

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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.)	
<b>Facilities Not in NF-B population with Subacute Days</b>																		
1	206190021	7/1/2006	6/30/2007	06/05/70	ALL SAINTS HEALTHCARE	NORTH HOLL	91605	128	42,864	365	1.00000	42,864	46,720	-	-	-	91.75%	41,632
<b>Facilities in NF-B population with Subacute Days</b>																		
1	206010854	1/1/2007	12/31/2007	12/17/65	ALL SAINTS SUBACUTE AND REHAB	SAN LEANDRO	94578	72	25,174	365	1.00000	25,174	26,280	8,295	8,295	8,585	95.79%	23,418
2	206010953	7/1/2006	6/30/2007	02/26/62	ALAMEDA CARE CENTER	ALAMEDA	94501	160	53,439	365	1.00000	53,439	58,400	25,204	25,204	44,457	91.51%	52,041
3	206073366	2/1/2007	12/31/2007	06/01/72	CARE CENTER OF ROSSMOOR	WALNUT CRE	94595	180	43,777	334	0.91507	47,840	60,120	22,494	24,582	36,170	72.82%	53,573
4	206105014	1/1/2007	12/31/2007	05/27/00	HORIZON HEALTH & SUBACUTE CENTER	FRESNO	93720	180	60,734	365	1.00000	60,734	65,700	25,686	25,686	52,308	92.44%	58,546
5	206112227	1/1/2007	12/31/2007	07/14/66	SUNBRIDGE CARE CENTER FOR WILLOWS	WILLOWS	95988	76	26,429	365	1.00000	26,429	27,740	19,029	19,029	23,024	95.27%	24,719
6	206190064	1/1/2007	12/31/2007	09/04/70	BRIARCREST NURSING CENTER	BELL GARDEN	90201	135	45,562	365	1.00000	45,562	49,275	31,890	31,890	38,980	92.46%	43,909
7	206190082	1/1/2007	12/31/2007	10/30/69	CALIFORNIA REHAB CARE CENTER	VAN NUYS	91411	201	65,929	365	1.00000	65,929	73,365	36,516	36,516	53,719	89.86%	65,376
8	206190087	1/1/2007	12/31/2007	07/14/72	OCEANVIEW CONVALESCENT HOSPITAL	SANTA MONI	90404	227	73,405	365	1.00000	73,405	82,855	54,237	54,237	65,474	88.59%	73,833
9	206190092	1/1/2007	12/31/2007	12/16/63	NEW VISTA POST ACUTE CARE CENTER	LOS ANGELES	90025	116	39,913	365	1.00000	39,913	42,340	19,003	19,003	29,638	94.27%	37,729
10	206190173	1/1/2007	12/31/2007	05/01/73	INLAND VALLEY CARE & REHABILITATION CENTER	POMONA	91768	241	80,649	365	1.00000	80,649	87,965	50,975	50,975	64,278	91.68%	78,386
11	206190190	1/1/2007	12/31/2007	02/27/69	COLONIAL CARE CENTER	LONG BEACH	90802	196	67,336	365	1.00000	67,336	71,540	51,374	51,374	61,066	94.12%	63,750
12	206190192	4/1/2006	3/31/2007	07/30/64	NORTH VALLEY NURSING CENTER	TUJUNGA	91402	92	27,896	365	1.00000	27,896	33,580	15,069	15,069	17,690	83.07%	29,923
13	206190265	4/1/2006	3/31/2007	04/10/72	CAMELLIA GARDENS CARE CENTER	PASADENA	91103	80	25,701	365	1.00000	25,701	29,200	16,394	16,394	20,962	88.02%	26,020
14	206190270	11/1/2006	10/31/2007	01/01/46	ROSE GARDEN CONVALESCENT CENTER	PASADENA	91103	95	30,230	365	1.00000	30,230	34,675	21,233	21,233	26,080	87.18%	30,899
15	206190299	1/1/2007	12/31/2007	10/28/68	SAN FERNANDO POST ACUTE HOSPITAL	SYLMAR	91342	83	21,991	365	1.00000	21,991	30,295	7,100	7,100	7,878	72.59%	26,996
16	206190302	1/1/2007	12/31/2007	02/26/64	FOUNTAIN VIEW	LOS ANGELES	90242	89	31,686	365	1.00000	31,686	32,485	15,619	15,619	23,470	97.54%	28,948
17	206190329	1/1/2007	12/31/2007	01/27/65	COVINA REHABILITATION CENTER	COVINA	91723	99	33,234	365	1.00000	33,234	36,135	17,583	17,583	25,738	91.97%	32,200
18	206190350	1/1/2007	12/31/2007	09/01/64	COUNTRY VILLA BELMONT HEIGHTS	LONG BEACH	90804	117	38,592	365	1.00000	38,592	42,705	17,654	17,654	30,876	90.37%	38,055
19	206190375	1/1/2007	12/31/2007	11/02/65	COUNTRY VILLA NURSING & REHAB CENTER	LOS ANGELES	90057	180	59,089	365	1.00000	59,089	65,700	35,444	35,444	50,665	89.94%	58,546
20	206190419	1/1/2007	12/31/2007	03/23/66	INTERCOMMUNITY HEALTHCARE & REHABILITATION CENTER	NORWALK	90650	87	29,482	365	1.00000	29,482	31,755	12,046	12,046	18,983	92.84%	28,297
21	206190481	7/1/2006	6/30/2007	11/27/46	LONGWOOD MANOR SANITARIUM	LOS ANGELES	90016	198	67,532	365	1.00000	67,532	72,270	50,688	50,688	57,747	93.44%	64,400
22	206190554	1/1/2007	12/31/2007	01/01/62	MOUNTAIN VIEW CONVALESCENT HOSPITAL	SYLMAR	91342	114	38,207	365	1.00000	38,207	41,610	22,748	22,748	32,184	91.82%	37,079
23	206190593	1/1/2007	12/31/2007	11/07/68	PACIFIC CARE NURSING CENTER	LONG BEACH	90806	99	33,339	365	1.00000	33,339	36,135	22,043	22,043	25,039	92.26%	32,200
