00000	15,959	18,666	13,285	13,285	15,959	85.50%	16,512
620	206341002	10/1/2007	9/30/2008	08/14/68	BRIARWOOD HEALTH CARE	SACRAMENTO	95824	49	16,560	366	1.00000	16,560	17,934	16,011	16,011	16,560	92.34%	15,865
621	206341003	1/1/2008	12/31/2008	12/12/67	GOLDEN LIVINGCENTER - GALT	GALT	95632	99	34,235	366	1.00000	34,235	36,234	26,617	26,617	34,235	94.48%	32,053
622	206341014	1/1/2008	12/31/2008	06/19/64	SAYLOR LANE HEALTHCARE CENTER	SACRAMENTO	95816	42	13,583	366	1.00000	13,583	15,372	3,540	3,540	13,583	88.36%	13,598
623	206341069	1/1/2008	12/31/2008	08/01/67	VALLEY SKILLED NURSING FACILITY	SACRAMENTO	95817	59	19,590	366	1.00000	19,590	21,594	12,985	12,985	19,590	90.72%	19,102
624	206341076	1/1/2008	12/31/2008	10/17/73	WALNUT WHITNEY CARE CENTER	CARMICHAEL	95608	126	39,828	366	1.00000	39,828	46,116	29,119	29,119	39,828	86.36%	40,795
625	206341182	1/1/2008	12/31/2008	06/16/69	HERITAGE CARE CENTER	SACRAMENTO	95841	99	31,873	366	1.00000	31,873	36,234	24,082	24,082	31,873	87.96%	32,053

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Number of Months to Update Cost Per Sq Ft			13		**Fully Depreciated**
Square Feet Per Bed (Z2)			400	**Land % (AA3)** **Equip/bed (AB3)**	**Minimum Value (AD3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
588	206331285	24,282	24,282	925	1.053	4,518,423	451,842	300,000	4,818,423	1,869,548	51.39	45.40	46.53	Yes	46.40
589	206331300	12,303	13,266	925	1.053	2,289,334	228,933	152,000	2,441,334	947,238	40.53	32.88	35.64	Yes	33.88
590	206331305	33,672	35,516	925	1.053	6,265,547	626,555	416,000	6,681,547	2,592,440	40.45	34.45	35.55	Yes	35.45
591	206331346	32,053	32,332	925	1.053	5,964,318	596,432	396,000	6,360,318	2,467,804	40.68	33.73	35.79	Yes	34.73
592	206331349	19,102	20,034	922	1.004	3,389,089	338,909	236,000	3,625,089	1,406,535	45.21	39.22	40.33	Yes	40.22
593	206331352	25,901	25,901	922	1.004	4,595,375	459,537	320,000	4,915,375	1,907,165	45.11	39.12	40.23	Yes	40.12
594	206331361	22,664	25,414	925	1.053	4,217,195	421,719	280,000	4,497,195	1,744,912	48.54	42.55	43.67	Yes	43.55
595	206331364	47,270	51,694	925	1.053	8,795,863	879,586	584,000	9,379,863	3,639,387	38.62	32.63	33.72	Yes	33.63
596	206331371	19,102	19,102	925	1.053	3,554,493	355,449	236,000	3,790,493	1,470,711	46.93	40.57	42.05	Yes	41.57
597	206332173	32,053	33,322	922	1.004	5,686,776	568,678	396,000	6,082,776	2,360,117	24.04	22.26	19.10	No	23.26
598	206334012	57,630	57,630	925	1.053	10,723,724	1,072,372	712,000	11,435,724	4,437,061	23.01	20.75	18.07	No	21.75
599	206334014	42,737	43,841	922	1.004	7,582,369	758,237	528,000	8,110,369	3,146,823	22.80	21.52	17.86	No	22.52
600	206334020	57,630	57,630	922	1.004	10,224,709	1,022,471	712,000	10,936,709	4,243,443	22.03	20.32	17.08	No	21.32
601	206334030	32,053	32,053	922	1.004	5,686,776	568,678	396,000	6,082,776	2,360,117	21.12	20.13	16.17	No	21.13
602	206334439	32,053	32,866	922	1.004	5,686,776	568,678	396,000	6,082,776	2,360,117	15.70	14.71	10.74	No	15.71
603	206334502	32,053	33,846	925	1.053	5,964,318	596,432	396,000	6,360,318	2,467,804	11.43	10.44	6.46	No	11.44
604	206340788	57,307	57,307	958	1.083	10,967,281	1,096,728	708,000	11,675,281	4,530,009	43.15	37.16	38.26	Yes	38.16
605	206340789	52,126	56,021	958	1.083	9,975,888	997,589	644,000	10,619,888	4,120,517	43.83	28.90	38.95	Yes	29.90
606	206340819	40,795	41,507	956	1.083	7,807,217	780,722	504,000	8,311,217	3,224,752	44.16	37.21	39.28	Yes	38.21
607	206340825	45,004	45,004	958	1.083	8,612,724	861,272	556,000	9,168,724	3,557,465	42.42	36.42	37.53	Yes	37.42
608	206340862	56,659	59,032	956	1.083	10,843,357	1,084,336	700,000	11,543,357	4,478,823	48.74	40.28	43.87	Yes	41.28
609	206340864	44,032	47,477	956	1.083	8,426,837	842,684	544,000	8,970,837	3,480,685	46.72	40.40	41.85	Yes	41.40
610	206340877	32,053	34,013	956	1.083	6,134,242	613,424	396,000	6,530,242	2,533,734	52.93	46.94	48.08	Yes	47.94
611	206340890	41,442	41,442	958	1.083	7,931,141	793,114	512,000	8,443,141	3,275,939	36.81	30.82	31.91	Yes	31.82
612	206340903	20,074	20,389	958	1.083	3,841,646	384,165	248,000	4,089,646	1,586,783	47.23	41.24	42.36	Yes	42.24
613	206340908	38,852	38,852	958	1.083	7,435,445	743,544	480,000	7,915,445	3,071,193	40.87	34.88	35.98	Yes	35.88
614	206340953	43,708	45,318	956	1.083	8,364,875	836,488	540,000	8,904,875	3,455,092	39.00	33.11	34.10	Yes	34.11
615	206340958	36,262	36,262	956	1.083	6,939,748	693,975	448,000	7,387,748	2,866,446	41.28	35.28	36.39	Yes	36.28
616	206340959	15,217	15,957	956	1.083	2,912,216	291,222	188,000	3,100,216	1,202,884	38.23	32.24	33.33	Yes	33.24
617	206340960	18,778	20,029	958	1.083	3,593,798	359,380	232,000	3,825,798	1,484,410	39.70	33.71	34.81	Yes	34.71
618	206340980	16,188	16,754	958	1.083	3,098,102	309,810	200,000	3,298,102	1,279,664	44.31	38.32	39.43	Yes	39.32
619	206340998	16,512	16,512	958	1.083	3,160,064	316,006	204,000	3,364,064	1,305,257	50.09	44.10	45.22	Yes	45.10
620	206341002	15,865	16,560	958	1.083	3,036,140	303,614	196,000	3,232,140	1,254,070	42.38	36.39	37.49	Yes	37.39
621	206341003	32,053	34,235	956	1.083	6,134,242	613,424	396,000	6,530,242	2,533,734	43.05	36.19	38.17	Yes	37.19
622	206341014	13,598	13,598	958	1.083	2,602,406	260,241	168,000	2,770,406	1,074,917	46.52	40.53	41.65	Yes	41.53
623	206341069	19,102	19,590	958	1.083	3,655,760	365,576	236,000	3,891,760	1,510,003	43.42	32.64	38.53	Yes	33.64
624	206341076	40,795	40,795	956	1.083	7,807,217	780,722	504,000	8,311,217	3,224,752	37.22	29.60	32.32	Yes	30.60
625	206341182	32,053	32,053	958	1.083	6,134,242	613,424	396,000	6,530,242	2,533,734	41.54	34.15	36.65	Yes	35.15

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
588	206331285	42.61	42.61	yes	0.76696	0.23304	1,122,891	1,869,548	2,321,390	162,497	6.69
589	206331300		33.88	no	0.60985	0.39015	952,489	952,489	1,181,423	82,700	6.23
590	206331305		35.45	yes	0.63816	0.36184	2,417,625	2,592,440	3,218,995	225,330	6.34
591	206331346		34.73	yes	0.62520	0.37480	2,383,864	2,467,804	3,064,235	214,496	6.63
592	206331349		40.22	yes	0.72393	0.27607	1,000,762	1,406,535	1,745,443	122,181	6.10
593	206331352		40.12	yes	0.72216	0.27784	1,365,668	1,907,165	2,366,703	165,669	6.40
594	206331361		43.55	yes	0.78393	0.21607	971,689	1,744,912	2,166,631	151,664	5.97
595	206331364		33.63	no	0.60526	0.39474	3,702,586	3,702,586	4,582,172	320,752	6.20
596	206331371	40.58	40.58	yes	0.73041	0.26959	1,021,883	1,470,711	1,826,160	127,831	6.69
597	206332173	23.04	23.04	no	0.41475	0.58525	3,559,964	3,559,964	4,128,641	289,005	8.67
598	206334012		21.75	no	0.39142	0.60858	6,959,552	6,959,552	8,031,925	562,235	9.76
599	206334014	22.29	22.29	no	0.40120	0.59880	4,856,473	4,856,473	5,614,710	393,030	8.96
600	206334020		21.32	no	0.38384	0.61616	6,738,742	6,738,742	7,761,213	543,285	9.43
601	206334030		21.13	no	0.38026	0.61974	3,769,726	3,769,726	4,338,404	303,688	9.47
602	206334439		15.71	no	0.28279	0.71721	4,362,647	4,362,647	4,931,325	345,193	10.50
603	206334502		11.44	no	0.20597	0.79403	5,050,301	5,050,301	5,646,733	395,271	11.68
604	206340788		38.16	yes	0.68680	0.31320	3,656,660	4,530,009	5,626,737	393,872	6.87
605	206340789		29.90	no	0.53815	0.46185	4,904,780	4,904,780	5,902,369	413,166	7.38
606	206340819		38.21	yes	0.68772	0.31228	2,595,412	3,224,752	4,005,474	280,383	6.76
607	206340825		37.42	yes	0.67362	0.32638	2,992,461	3,557,465	4,418,737	309,312	6.87
608	206340862		41.28	yes	0.74304	0.25696	2,966,140	4,478,823	5,563,158	389,421	6.60
609	206340864		41.40	yes	0.74525	0.25475	2,285,326	3,480,685	4,323,369	302,636	6.37
610	206340877	47.49	47.49	yes	0.85484	0.14516	947,901	2,533,734	3,147,158	220,301	6.48
611	206340890		31.82	no	0.57275	0.42725	3,607,297	3,607,297	4,400,412	308,029	7.43
612	206340903		42.24	yes	0.76033	0.23967	980,174	1,586,783	1,970,947	137,966	6.77
613	206340908		35.88	yes	0.64589	0.35411	2,802,976	3,071,193	3,814,737	267,032	6.87
614	206340953		34.11	yes	0.61392	0.38608	3,437,965	3,455,092	4,291,579	300,411	6.63
615	206340958	34.99	34.99	yes	0.62973	0.37027	2,735,441	2,866,446	3,560,421	249,229	6.87
616	206340959		33.24	no	0.59833	0.40167	1,245,270	1,245,270	1,536,492	107,554	6.74
617	206340960		34.71	yes	0.62479	0.37521	1,435,490	1,484,410	1,843,790	129,065	6.44
618	206340980		39.32	yes	0.70770	0.29230	964,019	1,279,664	1,589,474	111,263	6.64
619	206340998		45.10	yes	0.81177	0.18823	633,216	1,305,257	1,621,263	113,488	6.87
620	206341002		37.39	yes	0.67298	0.32702	1,056,963	1,254,070	1,557,684	109,038	6.58
621	206341003		37.19	yes	0.66948	0.33052	2,158,394	2,533,734	3,147,158	220,301	6.43
622	206341014		41.53	yes	0.74759	0.25241	699,278	1,074,917	1,335,158	93,461	6.87
623	206341069	32.98	32.98	no	0.59364	0.40636	1,581,448	1,581,448	1,947,024	136,292	6.96
624	206341076		30.60	no	0.55073	0.44927	3,734,012	3,734,012	4,514,734	316,031	7.75
625	206341182		35.15	yes	0.63267	0.36733	2,398,786	2,533,734	3,147,158	220,301	6.87

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

FRVS Variables:

Days in Calendar Year (*M2*)	366
Rate Period Mid-Point (*M3*)	2/1/11
Statewide Average NF-B Occupancy (*T2*):	88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
626	206341499	1/1/2008	12/31/2008	06/29/66	CASA COLOMA HEALTH CARE CENTER	RANCHO COF	95670	138	48,606	366	1.00000	48,606	50,508	42,179	42,179	48,606	96.23%	44,680
627	206342201	1/1/2008	12/31/2008	03/16/70	FLORIN HEALTHCARE CENTER	SACRAMENT(	95822	122	40,146	366	1.00000	40,146	44,652	30,786	30,786	40,146	89.91%	39,499
628	206342204	1/1/2008	12/31/2008	04/01/69	EMERALD GARDENS NURSING CENTER	SACRAMENT(	95822	121	37,585	366	1.00000	37,585	44,286	28,925	28,925	37,585	84.87%	39,176
629	206342207	1/1/2008	12/31/2008	03/02/78	ESKATON CARE CENTER MANZANITA	CARMICHAEL	95608	99	31,972	366	1.00000	31,972	36,234	16,018	16,018	31,972	88.24%	32,053
630	206342212	1/1/2008	12/31/2008	09/20/78	ESKATON CARE CENTER GREENHAVEN	SACRAMENT(	95831	148	48,944	366	1.00000	48,944	54,168	26,281	26,281	48,944	90.36%	47,917
631	206342225	1/1/2008	12/31/2008	11/01/83	SAINT CLAIRE'S NURSING CENTER	SACRAMENT(	95823	99	34,750	366	1.00000	34,750	36,234	29,702	29,702	34,750	95.90%	32,053
632	206342229	1/1/2008	12/31/2008	04/30/62	MCKINLEY HEALTH CARE CENTER	SACRAMENT(	95816	86	27,104	366	1.00000	27,104	31,476	17,179	17,179	27,104	86.11%	27,844
633	206342258	1/1/2008	12/31/2008	01/11/83	ESKATON CARE CENTER FAIR OAKS	FAIR OAKS	95628	149	51,147	366	1.00000	51,147	54,534	30,313	30,313	51,147	93.79%	48,241
634	206344001	1/1/2008	12/31/2008	04/06/87	ASIAN COMMUNITY NURSING HOME	SACRAMENT(	95831	98	35,620	366	1.00000	35,620	35,868	19,485	19,485	35,620	99.31%	31,729
635	206344022	6/1/2007	5/31/2008	12/13/88	MANOR CARE NURSING CENTER OF CITRUS HEIGHTS	CITRUS HEIGI	95610	148	51,315	366	1.00000	51,315	54,168	16,320	16,320	51,315	94.73%	47,917
636	206344051	1/1/2008	12/31/2008	05/10/91	GRAMERCY COURT	SACRAMENT(	95825	120	41,948	366	1.00000	41,948	43,920	22,516	22,516	41,948	95.51%	38,852
637	206344052	1/1/2008	12/31/2008	02/22/91	SUNBRIDGE BRITTANY CARE CENTER	CARMICHAEL	95608	99	32,441	366	1.00000	32,441	36,234	16,522	16,522	32,441	89.53%	32,053
638	206344077	1/1/2008	12/31/2008	03/04/93	ESKATON VILLAGE CARE CENTER	CARMICHAEL	95608	35	11,930	366	1.00000	11,930	12,810	194	194	11,930	93.13%	11,332
639	206360042	1/1/2008	12/31/2008	02/16/79	INLAND CHRISTIAN HOME	ONTARIO	91762	59	20,872	366	1.00000	20,872	21,594	9,861	9,861	20,872	96.66%	19,102
640	206360077	1/1/2008	12/31/2008	09/11/81	DEL ROSA VILLA	SAN BERNARI	92404	104	33,086	366	1.00000	33,086	38,064	30,684	30,684	33,086	86.92%	33,672
641	206360188	1/1/2008	12/31/2008	01/01/85	DESERT MANOR CARE CENTER	YUCCA VALL	92284	58	20,064	366	1.00000	20,064	21,228	15,749	15,749	20,064	94.52%	18,778
642	206361090	1/1/2008	12/31/2008	03/09/64	RANCHO MESA CARE CENTER	ALTA LOMA	91701	59	20,811	366	1.00000	20,811	21,594	16,446	16,446	20,811	96.37%	19,102
643	206361102	1/1/2008	12/31/2008	04/01/75	ARROWHEAD HOME CONVALESCENT HOSPITAL	SAN BERNARI	92407	58	20,090	366	1.00000	20,090	21,228	19,448	19,448	20,090	94.64%	18,778
644	206361112	1/1/2008	12/31/2008	06/22/65	BELLA VISTA HEALTHCARE CENTER	ONTARIO	91764	59	20,069	366	1.00000	20,069	21,594	15,374	15,374	20,069	92.94%	19,102
645	206361114	1/1/2008	12/31/2008	01/18/60	COUNTRY VILLA REDLANDS HC	REDLANDS	92374	80	27,595	366	1.00000	27,595	29,280	21,503	21,503	27,595	94.25%	25,901
646	206361129	1/1/2008	12/31/2008	09/17/70	BROOKSIDE HEALTHCARE CENTER	REDLANDS	92373	97	31,755	366	1.00000	31,755	35,502	15,989	15,989	31,755	89.45%	31,405
647	206361131	7/1/2007	6/30/2008	10/21/71	WESTERN HEALTHCARE CENTER	COLTON	92324	99	30,766	366	1.00000	30,766	36,234	28,201	28,201	30,766	84.91%	32,053
648	206361146	1/1/2008	12/31/2008	01/01/68	CITRUS NURSING CENTER	FONTANA	92335	99	34,730	366	1.00000	34,730	36,234	26,740	26,740	34,730	95.85%	32,053
649	206361150	1/1/2008	12/31/2008	01/15/62	BRASWELL'S COMMUNITY CONVALESCENT CENTER	YUCAIPA	92399	82	26,559	366	1.00000	26,559	30,012	21,142	21,142	26,559	88.49%	26,549
650	206361158	1/1/2008	12/31/2008	10/09/64	CRESTVIEW CONVALESCENT	RIALTO	92376	201	58,755	366	1.00000	58,755	73,566	50,920	50,920	58,755	79.87%	65,077
651	206361161	1/1/2008	12/31/2008	04/09/69	COUNTRY VILLA HACIENDA HEALTHCARE CENTER	SAN BERNARI	92404	99	31,547	366	1.00000	31,547	36,234	24,874	24,874	31,547	87.06%	32,053
652	206361165	1/1/2008	12/31/2008	03/10/64	DESERT KNOLLS CONVALESCENT HOSPTIAL	VICTORVILLE	92392	126	42,716	366	1.00000	42,716	46,116	27,647	27,647	42,716	92.63%	40,795
653	206361191	1/1/2008	12/31/2008	12/10/64	GRAND TERRACE CARE CENTER	GRAND TERR.	92313	59	20,231	366	1.00000	20,231	21,594	7,264	7,264	20,231	93.69%	19,102
654	206361195	7/1/2007	6/30/2008	01/11/66	HERITAGE GARDENS HEALTH CARE CENTER	LOMA LINDA	92354	110	29,739	366	1.00000	29,739	40,260	17,768	17,768	29,739	73.87%	35,614
655	206361198	1/1/2008	12/31/2008	01/07/69	HIGHLAND PALMS HEALTHCARE CENTER	HIGHLAND	92346	99	32,479	366	1.00000	32,479	36,234	20,445	20,445	32,479	89.64%	32,053
656	206361199	7/1/2007	6/30/2008	10/05/59	HILLCREST NURSING HOME	SAN BERNARI	92403	59	20,286	366	1.00000	20,286	21,594	18,784	18,784	20,286	93.94%	19,102
657	206361221	1/1/2008	12/31/2008	07/14/59	BRASWELL'S IVY RETREAT	MENTONE	92359	50	17,929	366	1.00000	17,929	18,300	13,237	13,237	17,929	97.97%	16,188
658	206361241	8/1/2007	7/31/2008	10/01/54	LAUREL CONVALESCENT CENTER	FONTANA	92335	97	34,741	366	1.00000	34,741	35,502	28,105	28,105	34,741	97.86%	31,405
659	206361244	1/1/2008	12/31/2008	07/24/64	LINDA VALLEY CARE CENTER	LOMA LINDA	92354	83	27,269	366	1.00000	27,269	30,378	17,215	17,215	27,269	89.77%	26,873
660	206361257	1/1/2008	12/31/2008	09/12/66	MEDICAL CENTER CONVALESCENT HOSPITAL	SAN BERNARI	92404	99	31,637	366	1.00000	31,637	36,234	26,662	26,662	31,637	87.31%	32,053
661	206361265	1/1/2008	12/31/2008	11/13/63	MONTCLAIR MANOR CARE CENTER	MONTCLAIR	91763	59	17,852	366	1.00000	17,852	21,594	15,303	15,303	17,852	82.67%	19,102
662	206361276	1/1/2008	12/31/2008	01/01/58	ONTARIO HEALTHCARE CENETER	ONTARIO	91761	59	19,263	366	1.00000	19,263	21,594	15,026	15,026	19,263	89.21%	19,102
663	206361299	1/1/2008	12/31/2008	01/01/46	PLOTT NURSING HOME	ONTARIO	91764	216	65,239	366	1.00000	65,239	79,056	47,916	47,916	65,239	82.52%	69,934

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13	
Square Feet Per Bed (Z2)			400	
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03	

Land % (AA3)	Equip/bed (AB3)	Fully Depreciated Minimum Value (AD3)
10%	4,000	38.800%