24	206190627	1/1/2007	12/31/2007	06/18/64	COUNTRY OAKS CARE CENTER	POMONA	91768	81	22,739	365	1.00000	22,739	29,565	13,944	13,944	15,615	76.91%	26,346
25	206190644	1/1/2007	12/31/2007	11/13/68	THE CENTER AT PARKWEST	RESEDA	91335	99	31,755	365	1.00000	31,755	36,135	25,487	25,487	30,767	87.88%	32,200
26	206190650	1/1/2007	12/31/2007	02/18/69	RIO HONDO	MONTEBELLC	90640	200	61,849	365	1.00000	61,849	73,000	32,757	32,757	54,491	84.72%	65,051
27	206190653	1/1/2007	12/31/2007	12/02/69	SHERMAN VILLAGE HEALTHCARE CENTER	NORTH HOLI	91604	108	35,851	365	1.00000	35,851	39,420	14,712	14,712	22,550	90.95%	35,127
28	206190700	1/1/2007	12/31/2007	04/16/56	CASA BONITA CONVALESCENT HOSPITAL	SAN DIMAS	91773	106	35,971	365	1.00000	35,971	38,690	19,563	19,563	25,794	92.97%	34,477
29	206190703	1/1/2007	12/31/2007	04/16/59	SHEA REHABILITATION HEALTHCARE CENTER	WHITTIER	90602	105	35,559	365	1.00000	35,559	38,325	17,383	17,383	22,919	92.78%	34,152
30	206190706	1/1/2007	12/31/2007	03/20/68	COUNTRY VILLA SHERATON NURSING & REHAB CENTER	SEPULVEDA	91343	138	45,201	365	1.00000	45,201	50,370	25,728	25,728	39,163	89.74%	44,885
31	206190773	1/1/2007	12/31/2007	11/28/67	SUNRAY EAST CONVALESCENT HOSPITAL	LOS ANGELES	90019	99	33,299	365	1.00000	33,299	36,135	13,987	13,987	25,255	92.15%	32,200
32	206190776	4/1/2006	3/31/2007	09/12/62	SUNSET MANOR CONVALESCENT HOSPITAL	EL MONTE	91733	81	26,468	365	1.00000	26,468	29,565	9,663	9,663	12,485	89.52%	26,346
33	206190786	1/1/2007	12/31/2007	08/01/69	TOPANGA TERRACE CONVALESCENT CENTER	CANOGA PAR	91304	112	37,007	365	1.00000	37,007	40,880	9,902	9,902	20,734	90.53%	36,428
34	206190855	1/1/2007	12/31/2007	07/15/70	WESTERN CONVALESCENT HOSPITAL	LOS ANGELES	90018	129	43,835	365	1.00000	43,835	47,085	28,937	28,937	36,542	93.10%	41,958
35	206300039	1/1/2007	12/31/2007	12/27/78	FRENCH PARK CARE CENTER	SANTA ANA	92701	202	64,173	365	1.00000	64,173	73,730	43,564	43,564	55,013	87.04%	65,701
36	206301135	1/1/2007	12/31/2007	10/27/70	PARK ANAHEIM HEALTHCARE CENTER	ANAHEIM	92804	115	36,840	365	1.00000	36,840	41,975	18,656	18,656	24,635	87.77%	37,404

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Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) RS Means Median Cost Per Sq Ft <sup>(1)</sup> Updated at 2% annually, or .16667/mo. (Z4)

13  
400  
1/1/2009 \$ 142.00  
0.166667 2.16667 \$ 145.08

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 <sup>(1)</sup>	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 = (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"	
1	206190021	41,632	42,864	916	1.040	7,725,042	772,504	512,000	8,237,042	3,195,972	39.69	32.45	35.68	Yes	33.45
1	206010854	23,418	25,174	945	1.114	4,654,524	465,452	288,000	4,942,524	1,917,699	44.16	38.15	40.15	Yes	39.15
2	206010953	52,041	53,439	945	1.114	10,343,386	1,034,339	640,000	10,983,386	4,261,554	47.96	41.84	43.96	Yes	42.84
3	206073366	58,546	58,546	945	1.114	11,636,309	1,163,631	720,000	12,356,309	4,794,248	37.70	30.82	33.69	Yes	31.82
4	206105014	58,546	60,734	937	1.072	11,197,597	1,119,760	720,000	11,917,597	4,624,028	9.69	8.67	5.69	No	9.67
5	206112227	24,719	26,429	959	1.070	4,719,054	471,905	304,000	5,023,054	1,948,945	43.58	37.47	39.58	Yes	38.47
6	206190064	43,909	45,562	902	1.083	8,484,374	848,437	540,000	9,024,374	3,501,457	39.44	33.34	35.44	Yes	34.34
7	206190082	65,376	65,929	914	1.040	12,130,731	1,213,073	804,000	12,934,731	5,018,675	40.28	34.18	36.28	Yes	35.18
8	206190087	73,833	73,833	904	1.019	13,423,248	1,342,325	908,000	14,331,248	5,560,524	37.58	31.48	33.58	Yes	32.48
9	206190092	37,729	39,913	900	1.083	7,290,277	729,028	464,000	7,754,277	3,008,659	46.16	40.04	42.16	Yes	41.04
10	206190173	78,386	80,649	917	1.034	14,460,894	1,446,089	964,000	15,424,894	5,984,859	36.78	30.69	32.78	Yes	31.69
11	206190190	63,750	67,336	908	1.029	11,703,857	1,170,386	784,000	12,487,857	4,845,289	40.96	34.85	36.95	Yes	35.85
12	206190192	29,923	29,923	914	1.040	5,552,374	555,237	368,000	5,920,374	2,297,105	45.54	39.06	41.54	Yes	40.06
13	206190265	26,020	26,020	911	1.022	4,744,587	474,459	320,000	5,064,587	1,965,060	37.84	31.74	33.84	Yes	32.74