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
626	206341499	44,680	48,606	956	1.083	8,550,762	855,076	552,000	9,102,762	3,531,871	44.50	38.51	39.62	Yes	39.51
627	206342201	39,499	40,146	958	1.083	7,559,369	755,937	488,000	8,047,369	3,122,379	40.80	34.81	35.91	Yes	35.81
628	206342204	39,176	39,176	958	1.083	7,497,407	749,741	484,000	7,981,407	3,096,786	41.75	35.76	36.86	Yes	36.76
629	206342207	32,053	32,053	956	1.083	6,134,242	613,424	396,000	6,530,242	2,533,734	32.85	30.39	27.94	No	31.39
630	206342212	47,917	48,944	958	1.083	9,170,382	917,038	592,000	9,762,382	3,787,804	32.30	30.83	27.39	No	31.83
631	206342225	32,053	34,750	958	1.083	6,134,242	613,424	396,000	6,530,242	2,533,734	27.20	26.20	22.27	No	27.20
632	206342229	27,844	27,844	958	1.083	5,328,735	532,874	344,000	5,672,735	2,201,021	48.66	42.27	43.79	Yes	43.27
633	206342258	48,241	51,147	956	1.083	9,232,344	923,234	596,000	9,828,344	3,813,397	28.00	24.75	23.07	No	25.75
634	206344001	31,729	35,620	958	1.083	6,072,280	607,228	392,000	6,464,280	2,508,141	23.78	22.78	18.84	No	23.78
635	206344022	47,917	51,315	956	1.083	9,170,382	917,038	592,000	9,762,382	3,787,804	22.09	21.10	17.15	No	22.10
636	206344051	38,852	41,948	958	1.083	7,435,445	743,544	480,000	7,915,445	3,071,193	19.69	18.70	14.74	No	19.70
637	206344052	32,053	32,441	956	1.083	6,134,242	613,424	396,000	6,530,242	2,533,734	19.90	18.91	14.95	No	19.91
638	206344077	11,332	11,930	956	1.083	2,168,671	216,867	140,000	2,308,671	895,765	17.88	16.93		No	17.93
639	206360042	19,102	20,872	917	1.020	3,443,098	344,310	236,000	3,679,098	1,427,490	31.89	30.90	26.98	No	31.90
640	206360077	33,672	33,672	924	0.992	5,902,585	590,259	416,000	6,318,585	2,451,611	29.33	28.34	24.41	No	29.34
641	206360188	18,778	20,064	922	1.004	3,331,647	333,165	232,000	3,563,647	1,382,695	26.03	25.04	21.10	No	26.04
642	206361090	19,102	20,811	917	1.020	3,443,098	344,310	236,000	3,679,098	1,427,490	46.80	40.81	41.93	Yes	41.81
643	206361102	18,778	20,090	924	0.992	3,291,826	329,183	232,000	3,523,826	1,367,245	35.77	29.77	30.86	Yes	30.77
644	206361112	19,102	20,069	917	1.020	3,443,098	344,310	236,000	3,679,098	1,427,490	45.52	39.53	40.64	Yes	40.53
645	206361114	25,901	27,595	923	0.992	4,540,450	454,045	320,000	4,860,450	1,885,855	50.93	44.94	46.07	Yes	45.94
646	206361129	31,405	31,755	923	0.992	5,505,296	550,530	388,000	5,893,296	2,286,599	40.29	32.49	35.40	Yes	33.49
647	206361131	32,053	32,053	923	0.992	5,618,807	561,881	396,000	6,014,807	2,333,745	39.20	33.21	34.31	Yes	34.21
648	206361146	32,053	34,730	923	0.992	5,618,807	561,881	396,000	6,014,807	2,333,745	43.00	36.73	38.11	Yes	37.73
649	206361150	26,549	26,559	923	0.992	4,653,961	465,396	328,000	4,981,961	1,933,001	48.95	42.95	44.08	Yes	43.95
650	206361158	65,077	65,077	923	0.992	11,407,881	1,140,788	804,000	12,211,881	4,738,210	46.22	40.23	41.34	Yes	41.23
651	206361161	32,053	32,053	924	0.992	5,618,807	561,881	396,000	6,014,807	2,333,745	41.73	35.74	36.84	Yes	36.74
652	206361165	40,795	42,716	923	0.992	7,151,209	715,121	504,000	7,655,209	2,970,221	46.80	40.81	41.93	Yes	41.81
653	206361191	19,102	20,231	923	0.992	3,348,582	334,858	236,000	3,584,582	1,390,818	46.05	36.86	40.87	Yes	37.86
654	206361195	35,614	35,614	923	0.992	6,243,119	624,312	440,000	6,683,119	2,593,050	44.96	38.97	40.08	Yes	39.97
655	206361198	32,053	32,479	923	0.992	5,618,807	561,881	396,000	6,014,807	2,333,745	41.98	35.62	37.09	Yes	36.62
656	206361199	19,102	20,286	924	0.992	3,348,582	334,858	236,000	3,584,582	1,390,818	51.22	45.23	46.36	Yes	46.23
657	206361221	16,188	17,929	923	0.992	2,837,781	283,778	200,000	3,037,781	1,178,659	51.45	45.46	46.59	Yes	46.46
658	206361241	31,405	34,741	923	0.992	5,505,296	550,530	388,000	5,893,296	2,286,599	56.22	50.23	51.37	Yes	51.23
659	206361244	26,873	27,269	923	0.992	4,710,717	471,072	332,000	5,042,717	1,956,574	46.43	40.44	41.55	Yes	41.44
660	206361257	32,053	32,053	924	0.992	5,618,807	561,881	396,000	6,014,807	2,333,745	44.30	38.31	39.42	Yes	39.31
661	206361265	19,102	19,102	917	1.020	3,443,098	344,310	236,000	3,679,098	1,427,490	47.12	41.13	42.25	Yes	42.13
662	206361276	19,102	19,263	917	1.020	3,443,098	344,310	236,000	3,679,098	1,427,490	52.98	46.98	48.12	Yes	47.98
663	206361299	69,934	69,934	917	1.020	12,605,242	1,260,524	864,000	13,469,242	5,226,066	64.95	58.96	60.13	Yes	59.96

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
626	206341499		39.51	yes	0.71120	0.28880	2,628,907	3,531,871	4,386,948	307,086	6.32
627	206342201		35.81	yes	0.64451	0.35549	2,860,774	3,122,379	3,878,316	271,482	6.76
628	206342204		36.76	yes	0.66167	0.33833	2,700,332	3,096,786	3,846,527	269,257	6.87
629	206342207	30.75	30.75	no	0.55351	0.44649	2,915,686	2,915,686	3,529,111	247,038	7.71
630	206342212		31.83	no	0.57296	0.42704	4,168,940	4,168,940	5,085,979	356,019	7.27
631	206342225		27.20	no	0.48969	0.51031	3,332,457	3,332,457	3,945,882	276,212	7.95
632	206342229		43.27	yes	0.77881	0.22119	1,254,775	2,201,021	2,733,895	191,373	6.87
633	206342258		25.75	no	0.46354	0.53646	5,272,555	5,272,555	6,195,789	433,705	8.48
634	206344001		23.78	no	0.42811	0.57189	3,696,826	3,696,826	4,304,054	301,284	8.46
635	206344022	21.02	21.02	no	0.37841	0.62159	6,068,168	6,068,168	6,985,206	488,964	9.53
636	206344051		19.70	no	0.35459	0.64541	5,108,706	5,108,706	5,852,250	409,658	9.77
637	206344052		19.91	no	0.35838	0.64162	4,189,953	4,189,953	4,803,377	336,236	10.36
638	206344077		17.93	no	0.32267	0.67733	1,563,736	1,563,736	1,780,603	124,642	10.45
639	206360042		31.90	no	0.57423	0.42577	1,566,452	1,566,452	1,910,761	133,753	6.41
640	206360077		29.34	no	0.52810	0.47190	2,981,751	2,981,751	3,572,009	250,041	7.43
641	206360188		26.04	no	0.46869	0.53131	1,893,406	1,893,406	2,226,571	155,860	7.77
642	206361090		41.81	yes	0.75261	0.24739	910,185	1,427,490	1,771,800	124,026	5.96
643	206361102		30.77	no	0.55392	0.44608	1,571,915	1,571,915	1,901,098	133,077	6.62
644	206361112		40.53	yes	0.72949	0.27051	995,226	1,427,490	1,771,800	124,026	6.18
645	206361114		45.94	yes	0.82697	0.17303	841,017	1,885,855	2,339,900	163,793	5.94
646	206361129		33.49	no	0.60290	0.39710	2,340,227	2,340,227	2,890,757	202,353	6.37
647	206361131		34.21	yes	0.61579	0.38421	2,310,968	2,333,745	2,895,626	202,694	6.32
648	206361146	36.57	36.57	yes	0.65829	0.34171	2,055,323	2,333,745	2,895,626	202,694	5.84
649	206361150		43.95	yes	0.79116	0.20884	1,040,413	1,933,001	2,398,397	167,888	6.32
650	206361158		41.23	yes	0.74208	0.25792	3,149,664	4,738,210	5,878,998	411,530	6.32
651	206361161		36.74	yes	0.66128	0.33872	2,037,343	2,333,745	2,895,626	202,694	6.32
652	206361165	40.67	40.67	yes	0.73214	0.26786	2,050,543	2,970,221	3,685,342	257,974	6.04
653	206361191	36.89	36.89	yes	0.66401	0.33599	1,204,372	1,390,818	1,725,676	120,797	5.97
654	206361195	38.06	38.06	yes	0.68514	0.31486	2,104,280	2,593,050	3,217,362	225,215	6.32
655	206361198	34.74	34.74	yes	0.62527	0.37473	2,253,918	2,333,745	2,895,626	202,694	6.24
656	206361199		46.23	yes	0.83213	0.16787	601,740	1,390,818	1,725,676	120,797	5.95
657	206361221		46.46	yes	0.83621	0.16379	497,549	1,178,659	1,462,437	102,371	5.71
658	206361241		51.23	yes	0.92213	0.07787	458,904	2,286,599	2,837,128	198,599	5.72
659	206361244		41.44	yes	0.74587	0.25413	1,281,511	1,956,574	2,427,646	169,935	6.23
660	206361257		39.31	yes	0.70751	0.29249	1,759,282	2,333,745	2,895,626	202,694	6.32
661	206361265		42.13	yes	0.75836	0.24164	889,015	1,427,490	1,771,800	124,026	6.49
662	206361276		47.98	yes	0.86370	0.13630	501,443	1,427,490	1,771,800	124,026	6.44
663	206361299		59.96	yes	1.07926	(0.07926)	(1,067,603)	5,226,066	6,486,590	454,061	6.49

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
664	206361301	10/1/2007	9/30/2008	03/24/68	PLYMOUTH VILLAGE	REDLANDS	92373	48	13,712	366	1.00000	13,712	17,568	3,033	3,033	13,712	78.05%	15,541
665	206361311	1/1/2008	12/31/2008	11/04/66	RIMROCK VILLA CONV. HOSPITAL	BARSTOW	92311	59	20,180	366	1.00000	20,180	21,594	12,886	12,886	20,180	93.45%	19,102
666	206361333	1/1/2008	12/31/2008	11/29/69	VILLA MESA CARE CENTER	UPLAND	91786	99	33,520	366	1.00000	33,520	36,234	26,539	26,539	33,520	92.51%	32,053
667	206361351	11/1/2007	10/31/2008	04/25/66	REDLANDS HEALTHCARE CENTER	REDLANDS	92373	78	26,828	366	1.00000	26,828	28,548	12,036	12,036	26,828	93.98%	25,254
668	206361365	1/1/2008	12/31/2008	06/18/64	UPLAND REHAB. & CARE CENTER	UPLAND	91768	206	62,572	366	1.00000	62,572	75,396	42,696	42,696	62,572	82.99%	66,696
669	206361366	7/1/2007	6/30/2008	04/23/70	VALLEY HEALTHCARE CENTER	SAN BERNARI	92404	109	27,495	366	1.00000	27,495	39,894	19,727	19,727	27,495	68.92%	35,291
670	206361378	1/1/2008	12/31/2008	09/04/64	WATERMAN CONVALESCENT HOSPITAL	SAN BERNAD	92404	166	46,551	366	1.00000	46,551	60,756	32,800	32,800	46,551	76.62%	53,745
671	206361383	1/1/2008	12/31/2008	07/22/66	BRASWELL'S YUCAIPA VALLEY CONVALESCENT	YUCAIPA	92399	59	19,569	366	1.00000	19,569	21,594	13,259	13,259	19,569	90.62%	19,102
672	206364001	1/1/2008	12/31/2008	02/19/87	KNOLLS WEST CONVALESCENT HOSPITAL	VICTORVILLE	92395	99	34,994	366	1.00000	34,994	36,234	20,355	20,355	34,994	96.58%	32,053
673	206364035	1/1/2008	12/31/2008	02/02/89	SKY HARBOR CARE CENTER	YUCCA VALLI	92284	99	32,442	366	1.00000	32,442	36,234	20,654	20,654	32,442	89.53%	32,053
674	206364036	1/1/2008	12/31/2008	03/16/89	BRASWELLS COLONIAL CARE	REDLANDS	92373	243	57,553	366	1.00000	57,553	88,938	45,037	45,037	57,553	64.71%	78,675
675	206364042	10/1/2007	9/30/2008	07/17/89	ASISTENCIA VILLA REHABILITATION AND CARE CENTER	REDLANDS	92373	99	32,485	366	1.00000	32,485	36,234	19,013	19,013	32,485	89.65%	32,053
676	206364080	7/1/2007	6/30/2008	09/17/91	APPLE VALLEY CARE CENTER	APPLE VALLE	92308	99	33,544	366	1.00000	33,544	36,234	16,924	16,924	33,544	92.58%	32,053
677	206364083	1/1/2008	12/31/2008	01/07/92	BRASWELL'S HAMPTON MANOR	YUCAIPA	92399	99	32,775	366	1.00000	32,775	36,234	20,058	20,058	32,775	90.45%	32,053
678	206364097	1/1/2008	12/31/2008	07/01/92	HERITAGE PARK NURSING CENTER	UPLAND	91786	70	22,619	366	1.00000	22,619	25,620	7,016	7,016	22,619	88.29%	22,664
679	206370655	1/1/2008	12/31/2008	01/01/50	ARROYO VISTA NURSING CENTER	SAN DIEGO	92105	53	17,376	366	1.00000	17,376	19,398	10,592	10,592	17,376	89.58%	17,160
680	206370659	1/1/2008	12/31/2008	02/04/69	ESCONDIDO CARE CENTER	ESCONDIDO	92025	180	58,279	366	1.00000	58,279	65,880	42,903	42,903	58,279	88.46%	58,278
681	206370660	1/1/2008	12/31/2008	03/22/68	COUNTRY VILLA LA MESA HC	LA MESA	91942	99	34,284	366	1.00000	34,284	36,234	15,673	15,673	34,284	94.62%	32,053
682	206370667	1/1/2008	12/31/2008	12/27/66	CALIFORNIA SPECIAL CARE CENTER	LA MESA	91942	90	26,845	366	1.00000	26,845	32,940	7,041	7,041	26,845	81.50%	29,139
683	206370669	1/1/2008	12/31/2008	11/13/74	VICTORIA SPECIAL CARE CENTER	EL CAJON	92020	120	40,531	366	1.00000	40,531	43,920	22,362	22,362	39,250	92.28%	38,852
684	206370671	1/1/2008	12/31/2008	01/22/65	SOMERSET SPECIAL CARE CENTER	EL CAJON	92020	65	22,638	366	1.00000	22,638	23,790	22,162	22,162	22,638	95.16%	21,045
685	206370678	1/1/2008	12/31/2008	02/01/62	CLOISTERS OF MISSION HILLS	SAN DIEGO	92103	75	22,612	366	1.00000	22,612	27,450	3,500	3,500	22,612	82.38%	24,282
686	206370684	1/1/2008	12/31/2008	01/02/68	COMMUNITY CARE CENTER OF LA MESA	LA MESA	91941	119	42,738	366	1.00000	42,738	43,554	24,399	24,399	42,738	98.13%	38,528
687	206370687	1/1/2008	12/31/2008	03/22/68	WINDSOR GARDENS CONVALESCENT CENTER OF SAN DIEGO	NATIONAL CI	91950	98	33,720	366	1.00000	33,720	35,868	23,924	23,924	33,720	94.01%	31,729
688	206370692	1/1/2008	12/31/2008	11/26/56	UNIVERSITY CARE CENTER	SAN DIEGO	92105	87	29,875	366	1.00000	29,875	31,842	21,809	21,809	29,875	93.82%	28,168
689	206370702	1/1/2008	12/31/2008	07/30/62	PALOMAR VISTA HEALTHCARE CENTER	ESCONDIDO	92025	74	23,856	366	1.00000	23,856	27,084	14,858	14,858	23,856	88.08%	23,959
690	206370703	1/1/2008	12/31/2008	06/28/67	BRIGHTON PLACE - SAN DIEGO	SAN DIEGO	92105	99	34,176	366	1.00000	34,176	36,234	22,481	22,481	34,176	94.32%	32,053
691	206370708	4/1/2007	3/31/2008	07/12/65	FREDERICKA MANOR CARE CENTER	CHULA VISTA	92010	174	60,235	366	1.00000	60,235	63,684	21,818	21,818	60,235	94.58%	56,335
692	206370710	1/1/2008	12/31/2008	08/22/68	FRIENDSHIP MANOR NURSING & REHAB CENTER	NATIONAL CI	91950	104	35,026	366	1.00000	35,026	38,064	18,110	18,110	35,026	92.02%	33,672
693	206370711	10/1/2007	9/30/2008	11/12/65	CARE WITH DIGNITY CONVALESCENT HOSPITAL	SAN DIEGO	92123	99	33,407	366	1.00000	33,407	36,234	22,905	22,905	33,407	92.20%	32,053
694	206370712	1/1/2008	12/31/2008	07/01/68	SAN DIEGO HEALTHCARE CENTER	SAN DIEGO	92123	305	100,818	366	1.00000	100,818	111,630	71,992	71,992	100,818	90.31%	98,749
695	206370715	1/1/2008	12/31/2008	01/07/57	PARKWAY HILLS NURSING AND REHABILITATION	LA MESA	92041	60	20,080	366	1.00000	20,080	21,960	10,796	10,796	20,080	91.44%	19,426
696	206370718	10/1/2007	9/30/2008	07/01/57	HILLCREST MANOR SANITARIUM	NATIONAL CI	91950	80	21,924	366	1.00000	21,924	29,280	21,434	21,434	21,924	74.88%	25,901
697	206370719	1/1/2008	12/31/2008	09/17/69	BALBOA NURSING AND REHABILITATION CENTER	SAN DIEGO, C	92103	194	41,970	366	1.00000	41,970	71,004	30,039	30,039	41,970	59.11%	62,811
698	206370723	1/1/2008	12/31/2008	01/03/63	PALOMAR HEIGHTS CARE CENTER	ESCONDIDO	92027	98	25,373	366	1.00000	25,373	35,868	18,978	18,978	25,373	70.74%	31,729
699	206370732	1/1/2008	12/31/2008	11/12/65	KEARNY MESA CONVALESCENT HOSPITAL	SAN DIEGO	92111	98	33,944	366	1.00000	33,944	35,868	11,785	11,785	33,944	94.64%	31,729
700	206370735	1/1/2008	12/31/2008	05/24/66	ARBOR HILLS NURSING AND REHAB	LA MESA	91942	102	34,546	366	1.00000	34,546	37,332	14,587	14,587	34,546	92.54%	33,024
701	206370736	1/1/2008	12/31/2008	02/10/64	LEMON GROVE CARE & REHABILITATION CENTER	LEMON GROV	91945	154	52,959	366	1.00000	52,959	56,364	38,180	38,180	52,959	93.96%	49,860

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13	
Square Feet Per Bed (Z2)			400	
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03	

Land % (AA3)	**Equip/bed (AB3)**	**Fully Depreciated Minimum Value (AD3)**
10%	4,000	38.800%

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
		A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
664	206361301	15,541	15,541	923	0.992	2,724,270	272,427	192,000	2,916,270	1,131,513	42.77	35.08	37.88	Yes	36.08
665	206361311	19,102	20,180	923	0.992	3,348,582	334,858	236,000	3,584,582	1,390,818	44.15	37.88	39.27	Yes	38.88
666	206361333	32,053	33,520	917	1.020	5,777,402	577,740	396,000	6,173,402	2,395,280	41.09	35.10	36.20	Yes	36.10
667	206361351	25,254	26,828	923	0.992	4,426,939	442,694	312,000	4,738,939	1,838,708	44.68	38.05	39.80	Yes	39.05
668	206361365	66,696	66,696	917	1.020	12,021,666	1,202,167	824,000	12,845,666	4,984,118	46.53	39.58	41.65	Yes	40.58
669	206361366	35,291	35,291	924	0.992	6,186,363	618,636	436,000	6,622,363	2,569,477	40.69	34.70	35.80	Yes	35.70
670	206361378	53,745	53,745	924	0.992	9,421,434	942,143	664,000	10,085,434	3,913,148	46.31	40.32	41.44	Yes	41.32
671	206361383	19,102	19,569	923	0.992	3,348,582	334,858	236,000	3,584,582	1,390,818	44.44	38.45	39.56	Yes	39.45
672	206364001	32,053	34,994	923	0.992	5,618,807	561,881	396,000	6,014,807	2,333,745	23.90	22.91	18.96	No	23.91
673	206364035	32,053	32,442	922	1.004	5,686,776	568,678	396,000	6,082,776	2,360,117	21.95	20.96	17.01	No	21.96
674	206364036	78,675	78,675	923	0.992	13,791,617	1,379,162	972,000	14,763,617	5,728,284	21.84	20.84	16.89	No	21.84
675	206364042	32,053	32,485	923	0.992	5,618,807	561,881	396,000	6,014,807	2,333,745	21.50	20.51	16.56	No	21.51
676	206364080	32,053	33,544	923	0.992	5,618,807	561,881	396,000	6,014,807	2,333,745	19.34	18.34	14.39	No	19.34
677	206364083	32,053	32,775	923	0.992	5,618,807	561,881	396,000	6,014,807	2,333,745	19.03	18.04	14.08	No	19.04
678	206364097	22,664	22,664	917	1.020	4,085,032	408,503	280,000	4,365,032	1,693,632	18.55	17.56	13.60	No	18.56
679	206370655	17,160	17,376	921	1.046	3,171,793	317,179	212,000	3,383,793	1,312,912	60.96	54.97	56.12	Yes	55.97
680	206370659	58,278	58,279	920	1.046	10,772,126	1,077,213	720,000	11,492,126	4,458,945	41.90	35.91	37.02	Yes	36.91
681	206370660	32,053	34,284	919	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	42.78	36.78	37.89	Yes	37.78
682	206370667	29,139	29,139	919	1.046	5,386,063	538,606	360,000	5,746,063	2,229,473	44.01	38.02	39.13	Yes	39.02
683	206370669	38,852	40,531	920	1.046	7,181,418	718,142	480,000	7,661,418	2,972,630	36.14	30.15	31.24	Yes	31.15
684	206370671	21,045	22,638	920	1.046	3,889,935	388,993	260,000	4,149,935	1,610,175	45.93	39.94	41.05	Yes	40.94
685	206370678	24,282	24,282	921	1.046	4,488,386	448,839	300,000	4,788,386	1,857,894	48.90	42.91	44.03	Yes	43.91
686	206370684	38,528	42,738	919	1.046	7,121,572	712,157	476,000	7,597,572	2,947,858	42.99	35.51	38.11	Yes	36.51
687	206370687	31,729	33,720	919	1.046	5,864,824	586,482	392,000	6,256,824	2,427,648	42.78	36.78	37.89	Yes	37.78
688	206370692	28,168	29,875	921	1.046	5,206,528	520,653	348,000	5,554,528	2,155,157	54.07	44.23	49.22	Yes	45.23
689	206370702	23,959	23,959	920	1.046	4,428,541	442,854	296,000	4,724,541	1,833,122	48.41	41.73	43.54	Yes	42.73
690	206370703	32,053	34,176	921	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	43.51	37.52	38.62	Yes	38.52
691	206370708	56,335	60,235	920	1.046	10,413,056	1,041,306	696,000	11,109,056	4,310,314	45.46	39.47	40.59	Yes	40.47
692	206370710	33,672	35,026	919	1.046	6,223,895	622,390	416,000	6,639,895	2,576,279	42.36	36.37	37.47	Yes	37.37
693	206370711	32,053	33,407	921	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	45.13	39.14	40.25	Yes	40.14
694	206370712	98,749	100,818	921	1.046	18,252,770	1,825,277	1,220,000	19,472,770	7,555,435	42.50		37.61	Yes	37.50
695	206370715	19,426	20,080	920	1.046	3,590,709	359,071	240,000	3,830,709	1,486,315	53.96	47.96	49.10	Yes	48.96
696	206370718	25,901	25,901	919	1.046	4,787,612	478,761	320,000	5,107,612	1,981,753	53.48	47.49	48.62	Yes	48.49
697	206370719	62,811	62,811	921	1.046	11,609,958	1,160,996	776,000	12,385,958	4,805,752	41.29	35.40	36.40	Yes	36.40
698	206370723	31,729	31,729	920	1.046	5,864,824	586,482	392,000	6,256,824	2,427,648	47.98	42.11	43.11	Yes	43.11
699	206370732	31,729	33,944	921	1.046	5,864,824	586,482	392,000	6,256,824	2,427,648	45.13	39.14	40.25	Yes	40.14
700	206370735	33,024	34,546	919	1.046	6,104,205	610,420	408,000	6,512,205	2,526,736	44.60	38.26	39.72	Yes	39.26
701	206370736	49,860	52,959	919	1.046	9,216,153	921,615	616,000	9,832,153	3,814,875	46.88	39.85	42.01	Yes	40.85

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
664	206361301	35.57	35.57	yes	0.64030	0.35970	1,048,979	1,131,513	1,403,940	98,276	6.32
665	206361311		38.88	yes	0.69986	0.30014	1,075,883	1,390,818	1,725,676	120,797	5.99
666	206361333		36.10	yes	0.64977	0.35023	2,162,108	2,395,280	2,973,020	208,111	6.21
667	206361351		39.05	yes	0.70294	0.29706	1,407,767	1,838,708	2,281,402	159,698	5.95
668	206361365	38.44	38.44	yes	0.69188	0.30812	3,957,993	4,984,118	6,186,285	433,040	6.49
669	206361366		35.70	yes	0.64264	0.35736	2,366,572	2,569,477	3,188,113	223,168	6.32
670	206361378		41.32	yes	0.74380	0.25620	2,583,855	3,913,148	4,855,292	339,870	6.32
671	206361383		39.45	yes	0.71007	0.28993	1,039,294	1,390,818	1,725,676	120,797	6.17
672	206364001	22.61	22.61	no	0.40700	0.59300	3,566,762	3,566,762	4,128,643	289,005	8.26
673	206364035		21.96	no	0.39526	0.60474	3,678,484	3,678,484	4,247,162	297,301	9.16
674	206364036		21.84	no	0.39320	0.60680	8,958,611	8,958,611	10,337,773	723,644	9.20
675	206364042		21.51	no	0.38715	0.61285	3,686,189	3,686,189	4,248,070	297,365	9.15
676	206364080		19.34	no	0.34820	0.65180	3,920,471	3,920,471	4,482,352	313,765	9.35
677	206364083		19.04	no	0.34269	0.65731	3,953,602	3,953,602	4,515,482	316,084	9.64
678	206364097	15.05	15.05	no	0.27096	0.72904	3,182,288	3,182,288	3,590,791	251,355	11.09
679	206370655		55.97	yes	1.00741	(0.00741)	(25,073)	1,312,912	1,630,091	114,106	6.57
680	206370659		36.91	yes	0.66443	0.33557	3,856,456	4,458,945	5,536,158	387,531	6.65
681	206370660		37.78	yes	0.68011	0.31989	2,021,889	2,452,420	3,044,887	213,142	6.22
682	206370667		39.02	yes	0.70230	0.29770	1,710,631	2,229,473	2,768,079	193,766	6.65
683	206370669		31.15	no	0.56075	0.43925	3,365,246	3,365,246	4,083,388	285,837	7.05
684	206370671		40.94	yes	0.73692	0.26308	1,091,773	1,610,175	1,999,168	139,942	6.18
685	206370678		43.91	yes	0.79033	0.20967	1,003,991	1,857,894	2,306,732	161,471	6.65
686	206370684		36.51	yes	0.65722	0.34278	2,604,315	2,947,858	3,660,015	256,201	5.99
687	206370687		37.78	yes	0.68011	0.31989	2,001,466	2,427,648	3,014,130	210,989	6.26
688	206370692		45.23	yes	0.81412	0.18588	1,032,460	2,155,157	2,675,810	187,307	6.27
689	206370702	39.57	39.57	yes	0.71235	0.28765	1,359,031	1,833,122	2,275,976	159,318	6.65
690	206370703	35.44	35.44	yes	0.63783	0.36217	2,289,144	2,452,420	3,044,887	213,142	6.24
691	206370708		40.47	yes	0.72851	0.27149	3,016,018	4,310,314	5,351,619	374,613	6.22
692	206370710		37.37	yes	0.67259	0.32741	2,173,967	2,576,279	3,198,669	223,907	6.39
693	206370711		40.14	yes	0.72246	0.27754	1,754,245	2,452,420	3,044,887	213,142	6.38
694	206370712		37.50	yes	0.67500	0.32500	6,328,650	7,555,435	9,380,712	656,650	6.51
695	206370715		48.96	yes	0.88136	0.11864	454,473	1,486,315	1,845,386	129,177	6.43
696	206370718		48.49	yes	0.87275	0.12725	649,923	1,981,753	2,460,515	172,236	6.65
697	206370719		36.40	yes	0.65525	0.34475	4,270,068	4,805,752	5,966,748	417,672	6.65
698	206370723		43.11	yes	0.77597	0.22403	1,401,700	2,427,648	3,014,130	210,989	6.65
699	206370732		40.14	yes	0.72246	0.27754	1,736,525	2,427,648	3,014,130	210,989	6.22
700	206370735	38.47	38.47	yes	0.69244	0.30756	2,002,919	2,526,736	3,137,156	219,601	6.36
701	206370736		40.85	yes	0.73536	0.26464	2,602,008	3,814,875	4,736,490	331,554	6.26

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
702	206370737	1/1/2008	12/31/2008	05/17/66	PARKSIDE SPECIAL CARE CENTER	EL CAJON	92020	52	18,851	366	1.00000	18,851	19,032	14,322	14,322	18,851	99.05%	16,836
703	206370740	1/1/2008	12/31/2008	11/23/66	COTTONWOOD CANYON HEALTHCARE CENTER	EL CAJON	92021	96	31,097	366	1.00000	31,097	35,136	23,792	23,792	31,097	88.50%	31,082
704	206370741	1/1/2008	12/31/2008	02/16/68	MAGNOLIA SPECIAL CARE CENTER	EL CAJON	92020	99	32,961	366	1.00000	32,961	36,234	17,779	17,779	32,961	90.97%	32,053
705	206370747	2/1/2007	1/31/2008	01/16/67	MISSION HILLS HEALTH CARE, INC.	SAN DIEGO	92103	96	33,516	365	0.99727	33,608	35,040	31,269	31,355	33,516	95.65%	30,997
706	206370750	2/1/2007	1/31/2008	04/11/72	MOUNT MIGUEL COVENANT VILLAGE	SPRING VALL	91977	90	26,690	365	0.99727	26,763	32,850	12,058	12,091	26,690	81.25%	29,059
707	206370752	1/1/2008	12/31/2008	05/13/63	ENCINITAS NURSING & REHAB CENTER	ENCINITAS	92024	99	31,457	366	1.00000	31,457	36,234	14,979	14,979	31,457	86.82%	32,053
708	206370756	1/1/2008	12/31/2008	07/11/72	REO VISTA HEALTHCARE CENTER	SAN DIEGO	92139	162	53,933	366	1.00000	53,933	59,292	36,955	36,955	53,933	90.96%	52,450
709	206370763	1/1/2008	12/31/2008	01/23/64	POINT LOMA CONVALESCENT HOSPITAL	SAN DIEGO	92110	133	46,214	366	1.00000	46,214	48,678	28,415	28,415	46,214	94.94%	43,061
710	206370769	1/1/2008	12/31/2008	02/01/61	LA MESA HEALTHCARE CENTER	LA MESA	91941	94	31,027	366	1.00000	31,027	34,404	20,386	20,386	31,027	90.18%	30,434
711	206370770	1/1/2008	12/31/2008	10/25/63	JACOB HEALTH CARE CENTER	SAN DIEGO	92105	72	26,352	366	1.00000	26,352	26,352	9,299	9,299	26,352	100.00%	23,311
712	206370776	1/1/2008	12/31/2008	06/14/50	BRIGHTON PLACE SPRING VALLEY	SPRING VALL	91977	75	26,188	366	1.00000	26,188	27,450	15,731	15,731	26,188	95.40%	24,282
713	206370778	10/1/2007	9/30/2008	05/24/66	GRANITE HILLS CONVALESCENT HOSPITAL	EL CAJON	92021	99	33,824	366	1.00000	33,824	36,234	27,569	27,569	33,824	93.35%	32,053
714	206370779	1/1/2008	12/31/2008	07/21/69	LA JOLLA NURSING & REHAB CENTER	LA JOLLA	92037	161	38,733	366	1.00000	38,733	58,926	21,920	21,920	38,733	65.73%	52,126
715	206370781	1/1/2008	12/31/2008	02/04/64	LA PALOMA HEALTHCARE CENTER	OCEANSIDE, (	92056	93	28,845	366	1.00000	28,845	34,038	19,825	19,825	28,845	84.74%	30,110
716	206370784	1/1/2008	12/31/2008	01/17/61	VALLE VISTA CONVALESCENT HOSPITAL	ESCONDIDO	92025	59	20,243	366	1.00000	20,243	21,594	15,393	15,393	20,243	93.74%	19,102
717	206370790	1/1/2008	12/31/2008	06/28/60	LIFE CARE CENTER OF VISTA	VISTA	92083	176	45,001	366	1.00000	45,001	64,416	27,844	27,844	45,001	69.86%	56,983
718	206370793	1/1/2008	12/31/2008	04/14/58	BRIGHTON PLACE - EAST	SPRING VALL	91977	50	17,649	366	1.00000	17,649	18,300	7,848	7,848	17,649	96.44%	16,188
719	206370794	1/1/2008	12/31/2008	03/31/58	LAKESIDE SPECIAL CARE CENTER	LAKESIDE	92040	94	34,245	366	1.00000	34,245	34,404	21,817	21,817	34,245	99.54%	30,434
720	206370904	1/1/2008	12/31/2008	02/17/76	COLLINGWOOD MANOR NURSING FACILITY	CHULA VISTA	91910	99	29,047	366	1.00000	29,047	36,234	28,887	28,887	29,047	80.17%	32,053
721	206371261	1/1/2008	12/31/2008	06/15/78	PARADISE VALLEY HEALTH CARE CENTER	NATIONAL CI	91950	86	29,462	366	1.00000	29,462	31,476	18,554	18,554	29,462	93.60%	27,844
722	206371321	1/1/2008	12/31/2008	04/11/78	REDWOOD TERRACE HEALTH CENTER	ESCONDIDO	92025	59	18,070	366	1.00000	18,070	21,594	3,909	3,909	18,070	83.68%	19,102
723	206371458	10/1/2007	9/30/2008	10/03/60	THE BRADLEY COURT	EL CAJON	92000	56	19,347	366	1.00000	19,347	20,496	16,629	16,629	19,347	94.39%	18,131
724	206371593	4/16/2008	12/31/2008	05/19/81	POWAY HEALTHCARE CENTER	POWAY	92064	99	23,019	260	0.71038	32,404	25,740	16,121	22,693	23,019	89.43%	22,770
725	206371598	9/1/2007	8/31/2008	01/04/82	ST. PAUL'S HEALTH CARE CENTER	SAN DIEGO	92103	59	18,793	366	1.00000	18,793	21,594	5,777	5,777	18,793	87.03%	19,102
726	206371658	4/16/2008	12/31/2008	09/03/84	AVIARA HEALTHCARE CENTER	ENCINITAS	92024	120	24,640	260	0.71038	34,686	31,200	14,080	19,820	24,640	78.97%	27,600
727	206371703	1/1/2008	12/31/2008	07/24/85	VILLA MONTE VISTA	POWAY	92064	149	46,427	366	1.00000	46,427	54,534	30,059	30,059	46,427	85.13%	48,241
728	206371716	10/1/2007	9/30/2008	01/14/86	LIFE CARE CENTER OF ESCONDIDO	ESCONDIDO	92025	120	33,940	366	1.00000	33,940	43,920	22,577	22,577	33,940	77.28%	38,852
729	206374014	1/1/2008	12/31/2008	06/19/87	CASTLE MANOR CONVALESCENT CENTER	NATIONAL CI	91950	99	33,536	366	1.00000	33,536	36,234	15,782	15,782	33,536	92.55%	32,053
730	206374019	1/1/2008	12/31/2008	10/28/87	STANFORD COURT NURSING CENTER OF SANTEE	SANTEE	92071	105	35,880	366	1.00000	35,880	38,430	14,965	14,965	35,880	93.36%	33,995
731	206374028	1/1/2008	12/31/2008	09/20/88	CARMEL MOUNTAIN REHABILITATION AND HEALTHCARE CENTEI	SAN DIEGO	92128	120	39,433	366	1.00000	39,433	43,920	25,732	25,732	39,433	89.78%	38,852
732	206374029	1/1/2008	12/31/2008	10/12/88	VILLA RANCHO BERNARDO CARE CENTER	SAN DIEGO	92127	299	101,175	366	1.00000	101,175	109,434	77,463	77,463	101,175	92.45%	96,806
733	206374058	1/1/2008	12/31/2008	02/05/90	VISTA KNOLL SPECIALIZED CARE	VISTA	92083	119	40,515	366	1.00000	40,515	43,554	24,863	24,863	40,515	93.02%	38,528
734	206374060	7/1/2007	6/30/2008	02/23/90	VILLAGE SQUARE NURSING CENTER	SAN MARCOS	92069	118	38,419	366	1.00000	38,419	43,188	21,871	21,871	38,419	88.96%	38,204
735	206374064	7/1/2007	6/30/2008	06/01/90	DOROTHY & JOSEPH GOLDBERG HEALTHCARE CENTER	ENCINITAS	92024	58	19,886	366	1.00000	19,886	21,228	8,074	8,074	19,886	93.68%	18,778
736	206374066	1/1/2008	12/31/2008	06/16/90	COUNTRY HILLS HEALTH CARE CENTER	EL CAJON	92021	305	107,736	366	1.00000	107,736	111,630	81,511	81,511	107,736	96.51%	98,749
737	206374248	4/1/2007	3/31/2008	09/11/98	CARLSBAD CARE CENTER	CARLSBAD	92008	33	10,891	366	1.00000	10,891	12,078	320	320	10,891	90.17%	10,684
738	206380762	1/1/2008	12/31/2008	02/08/71	GROVE STREET EXTENDED CARE AND LIVING CTR	SAN FRANCIS	94117	168	58,829	366	1.00000	58,829	61,488	53,565	53,565	58,829	95.68%	54,393
739	206380772	1/1/2008	12/31/2008	07/19/63	CENTRAL GARDENS	SAN FRANCIS	94115	92	26,405	366	1.00000	26,405	33,672	18,546	18,546	26,405	78.42%	29,787

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		**Fully Depreciated**
Square Feet Per Bed (Z2)			400	**Land % (AA3)** **Equip/bed (AB3)**	**Minimum Value (AD3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
702	206370737	16,836	18,851	920	1.046	3,111,948	311,195	208,000	3,319,948	1,288,140	44.62	38.63	39.74	Yes	39.63
703	206370740	31,082	31,097	920	1.046	5,745,134	574,513	384,000	6,129,134	2,378,104	44.10	37.82	39.22	Yes	38.82
704	206370741	32,053	32,961	920	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	42.87	36.88	37.99	Yes	37.88
705	206370747	31,082	33,608	921	1.046	5,745,134	574,513	384,000	6,129,134	2,378,104	43.95	37.96	39.07	Yes	38.96
706	206370750	29,139	29,139	919	1.046	5,386,063	538,606	360,000	5,746,063	2,229,473	38.73	32.74	33.83	Yes	33.74
707	206370752	32,053	32,053	920	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	47.63	40.28	42.75	Yes	41.28
708	206370756	52,450	53,933	921	1.046	9,694,914	969,491	648,000	10,342,914	4,013,051	38.48	32.17	33.58	Yes	33.17
709	206370763	43,061	46,214	921	1.046	7,959,405	795,940	532,000	8,491,405	3,294,665	46.93	40.94	42.05	Yes	41.94
710	206370769	30,434	31,027	919	1.046	5,625,444	562,544	376,000	6,001,444	2,328,560	49.90	41.04	45.03	Yes	42.04
711	206370770	23,311	26,352	921	1.046	4,308,851	430,885	288,000	4,596,851	1,783,578	47.17	41.18	42.30	Yes	42.18
712	206370776	24,282	26,188	919	1.046	4,488,386	448,839	300,000	4,788,386	1,857,894	60.51	54.52	55.67	Yes	55.52
713	206370778	32,053	33,824	920	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	44.60	38.61	39.72	Yes	39.61
714	206370779	52,126	52,126	920	1.046	9,635,069	963,507	644,000	10,279,069	3,988,279	41.45	35.56	36.56	Yes	36.56
715	206370781	30,110	30,110	920	1.046	5,565,599	556,560	372,000	5,937,599	2,303,788	46.90	40.08	42.02	Yes	41.08
716	206370784	19,102	20,243	920	1.046	3,530,864	353,086	236,000	3,766,864	1,461,543	49.94	43.95	45.07	Yes	44.95
717	206370790	56,983	56,983	920	1.046	10,532,746	1,053,275	704,000	11,236,746	4,359,857	50.49	44.50	45.63	Yes	45.50
718	206370793	16,188	17,649	919	1.046	2,992,257	299,226	200,000	3,192,257	1,238,596	52.69	46.70	47.84	Yes	47.70
719	206370794	30,434	34,245	920	1.046	5,625,444	562,544	376,000	6,001,444	2,328,560	52.73	46.74	47.87	Yes	47.74
720	206370904	32,053	32,053	919	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	34.89	33.89	29.98	No	34.89
721	206371261	27,844	29,462	919	1.046	5,146,683	514,668	344,000	5,490,683	2,130,385	32.57	31.57	27.65	No	32.57
722	206371321	19,102	19,102	920	1.046	3,530,864	353,086	236,000	3,766,864	1,461,543	32.74	31.75	27.83	No	32.75
723	206371458	18,131	19,347	920	1.046	3,351,328	335,133	224,000	3,575,328	1,387,227	50.23	44.23	45.36	Yes	45.23
724	206371593	32,053	32,404	920	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	29.64	26.80	24.72	No	27.80
725	206371598	19,102	19,102	921	1.046	3,530,864	353,086	236,000	3,766,864	1,461,543	29.02	28.02	24.09	No	29.02
726	206371658	38,852	38,852	920	1.046	7,181,418	718,142	480,000	7,661,418	2,972,630	26.36	25.15	21.43	No	26.15
727	206371703	48,241	48,241	920	1.046	8,916,927	891,693	596,000	9,512,927	3,691,016	25.47	24.48	20.54	No	25.48
728	206371716	38,852	38,852	920	1.046	7,181,418	718,142	480,000	7,661,418	2,972,630	25.00	24.01	20.06	No	25.01
729	206374014	32,053	33,536	919	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	23.57	22.39	18.64	No	23.39
730	206374019	33,995	35,880	920	1.046	6,283,740	628,374	420,000	6,703,740	2,601,051	23.22	21.62	18.28	No	22.62
731	206374028	38,852	39,433	921	1.046	7,181,418	718,142	480,000	7,661,418	2,972,630	22.32	19.76	17.38	No	20.76
732	206374029	96,806	101,175	921	1.046	17,893,699	1,789,370	1,196,000	19,089,699	7,406,803	22.26	21.27	17.32	No	22.27
733	206374058	38,528	40,515	920	1.046	7,121,572	712,157	476,000	7,597,572	2,947,858	20.95	18.91	16.00	No	19.91
734	206374060	38,204	38,419	920	1.046	7,061,727	706,173	472,000	7,533,727	2,923,086	20.90	19.29	15.95	No	20.29
735	206374064	18,778	19,886	920	1.046	3,471,019	347,102	232,000	3,703,019	1,436,771	20.63	19.64	15.68	No	20.64
736	206374066	98,749	107,736	920	1.046	18,252,770	1,825,277	1,220,000	19,472,770	7,555,435	20.59	19.60	15.64	No	20.60
737	206374248	10,684	10,891	920	1.046	1,974,890	197,489	132,000	2,106,890	817,473	12.37	11.37	7.40	No	12.37
738	206380762	54,393	58,829	941	1.238	11,899,458	1,189,946	672,000	12,571,458	4,877,726	39.90	33.91	35.01	Yes	34.91
739	206380772	29,787	29,787	941	1.238	6,516,370	651,637	368,000	6,884,370	2,671,135	47.44	41.45	42.57	Yes	42.45