14	206190270	30,899	30,899	911	1.022	5,634,197	563,420	380,000	6,014,197	2,333,509	64.13	57.96	60.13	Yes	58.96
15	206190299	26,996	26,996	913	1.040	5,009,207	500,921	332,000	5,341,207	2,072,388	41.29	34.35	36.29	No	35.35
16	206190302	28,948	31,686	902	1.083	5,593,402	559,340	356,000	5,949,402	2,308,368	45.96	36.65	41.96	Yes	37.65
17	206190329	32,200	33,234	917	1.034	5,940,367	594,037	396,000	6,336,367	2,458,510	45.04	38.93	41.04	Yes	39.93
18	206190350	38,055	38,592	908	1.029	6,986,486	698,649	468,000	7,454,486	2,892,341	45.45	39.33	41.45	Yes	40.33
19	206190375	58,546	59,089	900	1.083	11,312,498	1,131,250	720,000	12,032,498	4,668,609	44.28	37.80	40.28	Yes	38.80
20	206190419	28,297	29,482	906	1.029	5,195,079	519,508	348,000	5,543,079	2,150,715	43.89	37.78	39.89	Yes	38.78
21	206190481	64,400	67,532	900	1.083	12,443,748	1,244,375	792,000	13,235,748	5,135,470	63.22	57.06	59.22	Yes	58.06
22	206190554	37,079	38,207	913	1.040	6,880,116	688,012	456,000	7,336,116	2,846,413	48.12	41.99	44.12	Yes	42.99
23	206190593	32,200	33,339	908	1.029	5,911,642	591,164	396,000	6,307,642	2,447,365	41.26	35.16	37.26	Yes	36.16
24	206190627	26,346	26,346	917	1.034	4,860,300	486,030	324,000	5,184,300	2,011,509	45.65	39.54	41.65	Yes	40.54
25	206190644	32,200	32,200	913	1.040	5,974,837	597,484	396,000	6,370,837	2,471,885	41.25	34.62	37.24	Yes	35.62
26	206190650	65,051	65,051	906	1.029	11,942,711	1,194,271	800,000	12,742,711	4,944,172	40.98	31.71	36.98	Yes	32.71
27	206190653	35,127	35,851	916	1.040	6,518,004	651,800	432,000	6,950,004	2,696,602	40.19	34.09	36.19	Yes	35.09
28	206190700	34,477	35,971	917	1.034	6,360,393	636,039	424,000	6,784,393	2,632,345	53.83	47.69	49.83	Yes	48.69
29	206190703	34,152	35,559	906	1.029	6,269,923	626,992	420,000	6,689,923	2,595,690	50.83	44.70	46.83	Yes	45.70
30	206190706	44,885	45,201	913	1.040	8,328,561	832,856	552,000	8,880,561	3,445,658	41.90	35.79	37.90	Yes	36.79
31	206190773	32,200	33,299	900	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	42.21	36.10	38.21	Yes	37.10
32	206190776	26,346	26,468	917	1.034	4,860,300	486,030	324,000	5,184,300	2,011,509	47.42	39.02	43.42	Yes	40.02
33	206190786	36,428	37,007	913	1.040	6,759,412	675,941	448,000	7,207,412	2,796,476	40.53	34.43	36.53	Yes	35.43
34	206190855	41,958	43,835	900	1.083	8,107,290	810,729	516,000	8,623,290	3,345,837	39.58	33.48	35.58	Yes	34.48
35	206300039	65,701	65,701	927	1.025	12,015,250	1,201,525	808,000	12,823,250	4,975,421	31.12	29.58	27.12	No	30.58
36	206301135	37,404	37,404	928	1.070	7,140,674	714,067	460,000	7,600,674	2,949,061	39.29	33.19	35.29	Yes	34.19

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Count	OSHPD ID	Capital Supplemental Information		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		
		Effective Age After Improvements and Bed Additions	AG											
		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		
1	206190021			32.85		32.85	no	0.59136	0.40864	3,365,946	3,365,946	4,138,450	289,691	6.76
1	206010854			39.15	yes	0.70476		0.29524	1,459,223	1,917,699	2,383,152	166,821		6.63
2	206010953			42.84	yes	0.77110		0.22890	2,514,115	4,261,554	5,295,892	370,712		6.94
3	206073366			30.58	no	0.55039		0.44961	5,555,561	5,555,561	6,719,192	470,343		8.03
4	206105014			9.67	no	0.17405		0.82595	9,843,349	9,843,349	10,963,109	767,418		12.64
5	206112227			37.91	yes	0.68240		0.31760	1,595,320	1,948,945	2,420,850	169,460		6.41
6	206190064			34.34	yes	0.61805		0.38195	3,446,867	3,501,457	4,349,894	304,493		6.68
7	206190082			35.18	yes	0.63325		0.36675	4,743,865	5,018,675	6,231,749	436,222		6.62
8	206190087			32.01	no	0.57610		0.42390	6,074,997	6,074,997	7,417,322	519,213		7.03
9	206190092			41.04	yes	0.73874		0.26126	2,025,900	3,008,659	3,737,687	261,638		6.56
10	206190173			31.08	no	0.55945		0.44055	6,795,422	6,795,422	8,241,511	576,906		7.15
11	206190190			35.28	yes	0.63504		0.36496	4,557,531	4,845,289	6,015,674	421,097		6.25
12	206190192			40.06	yes	0.72108		0.27892	1,651,304	2,297,105	2,852,343	199,664		6.67
13	206190265			32.74	no	0.58933		0.41067	2,079,885	2,079,885	2,554,344	178,804		6.87