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
702	206370737		39.63	yes	0.71331	0.28669	951,791	1,288,140	1,599,334	111,953	5.94
703	206370740	35.13	35.13	yes	0.63239	0.36761	2,253,141	2,378,104	2,952,617	206,683	6.65
704	206370741		37.88	yes	0.68184	0.31816	2,011,009	2,452,420	3,044,887	213,142	6.47
705	206370747	38.45	38.45	yes	0.69216	0.30784	1,886,812	2,378,104	2,952,617	206,683	6.15
706	206370750		33.74	no	0.60728	0.39272	2,256,601	2,256,601	2,795,208	195,665	6.71
707	206370752		41.28	yes	0.74298	0.25702	1,624,522	2,452,420	3,044,887	213,142	6.65
708	206370756	29.70	29.70	no	0.53462	0.46538	4,813,403	4,813,403	5,782,894	404,803	7.51
709	206370763	39.70	39.70	yes	0.71463	0.28537	2,423,202	3,294,665	4,090,605	286,342	6.20
710	206370769	40.88	40.88	yes	0.73579	0.26421	1,585,618	2,328,560	2,891,105	202,377	6.52
711	206370770		42.18	yes	0.75930	0.24070	1,106,485	1,783,578	2,214,463	155,012	5.88
712	206370776		55.52	yes	0.99934	0.00066	3,140	1,857,894	2,306,732	161,471	6.17
713	206370778		39.61	yes	0.71297	0.28703	1,814,239	2,452,420	3,044,887	213,142	6.30
714	206370779		36.56	yes	0.65811	0.34189	3,514,315	3,988,279	4,951,785	346,625	6.65
715	206370781		41.08	yes	0.73942	0.26058	1,547,217	2,303,788	2,860,348	200,224	6.65
716	206370784		44.95	yes	0.80902	0.19098	719,409	1,461,543	1,814,629	127,024	6.27
717	206370790		45.50	yes	0.81900	0.18100	2,033,851	4,359,857	5,413,132	378,919	6.65
718	206370793	47.19	47.19	yes	0.84938	0.15062	480,821	1,238,596	1,537,822	107,648	6.10
719	206370794		47.74	yes	0.85933	0.14067	844,236	2,328,560	2,891,105	202,377	5.91
720	206370904		34.89	yes	0.62808	0.37192	2,350,771	2,452,420	3,044,887	213,142	6.65
721	206371261		32.57	no	0.58633	0.41367	2,271,342	2,271,342	2,786,011	195,021	6.62
722	206371321		32.75	no	0.58952	0.41048	1,546,205	1,546,205	1,899,291	132,950	6.96
723	206371458		45.23	yes	0.81423	0.18577	664,190	1,387,227	1,722,360	120,565	6.23
724	206371593		27.80	no	0.50032	0.49968	3,158,337	3,158,337	3,750,804	262,556	8.10
725	206371598		29.02	no	0.52244	0.47756	1,798,894	1,798,894	2,151,980	150,639	7.89
726	206371658	25.72	25.72	no	0.46287	0.53713	4,115,163	4,115,163	4,833,305	338,331	8.71
727	206371703		25.48	no	0.45866	0.54134	5,149,768	5,149,768	6,041,461	422,902	8.77
728	206371716		25.01	no	0.45010	0.54990	4,213,026	4,213,026	4,931,168	345,182	8.88
729	206374014		23.39	no	0.42102	0.57898	3,659,527	3,659,527	4,251,994	297,640	8.88
730	206374019		22.62	no	0.40716	0.59284	3,974,273	3,974,273	4,602,647	322,185	8.98
731	206374028		20.76	no	0.37371	0.62629	4,798,284	4,798,284	5,516,426	386,150	9.79
732	206374029		22.27	no	0.40082	0.59918	11,438,172	11,438,172	13,227,542	925,928	9.15
733	206374058	19.64	19.64	no	0.35350	0.64650	4,911,841	4,911,841	5,623,998	393,680	9.72
734	206374060		20.29	no	0.36520	0.63480	4,782,417	4,782,417	5,488,590	384,201	10.00
735	206374064		20.64	no	0.37146	0.62854	2,327,499	2,327,499	2,674,601	187,222	9.41
736	206374066		20.60	no	0.37072	0.62928	12,253,799	12,253,799	14,079,076	985,535	9.15
737	206374248		12.37	no	0.22274	0.77726	1,637,606	1,637,606	1,835,095	128,457	11.79
738	206380762		34.91	yes	0.62833	0.37167	4,672,461	4,877,726	6,067,671	424,737	7.22
739	206380772		42.45	yes	0.76411	0.23589	1,623,921	2,671,135	3,322,772	232,594	7.81

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
740	206380814	1/1/2008	12/31/2008	07/16/68	NINETEENTH AVENUE HEALTHCARE CENTER	SAN FRANCIS	94116	140	50,926	366	1.00000	50,926	51,240	45,427	45,427	50,926	99.39%	45,327
741	206380830	1/1/2008	12/31/2008	05/25/65	HAYES CONVALESCENT HOSPITAL	SAN FRANCIS	94117	34	10,795	366	1.00000	10,795	12,444	2,765	2,765	10,795	86.75%	11,008
742	206380921	7/1/2007	6/30/2008	02/19/70	GOLDEN GATE HEALTHCARE CENTER	SAN FRANCIS	94115	120	43,431	366	1.00000	43,431	43,920	35,794	35,794	43,431	98.89%	38,852
743	206380938	7/1/2007	6/30/2008	06/08/70	THE TUNNELL CENTER FOR REHABILITATION AND HC	SAN FRANCIS	94109	180	62,568	366	1.00000	62,568	65,880	13,384	13,384	62,568	94.97%	58,278
744	206380958	1/1/2008	12/31/2008	06/18/69	ST. ANNE'S HOME	SAN FRANCIS	94118	46	15,760	366	1.00000	15,760	16,836	14,625	14,625	15,760	93.61%	14,893
745	206380984	7/1/2007	6/30/2008	10/30/67	VICTORIAN HEALTHCARE CENTER	SAN FRANCIS	94115	90	32,760	366	1.00000	32,760	32,940	27,953	27,953	32,760	99.45%	29,139
746	206382635	1/1/2008	12/31/2008	08/17/64	CONVALESCENT CENTER MISSION STREET	SAN FRANCIS	94112	53	18,796	366	1.00000	18,796	19,398	15,711	15,711	18,796	96.90%	17,160
747	206382673	1/1/2008	12/31/2008	12/08/60	MISSION BAY CONVALESCENT HOSPITAL	SAN FRANCIS	94107	50	17,310	366	1.00000	17,310	18,300	17,171	17,171	17,310	94.59%	16,188
748	206390794	7/1/2007	6/30/2008	01/01/53	CRESCENT COURT NURISNG HOME	LODI	95240	28	8,877	366	1.00000	8,877	10,248	5,370	5,370	8,877	86.62%	9,065
749	206390796	11/1/2007	10/31/2008	08/30/63	BETHANY HOME SOCIETY OF SAN JOAQUIN COUNTY	RIPON	95366	92	32,773	366	1.00000	32,773	33,672	16,042	16,042	32,773	97.33%	29,787
750	206390826	1/1/2008	12/31/2008	12/24/65	GOLDEN LIVINGCENTER - CHATEAU	STOCKTON	95207	99	30,741	366	1.00000	30,741	36,234	21,697	21,697	30,741	84.84%	32,053
751	206390865	1/1/2008	12/31/2008	02/01/63	WINDSOR ELMHAVEN CARE CENTER	STOCKTON	95207	128	39,186	366	1.00000	39,186	46,848	28,770	28,770	39,186	83.64%	41,442
752	206390873	1/1/2008	12/31/2008	10/31/66	FAIRMONT REHABILITATION HOSPITAL	LODI	95240	59	20,086	366	1.00000	20,086	21,594	6,785	6,785	20,086	93.02%	19,102
753	206390894	1/1/2008	12/31/2008	10/28/57	WINE COUNTRY CARE CENTER	LODI	95240	87	27,088	366	1.00000	27,088	31,842	19,600	19,600	27,088	85.07%	28,168
754	206390902	10/1/2007	9/30/2008	01/01/58	GOOD SAMARITAN REHAB & CARE CENTER	STOCKTON	95204	98	34,438	366	1.00000	34,438	35,868	28,162	28,162	34,438	96.01%	31,729
755	206390910	1/1/2008	12/31/2008	03/25/63	GOLDEN LIVINGCENTER - HY-PANA	STOCKTON	95207	119	37,237	366	1.00000	37,237	43,554	31,536	31,536	37,237	85.50%	38,528
756	206390916	1/1/2008	12/31/2008	11/06/67	LASALETTE HEALTH & REHAB CENTER	STOCKTON	95204	120	39,764	366	1.00000	39,764	43,920	23,192	23,192	39,764	90.54%	38,852
757	206390929	1/1/2008	12/31/2008	09/15/70	MANTECA CARE AND REHAB. CENTER	MANTECA	95336	176	56,950	366	1.00000	56,950	64,416	38,693	38,693	56,950	88.41%	56,983
758	206390973	1/1/2008	12/31/2008	01/01/64	PALM HAVEN CARE CENTER	MANTECA	95336	99	31,569	366	1.00000	31,569	36,234	25,026	25,026	31,569	87.13%	32,053
759	206390987	12/1/2007	11/30/2008	01/19/70	PLYMOUTH SQUARE	STOCKTON	95202	38	11,505	366	1.00000	11,505	13,908	5,420	5,420	11,505	82.72%	12,303
760	206391045	1/1/2008	12/31/2008	02/14/67	GOLDEN LIVINGCENTER - PORTSIDE	STOCKTON	95204	99	34,711	366	1.00000	34,711	36,234	29,643	29,643	34,711	95.80%	32,053
761	206391070	6/1/2007	5/31/2008	02/23/63	VIENNA CONVALESCENT HOSPITAL	LODI	95242	150	50,420	366	1.00000	50,420	54,900	33,419	33,419	50,420	91.84%	48,565
762	206391887	11/1/2007	10/31/2008	02/14/77	DELTA REHAB AND CARE CENTER	LODI	95242	74	24,079	366	1.00000	24,079	27,084	15,512	15,512	24,079	88.90%	23,959
763	206392202	1/1/2008	12/31/2008	06/07/72	WINDSOR HAMPTON CARE CENTER	STOCKTON	95204	120	41,432	366	1.00000	41,432	43,920	31,317	31,317	41,432	94.34%	38,852
764	206392288	1/1/2008	12/31/2008	05/10/65	TRACY CONVALESCENT AND REHABILITATION CENTER	TRACY	95378	62	20,880	366	1.00000	20,880	22,692	15,822	15,822	20,880	92.01%	20,074
765	206392310	1/1/2008	12/31/2008	09/14/62	DELTA VALLEY CONVALESCENT HOSPTIAL	STOCKTON	95203	68	22,802	366	1.00000	22,802	24,888	20,085	20,085	22,802	91.62%	22,016
766	206392343	1/1/2008	12/31/2008	10/02/70	CRESTWOOD MANOR - STOCKTON	STOCKTON	95207	190	65,828	366	1.00000	65,828	69,540	64,316	64,316	65,828	94.66%	61,516
767	206392394	1/1/2008	12/31/2008	10/14/86	WHISPERING HOPE CARE CENTER INC	STOCKTON	95210	99	33,541	366	1.00000	33,541	36,234	30,476	30,476	33,541	92.57%	32,053
768	206394001	1/1/2008	12/31/2008	02/23/87	NEW HOPE HEALTHCARE CENTER	TRACY	95378	99	31,639	366	1.00000	31,639	36,234	19,328	19,328	31,639	87.32%	32,053
769	206394003	7/1/2007	6/30/2008	04/19/88	VALLEY GARDENS HEALTH CARE CENTER	STOCKTON	95210	120	41,477	366	1.00000	41,477	43,920	19,248	19,248	41,477	94.44%	38,852
770	206394006	1/1/2008	12/31/2008	12/07/88	WAGNER HEIGHTS NURSING & REHAB CENTER	STOCKTON	95209	152	52,517	366	1.00000	52,517	55,632	24,821	24,821	52,517	94.40%	49,212
771	206394007	1/1/2008	12/31/2008	08/04/89	SUNBRIDGE HERITAGE CARE CENTER	STOCKTON, C	95209	75	22,787	366	1.00000	22,787	27,450	13,810	13,810	22,787	83.01%	24,282
772	206400475	10/1/2007	9/30/2008	01/26/61	COUNTRY CARE CONVALESCENT HOSPITAL	ATASCADERC	93422	60	20,910	366	1.00000	20,910	21,960	14,550	14,550	20,910	95.22%	19,426
773	206400477	1/1/2008	12/31/2008	05/15/61	DANISH CARE CENTER	ATASCADERC	93422	65	22,405	366	1.00000	22,405	23,790	16,428	16,428	22,405	94.18%	21,045
774	206400484	1/1/2008	12/31/2008	02/25/63	MISSION VIEW HEALTH CENTER	SAN LUIS OBI!	93401	149	42,616	366	1.00000	42,616	54,534	25,779	25,779	42,616	78.15%	48,241
775	206400497	1/1/2008	12/31/2008	09/01/72	BAYSIDE CARE CENTER	MORRO BAY	93442	145	44,981	366	1.00000	44,981	53,070	28,074	28,074	44,981	84.76%	46,946
776	206400527	7/1/2007	6/30/2008	11/02/70	ARROYO GRANDE CARE CENTER	ARROYO GRA	93420	99	34,103	366	1.00000	34,103	36,234	19,130	19,130	34,103	94.12%	32,053
777	206400699	7/1/2007	6/30/2008	06/05/70	CABRILLO CARE CENTER	SAN LUIS OBI!	93401	162	35,612	366	1.00000	35,612	59,292	23,636	23,636	35,612	60.06%	52,450

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Number of Months to Update Cost Per Sq Ft			13	
Square Feet Per Bed (Z2)			400	
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03	

Land % (AA3)	Equip/bed (AB3)	Fully Depreciated Minimum Value (AD3)
10%	4,000	38.800%

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
740	206380814	45,327	50,926	941	1.238	9,916,215	991,621	560,000	10,476,215	4,064,771	42.46	36.24	37.57	Yes	37.24
741	206380830	11,008	11,008	941	1.238	2,408,224	240,822	136,000	2,544,224	987,159	45.60	39.60	40.72	Yes	40.60
742	206380921	38,852	43,431	941	1.238	8,499,613	849,961	480,000	8,979,613	3,484,090	40.87	34.54	35.98	Yes	35.54
743	206380938	58,278	62,568	941	1.238	12,749,419	1,274,942	720,000	13,469,419	5,226,135	40.57	32.88	35.68	Yes	33.88
744	206380958	14,893	15,760	941	1.238	3,258,185	325,818	184,000	3,442,185	1,335,568	41.54	35.55	36.65	Yes	36.55
745	206380984	29,139	32,760	941	1.238	6,374,710	637,471	360,000	6,734,710	2,613,067	43.17	37.18	38.28	Yes	38.18
746	206382635	17,160	18,796	941	1.238	3,753,996	375,400	212,000	3,965,996	1,538,806	46.36	40.37	41.49	Yes	41.37
747	206382673	16,188	17,310	941	1.238	3,541,505	354,151	200,000	3,741,505	1,451,704	50.05	43.14	45.18	Yes	44.14
748	206390794	9,065	9,065	952	1.060	1,698,092	169,809	112,000	1,810,092	702,316	57.96	51.97	53.12	Yes	52.97
749	206390796	29,787	32,773	953	1.061	5,584,708	558,471	368,000	5,952,708	2,309,651	47.33	41.34	42.45	Yes	42.34
750	206390826	32,053	32,053	952	1.060	6,003,967	600,397	396,000	6,399,967	2,483,187	45.01	39.02	40.13	Yes	40.02
751	206390865	41,442	41,442	952	1.060	7,762,705	776,271	512,000	8,274,705	3,210,586	47.90	41.91	43.03	Yes	42.91
752	206390873	19,102	20,086	952	1.060	3,578,122	357,812	236,000	3,814,122	1,479,879	44.16	38.28	39.28	Yes	39.28
753	206390894	28,168	28,168	952	1.060	5,276,214	527,621	348,000	5,624,214	2,182,195	53.15	47.16	48.30	Yes	48.16
754	206390902	31,729	34,438	952	1.060	5,943,321	594,332	392,000	6,335,321	2,458,105	52.98	46.98	48.12	Yes	47.98
755	206390910	38,528	38,528	952	1.060	7,216,890	721,689	476,000	7,692,890	2,984,841	47.76	39.90	42.89	Yes	40.90
756	206390916	38,852	39,764	952	1.060	7,277,536	727,754	480,000	7,757,536	3,009,924	43.15	37.16	38.27	Yes	38.16
757	206390929	56,983	56,983	953	1.061	10,683,789	1,068,379	704,000	11,387,789	4,418,462	40.30	34.31	35.41	Yes	35.31
758	206390973	32,053	32,053	953	1.061	6,009,631	600,963	396,000	6,405,631	2,485,385	46.99	41.00	42.12	Yes	42.00
759	206390987	12,303	12,303	952	1.060	2,304,553	230,455	152,000	2,456,553	953,143	40.95	34.15	36.06	Yes	35.15
760	206391045	32,053	34,711	952	1.060	6,003,967	600,397	396,000	6,399,967	2,483,187	43.87	37.88	38.99	Yes	38.88
761	206391070	48,565	50,420	952	1.060	9,096,920	909,692	600,000	9,696,920	3,762,405	47.84	40.83	42.97	Yes	41.83
762	206391887	23,959	24,079	952	1.060	4,487,814	448,781	296,000	4,783,814	1,856,120	33.89	32.90	28.98	No	33.90
763	206392202	38,852	41,432	952	1.060	7,277,536	727,754	480,000	7,757,536	3,009,924	38.57	32.58	33.68	Yes	33.58
764	206392288	20,074	20,880	953	1.061	3,763,607	376,361	248,000	4,011,607	1,556,504	45.64	39.64	40.76	Yes	40.64
765	206392310	22,016	22,802	952	1.060	4,123,937	412,394	272,000	4,395,937	1,705,624	48.28	42.29	43.41	Yes	43.29
766	206392343	61,516	65,828	952	1.060	11,522,765	1,152,277	760,000	12,282,765	4,765,713	40.25	39.36		No	40.36
767	206392394	32,053	33,541	952	1.060	6,003,967	600,397	396,000	6,399,967	2,483,187	24.25	23.26	19.32	No	24.26
768	206394001	32,053	32,053	953	1.061	6,009,631	600,963	396,000	6,405,631	2,485,385	23.89	22.24	18.95	No	23.24
769	206394003	38,852	41,477	952	1.060	7,277,536	727,754	480,000	7,757,536	3,009,924	22.74	21.21	17.80	No	22.21
770	206394006	49,212	52,517	952	1.060	9,218,212	921,821	608,000	9,826,212	3,812,570	22.11	21.11	17.16	No	22.11
771	206394007	24,282	24,282	952	1.060	4,548,460	454,846	300,000	4,848,460	1,881,202	21.45	20.46	16.51	No	21.46
772	206400475	19,426	20,910	934	1.018	3,494,590	349,459	240,000	3,734,590	1,449,021	49.91	43.92	45.05	Yes	44.92
773	206400477	21,045	22,405	934	1.018	3,785,806	378,581	260,000	4,045,806	1,569,773	49.61	43.62	44.75	Yes	44.62
774	206400484	48,241	48,241	934	1.018	8,678,233	867,823	596,000	9,274,233	3,598,402	47.84	39.28	42.96	Yes	40.28
775	206400497	46,946	46,946	934	1.018	8,445,260	844,526	580,000	9,025,260	3,501,801	38.34	32.35	33.44	Yes	33.35
776	206400527	32,053	34,103	934	1.018	5,766,074	576,607	396,000	6,162,074	2,390,885	40.17	34.17	35.27	Yes	35.17
777	206400699	52,450	52,450	934	1.018	9,435,394	943,539	648,000	10,083,394	3,912,357	40.58	34.58	35.68	Yes	35.58

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
740	206380814	35.97	35.97	yes	0.64749	0.35251	3,692,997	4,064,771	5,056,393	353,948	6.95
741	206380830		40.60	yes	0.73087	0.26913	684,730	987,159	1,227,981	85,959	7.81
742	206380921	35.00	35.00	yes	0.63005	0.36995	3,321,988	3,484,090	4,334,051	303,384	6.99
743	206380938	33.65	33.65	no	0.60576	0.39424	5,310,171	5,310,171	6,585,113	460,958	7.37
744	206380958		36.55	yes	0.65784	0.34216	1,177,792	1,335,568	1,661,386	116,297	7.38
745	206380984	37.83	37.83	yes	0.68090	0.31910	2,149,052	2,613,067	3,250,538	227,538	6.95
746	206382635		41.37	yes	0.74469	0.25531	1,012,564	1,538,806	1,914,206	133,994	7.13
747	206382673		44.14	yes	0.79459	0.20541	768,544	1,451,704	1,805,855	126,410	7.30
748	206390794		52.97	yes	0.95351	0.04649	84,154	702,316	872,125	61,049	6.73
749	206390796		42.34	yes	0.76205	0.23795	1,416,452	2,309,651	2,868,121	200,769	6.13
750	206390826	39.10	39.10	yes	0.70375	0.29625	1,895,961	2,483,187	3,083,584	215,851	6.73
751	206390865		42.91	yes	0.77238	0.22762	1,883,513	3,210,586	3,986,856	279,080	6.73
752	206390873	38.51	38.51	yes	0.69315	0.30685	1,170,372	1,479,879	1,837,691	128,638	6.40
753	206390894		48.16	yes	0.86690	0.13310	748,574	2,182,195	2,709,816	189,687	6.73
754	206390902		47.98	yes	0.86370	0.13630	863,473	2,458,105	3,052,437	213,671	6.20
755	206390910		40.90	yes	0.73613	0.26387	2,029,954	2,984,841	3,706,530	259,457	6.73
756	206390916		38.16	yes	0.68685	0.31315	2,429,253	3,009,924	3,737,678	261,637	6.58
757	206390929		35.31	yes	0.63551	0.36449	4,150,756	4,418,462	5,486,841	384,079	6.74
758	206390973		42.00	yes	0.75595	0.24405	1,563,289	2,485,385	3,086,348	216,044	6.74
759	206390987		35.15	yes	0.63274	0.36726	902,203	953,143	1,183,598	82,852	6.73
760	206391045		38.88	yes	0.69989	0.30011	1,920,725	2,483,187	3,083,584	215,851	6.22
761	206391070		41.83	yes	0.75296	0.24704	2,395,520	3,762,405	4,672,097	327,047	6.49
762	206391887		33.90	no	0.61023	0.38977	1,864,589	1,864,589	2,313,371	161,936	6.73
763	206392202		33.58	no	0.60448	0.39552	3,068,296	3,068,296	3,796,050	265,723	6.41
764	206392288		40.64	yes	0.73161	0.26839	1,076,689	1,556,504	1,932,864	135,301	6.48
765	206392310		43.29	yes	0.77926	0.22074	970,349	1,705,624	2,118,017	148,261	6.50
766	206392343		40.36	yes	0.72646	0.27354	3,359,824	4,765,713	5,917,989	414,259	6.29
767	206392394		24.26	no	0.43667	0.56333	3,605,280	3,605,280	4,205,677	294,397	8.78
768	206394001	22.39	22.39	no	0.40304	0.59696	3,823,899	3,823,899	4,424,862	309,740	9.66
769	206394003	22.05	22.05	no	0.39686	0.60314	4,678,896	4,678,896	5,406,650	378,465	9.12
770	206394006	21.86	21.86	no	0.39340	0.60660	5,960,575	5,960,575	6,882,397	481,768	9.17
771	206394007		21.46	no	0.38626	0.61374	2,975,683	2,975,683	3,430,529	240,137	9.89
772	206400475		44.92	yes	0.80857	0.19143	714,899	1,449,021	1,798,480	125,894	6.02
773	206400477	43.98	43.98	yes	0.79156	0.20844	843,321	1,569,773	1,948,353	136,385	6.09
774	206400484	39.26	39.26	yes	0.70672	0.29328	2,719,962	3,598,402	4,466,226	312,636	6.48
775	206400497		33.35	no	0.60025	0.39975	3,607,885	3,607,885	4,452,411	311,669	6.64
776	206400527		35.17	yes	0.63315	0.36685	2,260,572	2,390,885	2,967,492	207,724	6.09
777	206400699		35.58	yes	0.64052	0.35948	3,624,732	3,912,357	4,855,896	339,913	6.48