14	206190270			58.96	yes	1.06126		(0.06126)	(368,444)	2,333,509	2,896,928	202,785		6.56
15	206190299			35.35	yes	0.63631		0.36369	1,942,569	2,072,388	2,573,309	180,132		6.67
16	206190302			37.65	yes	0.67774		0.32226	1,917,233	2,308,368	2,867,708	200,740		6.34
17	206190329			39.93	yes	0.71867		0.28133	1,782,597	2,458,510	3,052,547	213,678		6.43
18	206190350			40.33	yes	0.72595		0.27405	2,042,896	2,892,341	3,590,989	251,369		6.51
19	206190375			38.80	yes	0.69846		0.30154	3,628,261	4,668,609	5,799,859	405,990		6.87
20	206190419			38.78	yes	0.69802		0.30198	1,673,919	2,150,715	2,670,223	186,916		6.34
21	206190481			58.06	yes	1.04503		(0.04503)	(596,043)	5,135,470	6,379,845	446,589		6.61
22	206190554			42.99	yes	0.77385		0.22615	1,659,045	2,846,413	3,534,425	247,410		6.48
23	206190593			36.16	yes	0.65080		0.34920	2,202,608	2,447,365	3,038,529	212,697		6.38
24	206190627			40.54	yes	0.72964		0.27036	1,401,631	2,011,509	2,497,539	174,828		6.64
25	206190644			35.62	yes	0.64116		0.35884	2,286,097	2,471,885	3,069,369	214,856		6.67
26	206190650			32.71	no	0.58870		0.41130	5,241,092	5,241,092	6,435,363	450,475		6.92
27	206190653			34.16	yes	0.61487		0.38513	2,676,672	2,696,602	3,348,402	234,388		6.54
28	206190700			48.69	yes	0.87644		0.12356	838,262	2,632,345	3,268,384	228,787		6.36
29	206190703			45.70	yes	0.82259		0.17741	1,186,858	2,595,690	3,222,683	225,588		6.34
30	206190706			36.79	yes	0.66221		0.33779	2,999,737	3,445,658	4,278,514	299,496		6.63
31	206190773			37.10	yes	0.66777		0.33223	2,198,653	2,567,735	3,189,923	223,295		6.71
32	206190776			40.02	yes	0.72029		0.27971	1,450,115	2,011,509	2,497,539	174,828		6.61
33	206190786			35.43	yes	0.63767		0.36233	2,611,446	2,796,476	3,472,417	243,069		6.57
34	206190855			34.48	yes	0.62056		0.37944	3,272,044	3,345,837	4,156,566	290,960		6.64
35	206300039			30.58	no	0.55036		0.44964	5,765,829	5,765,829	6,967,354	487,715		7.42
36	206301135			34.19	yes	0.61544		0.38456	2,922,895	2,949,061	3,663,129	256,419		6.86

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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.)	
37	206301141	1/1/2007	12/31/2007	02/01/63	CHAPMAN CARE CENTER	GARDEN GRC	92840	99	33,981	365	1.00000	33,981	36,135	19,208	19,208	25,041	94.04%	32,200
38	206301171	1/1/2007	12/31/2007	05/29/62	BUENA PARK NURSING CENTER	BUENA PARK	90620	143	43,001	365	1.00000	43,001	52,195	25,807	25,807	35,628	82.39%	46,511
39	206301210	1/1/2007	12/31/2007	01/31/68	HUNTINGTON VALLEY HEALTHCARE CENTER	HUNTINGTON	92647	144	45,399	365	1.00000	45,399	52,560	22,410	22,410	40,220	86.38%	46,837
40	206301215	1/1/2007	12/31/2007	08/22/62	GARDEN PARK CARE CENTER	GARDEN GRC	91755	124	42,286	365	1.00000	42,286	45,260	28,199	28,199	32,706	93.43%	40,331
41	206301280	1/1/2007	12/31/2007	02/03/67	KNOTT AVENUE CARE CENTER	BUENA PARK	90620	99	34,143	365	1.00000	34,143	36,135	18,378	18,378	23,086	94.49%	32,200
42	206301302	1/1/2007	12/31/2007	07/20/70	NEWPORT SUBACUTE HEALTHCARE CENTER	COSTA MESA	92627	137	29,289	365	1.00000	29,289	50,005	16,393	16,393	20,142	58.57%	44,560
43	206301334	1/1/2007	12/31/2007	10/01/59	PACIFIC HAVEN HEALTHCARE CENTER	GARDEN GRC	92643	99	33,406	365	1.00000	33,406	36,135	22,420	22,420	33,272	92.45%	32,200
44	206304012	11/1/2006	10/31/2007	10/23/87	NEW ORANGE HILLS	ORANGE	92669	145	46,422	365	1.00000	46,422	52,925	3,984	3,984	34,381	87.71%	47,162
45	206331203	1/1/2007	12/31/2007	07/02/59	MISSION NURSING CENTER	RIVERSIDE	92504	40	12,955	365	1.00000	12,955	14,600	5,150	5,150	7,475	88.73%	13,010
46	206361332	1/1/2007	12/31/2007	11/07/61	LEGACY POST-ACUTE REHABILITATION CENTER	SAN BERNARDI	92404	120	35,125	365	1.00000	35,125	43,800	9,693	9,693	19,111	80.19%	39,030
47	206361350	1/1/2007	12/31/2007	04/08/66	COMMUNITY EXTENDED CARE HOSPITAL OF MONTCLAIR	MONTCLAIR	91763	140	46,862	365	1.00000	46,862	51,100	27,540	27,540	38,723	91.71%	45,536
48	206364064	1/1/2007	12/31/2007	09/05/90	RECHE CANYON CONVALESCENT CENTER	COLTON	92324	156	56,665	365	1.00000	56,665	56,940	4,393	4,393	28,478	99.52%	50,740
49	206370670	1/1/2007	12/31/2007	03/01/71	VILLA LAS PALMAS HEALTHCARE CENTER	EL CAJON	92020	151	52,353	365	1.00000	52,353	55,115	27,147	27,147	46,992	94.99%	49,113