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
778	206401892	1/1/2008	12/31/2008	04/10/86	VINEYARD HILLS HEALTH CENTER	TEMPLETON	93465	99	33,994	366	1.00000	33,994	36,234	19,009	19,009	33,994	93.82%	32,053
779	206410734	1/1/2008	12/31/2008	06/09/62	CARLMONT GARDENS NURSING CENTER	BELMONT	94002	74	24,616	366	1.00000	24,616	27,084	11,088	11,088	24,616	90.89%	23,959
780	206410820	1/1/2008	12/31/2008	07/20/70	ATHERTON HEALTHCARE	MENLO PARK	94025	160	33,185	366	1.00000	33,185	58,560	27,293	27,293	33,185	56.67%	51,803
781	206410821	9/1/2007	8/31/2008	01/01/46	MILLBRAE SERRA CONVALESCENT HOSPITAL INC	MILLBRAE	94030	124	43,183	366	1.00000	43,183	45,384	39,774	39,774	43,183	95.15%	40,147
782	206410844	1/1/2008	12/31/2008	05/14/70	PACIFICA NURSING & REHAB CENTER	PACIFICA	94044	68	23,511	366	1.00000	23,511	24,888	1,105	1,105	23,511	94.47%	22,016
783	206410877	1/1/2008	12/31/2008	05/10/63	SAN BRUNO SKILLED NURSING HOSPITAL	SAN BRUNO	94066	45	15,793	366	1.00000	15,793	16,470	12,217	12,217	15,793	95.89%	14,569
784	206410896	1/1/2008	12/31/2008	10/24/69	A & C CONVALESCENT MILLBRAE	MILLBRAE	94030	140	43,076	366	1.00000	43,076	51,240	39,802	39,802	43,076	84.07%	45,327
785	206410903	1/1/2008	12/31/2008	01/01/71	DALY CITY PAVILION	DALY CITY	94015	239	82,963	366	1.00000	82,963	87,474	64,170	64,170	82,963	94.84%	77,380
786	206410904	1/1/2008	12/31/2008	09/01/68	DALY CITY HEIGHTS	DALY CITY	94015	102	32,085	366	1.00000	32,085	37,332	20,523	20,523	32,085	85.95%	33,024
787	206411305	1/1/2008	12/31/2008	02/11/64	LINDA MAR CARE CENTER	PACIFICA	94044	59	19,425	366	1.00000	19,425	21,594	13,357	13,357	19,425	89.96%	19,102
788	206413502	1/1/2008	12/31/2008	10/01/66	BROOKSIDE SKILLED NURSING HOSPITAL	SAN MATEO	94403	99	33,166	366	1.00000	33,166	36,234	25,427	25,427	33,166	91.53%	32,053
789	206413509	1/1/2008	12/31/2008	07/31/62	DEVONSHIRE OAKS	REDWOOD CI	94062	38	10,776	366	1.00000	10,776	13,908	6,926	6,926	10,776	77.48%	12,303
790	206420469	1/1/2008	12/31/2008	06/01/63	SANTA BARBARA CONVALESCENT HOSPITAL	SANTA BARB	93105	68	21,163	366	1.00000	21,163	24,888	12,836	12,836	21,163	85.03%	22,016
791	206420474	1/1/2008	12/31/2008	07/31/68	COUNTRY OAKS CARE CENTER-SANTA MARIA	SANTA MARI	93454	59	19,654	366	1.00000	19,654	21,594	11,524	11,524	19,654	91.02%	19,102
792	206420488	1/1/2008	12/31/2008	11/21/62	SANTA MARIA CARE CENTER	SANTA MARI	93454	55	18,614	366	1.00000	18,614	20,130	14,834	14,834	18,614	92.47%	17,807
793	206420510	2/1/2007	1/31/2008	05/23/62	SAMARKAND SKILLED NURSING	SANTA BARB	93105	63	20,914	365	0.99727	20,971	22,995	2,666	2,673	20,914	90.95%	20,342
794	206420523	1/1/2008	12/31/2008	10/04/73	SANTA YNEZ VALLEY RECOVERY RESIDENCE	SOLVANG	93463	50	15,714	366	1.00000	15,714	18,300	5,866	5,866	15,714	85.87%	16,188
795	206420534	10/1/2007	9/30/2008	02/21/67	VALLE VERDE HEALTH FACILITY	SANTA BARB	93105	80	24,045	366	1.00000	24,045	29,280	5,208	5,208	24,045	82.12%	25,901
796	206420543	4/1/2007	3/31/2008	12/06/65	VISTA DEL MONTE	SANTA BARB	93105	29	9,928	366	1.00000	9,928	10,614	1,638	1,638	9,928	93.54%	9,389
797	206420901	1/1/2008	12/31/2008	11/10/67	BUENA VISTA CARE CENTER	SANTA BARB	93111	150	48,938	366	1.00000	48,938	54,900	35,353	35,353	48,938	89.14%	48,565
798	206421102	1/1/2008	12/31/2008	11/09/62	LA CUMBRE SENIOR LIVING CONCEPTS	SANTA BARB	93110	156	45,452	366	1.00000	45,452	57,096	41,499	41,499	45,452	79.61%	50,508
799	206421162	1/1/2008	12/31/2008	10/23/67	VILLA MARIA HEALTHCARE CENTER, LLC	SANTA MARI	93454	81	23,090	366	1.00000	23,090	29,646	15,405	15,405	23,090	77.89%	26,225
800	206424054	1/1/2008	12/31/2008	03/07/02	LOMPOC SKILLED & REHAB CENTER	LOMPOC	93436	120	25,218	366	1.00000	25,218	43,920	21,566	21,566	25,218	57.42%	38,852
801	206430716	1/1/2008	12/31/2008	06/12/69	SAN JOSE HEALTHCARE CENTER	SAN JOSE	95116	199	68,392	366	1.00000	68,392	72,834	57,340	57,340	68,392	93.90%	64,429
802	206430720	1/1/2008	12/31/2008	09/01/67	OAK MEADOWS EXTENDED CARE CENTER	LOS GATOS	95032	73	21,184	366	1.00000	21,184	26,718	15,028	15,028	21,184	79.29%	23,635
803	206430721	1/1/2008	12/31/2008	10/19/69	LOS ALTOS SUBACUTE & REHAB CENTER	LOS ALTOS	94024	152	50,423	366	1.00000	50,423	55,632	23,262	23,262	50,423	90.64%	49,212
804	206430723	1/1/2008	12/31/2008	09/08/66	TERRENO GARDENS EXTENDED CARE CENTER	LOS GATOS	95032	65	20,079	366	1.00000	20,079	23,790	15,689	15,689	20,079	84.40%	21,045
805	206430730	1/1/2008	12/31/2008	10/15/58	CAMDEN CONVALESCENT HOSPITAL	CAMPBELL	95008	60	18,512	366	1.00000	18,512	21,960	15,935	15,935	18,512	84.30%	19,426
806	206430759	1/1/2008	12/31/2008	03/19/69	ALMADEN HEALTH AND REHABILITATION	SAN JOSE	95124	77	25,730	366	1.00000	25,730	28,182	17,419	17,419	25,730	91.30%	24,930
807	206430760	1/1/2008	12/31/2008	07/14/67	GILROY HEALTHCARE & REHAB CENTER	GILROY	95020	134	45,196	366	1.00000	45,196	49,044	35,785	35,785	45,196	92.15%	43,385
808	206430766	1/1/2008	12/31/2008	12/12/66	MILPITAS CARE CENTER	MILPITAS	95035	35	12,153	366	1.00000	12,153	12,810	11,280	11,280	12,153	94.87%	11,332
809	206430767	1/1/2008	12/31/2008	01/03/66	GREENHILLS MANOR	CAMPBELL	95008	45	15,646	366	1.00000	15,646	16,470	14,410	14,410	15,646	95.00%	14,569
810	206430768	1/1/2008	12/31/2008	01/29/69	EMPRESS CARE CENTER	SAN JOSE	95128	67	23,135	366	1.00000	23,135	24,522	21,915	21,915	23,135	94.34%	21,692
811	206430785	1/1/2008	12/31/2008	07/01/59	HERMAN HEALTH CARE CENTER	SAN JOSE	95125	99	33,700	366	1.00000	33,700	36,234	30,713	30,713	33,700	93.01%	32,053
812	206430788	1/1/2008	12/31/2008	12/16/64	MOUNTAIN VIEW HEALTHCARE CENTER	MOUNTAIN V	94040	138	42,218	366	1.00000	42,218	50,508	20,878	20,878	42,218	83.59%	44,680
813	206430792	1/1/2008	12/31/2008	04/12/51	HILLVIEW CONVALESCENT HOSPITAL	MORGAN HIL	95037	52	18,156	366	1.00000	18,156	19,032	16,460	16,460	18,156	95.40%	16,836
814	206430797	7/1/2007	6/30/2008	07/25/63	HOMEWOOD CARE CENTER	SAN JOSE	95112	58	19,845	366	1.00000	19,845	21,228	15,423	15,423	19,845	93.49%	18,778
815	206430798	1/1/2008	12/31/2008	05/05/69	VALLEY HOUSE CARE CENTER	SANTA CLAR	95054	205	64,416	366	1.00000	64,416	75,030	45,138	45,138	64,416	85.85%	66,372

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		**Fully Depreciated**
Square Feet Per Bed (Z2)			400	**Land % (AA3)** **Equip/bed (AB3)**	**Minimum Value (AD3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
778	206401892	32,053	33,994	934	1.018	5,766,074	576,607	396,000	6,162,074	2,390,885	24.76	23.77	19.83	No	24.77
779	206410734	23,959	24,616	940	1.238	5,241,428	524,143	296,000	5,537,428	2,148,522	48.55	42.56	43.68	Yes	43.56
780	206410820	51,803	51,803	940	1.238	11,332,817	1,133,282	640,000	11,972,817	4,645,453	40.45	34.56	35.56	Yes	35.56
781	206410821	40,147	43,183	940	1.238	8,782,933	878,293	496,000	9,278,933	3,600,226	64.95	58.96	60.13	Yes	59.96
782	206410844	22,016	23,511	940	1.238	4,816,447	481,645	272,000	5,088,447	1,974,318	40.64	34.64	35.75	Yes	35.64
783	206410877	14,569	15,793	940	1.238	3,187,355	318,735	180,000	3,367,355	1,306,534	47.63	41.64	42.76	Yes	42.64
784	206410896	45,327	45,327	940	1.238	9,916,215	991,621	560,000	10,476,215	4,064,771	41.19		36.30	Yes	36.19
785	206410903	77,380	82,963	940	1.238	16,928,395	1,692,840	956,000	17,884,395	6,939,145	40.00		35.11	Yes	35.00
786	206410904	33,024	33,024	940	1.238	7,224,671	722,467	408,000	7,632,671	2,961,476	42.33		37.44	Yes	37.33
787	206411305	19,102	19,425	940	1.238	4,178,976	417,898	236,000	4,414,976	1,713,011	46.88	40.89	42.00	Yes	41.89
788	206413502	32,053	33,166	944	1.146	6,491,082	649,108	396,000	6,887,082	2,672,188	44.25	37.90	39.36	Yes	38.90
789	206413509	12,303	12,303	940	1.238	2,691,544	269,154	152,000	2,843,544	1,103,295	48.41	42.05		No	43.05
790	206420469	22,016	22,016	931	1.056	4,108,375	410,838	272,000	4,380,375	1,699,586	47.57	46.58		No	47.58
791	206420474	19,102	19,654	934	1.018	3,436,347	343,635	236,000	3,672,347	1,424,871	42.42	36.43	37.53	Yes	37.43
792	206420488	17,807	18,614	934	1.018	3,203,375	320,337	220,000	3,423,375	1,328,269	48.10	42.11	43.23	Yes	43.11
793	206420510	20,397	20,971	931	1.056	3,806,289	380,629	252,000	4,058,289	1,574,616	48.60	42.60	43.73	Yes	43.60
794	206420523	16,188	16,188	934	1.018	2,912,159	291,216	200,000	3,112,159	1,207,518	37.25	31.26	32.35	Yes	32.26
795	206420534	25,901	25,901	931	1.056	4,833,382	483,338	320,000	5,153,382	1,999,512	43.86	36.77	38.97	Yes	37.77
796	206420543	9,389	9,928	931	1.056	1,752,101	175,210	116,000	1,868,101	724,823	45.06	39.07	40.18	Yes	40.07
797	206420901	48,565	48,938	931	1.056	9,062,592	906,259	600,000	9,662,592	3,749,086	43.14	37.15	38.25	Yes	38.15
798	206421102	50,508	50,508	931	1.056	9,425,096	942,510	624,000	10,049,096	3,899,049	48.13	42.14	43.26	Yes	43.14
799	206421162	26,225	26,225	934	1.018	4,717,697	471,770	324,000	5,041,697	1,956,178	43.19	36.16	38.30	Yes	37.16
800	206424054	38,852	38,852	934	1.018	6,989,181	698,918	480,000	7,469,181	2,898,042	8.89	7.91	3.91	No	8.91
801	206430716	64,429	68,392	951	1.171	13,332,366	1,333,237	796,000	14,128,366	5,481,806	41.55	35.56	36.67	Yes	36.56
802	206430720	23,635	23,635	950	1.107	4,623,467	462,347	292,000	4,915,467	1,907,201	43.33	35.64	38.45	Yes	36.64
803	206430721	49,212	50,423	940	1.238	10,766,176	1,076,618	608,000	11,374,176	4,413,180	41.20	35.21	36.31	Yes	36.21
804	206430723	21,045	21,045	950	1.107	4,116,785	411,679	260,000	4,376,785	1,698,193	44.31	38.32	39.43	Yes	39.32
805	206430730	19,426	19,426	950	1.107	3,800,110	380,011	240,000	4,040,110	1,567,563	52.19	46.20	47.33	Yes	47.20
806	206430759	24,930	25,730	951	1.171	5,158,755	515,875	308,000	5,466,755	2,121,101	41.79	35.80	36.90	Yes	36.80
807	206430760	43,385	45,196	950	1.107	8,486,911	848,691	536,000	9,022,911	3,500,890	43.46	37.47	38.58	Yes	38.47
808	206430766	11,332	12,153	950	1.107	2,216,731	221,673	140,000	2,356,731	914,411	44.05	38.06	39.17	Yes	39.06
809	206430767	14,569	15,646	950	1.107	2,850,082	285,008	180,000	3,030,082	1,175,672	44.99	38.42	40.11	Yes	39.42
810	206430768	21,692	23,135	951	1.171	4,488,786	448,879	268,000	4,756,786	1,845,633	41.92	35.93	37.03	Yes	36.93
811	206430785	32,053	33,700	951	1.171	6,632,685	663,268	396,000	7,028,685	2,727,130	51.48	45.49	46.62	Yes	46.49
812	206430788	44,680	44,680	940	1.238	9,774,555	977,455	552,000	10,326,555	4,006,703	46.03	40.04	41.16	Yes	41.04
813	206430792	16,836	18,156	950	1.107	3,293,428	329,343	208,000	3,501,428	1,358,554	59.69	53.69	54.85	Yes	54.69
814	206430797	18,778	19,845	951	1.171	3,885,815	388,582	232,000	4,117,815	1,597,712	47.43	41.43	42.55	Yes	42.43
815	206430798	66,372	66,372	950	1.107	12,983,708	1,298,371	820,000	13,803,708	5,355,839	41.66	35.67	36.77	Yes	36.67

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
778	206401892	24.39	24.39	no	0.43904	0.56096	3,456,653	3,456,653	4,033,260	282,328	8.31
779	206410734		43.56	yes	0.78403	0.21597	1,195,903	2,148,522	2,672,665	187,087	7.60
780	206410820		35.56	yes	0.64011	0.35989	4,308,902	4,645,453	5,778,735	404,511	7.81
781	206410821		59.96	yes	1.07926	(0.07926)	(735,470)	3,600,226	4,478,519	313,496	7.26
782	206410844	35.33	35.33	yes	0.63590	0.36410	1,852,701	1,974,318	2,455,962	171,917	7.31
783	206410877	40.74	40.74	yes	0.73337	0.26663	897,829	1,306,534	1,625,269	113,769	7.20
784	206410896		36.19	yes	0.65139	0.34861	3,652,077	4,064,771	5,056,393	353,948	7.81
785	206410903		35.00	yes	0.63005	0.36995	6,616,347	6,939,145	8,631,985	604,239	7.28
786	206410904		37.33	yes	0.67195	0.32805	2,503,891	2,961,476	3,683,943	257,876	7.81
787	206411305		41.89	yes	0.75393	0.24607	1,086,374	1,713,011	2,130,908	149,164	7.68
788	206413502		38.90	yes	0.70025	0.29975	2,064,434	2,672,188	3,321,296	232,491	7.01
789	206413509		43.05	yes	0.77495	0.22505	639,950	1,103,295	1,372,449	96,071	7.81
790	206420469		47.58	yes	0.85648	0.14352	628,692	1,699,586	2,110,423	147,730	6.71
791	206420474		37.43	yes	0.67367	0.32633	1,198,389	1,424,871	1,768,505	123,795	6.30
792	206420488		43.11	yes	0.77592	0.22408	767,116	1,328,269	1,648,607	115,402	6.20
793	206420510		43.60	yes	0.78487	0.21513	873,064	1,574,616	1,955,245	136,867	6.53
794	206420523		32.26	no	0.58067	0.41933	1,305,015	1,305,015	1,596,231	111,736	6.90
795	206420534	37.12	37.12	yes	0.66822	0.33178	1,709,776	1,999,512	2,482,851	173,800	6.71
796	206420543		40.07	yes	0.72128	0.27872	520,680	724,823	900,033	63,002	6.35
797	206420901		38.15	yes	0.68666	0.31334	3,027,718	3,749,086	4,655,345	325,874	6.66
798	206421102		43.14	yes	0.77651	0.22349	2,245,891	3,899,049	4,841,559	338,909	6.71
799	206421162	31.27	31.27	no	0.56279	0.43721	2,204,285	2,204,285	2,676,055	187,324	7.14
800	206424054		8.91	no	0.16037	0.83963	6,271,329	6,271,329	6,970,247	487,917	12.56
801	206430716		36.56	yes	0.65813	0.34187	4,830,048	5,481,806	6,815,043	477,053	6.98
802	206430720		36.64	yes	0.65947	0.34053	1,673,872	1,907,201	2,369,548	165,868	7.02
803	206430721		36.21	yes	0.65179	0.34821	3,960,637	4,413,180	5,489,798	384,286	7.62
804	206430723		39.32	yes	0.70770	0.29230	1,279,313	1,698,193	2,109,871	147,691	7.02
805	206430730		47.20	yes	0.84959	0.15041	607,672	1,567,563	1,947,573	136,330	7.02
806	206430759		36.80	yes	0.66231	0.33769	1,846,060	2,121,101	2,636,976	184,588	7.17
807	206430760		38.47	yes	0.69251	0.30749	2,774,471	3,500,890	4,349,581	304,471	6.74
808	206430766		39.06	yes	0.70303	0.29697	699,872	914,411	1,136,085	79,526	6.54
809	206430767		39.42	yes	0.70960	0.29040	879,939	1,175,672	1,460,680	102,248	6.54
810	206430768		36.93	yes	0.66472	0.33528	1,594,849	1,845,633	2,294,512	160,616	6.94
811	206430785		46.49	yes	0.83685	0.16315	1,146,713	2,727,130	3,390,398	237,328	7.04
812	206430788		41.04	yes	0.73874	0.26126	2,697,939	4,006,703	4,984,159	348,891	7.81
813	206430792		54.69	yes	0.98449	0.01551	54,301	1,358,554	1,687,897	118,153	6.51
814	206430797		42.43	yes	0.76382	0.23618	972,547	1,597,712	1,986,294	139,041	7.01
815	206430798		36.67	yes	0.66000	0.34000	4,693,261	5,355,839	6,654,209	465,795	7.02