50	206370713	1/1/2007	12/31/2007	12/29/69	WINDSOR GARDENS CONV. REHAB CENTER OF GOLDEN HILL	SAN DIEGO	92102	99	31,107	365	1.00000	31,107	36,135	23,936	23,936	28,935	86.09%	32,200
51	206370717	1/1/2007	12/31/2007	01/28/54	CHASE CARE CENTER	EL CAJON	92020	240	80,305	365	1.00000	80,305	87,600	53,005	53,005	70,755	91.67%	78,061
52	206370853	1/1/2007	12/31/2007	03/23/62	EL DORADO CARE CENTER	EL CAJON	92020	256	91,996	365	1.00000	91,996	93,440	60,583	60,583	80,660	98.45%	83,265
53	206430789	1/1/2007	12/31/2007	11/18/69	SAN JOSE SUB-ACUTE AND SKILLED CARE	SAN JOSE	95128	166	49,860	365	1.00000	49,860	60,590	29,526	29,526	31,391	82.29%	53,992
54	206431808	1/1/2007	12/31/2007	05/08/67	AMBERWOOD GARDENS	SAN JOSE	95129	258	67,485	365	1.00000	67,485	94,170	47,157	47,157	55,340	71.66%	83,915
<b>Facilities in NF-B population without Subacute Days</b>																		
1	206010744	1/1/2007	12/31/2007	02/08/63	ASHBY CARE CENTER	BERKELEY	94705	31	10,520	365	1.00000	10,520	11,315	9,194	9,194	10,520	92.97%	10,083
2	206010747	1/1/2007	12/31/2007	07/28/61	BANCROFT CONVALESCENT HOSPITAL	SAN LEANDRO	94577	37	12,510	365	1.00000	12,510	13,505	2,513	2,513	12,510	92.63%	12,034
3	206010749	1/1/2007	12/31/2007	12/09/65	ST. FRANCIS EXTENDED CARE	HAYWARD	94541	62	21,346	365	1.00000	21,346	22,630	18,572	18,572	21,346	94.33%	20,166
4	206010750	2/1/2007	12/31/2007	05/20/63	HILLTOP CARE AND REHABILITATION CENTER	HAYWARD	94541	71	21,537	334	0.91507	23,536	23,714	20,464	22,363	21,537	90.82%	21,132
5	206010757	1/1/2007	12/31/2007	03/07/60	BERKELEY PINES CARE CENTER	BERKELEY	94705	36	12,548	365	1.00000	12,548	13,140	8,830	8,830	12,548	95.49%	11,709
6	206010760	6/1/2006	5/31/2007	06/12/72	BETHESDA HOME	HAYWARD	94541	40	14,137	365	1.00000	14,137	14,600	8,721	8,721	14,137	96.83%	13,010
7	206010770	1/1/2007	12/31/2007	05/15/61	VALLEY POINTE NURSING & REHABILITATION CENTER	CASTRO VALI	94546	50	16,303	365	1.00000	16,303	18,250	8,667	8,667	16,303	89.33%	16,263
8	206010774	1/1/2007	12/31/2007	09/02/60	EVERGREEN CASTRO VALLEY HEALTHCARE	CASTRO VALI	94546	91	25,494	365	1.00000	25,494	33,215	20,686	20,686	25,494	76.75%	29,598
9	206010797	1/1/2007	12/31/2007	05/31/68	FREMONT HEALTH CARE	FREMONT	94538	115	38,006	365	1.00000	38,006	41,975	21,461	21,461	38,006	90.54%	37,404
10	206010798	1/1/2007	12/31/2007	05/28/68	DRIFTWOOD HEALTHCARE- HAYWARD	HAYWARD	94541	88	30,784	365	1.00000	30,784	32,120	23,337	23,337	30,784	95.84%	28,622
11	206010806	7/1/2006	6/30/2007	01/19/68	EDEN WEST REHABILITATION HOSPITAL 6 MONTH	HAYWARD	94545	99	32,083	365	1.00000	32,083	36,135	25,589	25,589	32,083	88.79%	32,200
12	206010807	1/1/2007	12/31/2007	05/17/66	ELMWOOD CARE CENTER	BERKELEY	94705	74	25,497	365	1.00000	25,497	27,010	15,012	15,012	25,497	94.40%	24,069
13	206010815	1/1/2007	12/31/2007	11/19/63	CRESTWOOD GERIATRIC TREATMENT CENTER - FREMONT	FREMONT	94538	88	22,214	365	1.00000	22,214	32,120	22,012	22,012	22,214	69.16%	28,622
14	206010824	1/1/2007	12/31/2007	09/19/62	VINTAGE ESTATES OF HAYWARD	HAYWARD	94541	99	34,230	365	1.00000	34,230	36,135	29,059	29,059	34,230	94.73%	32,200
15	206010825	7/1/2006	6/30/2007	06/27/66	HACIENDA CARE CENTER - LIVERMORE	LIVERMORE	94550	83	26,507	365	1.00000	26,507	30,295	16,997	16,997	26,507	87.50%	26,996
16	206010831	1/1/2007	12/31/2007	03/01/61	HAYWARD CONVALESCENT HOSPITAL	HAYWARD	94541	99	34,468	365	1.00000	34,468	36,135	27,820	27,820	34,468	95.39%	32,200
17	206010832	1/1/2007	12/31/2007	02/01/65	HAYWARD HILLS HEALTHCARE CENTER	HAYWARD	94541	74	25,260	365	1.00000	25,260	27,010	14,771	14,771	25,260	93.52%	24,069
18	206010845	1/1/2007	12/31/2007	12/01/68	HIGH STREET CARE CENTER	OAKLAND	94619	44	13,982	365	1.00000	13,982	16,060	11,758	11,758	13,982	87.06%	14,311
19	206010848	7/1/2006	6/30/2007	11/16/59	OAKLAND CARE CENTER	OAKLAND	94609	98	25,975	365	1.00000	25,975	35,770	19,584	19,584	25,975	72.62%	31,875
20	206010851	1/1/2007	12/31/2007	01/01/62	BELLAKEN SKILLED NURSING CENTER	OAKLAND	94601	61	22,068	365	1.00000	22,068	22,265	15,093	15,093	22,068	99.12%	19,840

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) RS Means Median Cost Per Sq Ft <sup>(1)</sup> Updated at 2% annually, or .16667/mo. (Z4)

13  
400  
1/1/2009  
0.166667 2.16667 \$ 142.00  
\$ 145.08

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 <sup>(1)</sup>	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 = (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"	
37	206301141	32,200	33,981	928	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	47.03	40.91	43.03	Yes	41.91
38	206301171	46,511	46,511	906	1.029	8,539,039	853,904	572,000	9,111,039	3,535,083	47.71	41.59	43.71	Yes	42.59
39	206301210	46,837	46,837	926	1.025	8,565,326	856,533	576,000	9,141,326	3,546,835	42.03	35.92	38.03	Yes	36.92
40	206301215	40,331	42,286	917	1.034	7,440,460	744,046	496,000	7,936,460	3,079,346	47.48	40.89	43.48	Yes	41.89
41	206301280	32,200	34,143	906	1.029	5,911,642	591,164	396,000	6,307,642	2,447,365	43.02	36.08	39.02	Yes	37.08
42	206301302	44,560	44,560	926	1.025	8,148,956	814,896	548,000	8,696,956	3,374,419	39.56	33.46	35.56	Yes	34.46
43	206301334	32,200	33,406	926	1.025	5,888,662	588,866	396,000	6,284,662	2,438,449	50.37	44.24	46.37	Yes	45.24
44	206304012	47,162	47,162	926	1.025	8,624,808	862,481	580,000	9,204,808	3,571,465	22.29	21.24	18.29	No	22.24
45	206331203	13,010	13,010	925	1.063	2,467,464	246,746	160,000	2,627,464	1,019,456	50.62	44.49	46.62	Yes	45.49
46	206361332	39,030	39,030	924	1.012	7,047,244	704,724	480,000	7,527,244	2,920,571	48.27	42.14	44.27	Yes	43.14
47	206361350	45,536	46,862	917	1.034	8,400,519	840,052	560,000	8,960,519	3,476,681	43.85	37.73	39.85	Yes	38.73
48	206364064	50,740	56,665	923	1.012	9,161,417	916,142	624,000	9,785,417	3,796,742	19.42	17.84	15.42	No	18.84
49	206370670	49,113	52,353	920	1.051	9,209,525	920,952	604,000	9,813,525	3,807,648	38.95	32.85	34.95	Yes	33.85
50	206370713	32,200	32,200	921	1.051	6,038,033	603,803	396,000	6,434,033	2,496,405	40.12	34.02	36.12	Yes	35.02
51	206370717	78,061	80,305	920	1.051	14,637,655	1,463,766	960,000	15,597,655	6,051,890	56.05	49.90	52.05	Yes	50.90
52	206370853	83,265	91,996	920	1.051	15,613,499	1,561,350	1,024,000	16,637,499	6,455,350	47.90	41.21	43.89	Yes	42.21
53	206430789	53,992	53,992	951	1.171	11,280,349	1,128,035	664,000	11,944,349	4,634,407	40.23	34.13	36.23	Yes	35.13
54	206431808	83,915	83,915	951	1.171	17,532,109	1,753,211	1,032,000	18,564,109	7,202,874	42.77	36.66	38.76	Yes	37.66
1	206010744	10,083	10,520	947	1.148	2,065,195	206,520	124,000	2,189,195	849,408	47.01	40.89	43.01	Yes	41.89
2	206010747	12,034	12,510	945	1.114	2,391,908	239,191	148,000	2,539,908	985,484	48.55	42.42	44.55	Yes	43.42
3	206010749	20,166	21,346	945	1.114	4,008,062	400,806	248,000	4,256,062	1,651,352	44.18	38.06	40.18	Yes	39.06
4	206010750	23,093	23,536	945	1.114	4,589,878	458,988	284,000	4,873,878	1,891,064	46.74	40.61	42.73	Yes	41.61
5	206010757	11,709	12,548	947	1.148	2,398,291	239,829	144,000	2,542,291	986,409	49.94	43.81	45.94	Yes	44.81
6	206010760	13,010	14,137	945	1.114	2,585,847	258,585	160,000	2,745,847	1,065,388	37.67	31.57	33.66	Yes	32.57
7	206010770	16,263	16,303	945	1.114	3,232,308	323,231	200,000	3,432,308	1,331,736	48.75	42.62	44.75	Yes	43.62
8	206010774	29,598	29,598	945	1.114	5,882,801	588,280	364,000	6,246,801	2,423,759	49.45	43.32	45.45	Yes	44.32
9	206010797	37,404	38,006	945	1.114	7,434,309	743,431	460,000	7,894,309	3,062,992	41.70	35.59	37.70	Yes	36.59
10	206010798	28,622	30,784	945	1.114	5,688,862	568,886	352,000	6,040,862	2,343,855	41.71	35.60	37.71	Yes	36.60
11	206010806	32,200	32,200	945	1.114	6,399,970	639,997	396,000	6,795,970	2,636,836	42.07	35.96	38.06	Yes	36.96
12	206010807	24,069	25,497	947	1.148	4,929,821	492,982	296,000	5,225,821	2,027,619	43.74	42.74	No	43.74	
13	206010815	28,622	28,622	945	1.114	5,688,862	568,886	352,000	6,040,862	2,343,855	46.24	44.17	No	45.17	
14	206010824	32,200	34,230	945	1.114	6,399,970	639,997	396,000	6,795,970	2,636,836	47.40	41.28	43.40	Yes	42.28
15	206010825	26,996	26,996	945	1.114	5,365,632	536,563	332,000	5,697,632	2,210,681	43.63	37.52	39.63	Yes	38.52
16	206010831	32,200	34,468	945	1.114	6,399,970	639,997	396,000	6,795,970	2,636,836	48.96	42.83	44.95	Yes	43.83