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
816	206430801	1/1/2008	12/31/2008	06/08/57	IDYLWOOD CARE CENTER	SUNNYVALE	94087	185	59,571	366	1.00000	59,571	67,710	53,788	53,788	59,571	87.98%	59,897
817	206430810	1/1/2008	12/31/2008	10/08/57	LOS GATOS OAKS CONVALESCENT HOSPITAL	LOS GATOS	95032	28	9,827	366	1.00000	9,827	10,248	9,345	9,345	9,827	95.89%	9,065
818	206430823	1/1/2008	12/31/2008	11/16/61	MISSION SKILLED NURSING & SUBACUTE CENTER	SANTA CLAR	95050	134	46,360	366	1.00000	46,360	49,044	31,658	31,658	46,360	94.53%	43,385
819	206430829	1/1/2008	12/31/2008	06/04/63	MT. PLEASANT NURSING CENTER	SAN JOSE	95127	54	17,815	366	1.00000	17,815	19,764	16,054	16,054	17,815	90.14%	17,483
820	206430833	1/1/2008	12/31/2008	08/30/62	COURTYARD CARE CENTER	SAN JOSE	95117	76	24,027	366	1.00000	24,027	27,816	12,664	12,664	24,027	86.38%	24,606
821	206430840	7/1/2007	6/30/2008	06/11/48	OUR LADY OF FATIMA VILLA, INC.	SARATOGA	95070	85	25,627	366	1.00000	25,627	31,110	12,361	12,361	25,627	82.38%	27,520
822	206430854	10/1/2007	9/30/2008	10/26/56	PILGRIM HAVEN HEALTH FACILITY	LOS ALTOS	94022	66	22,629	366	1.00000	22,629	24,156	2,128	2,128	22,629	93.68%	21,369
823	206430862	7/1/2007	6/30/2008	02/15/65	PLEASANT VIEW CONVALESCENT HOSPITAL	CUPERTINO	95014	170	59,766	366	1.00000	59,766	62,220	52,441	52,441	59,766	96.06%	55,040
824	206430863	1/1/2008	12/31/2008	12/18/67	PLUM TREE CARE CENTER	SAN JOSE	95124	65	21,671	366	1.00000	21,671	23,790	1	1	21,671	91.09%	21,045
825	206430908	4/1/2007	3/31/2008	06/05/64	SUNNY VIEW MANOR	CUPERTINO	95014	47	16,410	366	1.00000	16,410	17,202	3,165	3,165	16,410	95.40%	15,217
826	206430909	1/1/2008	12/31/2008	10/27/69	SUNNYVALE HEALTH CARE CENTER	SUNNYVALE	94087	99	33,227	366	1.00000	33,227	36,234	24,839	24,839	33,227	91.70%	32,053
827	206430926	1/1/2008	12/31/2008	05/06/1970	WILLOW GLEN CENTER	SAN JOSE	95125	152	50,504	366	1.00000	50,504	55,632	35,381	35,381	50,504	90.78%	49,212
828	206431059	1/1/2008	12/31/2008	09/05/63	PALO ALTO NURSING CENTER	PALO ALTO	94301	66	20,924	366	1.00000	20,924	24,156	11,714	11,714	20,924	86.62%	21,369
829	206431125	1/1/2008	12/31/2008	01/06/66	SKYLINE HEALTH CARE - SAN JOSE	SAN JOSE	92158	253	87,728	366	1.00000	87,728	92,598	66,901	66,901	87,728	94.74%	81,913
830	206431468	1/1/2008	12/31/2008	05/03/68	VISTA MANOR	SAN JOSE	95116	98	33,566	366	1.00000	33,566	35,868	20,365	20,365	33,566	93.58%	31,729
831	206431530	10/1/2007	9/30/2008	04/22/79	LINCOLN GLEN SKILLED NURSING	SAN JOSE	95125	59	21,016	366	1.00000	21,016	21,594	8,810	8,810	21,016	97.32%	19,102
832	206431532	1/1/2008	12/31/2008	03/01/77	WHITE BLOSSOM CARE CENTER	SAN JOSE	95128	153	53,089	366	1.00000	53,089	55,998	31,953	31,953	53,089	94.81%	49,536
833	206431585	1/1/2008	12/31/2008	03/11/46	VASONA CREEK HEALTHCARE CENTER	LOS GATOS	95030	148	52,383	366	1.00000	52,383	54,168	23,836	23,836	52,383	96.70%	47,917
834	206431686	1/1/2008	12/31/2008	04/08/68	CEDAR CREST NURSING AND REHAB CENTER	SUNNYVALE	94087	90	30,407	366	1.00000	30,407	32,940	11,519	11,519	30,407	92.31%	29,139
835	206431815	1/1/2008	12/31/2008	02/20/62	GRANT CUESTA NURSING & REHAB CENTER	MOUNTAIN V	94035	102	34,302	366	1.00000	34,302	37,332	19,644	19,644	34,302	91.88%	33,024
836	206431820	1/1/2008	12/31/2008	06/30/59	SAN TOMAS CONVALESCENT HOSPITAL	SAN JOSE	95117	130	45,330	366	1.00000	45,330	47,580	32,488	32,488	45,330	95.27%	42,090
837	206431833	7/1/2007	6/30/2008	11/05/79	VILLA SIENA	MOUNTAIN V	94040	20	6,683	366	1.00000	6,683	7,320	3,194	3,194	6,683	91.30%	6,475
838	206431865	4/1/2007	3/31/2008	06/08/83	LYTTON GARDENS HEALTH CARE CENTER	PALO ALTO	94301	145	47,493	366	1.00000	47,493	53,070	25,908	25,908	47,493	89.49%	46,946
839	206434001	1/1/2008	12/31/2008	03/20/87	PACIFIC HILLS MANOR	MORGAN HIL	95037	99	34,356	366	1.00000	34,356	36,234	18,374	18,374	34,356	94.82%	32,053
840	206434018	1/1/2008	12/31/2008	06/13/89	MISSION DE LA CASA	SAN JOSE	95121	163	54,782	366	1.00000	54,782	59,658	45,313	45,313	54,782	91.83%	52,774
841	206434026	6/1/2007	5/31/2008	11/29/90	MANOR CARE NURSING CENTER OF SUNNYVALE	SUNNYVALE	94087	140	39,335	366	1.00000	39,335	51,240	732	732	39,335	76.77%	45,327
842	206434058	10/1/2007	9/30/2008	01/27/93	THE TERRACES OF LOS GATOS	LOS GATOS	95032	59	20,582	366	1.00000	20,582	21,594	2,405	2,405	20,582	95.31%	19,102
843	206440727	1/1/2008	12/31/2008	03/21/66	SANTA CRUZ SKILLED NURSING CENTER	SANTA CRUZ	95062	212	36,543	366	1.00000	36,543	77,592	30,538	30,538	36,543	47.10%	68,638
844	206440750	1/1/2008	12/31/2008	07/01/67	CRESTHAVEN NURSING HOME	SANTA CRUZ	95062	20	6,872	366	1.00000	6,872	7,320	6,566	6,566	6,872	93.88%	6,475
845	206440758	1/1/2008	12/31/2008	02/19/64	DRIFTWOOD HEALTHCARE- SANTA CRUZ	SANTA CRUZ	95062	92	30,415	366	1.00000	30,415	33,672	11,465	11,465	30,415	90.33%	29,787
846	206440764	1/1/2008	12/31/2008	07/21/65	PACIFIC COAST MANOR	CAPITOLA	95010	99	34,777	366	1.00000	34,777	36,234	18,047	18,047	34,777	95.98%	32,053
847	206440809	7/1/2007	6/30/2008	05/21/69	SANTA CRUZ HEALTHCARE CENTER	SANTA CRUZ	95062	149	50,531	366	1.00000	50,531	54,534	30,079	30,079	50,531	92.66%	48,241
848	206440914	1/1/2008	12/31/2008	10/19/69	VALLEY CONVALESCENT HOSPITAL	WATSONVILL	95076	59	19,980	366	1.00000	19,980	21,594	13,190	13,190	19,980	92.53%	19,102
849	206441678	1/1/2008	12/31/2008	06/26/56	GOLDEN AGE CONVALESCENT HOSPITAL	CAPITOLA	95010	40	11,642	366	1.00000	11,642	14,640	11,003	11,003	11,642	79.52%	12,951
850	206441702	1/1/2008	12/31/2008	08/09/68	COUNTRY VILLA WATSONVILLE WEST NURSING AND REHABILITA	WATSONVILL	95076	95	27,506	366	1.00000	27,506	34,770	21,199	21,199	27,506	79.11%	30,758
851	206441703	1/1/2008	12/31/2008	09/21/64	COUNTRY VILLA WATSONVILLE EAST NURSING AND REHABILITAT	WATSONVILL	95076	87	23,032	366	1.00000	23,032	31,842	18,587	18,587	23,032	72.33%	28,168
852	206450798	1/1/2008	12/31/2008	09/01/63	GOLDEN LIVINGCENTER - REDDING	REDDING	96001	89	28,386	366	1.00000	28,386	32,574	22,901	22,901	28,386	87.14%	28,815
853	206450841	1/1/2008	12/31/2008	02/05/71	WINDSOR REDDING CARE CENTER	REDDING	96001	113	31,763	366	1.00000	31,763	41,358	25,936	25,936	31,763	76.80%	36,586
854	206451017	1/1/2008	12/31/2008	05/22/70	SHASTA HEALTHCARE	REDDING	96002	180	50,899	366	1.00000	50,899	65,880	30,955	30,955	50,899	77.26%	58,278

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		**Fully Depreciated**
Square Feet Per Bed (Z2)			400	**Land % (AA3)** **Equip/bed (AB3)**	**Minimum Value (AD3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
816	206430801	59,897	59,897	940	1.238	13,103,570	1,310,357	740,000	13,843,570	5,371,305	53.54	47.00	48.68	Yes	48.00
817	206430810	9,065	9,827	950	1.107	1,773,384	177,338	112,000	1,885,384	731,529	53.21	47.22	48.35	Yes	48.22
818	206430823	43,385	46,360	950	1.107	8,486,911	848,691	536,000	9,022,911	3,500,890	49.11	43.12	44.24	Yes	44.12
819	206430829	17,483	17,815	951	1.171	3,617,828	361,783	216,000	3,833,828	1,487,525	47.57	41.57	42.69	Yes	42.57
820	206430833	24,606	24,606	951	1.171	5,091,758	509,176	304,000	5,395,758	2,093,554	48.33	42.46	43.45	Yes	43.46
821	206430840	27,520	27,520	950	1.107	5,383,489	538,349	340,000	5,723,489	2,220,714	62.51	56.52	57.68	Yes	57.52
822	206430854	21,369	22,629	940	1.238	4,674,787	467,479	264,000	4,938,787	1,916,249	54.16	46.34	49.30	Yes	47.34
823	206430862	55,040	59,766	950	1.107	10,766,977	1,076,698	680,000	11,446,977	4,441,427	45.87	39.87	40.99	Yes	40.87
824	206430863	21,045	21,671	951	1.171	4,354,793	435,479	260,000	4,614,793	1,790,540	43.04	37.04	38.15	Yes	38.04
825	206430908	15,217	16,410	950	1.107	2,976,753	297,675	188,000	3,164,753	1,227,924	46.56	40.57	41.69	Yes	41.57
826	206430909	32,053	33,227	940	1.238	7,012,181	701,218	396,000	7,408,181	2,874,374	41.18	35.19	36.29	Yes	36.19
827	206430926	49,212	50,504	951	1.171	10,183,516	1,018,352	608,000	10,791,516	4,187,108	40.66	34.67	35.77	Yes	35.67
828	206431059	21,369	21,369	943	1.100	4,153,688	415,369	264,000	4,417,688	1,714,063	47.31	41.32	42.44	Yes	42.32
829	206431125	81,913	87,728	921	1.046	15,140,822	1,514,082	1,012,000	16,152,822	6,267,295	44.98	38.99	40.10	Yes	39.99
830	206431468	31,729	33,566	951	1.171	6,565,688	656,569	392,000	6,957,688	2,699,583	42.66	36.22	37.78	Yes	37.22
831	206431530	19,102	21,016	951	1.171	3,952,812	395,281	236,000	4,188,812	1,625,259	31.72	30.45	26.80	No	31.45
832	206431532	49,536	53,089	951	1.171	10,250,512	1,025,051	612,000	10,862,512	4,214,655	33.85	31.04	28.94	No	32.04
833	206431585	47,917	52,383	950	1.107	9,373,604	937,360	592,000	9,965,604	3,866,654	64.76	51.06	59.94	Yes	52.06
834	206431686	29,139	30,407	940	1.238	6,374,710	637,471	360,000	6,734,710	2,613,067	42.73	36.74	37.84	Yes	37.74
835	206431815	33,024	34,302	940	1.238	7,224,671	722,467	408,000	7,632,671	2,961,476	48.85	41.48	43.98	Yes	42.48
836	206431820	42,090	45,330	951	1.171	8,709,586	870,959	520,000	9,229,586	3,581,079	51.49	45.49	46.62	Yes	46.49
837	206431833	6,475	6,683	940	1.238	1,416,602	141,660	80,000	1,496,602	580,682	31.18	30.19	26.26	No	31.19
838	206431865	46,946	47,493	943	1.100	9,125,527	912,553	580,000	9,705,527	3,765,744	27.60	26.60	22.67	No	27.60
839	206434001	32,053	34,356	950	1.107	6,270,181	627,018	396,000	6,666,181	2,586,478	23.82	22.83	18.88	No	23.83
840	206434018	52,774	54,782	951	1.171	10,920,481	1,092,048	652,000	11,572,481	4,490,122	21.59	20.60	16.65	No	21.60
841	206434026	45,327	45,327	940	1.238	9,916,215	991,621	560,000	10,476,215	4,064,771	20.13	18.92	15.19	No	19.92
842	206434058	19,102	20,582	950	1.107	3,736,774	373,677	236,000	3,972,774	1,541,436	17.98	16.67	13.02	No	17.67
843	206440727	68,638	68,638	950	1.107	13,427,054	1,342,705	848,000	14,275,054	5,538,721	44.78		39.90	Yes	39.78
844	206440750	6,475	6,872	950	1.107	1,266,703	126,670	80,000	1,346,703	522,521	43.50	37.62	38.62	Yes	38.62
845	206440758	29,787	30,415	950	1.107	5,826,835	582,683	368,000	6,194,835	2,403,596	46.86	40.86	41.98	Yes	41.86
846	206440764	32,053	34,777	950	1.107	6,270,181	627,018	396,000	6,666,181	2,586,478	45.44	39.45	40.56	Yes	40.45
847	206440809	48,241	50,531	950	1.107	9,436,939	943,694	596,000	10,032,939	3,892,780	41.61	32.79	36.73	Yes	33.79
848	206440914	19,102	19,980	950	1.107	3,736,774	373,677	236,000	3,972,774	1,541,436	41.20	34.61	36.31	Yes	35.61
849	206441678	12,951	12,951	950	1.107	2,533,406	253,341	160,000	2,693,406	1,045,042	54.49	48.50	49.64	Yes	49.50
850	206441702	30,758	30,758	950	1.107	6,016,840	601,684	380,000	6,396,840	2,481,974	42.39	36.40	37.51	Yes	37.40
851	206441703	28,168	28,168	950	1.107	5,510,159	551,016	348,000	5,858,159	2,272,966	46.27	40.28	41.39	Yes	41.28
852	206450798	28,815	28,815	960	1.063	5,412,782	541,278	356,000	5,768,782	2,238,287	47.32	40.70	42.45	Yes	41.70
853	206450841	36,586	36,586	960	1.063	6,872,408	687,241	452,000	7,324,408	2,841,870	39.91	33.64	35.01	Yes	34.64
854	206451017	58,278	58,278	960	1.063	10,947,199	1,094,720	720,000	11,667,199	4,526,873	40.61	34.62	35.72	Yes	35.62

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
816	206430801		48.00	yes	0.86395	0.13605	1,883,438	5,371,305	6,681,662	467,716	7.81
817	206430810		48.22	yes	0.86789	0.13211	249,087	731,529	908,868	63,621	6.47
818	206430823	43.74	43.74	yes	0.78738	0.21262	1,918,413	3,500,890	4,349,581	304,471	6.57
819	206430829		42.57	yes	0.76633	0.23367	895,859	1,487,525	1,849,308	129,452	7.27
820	206430833		43.46	yes	0.78224	0.21776	1,175,004	2,093,554	2,602,730	182,191	7.40
821	206430840	44.92	44.92	yes	0.80855	0.19145	1,095,750	2,220,714	2,759,062	193,134	7.02
822	206430854	46.89	46.89	yes	0.84407	0.15593	770,087	1,916,249	2,383,728	166,861	7.37
823	206430862		40.87	yes	0.73574	0.26426	3,025,004	4,441,427	5,518,125	386,269	6.46
824	206430863		38.04	yes	0.68479	0.31521	1,454,643	1,790,540	2,226,019	155,821	7.19
825	206430908		41.57	yes	0.74828	0.25172	796,636	1,227,924	1,525,599	106,792	6.51
826	206430909		36.19	yes	0.65139	0.34861	2,582,540	2,874,374	3,575,592	250,291	7.53
827	206430926		35.67	yes	0.64200	0.35800	3,863,363	4,187,108	5,205,460	364,382	7.21
828	206431059		42.32	yes	0.76175	0.23825	1,052,496	1,714,063	2,129,432	149,060	6.98
829	206431125		39.99	yes	0.71975	0.28025	4,526,762	6,267,295	7,781,377	544,696	6.21
830	206431468	36.91	36.91	yes	0.66433	0.33567	2,335,456	2,699,583	3,356,152	234,931	7.00
831	206431530		31.45	no	0.56603	0.43397	1,817,809	1,817,809	2,213,090	154,916	7.37
832	206431532		32.04	no	0.57674	0.42326	4,597,613	4,597,613	5,622,665	393,587	7.41
833	206431585	51.48	51.48	yes	0.92657	0.07343	731,725	3,866,654	4,804,015	336,281	6.42
834	206431686		37.74	yes	0.67928	0.32072	2,159,965	2,613,067	3,250,538	227,538	7.48
835	206431815		42.48	yes	0.76465	0.23535	1,796,360	2,961,476	3,683,943	257,876	7.52
836	206431820		46.49	yes	0.83690	0.16310	1,505,330	3,581,079	4,452,038	311,643	6.87
837	206431833		31.19	no	0.56134	0.43866	656,493	656,493	798,153	55,871	8.36
838	206431865	26.70	26.70	no	0.48063	0.51937	5,040,752	5,040,752	5,953,305	416,731	8.77
839	206434001		23.83	no	0.42895	0.57105	3,806,717	3,806,717	4,433,735	310,361	9.03
840	206434018		21.60	no	0.38882	0.61118	7,072,872	7,072,872	8,164,921	571,544	10.43
841	206434026		19.92	no	0.35858	0.64142	6,719,631	6,719,631	7,711,253	539,788	11.91
842	206434058		17.67	no	0.31801	0.68199	2,709,393	2,709,393	3,083,070	215,815	10.49
843	206440727	39.05	39.05	yes	0.70299	0.29701	4,239,874	5,538,721	6,881,426	481,700	7.02
844	206440750		38.62	yes	0.69515	0.30485	410,549	522,521	649,191	45,443	6.61
845	206440758		41.86	yes	0.75354	0.24646	1,526,773	2,403,596	2,986,279	209,040	6.87
846	206440764		40.45	yes	0.72807	0.27193	1,812,764	2,586,478	3,213,496	224,945	6.47
847	206440809	33.23	33.23	no	0.59821	0.40179	4,031,117	4,031,117	4,974,811	348,237	6.89
848	206440914		35.61	yes	0.64091	0.35909	1,426,589	1,541,436	1,915,114	134,058	6.71
849	206441678		49.50	yes	0.89095	0.10905	293,714	1,045,042	1,298,382	90,887	7.02
850	206441702		37.40	yes	0.67323	0.32677	2,090,299	2,481,974	3,083,658	215,856	7.02
851	206441703		41.28	yes	0.74297	0.25703	1,505,739	2,272,966	2,823,982	197,679	7.02
852	206450798		41.70	yes	0.75055	0.24945	1,439,011	2,238,287	2,779,566	194,570	6.75
853	206450841		34.64	yes	0.62358	0.37642	2,757,032	2,841,870	3,529,111	247,038	6.75
854	206451017		35.62	yes	0.64121	0.35879	4,186,038	4,526,873	5,621,593	393,512	6.75

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
855	206452301	1/1/2008	12/31/2008	06/07/82	OAK RIVER REHAB	ANDERSON	96007	143	46,861	366	1.00000	46,861	52,338	34,275	34,275	46,861	89.54%	46,299
856	206454002	1/1/2008	12/31/2008	09/06/88	COPPER RIDGE CARE CENTER	REDDING	96002	125	41,973	366	1.00000	41,973	45,750	26,611	26,611	41,973	91.74%	40,471
857	206454003	7/1/2007	6/30/2008	03/27/89	CANYONWOOD NURSING CENTER	REDDING	96003	115	39,864	366	1.00000	39,864	42,090	24,525	24,525	39,864	94.71%	37,233
858	206471079	2/1/2008	12/31/2008	06/16/67	SHASTA VIEW NURSING CENTER	WEED	96094	59	18,131	335	0.91530	19,809	19,765	13,613	14,873	18,131	91.73%	17,484
859	206480917	1/1/2008	12/31/2008	11/15/66	EVERGREEN HLTHCR CTR OF VALLEJO-SPRINGS ROAD	VALLEJO	94591	65	21,179	366	1.00000	21,179	23,790	15,536	15,536	21,179	89.02%	21,045
860	206480965	1/1/2008	12/31/2008	10/19/61	EVERGREEN HLTHCR CTR OF VALLEJO-HEARTWOOD	VALLEJO	94591	60	19,067	366	1.00000	19,067	21,960	15,556	15,556	19,067	86.83%	19,426
861	206480995	1/1/2008	12/31/2008	08/11/69	LA MARIPOSA CARE & REHABILITATION CENTER	FAIRFIELD	94533	99	32,664	366	1.00000	32,664	36,234	18,663	18,663	32,664	90.15%	32,053
862	206481011	1/1/2008	12/31/2008	07/29/70	WINDSOR VALLEJO CARE CENTER	VALLEJO	94590	166	53,887	366	1.00000	53,887	60,756	36,197	36,197	53,887	88.69%	53,745
863	206481084	1/1/2008	12/31/2008	01/27/64	FAIRFIELD NURSING & REHAB CENTER	FAIRFIELD	94533	99	34,725	366	1.00000	34,725	36,234	17,615	17,615	34,725	95.84%	32,053
864	206481086	1/1/2008	12/31/2008	01/22/64	GREENFIELD CARE CENTER OF FAIRFIELD	FAIRFIELD	94533	90	22,059	366	1.00000	22,059	32,940	17,527	17,527	22,059	66.97%	29,139
865	206481105	1/1/2008	12/31/2008	08/06/65	WINSOR HOUSE CONVALESCENT HOSPITAL	VACAVILLE	95688	87	24,120	366	1.00000	24,120	31,842	15,873	15,873	24,120	75.75%	28,168
866	206484004	1/1/2008	12/31/2008	04/13/89	VACAVILLE CONVALESCENT & REHABILITATION CENTER	VACAVILLE	95687	120	37,814	366	1.00000	37,814	43,920	21,605	21,605	37,814	86.10%	38,852
867	206490931	1/1/2008	12/31/2008	03/30/64	COUNTRY VILLA PETALUMA HEALTHCARE CENTER	PETALUMA	94952	79	25,889	366	1.00000	25,889	28,914	17,587	17,587	25,889	89.54%	25,578
868	206490940	1/1/2008	12/31/2008	08/12/69	CREEKSIDE CONV & MENTAL REHAB PROGRAM	SANTA ROSA	95404	181	61,602	366	1.00000	61,602	66,246	26,087	26,087	41,418	92.99%	58,602
869	206490947	1/1/2008	12/31/2008	04/11/66	FIRCREST CONVALESCENT HOSPITAL	SEBASTOPOL	95472	50	17,155	366	1.00000	17,155	18,300	12,076	12,076	17,155	93.74%	16,188
870	206490954	1/1/2008	12/31/2008	11/23/64	HEALDSBURG SENIOR LIVING COMMUNITY	HEALDSBURG	95448	38	12,686	366	1.00000	12,686	13,908	6,597	6,597	12,686	91.21%	12,303
871	206490956	1/1/2008	12/31/2008	04/17/68	APPLE VALLEY CONVALESCENT HOSPITAL	SEBASTOPOL	95472	95	31,883	366	1.00000	31,883	34,770	16,116	16,116	31,883	91.70%	30,758
872	206490961	1/1/2008	12/31/2008	11/18/69	EVERGREEN HEALTH & REHAB OF PETALUMA	PETALUMA	94952	98	30,942	366	1.00000	30,942	35,868	23,565	23,565	30,942	86.27%	31,729
873	206491000	1/1/2008	12/31/2008	11/03/67	GOLDEN LIVINGCENTER - SANTA ROSA	SANTA ROSA	95407	99	34,525	366	1.00000	34,525	36,234	28,807	28,807	34,525	95.28%	32,053
874	206491001	1/1/2008	12/31/2008	09/22/64	GOLDEN LIVINGCENTER - LONDON HOUSE SONOMA	SONOMA	95476	83	28,860	366	1.00000	28,860	30,378	21,159	21,159	28,860	95.00%	26,873
875	206491003	1/1/2008	12/31/2008	06/01/67	CLOVERDALE HEALTHCARE CENTER	CLOVERDALE	95425	72	22,941	366	1.00000	22,941	26,352	18,181	18,181	22,941	87.06%	23,311
876	206491017	1/1/2008	12/31/2008	09/25/68	SONOMA HEALTHCARE CENTER	SONOMA	95476	137	42,050	366	1.00000	42,050	50,142	30,079	30,079	42,050	83.86%	44,356
877	206491032	1/1/2008	12/31/2008	06/27/80	THE OAKS NURSING CENTER	PETALUMA	94952	59	19,246	366	1.00000	19,246	21,594	6,620	6,620	19,246	89.13%	19,102
878	206491035	1/1/2008	12/31/2008	04/11/69	PETALUMA CARE & REHABILITATION	PETALUMA	94952	90	29,385	366	1.00000	29,385	32,940	13,268	13,268	29,385	89.21%	29,139
879	206491058	1/1/2008	12/31/2008	05/15/69	PARK VIEW GARDENS AT MONTGOMERY	SANTA ROSA	95405	120	35,269	366	1.00000	35,269	43,920	22,390	22,390	35,269	80.30%	38,852
880	206491062	1/1/2008	12/31/2008	06/10/66	SANTA ROSA CONVALESCENT HOSPITAL	SANTA ROSA	95407	62	22,264	366	1.00000	22,264	22,692	20,351	20,351	22,264	98.11%	20,074
881	206491085	1/1/2008	12/31/2008	06/08/67	SUMMERFIELD HEALTHCARE CENTER	SANTA ROSA	95405	70	20,396	366	1.00000	20,396	25,620	12,604	12,604	20,396	79.61%	22,664
882	206492251	1/1/2008	12/31/2008	07/05/73	GOLDEN LIVINGCENTER - PETALUMA	PETALUMA	94954	99	29,306	366	1.00000	29,306	36,234	24,121	24,121	29,306	80.88%	32,053
883	206500820	1/1/2008	12/31/2008	12/10/71	HY-LOND CONVALESCENT HOSPITAL - MODESTO	MODESTO, CA	95355	120	41,912	366	1.00000	41,912	43,920	22,823	22,823	41,912	95.43%	38,852
884	206500821	1/1/2008	12/31/2008	08/09/65	CASA DE MODESTO	MODESTO	95350	59	19,829	366	1.00000	19,829	21,594	11,088	11,088	19,829	91.83%	19,102
885	206500827	1/1/2008	12/31/2008	03/22/65	GARDEN CITY HEALTHCARE CENTER	MODESTO	95350	104	33,291	366	1.00000	33,291	38,064	15,442	15,442	33,291	87.46%	33,672
886	206500855	1/1/2008	12/31/2008	01/06/65	ACACIA PARK NURSING & REHAB CENTER	MODESTO	95355	99	28,384	366	1.00000	28,384	36,234	22,687	22,687	28,384	78.34%	32,053
887	206500872	1/1/2008	12/31/2008	03/01/83	EVERGREEN REHABILITATION CARE CENTER	MODESTO	95350	175	59,263	366	1.00000	59,263	64,050	51,181	51,181	59,263	92.53%	56,659
888	206500997	7/1/2007	6/30/2008	12/12/63	RIVERBANK NURSING CENTER	RIVERBANK	95367	99	24,711	366	1.00000	24,711	36,234	17,846	17,846	24,711	68.20%	32,053
889	206501094	1/1/2008	12/31/2008	12/07/67	COUNTRY VILLA MODESTO NURSING AND REHABILITATION CENT	MODESTO	95350	99	32,873	366	1.00000	32,873	36,234	25,037	25,037	32,873	90.72%	32,053
890	206501354	1/1/2008	12/31/2008	10/11/61	MODESTO CONVALESCENT HOSPITAL	MODESTO	95350	70	23,403	366	1.00000	23,403	25,620	18,587	18,587	23,403	91.35%	22,664
891	206501355	1/1/2008	12/31/2008	10/11/67	SAN LUIS CONVALESCENT HOSPITAL	NEWMAN, CA	95360	71	23,723	366	1.00000	23,723	25,986	18,208	18,208	23,723	91.29%	22,987
892	206501989	1/1/2008	12/31/2008	09/04/62	BEL-AIR LODGE CONVALESCENT HOSPITAL	TURLOCK	95380	31	11,222	366	1.00000	11,222	11,346	8,064	8,064	11,222	98.91%	10,037