17	206010832	24,069	25,260	945	1.114	4,783,816	478,382	296,000	5,079,816	1,970,969	45.03	41.03	41.03	Yes	40.03
18	206010845	14,311	14,311	946	1.175	3,000,185	300,019	176,000	3,176,185	1,232,360	41.20	35.09	37.19	Yes	36.09
19	206010848	31,875	31,875	946	1.175	6,682,231	668,223	392,000	7,074,231	2,744,802	50.25	44.11	46.24	Yes	45.11
20	206010851	19,840	22,068	946	1.175	4,159,348	415,935	244,000	4,403,348	1,708,499	48.12	41.99	44.12	Yes	42.99

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions									T-bond rate for CY			
	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			
37	206301141			41.91	yes	0.75438	0.24562	1,607,157	2,538,757	3,153,476		220,743	6.50	
38	206301171			42.59	yes	0.76657	0.23343	2,126,755	3,535,083	4,388,987		307,229	6.61	
39	206301210	35.37		35.37	yes	0.63658	0.36342	3,322,154	3,546,835	4,403,367		308,236	6.58	
40	206301215			41.89	yes	0.75395	0.24605	1,952,805	3,079,346	3,823,392		267,637	6.33	
41	206301280	36.10		36.10	yes	0.64980	0.35020	2,208,941	2,447,365	3,038,529		212,697	6.23	
42	206301302			34.46	yes	0.62031	0.37969	3,302,135	3,374,419	4,189,315		293,252	6.58	
43	206301334			45.24	yes	0.81433	0.18567	1,166,887	2,438,449	3,027,315		211,912	6.34	
44	206304012			22.24	no	0.40028	0.59972	5,520,319	5,520,319	6,382,800		446,796	9.47	
45	206331203			45.49	yes	0.81880	0.18120	476,088	1,019,456	1,266,202		88,634	6.81	
46	206361332			43.14	yes	0.77656	0.22344	1,681,907	2,920,571	3,625,295		253,771	6.50	
47	206361350			38.73	yes	0.69723	0.30277	2,712,981	3,476,681	4,316,733		302,171	6.45	
48	206364064	18.01		18.01	no	0.32419	0.67581	6,613,052	6,613,052	7,529,194		527,044	9.30	
49	206370670	31.45		31.45	no	0.56619	0.43381	4,257,241	4,257,241	5,178,193		362,474	6.92	
50	206370713			35.02	yes	0.63030	0.36970	2,378,694	2,496,405	3,100,208		217,015	6.74	
51	206370717			50.90	yes	0.91623	0.08377	1,306,623	6,051,890	7,515,656		526,096	6.55	
52	206370853			42.21	yes	0.75983	0.24017	3,995,810	6,455,350	8,016,700		561,169	6.10	
53	206430789			35.13	yes	0.63231	0.36769	4,391,800	4,634,407	5,762,442		403,371	7.47	
54	206431808			37.66	yes	0.67780	0.32220	5,981,295	7,202,874	8,956,085		626,926	7.47	
1	206010744			41.89	yes	0.75403	0.24597	538,470	849,408	1,055,927		73,915	7.03	
2	206010747			43.42	yes	0.78157	0.21843	554,783	985,484	1,224,675		85,727	6.85	
3	206010749			39.06	yes	0.70313	0.29687	1,263,492	1,651,352	2,052,158		143,651	6.73	
4	206010750			41.61	yes	0.74907	0.25093	1,223,024	1,891,064	2,350,052		164,504	6.99	
5	206010757			44.81	yes	0.80656	0.19344	491,788	986,409	1,226,238		85,837	6.84	
6	206010760			32.57	no	0.58623	0.41377	1,136,150	1,136,150	1,394,735		97,631	6.91	
7	206010770			43.62	yes	0.78521	0.21479	737,215	1,331,736	1,654,966		115,848	7.11	
8	206010774			44.32	yes	0.79775	0.20225	1,263,390	2,423,759	3,012,039		210,843	7.12	
9	206010797			36.59	yes	0.65867	0.34133	2,694,548	3,062,992	3,806,423		266,450	7.01	
10	206010798			36.60	yes	0.65882	0.34118	2,061,023	2,343,855	2,912,741		203,892	6.62	
11	206010806			36.96	yes	0.66521	0.33479	2,275,202	2,636,836	3,276,833		229,378	7.12	
12	206010807			43.74	yes	0.78732	0.21268	1,111,453	2,027,619	2,520,601		176,442	6.92	
13	206010815			45.17	yes	0.81301	0.18699	1,129,560	2,343,855	2,912,741		203,892	7.12	
14	206010824			42.28	yes	0.76102	0.23898	1,624,125	2,636,836	3,276,833		229,378	6.70	
15	206010825			38.52	yes	0.69330	0.30670	1,747,492	2,210,681	2,747,244		192,307	7.12	
16	206010831			43.83	yes	0.78890	0.21110	1,434,618	2,636,836	3,276,833		229,378	6.65	
17	206010832			40.03	yes	0.72054	0.27946	1,419,593	1,970,969	2,449,350		171,455	6.79	
18	206010845			36.09	yes	0.64962	0.35038	1,112,862	1,232,360	1,532,379		107,266	7.50	
19	206010848			45.11	yes	0.81207	0.18793	1,329,492	2,744,802	3,413,025		238,912	7.50	
20	206010851			42.99	yes	0.77385	0.22615	995,806	1,708,499	2,124,434		148,710	6.74	

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

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

89.11%

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.)	