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		**Fully Depreciated**
Square Feet Per Bed (Z2)			400	**Land % (AA3)** **Equip/bed (AB3)**	**Minimum Value (AD3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
855	206452301	46,299	46,861	960	1.063	8,696,942	869,694	572,000	9,268,942	3,596,349	28.60	25.93	23.67	No	26.93
856	206454002	40,471	41,973	960	1.063	7,602,222	760,222	500,000	8,102,222	3,143,662	22.36	20.68	17.42	No	21.68
857	206454003	37,233	39,864	960	1.063	6,994,044	699,404	460,000	7,454,044	2,892,169	21.81	20.81	16.86	No	21.81
858	206471079	19,102	19,809	960	1.063	3,588,249	358,825	236,000	3,824,249	1,483,808	43.54	37.66	38.66	Yes	38.66
859	206480917	21,045	21,179	945	1.105	4,109,348	410,935	260,000	4,369,348	1,695,307	44.12	38.13	39.24	Yes	39.13
860	206480965	19,426	19,426	945	1.105	3,793,244	379,324	240,000	4,033,244	1,564,899	49.19	43.19	44.32	Yes	44.19
861	206480995	32,053	32,664	945	1.105	6,258,853	625,885	396,000	6,654,853	2,582,083	41.39	35.40	36.50	Yes	36.40
862	206481011	53,745	53,887	945	1.105	10,494,642	1,049,464	664,000	11,158,642	4,329,553	40.43	34.44	35.54	Yes	35.44
863	206481084	32,053	34,725	945	1.105	6,258,853	625,885	396,000	6,654,853	2,582,083	46.92	40.93	42.04	Yes	41.93
864	206481086	29,139	29,139	945	1.105	5,689,866	568,987	360,000	6,049,866	2,347,348	46.93	40.94	42.06	Yes	41.94
865	206481105	28,168	28,168	956	1.083	5,390,697	539,070	348,000	5,738,697	2,226,615	45.40	38.43	40.52	Yes	39.43
866	206484004	38,852	38,852	956	1.083	7,435,445	743,544	480,000	7,915,445	3,071,193	21.76	20.77	16.82	No	21.77
867	206490931	25,578	25,889	949	1.142	5,161,673	516,167	316,000	5,477,673	2,125,337	46.75		41.87	Yes	41.75
868	206490940	58,602	61,602	954	1.119	11,587,931	1,158,793	724,000	12,311,931	4,777,029	41.39	35.40	36.50	Yes	36.40
869	206490947	16,188	17,155	954	1.119	3,201,086	320,109	200,000	3,401,086	1,319,621	44.72	38.73	39.84	Yes	39.73
870	206490954	12,303	12,686	954	1.119	2,432,825	243,283	152,000	2,584,825	1,002,912	46.10	45.22		No	46.22
871	206490956	30,758	31,883	954	1.119	6,082,063	608,206	380,000	6,462,063	2,507,281	42.70	36.71	37.82	Yes	37.71
872	206490961	31,729	31,729	949	1.142	6,403,087	640,309	392,000	6,795,087	2,636,494	41.12	34.50	36.23	Yes	35.50
873	206491000	32,053	34,525	954	1.119	6,338,150	633,815	396,000	6,734,150	2,612,850	43.16	37.17	38.27	Yes	38.17
874	206491001	26,873	28,860	954	1.119	5,313,803	531,380	332,000	5,645,803	2,190,571	46.27	38.16	41.39	Yes	39.16
875	206491003	23,311	23,311	954	1.119	4,609,564	460,956	288,000	4,897,564	1,900,255	43.58	33.64	38.70	Yes	34.64
876	206491017	44,356	44,356	954	1.119	8,770,976	877,098	548,000	9,318,976	3,615,763	42.27	35.79	37.38	Yes	36.79
877	206491032	19,102	19,246	949	1.142	3,854,920	385,492	236,000	4,090,920	1,587,277	30.54	29.54	25.62	No	30.54
878	206491035	29,139	29,385	949	1.142	5,880,386	588,039	360,000	6,240,386	2,421,270	41.72	35.73	36.84	Yes	36.73
879	206491058	38,852	38,852	954	1.119	7,682,606	768,261	480,000	8,162,606	3,167,091	41.63	35.08	36.74	Yes	36.08
880	206491062	20,074	22,264	954	1.119	3,969,347	396,935	248,000	4,217,347	1,636,330	44.55	38.56	39.67	Yes	39.56
881	206491085	22,664	22,664	954	1.119	4,481,520	448,152	280,000	4,761,520	1,847,470	43.56	37.21	38.68	Yes	38.21
882	206492251	32,053	32,053	949	1.142	6,468,425	646,843	396,000	6,864,425	2,663,397	37.50	30.68	32.60	Yes	31.68
883	206500820	38,852	41,912	953	1.061	7,284,402	728,440	480,000	7,764,402	3,012,588	39.07	33.07	34.17	Yes	34.07
884	206500821	19,102	19,829	953	1.061	3,581,497	358,150	236,000	3,817,497	1,481,189	45.39	39.40	40.51	Yes	40.40
885	206500827	33,672	33,672	953	1.061	6,313,148	631,315	416,000	6,729,148	2,610,909	45.77	39.04	40.89	Yes	40.04
886	206500855	32,053	32,053	953	1.061	6,009,631	600,963	396,000	6,405,631	2,485,385	45.98	39.98	41.10	Yes	40.98
887	206500872	56,659	59,263	953	1.061	10,623,086	1,062,309	700,000	11,323,086	4,393,357	27.87	26.19	45.81	Yes	27.19
888	206500997	32,053	32,053	953	1.061	6,009,631	600,963	396,000	6,405,631	2,485,385	47.04	41.05	42.17	Yes	42.05
889	206501094	32,053	32,873	953	1.061	6,009,631	600,963	396,000	6,405,631	2,485,385	43.07	37.07	38.18	Yes	38.07
890	206501354	22,664	23,403	953	1.061	4,249,234	424,923	280,000	4,529,234	1,757,343	49.21	43.22	44.34	Yes	44.22
891	206501355	22,987	23,723	953	1.061	4,309,938	430,994	284,000	4,593,938	1,782,448	43.22	37.23	38.34	Yes	38.23
892	206501989	10,037	11,222	953	1.061	1,881,804	188,180	124,000	2,005,804	778,252	48.31	42.32	43.44	Yes	43.32

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
855	206452301	26.54	26.54	no	0.47766	0.52234	4,841,570	4,841,570	5,711,264	399,789	8.53
856	206454002	21.41	21.41	no	0.38538	0.61462	4,979,800	4,979,800	5,740,022	401,802	9.57
857	206454003	21.36	21.36	no	0.38450	0.61550	4,587,968	4,587,968	5,287,373	370,116	9.28
858	206471079		38.66	yes	0.69588	0.30412	1,163,012	1,483,808	1,842,633	128,984	6.51
859	206480917		39.13	yes	0.70436	0.29564	1,291,751	1,695,307	2,106,242	147,437	6.96
860	206480965	43.85	43.85	yes	0.78922	0.21078	850,116	1,564,899	1,944,223	136,096	7.01
861	206480995		36.40	yes	0.65518	0.34482	2,294,724	2,582,083	3,207,968	224,558	6.87
862	206481011		35.44	yes	0.63787	0.36213	4,040,892	4,329,553	5,379,017	376,531	6.99
863	206481084	41.03	41.03	yes	0.73847	0.26153	1,740,454	2,582,083	3,207,968	224,558	6.47
864	206481086		41.94	yes	0.75492	0.24508	1,482,713	2,347,348	2,916,335	204,143	7.01
865	206481105		39.43	yes	0.70971	0.29029	1,665,871	2,226,615	2,765,684	193,598	6.87
866	206484004		21.77	no	0.39182	0.60818	4,814,018	4,814,018	5,557,562	389,029	10.01
867	206490931		41.75	yes	0.75143	0.24857	1,361,606	2,125,337	2,641,504	184,905	7.14
868	206490940		36.40	yes	0.65513	0.34487	4,246,002	4,777,029	5,935,822	415,508	6.75
869	206490947		39.73	yes	0.71508	0.28492	969,031	1,319,621	1,639,730	114,781	6.69
870	206490954		46.22	yes	0.83195	0.16805	434,392	1,002,912	1,246,195	87,234	6.88
871	206490956	36.51	36.51	yes	0.65711	0.34289	2,215,779	2,507,281	3,115,487	218,084	6.84
872	206490961		35.50	yes	0.63899	0.36101	2,453,101	2,636,494	3,276,803	229,376	7.23
873	206491000		38.17	yes	0.68700	0.31300	2,107,789	2,612,850	3,246,665	227,267	6.58
874	206491001		39.16	yes	0.70494	0.29506	1,665,845	2,190,571	2,721,952	190,537	6.60
875	206491003		34.64	yes	0.62350	0.37650	1,843,943	1,900,255	2,361,211	165,285	7.09
876	206491017	36.56	36.56	yes	0.65803	0.34197	3,186,777	3,615,763	4,492,860	314,500	7.09
877	206491032		30.54	no	0.54979	0.45021	1,841,786	1,841,786	2,227,278	155,909	8.10
878	206491035	35.54	35.54	yes	0.63967	0.36033	2,248,590	2,421,270	3,009,309	210,652	7.17
879	206491058		36.08	yes	0.64937	0.35063	2,862,032	3,167,091	3,935,352	275,475	7.09
880	206491062		39.56	yes	0.71213	0.28787	1,214,043	1,636,330	2,033,265	142,329	6.39
881	206491085		38.21	yes	0.68773	0.31227	1,486,881	1,847,470	2,295,622	160,694	7.09
882	206492251		31.68	no	0.57021	0.42979	2,950,266	2,950,266	3,597,108	251,798	7.86
883	206500820	32.96	32.96	no	0.59320	0.40680	3,158,522	3,158,522	3,886,962	272,087	6.49
884	206500821		40.40	yes	0.72713	0.27287	1,041,676	1,481,189	1,839,339	128,754	6.49
885	206500827	37.10	37.10	yes	0.66788	0.33212	2,234,875	2,610,909	3,242,224	226,956	6.74
886	206500855		40.98	yes	0.73770	0.26230	1,680,166	2,485,385	3,086,348	216,044	6.74
887	206500872		27.19	no	0.48934	0.51066	5,782,237	5,782,237	6,844,546	479,118	8.08
888	206500997		42.05	yes	0.75693	0.24307	1,556,988	2,485,385	3,086,348	216,044	6.74
889	206501094		38.07	yes	0.68533	0.31467	2,015,674	2,485,385	3,086,348	216,044	6.57
890	206501354		44.22	yes	0.79589	0.20411	924,484	1,757,343	2,182,266	152,759	6.53
891	206501355		38.23	yes	0.68813	0.31187	1,432,706	1,782,448	2,213,442	154,941	6.53
892	206501989		43.32	yes	0.77975	0.22025	441,770	778,252	966,432	67,650	6.03

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
893	206501990	1/1/2008	12/31/2008	02/01/66	ELNESS CONVALESCENT HOSPITAL	TURLOCK	95380	99	34,560	366	1.00000	34,560	36,234	29,608	29,608	34,560	95.38%	32,053
894	206502207	1/1/2008	12/31/2008	04/12/71	CRESTWOOD MANOR - MODESTO	MODESTO	95355	194	60,755	366	1.00000	60,755	71,004	57,893	57,893	60,755	85.57%	62,811
895	206502269	1/1/2008	12/31/2008	01/18/57	HA LE ALOHA CONVALESCENT HOSPITAL	CERES	95307	46	15,649	366	1.00000	15,649	16,836	14,109	14,109	15,649	92.95%	14,893
896	206502364	1/1/2008	12/31/2008	03/07/85	ENGLISH OAKS CONVALESCENT AND REHABILIATION HOSPITAL	MODESTO	95350	180	61,186	366	1.00000	61,186	65,880	26,006	26,006	61,186	92.87%	58,278
897	206504002	1/1/2008	12/31/2008	09/25/86	TURLOCK NURSING & REHAB CENTER	TURLOCK	95382	144	48,570	366	1.00000	48,570	52,704	25,935	25,935	48,570	92.16%	46,622
898	206504004	1/1/2008	12/31/2008	05/04/89	VINTAGE FAIRE NURSING & REHAB CENTER	MODESTO	95356	99	32,549	366	1.00000	32,549	36,234	16,980	16,980	32,549	89.83%	32,053
899	206504035	2/1/2007	1/31/2008	08/03/99	COVENANT VILLAGE CARE CENTER	TURLOCK	95382	50	18,004	365	0.99727	18,053	18,250	7,196	7,216	18,004	98.65%	16,144
900	206510856	1/1/2008	12/31/2008	05/27/63	YUBA CITY CARE CENTER	YUBA CITY	95991	59	18,215	366	1.00000	18,215	21,594	11,844	11,844	18,215	84.35%	19,102
901	206511095	1/1/2008	12/31/2008	01/21/70	YUBA SKILLED NURSING CENTER	YUBA	95991	130	35,374	366	1.00000	35,374	47,580	25,467	25,467	35,374	74.35%	42,090
902	206514003	7/1/2007	6/30/2008	07/11/90	THE FOUNTAINS	YUBA CITY, C.	95991	99	34,751	366	1.00000	34,751	36,234	18,978	18,978	34,751	95.91%	32,053
903	206514008	1/1/2008	12/31/2008	12/16/92	LIVE OAK MANOR	LIVE OAK	95953	99	33,504	366	1.00000	33,504	36,234	26,411	26,411	33,504	92.47%	32,053
904	206522099	7/1/2007	6/30/2008	10/11/65	BRENTWOOD SKILLED NURSING AND REHABILITATION CENTER	RED BLUFF	96080	55	18,726	366	1.00000	18,726	20,130	13,309	13,309	18,726	93.03%	17,807
905	206522221	1/1/2008	12/31/2008	01/24/66	RED BLUFF HEALTH CARE CENTER	RED BLUFF	96080	58	19,254	366	1.00000	19,254	21,228	12,634	12,634	19,254	90.70%	18,778
906	206540075	1/1/2008	12/31/2008	08/26/85	WESTGATE GARDENS CONVALESCENT CENTER	VISALIA	93277	140	42,883	366	1.00000	42,883	51,240	30,301	30,301	42,883	83.69%	45,327
907	206540707	1/1/2008	12/31/2008	03/04/63	DELTA NURSING AND REHABILITATION CENTER	VISALIA	93291	44	15,468	366	1.00000	15,468	16,104	8,558	8,558	15,468	96.05%	14,246
908	206540709	10/1/2007	9/30/2008	07/01/64	NEW COVENANT CARE CENTER OF DINUBA	DINUBA	93618	99	30,637	366	1.00000	30,637	36,234	26,725	26,725	30,637	84.55%	32,053
909	206540723	1/1/2008	12/31/2008	01/20/64	SIERRA VALLEY REHAB CENTER	PORTERVILLE	93257	139	43,418	366	1.00000	43,418	50,874	34,486	34,486	43,418	85.34%	45,004
910	206540762	1/1/2008	12/31/2008	02/17/70	MERRITT MANOR CONVALESCENT HOSPITAL	TULARE	93274	99	33,119	366	1.00000	33,119	36,234	25,145	25,145	33,119	91.40%	32,053
911	206540809	1/1/2008	12/31/2008	12/07/64	TULARE NURSING AND REHABILITATION CENTER	TULARE	93274	97	33,852	366	1.00000	33,852	35,502	26,867	26,867	33,852	95.35%	31,405
912	206540823	1/1/2008	12/31/2008	01/23/50	VALLEY CARE CENTER	PORTERVILLE	93257	62	18,347	366	1.00000	18,347	22,692	13,272	13,272	18,347	80.85%	20,074
913	206540828	1/1/2008	12/31/2008	01/07/63	VISALIA NURSING & REHABILITATION CENTER	VISALIA	93292	176	50,223	366	1.00000	50,223	64,416	42,808	42,808	50,223	77.97%	56,983
914	206541695	1/1/2008	12/31/2008	03/18/68	KAWEAH MANOR	VISALIA	93277	99	33,107	366	1.00000	33,107	36,234	25,339	25,339	33,107	91.37%	32,053
915	206541740	1/1/2008	12/31/2008	02/23/66	SUN VILLA	PORTERVILLE	93257	99	29,632	366	1.00000	29,632	36,234	23,462	23,462	29,632	81.78%	32,053
916	206542063	1/1/2008	12/31/2008	04/16/80	LINWOOD GARDENS CARE CENTER	VISALIA	93277	98	32,513	366	1.00000	32,513	35,868	19,770	19,770	32,513	90.65%	31,729
917	206544041	1/1/2008	12/31/2008	12/28/95	PORTERVILLE CONVALESCENT HOSPITAL INC	PORTERVILLE	92284	99	32,837	366	1.00000	32,837	36,234	25,402	25,402	32,837	90.62%	32,053
918	206544043	1/1/2008	12/31/2008	04/22/96	LINDSAY GARDENS	LINDSAY	93247	99	32,890	366	1.00000	32,890	36,234	25,666	25,666	32,890	90.77%	32,053
919	206554007	1/1/2008	12/31/2008	05/04/99	AVALON CARE CENTER - SONORA	SONORA	95370	120	42,630	366	1.00000	42,630	43,920	28,053	28,053	42,630	97.06%	38,852
920	206560465	1/1/2008	12/31/2008	09/17/59	LOS ROBLES CARE CENTER	OJAI	93024	50	16,174	366	1.00000	16,174	18,300	12,819	12,819	16,174	88.38%	16,188
921	206560471	1/1/2008	12/31/2008	09/27/63	VENTURA CONVALESCENT HOSPITAL	VENTURA	93003	71	18,806	366	1.00000	18,806	25,986	8,138	8,138	18,806	72.37%	22,987
922	206560482	1/1/2008	12/31/2008	07/01/69	GLENWOOD CARE CENTER	OXNARD	93030	99	32,750	366	1.00000	32,750	36,234	15,595	15,595	32,750	90.38%	32,053
923	206560495	1/1/2008	12/31/2008	07/01/64	MARY HEALTH OF THE CONVALESCENT & NURSING HOSPITAL INC	NEWBURY PA	91320	61	20,698	366	1.00000	20,698	22,326	7,448	7,448	20,698	92.71%	19,750
924	206560503	1/1/2008	12/31/2008	02/01/65	COUNTRY VILLA OXNARD MANOR HC	OXNARD	93030	82	27,884	366	1.00000	27,884	30,012	17,720	17,720	27,884	92.91%	26,549
925	206560509	1/1/2008	12/31/2008	01/22/70	SHORELINE NURSING & REHAB CENTER	OXNARD	93033	193	61,827	366	1.00000	61,827	70,638	46,481	46,481	61,827	87.53%	62,487
926	206560531	1/1/2008	12/31/2008	07/01/65	THOUSAND OAKS HEALTH CARE CENTER	THOUSAND C	91360	124	40,594	366	1.00000	40,594	45,384	24,081	24,081	40,594	89.45%	40,147
927	206560532	1/1/2008	12/31/2008	07/12/68	TWIN PINES HEALTHCARE	SANTA PAUL	93060	99	30,963	366	1.00000	30,963	36,234	25,500	25,500	30,963	85.45%	32,053
928	206560536	1/1/2008	12/31/2008	07/09/69	SIMI VALEY CARE CENTER	SIMI VALLEY	93063	99	32,903	366	1.00000	32,903	36,234	22,467	22,467	32,903	90.81%	32,053

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		**Fully Depreciated**
Square Feet Per Bed (Z2)			400	**Land % (AA3)** **Equip/bed (AB3)**	**Minimum Value (AD3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
893	206501990	32,053	34,560	953	1.061	6,009,631	600,963	396,000	6,405,631	2,485,385	44.91	38.49	40.03	Yes	39.49
894	206502207	62,811	62,811	953	1.061	11,776,449	1,177,645	776,000	12,552,449	4,870,350	39.73	38.49		No	39.49
895	206502269	14,893	15,649	953	1.061	2,792,354	279,235	184,000	2,976,354	1,154,825	53.93	47.75	49.07	Yes	48.75
896	206502364	58,278	61,186	953	1.061	10,926,602	1,092,660	720,000	11,646,602	4,518,882	25.85	22.68	20.92	No	23.68
897	206504002	46,622	48,570	953	1.061	8,741,282	874,128	576,000	9,317,282	3,615,105	24.30	23.31	19.37	No	24.31
898	206504004	32,053	32,549	953	1.061	6,009,631	600,963	396,000	6,405,631	2,485,385	21.70	19.82	16.76	No	20.82
899	206504035	16,188	18,053	953	1.061	3,035,167	303,517	200,000	3,235,167	1,255,245	11.48	10.48	6.50	No	11.48
900	206510856	19,102	19,102	959	1.057	3,567,995	356,800	236,000	3,803,995	1,475,950	47.59	41.60	42.72	Yes	42.60
901	206511095	42,090	42,090	959	1.057	7,861,684	786,168	520,000	8,381,684	3,252,093	40.95		36.05	Yes	35.95
902	206514003	32,053	34,751	959	1.057	5,986,975	598,697	396,000	6,382,975	2,476,594	20.52	19.53	15.57	No	20.53
903	206514008	32,053	33,504	959	1.057	5,986,975	598,697	396,000	6,382,975	2,476,594	18.09	17.10	13.14	No	18.10
904	206522099	17,807	18,726	960	1.063	3,344,978	334,498	220,000	3,564,978	1,383,211	45.22	39.22	40.34	Yes	40.22
905	206522221	18,778	19,254	960	1.063	3,527,431	352,743	232,000	3,759,431	1,458,659	44.93	38.94	40.05	Yes	39.94
906	206540075	45,327	45,327	932	1.046	8,378,321	837,832	560,000	8,938,321	3,468,068	25.38	24.39	20.45	No	25.39
907	206540707	14,246	15,468	932	1.046	2,633,186	263,319	176,000	2,809,186	1,089,964	47.82	41.83	42.95	Yes	42.83
908	206540709	32,053	32,053	936	1.063	6,020,960	602,096	396,000	6,416,960	2,489,780	46.49	40.50	41.62	Yes	41.50
909	206540723	45,004	45,004	932	1.046	8,318,475	831,848	556,000	8,874,475	3,443,296	46.94	40.95	42.06	Yes	41.95
910	206540762	32,053	33,119	932	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	40.87	34.98	35.98	Yes	35.98
911	206540809	31,405	33,852	932	1.046	5,804,979	580,498	388,000	6,192,979	2,402,876	46.06	40.07	41.18	Yes	41.07
912	206540823	20,074	20,074	932	1.046	3,710,399	371,040	248,000	3,958,399	1,535,859	60.90	50.67	56.06	Yes	51.67
913	206540828	56,983	56,983	932	1.046	10,532,746	1,053,275	704,000	11,236,746	4,359,857	47.97	41.98	43.10	Yes	42.98
914	206541695	32,053	33,107	932	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	42.79	36.80	37.90	Yes	37.80
915	206541740	32,053	32,053	932	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	44.85	38.86	39.97	Yes	39.86
916	206542063	31,729	32,513	932	1.046	5,864,824	586,482	392,000	6,256,824	2,427,648	30.73	29.74	25.81	No	30.74
917	206544041	32,053	32,837	922	1.004	5,686,776	568,678	396,000	6,082,776	2,360,117	15.07	14.07	10.10	No	15.07
918	206544043	32,053	32,890	932	1.046	5,924,670	592,467	396,000	6,320,670	2,452,420	14.75	13.76	9.79	No	14.76
919	206554007	38,852	42,630	953	1.061	7,284,402	728,440	480,000	7,764,402	3,012,588	11.72	10.73	6.75	No	11.73
920	206560465	16,188	16,188	930	1.061	3,035,167	303,517	200,000	3,235,167	1,255,245	51.27	45.41	46.41	Yes	46.41
921	206560471	22,987	22,987	930	1.061	4,309,938	430,994	284,000	4,593,938	1,782,448	47.25	41.26	42.38	Yes	42.26
922	206560482	32,053	32,750	930	1.061	6,009,631	600,963	396,000	6,405,631	2,485,385	41.50	34.71	36.61	Yes	35.71
923	206560495	19,750	20,698	913	1.026	3,580,754	358,075	244,000	3,824,754	1,484,004	46.49	40.50	41.62	Yes	41.50
924	206560503	26,549	27,884	930	1.061	4,977,674	497,767	328,000	5,305,674	2,058,602	45.90	39.91	41.03	Yes	40.91
925	206560509	62,487	62,487	930	1.061	11,715,746	1,171,575	772,000	12,487,746	4,845,245	40.94	34.95	36.05	Yes	35.95
926	206560531	40,147	40,594	913	1.026	7,278,909	727,891	496,000	7,774,909	3,016,665	45.49	39.50	40.62	Yes	40.50
927	206560532	32,053	32,053	930	1.061	6,009,631	600,963	396,000	6,405,631	2,485,385	42.47	36.48	37.58	Yes	37.48
928	206560536	32,053	32,903	930	1.061	6,009,631	600,963	396,000	6,405,631	2,485,385	41.48	12.09	36.59	Yes	13.09

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
893	206501990		39.49	yes	0.71084	0.28916	1,852,258	2,485,385	3,086,348	216,044	6.25
894	206502207		39.49	yes	0.71078	0.28922	3,630,423	4,870,350	6,047,995	423,360	6.74
895	206502269		48.75	yes	0.87745	0.12255	364,761	1,154,825	1,434,061	100,384	6.41
896	206502364	23.47	23.47	no	0.42248	0.57752	6,726,125	6,726,125	7,818,786	547,315	8.95
897	206504002		24.31	no	0.43761	0.56239	5,239,978	5,239,978	6,114,106	427,987	8.81
898	206504004		20.82	no	0.37469	0.62531	4,005,534	4,005,534	4,606,497	322,455	9.91
899	206504035		11.48	no	0.20670	0.79330	2,566,442	2,566,442	2,869,959	200,897	11.13
900	206510856		42.60	yes	0.76672	0.23328	887,391	1,475,950	1,832,750	128,292	6.72
901	206511095		35.95	yes	0.64702	0.35298	2,958,597	3,252,093	4,038,262	282,678	6.72
902	206514003		20.53	no	0.36949	0.63051	4,024,518	4,024,518	4,623,215	323,625	9.31
903	206514008	17.90	17.90	no	0.32219	0.67781	4,326,453	4,326,453	4,925,151	344,761	10.29
904	206522099		40.22	yes	0.72403	0.27597	983,817	1,383,211	1,717,709	120,240	6.42
905	206522221		39.94	yes	0.71887	0.28113	1,056,893	1,458,659	1,811,402	126,798	6.59
906	206540075		25.39	no	0.45703	0.54297	4,853,215	4,853,215	5,691,047	398,373	8.79
907	206540707		42.83	yes	0.77085	0.22915	643,718	1,089,964	1,353,283	94,730	6.12
908	206540709		41.50	yes	0.74700	0.25300	1,623,491	2,489,780	3,091,876	216,431	6.75
909	206540723		41.95	yes	0.75502	0.24498	2,174,101	3,443,296	4,275,144	299,260	6.65
910	206540762		35.98	yes	0.64765	0.35235	2,227,058	2,452,420	3,044,887	213,142	6.44
911	206540809		41.07	yes	0.73918	0.26082	1,615,251	2,402,876	2,983,374	208,836	6.17
912	206540823		51.67	yes	0.93008	0.06992	276,762	1,535,859	1,906,899	133,483	6.65
913	206540828		42.98	yes	0.77361	0.22639	2,543,926	4,359,857	5,413,132	378,919	6.65
914	206541695		37.80	yes	0.68031	0.31969	2,020,646	2,452,420	3,044,887	213,142	6.44
915	206541740		39.86	yes	0.71739	0.28261	1,786,263	2,452,420	3,044,887	213,142	6.65
916	206542063		30.74	no	0.55333	0.44667	2,794,749	2,794,749	3,381,232	236,686	7.28
917	206544041		15.07	no	0.27133	0.72867	4,432,350	4,432,350	5,001,027	350,072	10.66
918	206544043		14.76	no	0.26562	0.73438	4,641,755	4,641,755	5,234,222	366,396	11.14
919	206554007		11.73	no	0.21118	0.78882	6,124,713	6,124,713	6,853,153	479,721	11.25
920	206560465		46.41	yes	0.83535	0.16465	532,677	1,255,245	1,558,762	109,113	6.74
921	206560471		42.26	yes	0.76067	0.23933	1,099,457	1,782,448	2,213,442	154,941	6.74
922	206560482		35.71	yes	0.64285	0.35715	2,287,770	2,485,385	3,086,348	216,044	6.60
923	206560495		41.50	yes	0.74700	0.25300	967,663	1,484,004	1,842,080	128,946	6.23
924	206560503		40.91	yes	0.73643	0.26357	1,398,437	2,058,602	2,556,369	178,946	6.42
925	206560509		35.95	yes	0.64711	0.35289	4,406,741	4,845,245	6,016,820	421,177	6.74
926	206560531	39.97	39.97	yes	0.71953	0.28047	2,180,651	3,016,665	3,744,556	262,119	6.46
927	206560532		37.48	yes	0.67461	0.32539	2,084,350	2,485,385	3,086,348	216,044	6.74
928	206560536	12.86	12.86	no	0.23152	0.76848	4,922,603	4,922,603	5,523,566	386,650	11.75

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Days in Calendar Year (*M2*) 366
Rate Period Mid-Point (*M3*) 2/1/11

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.46%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF Mcal Days	Annualized SNF Mcal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L= I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * *T2* (*T2* = avg. occ.)
929	206560547	1/1/2008	12/31/2008	05/15/77	FILLMORE CONVALESCENT CENTER	FILLMORE, C/	93015	99	31,488	366	1.00000	31,488	36,234	22,968	22,968	31,488	86.90%	32,053
930	206560823	1/1/2008	12/31/2008	08/01/71	CAMARILLO HEALTHCARE CENTER	CAMARILLO	93010	114	35,047	366	1.00000	35,047	41,724	18,975	18,975	35,047	84.00%	36,909
931	206560922	10/1/2007	9/30/2008	01/01/56	ST. JOSEPH'S HEALTH AND RETIREMENT CENTER	OJAI	93023	28	9,816	366	1.00000	9,816	10,248	4,855	4,855	9,816	95.78%	9,065
932	206564024	1/1/2008	12/31/2008	07/24/91	VICTORIA CARE CENTER	VENTURA	93003	188	53,947	366	1.00000	53,947	68,808	31,263	31,263	53,947	78.40%	60,868
933	206570854	7/1/2007	6/30/2008	04/08/68	COURTYARD HEALTH CARE CENTER	DAVIS	95616	112	33,754	366	1.00000	33,754	40,992	28,986	28,986	33,754	82.34%	36,262
934	206570896	1/1/2008	12/31/2008	09/15/69	COTTONWOOD HEALTHCARE CENTER	WOODLAND	95695	98	33,423	366	1.00000	33,423	35,868	24,287	24,287	33,423	93.18%	31,729
935	206571033	2/1/2008	12/31/2008	02/08/68	RIVER BEND NURSING CENTER	WEST SACRAI	95691	99	28,826	335	0.91530	31,493	33,165	25,265	27,603	28,826	86.92%	29,338
936	206571047	10/1/2007	9/30/2008	10/30/69	STOLLWOOD CONVELESCENT HOSPITAL	WOODLAND	95695	48	16,985	366	1.00000	16,985	17,568	6,858	6,858	16,985	96.68%	15,541
937	206571087	1/1/2008	12/31/2008	09/23/69	WOODLAND SKILLED NURSING FACILITY	WOODLAND	95695	91	30,633	366	1.00000	30,633	33,306	24,378	24,378	30,633	91.97%	29,463
938	206571828	1/1/2008	12/31/2008	12/23/66	SIERRA HEALTH CARE CENTER	DAVIS	95616	132	40,429	366	1.00000	40,429	48,312	29,208	29,208	40,429	83.68%	42,737
939	206572209	10/1/2007	9/30/2008	07/09/46	ALDERSON CONVALESCENT HOSPITAL	WOODLAND	95695	140	43,906	366	1.00000	43,906	51,240	31,284	31,284	43,906	85.69%	45,327
940	206580934	1/1/2008	12/31/2008	10/01/65	MARYSVILLE CARE & REHABILITATION CENTER	MARYSVILLE	95901	86	29,329	366	1.00000	29,329	31,476	21,295	21,295	29,329	93.18%	27,844
941	206392330	1/1/2008	12/31/2008	02/17/84	A & C HEALTH CARE SERVICES - ARBOR	LODI	95240	149	36,955	366	1.00000	36,955	54,534	27,763	27,763	36,955	67.77%	48,241
942	206560496	12/1/2007	9/30/2008	11/02/64	MAYWOOD ACRES CONVALESCENT	OXNARD	93033	98	23,523	305	0.83333	28,228	29,890	17,879	21,455	23,523	78.70%	26,441
943	206190356	1/1/2008	12/31/2008	12/17/68	GUARDIAN REHABILITATION HOSPITAL	LOS ANGELES	90036	93	31,641	366	1.00000	31,641	34,038	25,187	25,187	31,641	92.96%	30,110
944	206201802	1/1/2008	12/31/2008	08/06/79	OAKHURST LIVING CENTER, INC	OAKHURST	93644	64	22,303	366	1.00000	22,303	23,424	14,878	14,878	20,476	95.21%	20,721
945	206370765	1/1/2008	12/31/2008	01/01/62	THE ROYAL HOME	EL CAJON	92021	19	6,940	366	1.00000	6,940	6,954	6,963	6,963	6,963	99.80%	6,152
946	206374043	1/1/2008	12/31/2008	04/24/89	VISTA HEALTHCARE CENTER	VISTA	92084	187	60,122	366	1.00000	60,122	68,442	66,127	66,127	60,122	87.84%	60,544
947	206430838	4/1/2007	3/31/2008	01/01/62	SARATOGA RETIREMENT COMM HEALTH CENTER	SARATOGA	95070	94	32,396	366	1.00000	32,396	34,404	12,474	12,474	32,396	94.16%	30,434
948	206130764	10/1/2007	9/30/2008	05/23/67	ROYAL CONVALESCENT HOSPITAL	BRAWLEY	92227	99	30,401	366	1.00000	30,401	36,234	25,671	25,671	30,401	83.90%	32,053
949	206301259	6/1/2007	5/31/2008	12/08/64	MESA VERDE CONVALESCENT HOSPITAL	COSTA MESA	92627	80	21,490	366	1.00000	21490	29,280	87	87	21,490	73.39%	25,901

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Number of Months to Update Cost Per Sq Ft			13		**Fully Depreciated**
Square Feet Per Bed (Z2)			400	**Land % (AA3)** **Equip/bed (AB3)**	**Minimum Value (AD3)**
RS Means Median Cost Per Sq Ft [1]	1/1/2010		$ 140.00	10% 4,000	38.800%
Updated at 2% annually, or .16667/mo. (Z4)	0.166667	2.16667	$ 143.03		

Count	OSHPD ID	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor [1]	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
	A	S = R/K	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = $4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB =("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model, " "	AD = Lookup to 2005/06 FRVS Model	AE= "No" when AD = 0 or AD<30 AE = "Yes" when AD >= 30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"
929	206560547	32,053	32,053	930	1.061	6,009,631	600,963	396,000	6,405,631	2,485,385	33.65	32.66	28.74	No	33.66
930	206560823	36,909	36,909	930	1.061	6,920,182	692,018	456,000	7,376,182	2,861,958	39.42	31.51	34.53	Yes	32.51
931	206560922	9,065	9,816	930	1.061	1,699,694	169,969	112,000	1,811,694	702,937	54.97	48.98	50.12	Yes	49.98
932	206564024	60,868	60,868	930	1.061	11,412,229	1,141,223	752,000	12,164,229	4,719,721	19.49	18.49	14.54	No	19.49
933	206570854	36,262	36,262	956	1.083	6,939,748	693,975	448,000	7,387,748	2,866,446	42.73	36.74	37.84	Yes	37.74
934	206570896	31,729	33,423	956	1.083	6,072,280	607,228	392,000	6,464,280	2,508,141	41.30	35.30	36.41	Yes	36.30
935	206571033	32,053	32,053	956	1.083	6,134,242	613,424	396,000	6,530,242	2,533,734	42.89	36.90	38.01	Yes	37.90
936	206571047	15,541	16,985	956	1.083	2,974,178	297,418	192,000	3,166,178	1,228,477	41.17	35.18	36.28	Yes	36.18
937	206571087	29,463	30,633	956	1.083	5,638,546	563,855	364,000	6,002,546	2,328,988	41.27	34.38	36.38	Yes	35.38
938	206571828	42,737	42,737	956	1.083	8,178,989	817,899	528,000	8,706,989	3,378,312	44.02	37.22	39.14	Yes	38.22
939	206572209	45,327	45,327	956	1.083	8,674,686	867,469	560,000	9,234,686	3,583,058	64.43	58.44	59.61	Yes	59.44
940	206580934	27,844	29,329	959	1.057	5,200,806	520,081	344,000	5,544,806	2,151,385	45.24	39.25	40.36	Yes	40.25
941	206392330	48,241	48,241	952	1.060	9,036,274	903,627	596,000	9,632,274	3,737,322	26.90		21.97	No	26.90
942	206560496	31,729	31,729	930	1.061	5,948,928	594,893	392,000	6,340,928	2,460,280	46.15		41.28	Yes	41.15
943	206190356	30,110	31,641	900	1.080	5,746,507	574,651	372,000	6,118,507	2,373,981	42.04	36.05	37.15	Yes	37.05
944	206201802	20,721	22,303	936	1.063	3,892,337	389,234	256,000	4,148,337	1,609,555	31.43	30.43	26.51	No	31.43
945	206370765	6,152	6,940	920	1.046	1,137,058	113,706	76,000	1,213,058	470,666	48.98	42.03	44.12	Yes	43.03
946	206374043	60,544	60,544	920	1.046	11,191,042	1,119,104	748,000	11,939,042	4,632,348	21.73		16.79	No	21.73
947	206430838	30,434	32,396	950	1.107	5,953,505	595,351	376,000	6,329,505	2,455,848	48.98	42.99	44.12	Yes	43.99
948	206130764	32,053	32,053	922	1.004	5,686,776	568,678	396,000	6,082,776	2,360,117	43.61	37.61	38.72	Yes	38.61
949	206301259	25,901	25,901	926	1.006	4,604,529	460,453	320,000	4,924,529	1,910,717	46.05	40.18	41.18	Yes	41.18

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.

Fair Rental Value System (FRVS) Model - 2010/11 Rate Year

Dep Amt/Year (AO1)	0.01800
Max Bldg Age (AO2)	34

Rental Factor Calculation	
T-bond rate for CY	4.11%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	Capital Supplemental Information: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "yes", "no"	AJ = AH*AO1 (AO1 =1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
929	206560547		33.66	no	0.60580	0.39420	2,525,079	2,525,079	3,126,042	218,823	6.83
930	206560823		32.51	no	0.58520	0.41480	3,059,626	3,059,626	3,751,644	262,615	7.12
931	206560922		49.98	yes	0.89966	0.10034	181,793	702,937	872,907	61,103	6.22
932	206564024	19.17	19.17	no	0.34511	0.65489	7,966,201	7,966,201	9,107,424	637,520	10.47
933	206570854		37.74	yes	0.67928	0.32072	2,369,408	2,866,446	3,560,421	249,229	6.87
934	206570896		36.30	yes	0.65346	0.34654	2,240,138	2,508,141	3,115,369	218,076	6.52
935	206571033		37.90	yes	0.68223	0.31777	2,075,118	2,533,734	3,147,158	220,301	6.87
936	206571047		36.18	yes	0.65125	0.34875	1,104,218	1,228,477	1,525,895	106,813	6.29
937	206571087	31.19	31.19	no	0.56136	0.43864	2,632,960	2,632,960	3,196,815	223,777	7.31
938	206571828		38.22	yes	0.68801	0.31199	2,716,490	3,378,312	4,196,211	293,735	6.87
939	206572209		59.44	yes	1.06997	(0.06997)	(646,125)	3,583,058	4,450,527	311,537	6.87
940	206580934		40.25	yes	0.72452	0.27548	1,527,458	2,151,385	2,671,466	187,003	6.38
941	206392330		26.90	no	0.48423	0.51577	4,968,043	4,968,043	5,871,670	411,017	8.52
942	206560496		41.15	yes	0.74075	0.25925	1,643,860	2,460,280	3,055,173	213,862	6.74
943	206190356		37.05	yes	0.66684	0.33316	2,038,466	2,373,981	2,948,632	206,404	6.52
944	206201802		31.43	no	0.56582	0.43418	1,801,127	1,801,127	2,190,360	153,325	6.87
945	206370765	42.67	42.67	yes	0.76799	0.23201	281,436	470,666	584,372	40,906	5.89
946	206374043		21.73	no	0.39113	0.60887	7,269,311	7,269,311	8,388,415	587,189	9.70
947	206430838		43.99	yes	0.79185	0.20815	1,317,471	2,455,848	3,051,198	213,584	6.59
948	206130764		38.61	yes	0.69507	0.30493	1,854,848	2,360,117	2,928,795	205,016	6.40
949	206301259		41.18	yes	0.74125	0.25875	1,274,198	1,910,717	2,371,170	165,982	6.41

(1) From Means Building Construction Cost Data 2010. Copyright R.S. Means Company, Inc., Kingston, MA. Version 14. 800-448-8182; All rights reserved.