21	206010855	1/1/2007	12/31/2007	11/25/64	JONES CONVALESCENT HOSPITAL	SAN LEANDRO	94577	25	8,226	365	1.00000	8,226	9,125	1,131	1,131	8,226	90.15%	8,131
22	206010862	1/1/2007	12/31/2007	03/19/54	WISTERIA CARE CENTER	CASTRO VALI	94546	25	7,737	365	1.00000	7,737	9,125	7,202	7,202	7,737	84.79%	8,131
23	206010863	1/1/2007	12/31/2007	12/14/65	KYAKAMEENA SANITORIUM	BERKELEY	94704	60	21,045	365	1.00000	21,045	21,900	17,156	17,156	21,045	96.10%	19,515
24	206010874	1/1/2007	12/31/2007	09/07/64	SILVER OAK MANOR	LIVERMORE	94550	37	13,228	365	1.00000	13,228	13,505	6,287	6,287	13,228	97.95%	12,034
25	206010875	1/1/2007	12/31/2007	08/24/61	MACARTHUR CARE CENTER	OAKLAND	94610	53	17,467	365	1.00000	17,467	19,345	13,711	13,711	17,467	90.29%	17,238
26	206010876	1/1/2007	12/31/2007	12/11/63	WINDSOR GARDENS CARE CENTER OF HAYWARD	HAYWARD	94541	75	25,007	365	1.00000	25,007	27,375	17,431	17,431	25,007	91.35%	24,394
27	206010881	1/1/2007	12/31/2007	01/07/63	MCCLURE CONVALESCENT HOSPITAL & REHAB CENTER	OAKLAND	94609	60	20,383	365	1.00000	20,383	21,900	15,494	15,494	20,383	93.07%	19,515
28	206010889	1/1/2007	12/31/2007	06/01/73	FRUITVALE HEALTHCARE CENTER	OAKLAND	94601	140	49,739	365	1.00000	49,739	51,100	40,633	40,633	49,739	97.34%	45,536
29	206010900	7/1/2006	6/30/2007	01/12/70	GARFIELD NEUROBEHAVIORAL CENTER	OAKLAND	94601	96	19,468	365	1.00000	19,468	35,040	19,468	19,468	19,468	55.56%	31,224
30	206010904	1/1/2007	12/31/2007	11/19/69	OAKRIDGE CARE CENTER INC	OAKLAND	94602	99	30,500	365	1.00000	30,500	36,135	25,567	25,567	30,500	84.41%	32,200
31	206010906	1/1/2007	12/31/2007	03/04/70	EXCELL HEATH CARE CENTER	OAKLAND	94619	99	34,054	365	1.00000	34,054	36,135	26,979	26,979	34,054	94.24%	32,200
32	206010912	1/1/2007	12/31/2007	09/24/71	PARK CENTRAL CARE & REHABILITATION CENTER	FREMONT	94536	99	34,063	365	1.00000	34,063	36,135	25,609	25,609	34,063	94.27%	32,200
33	206010915	1/1/2007	12/31/2007	09/03/63	WINDSOR PARK CENTER OF FREMONT	FREMONT	94536	85	27,129	365	1.00000	27,129	31,025	18,892	18,892	27,129	87.44%	27,647
34	206010917	1/1/2007	12/31/2007	03/20/69	PARKVIEW HEALTH CARE CENTER	HAYWARD	94544	121	40,951	365	1.00000	40,951	44,165	28,597	28,597	40,951	92.72%	39,356
35	206010920	10/1/2006	9/30/2007	07/07/69	PIEDMONT GARDENS HEALTH FACILITY	OAKLAND	94611	94	29,030	365	1.00000	29,030	34,310	8,549	8,549	29,030	84.61%	30,574
36	206010926	1/1/2007	12/31/2007	07/18/73	PLEASANTON NURSING AND REHABILITATION CENTER	PLEASANTON	94566	139	47,827	365	1.00000	47,827	50,735	26,101	26,101	47,827	94.27%	45,210
37	206010934	1/1/2007	12/31/2007	10/11/63	REDWOOD CONVALESCENT HOSPITAL	CASTRO VALI	94546	70	20,471	365	1.00000	20,471	25,550	17,420	17,420	20,471	80.12%	22,768
38	206010944	1/1/2007	12/31/2007	05/16/70	SAN LEANDRO HEALTHCARE CENTER	SAN LEANDRO	94577	62	20,572	365	1.00000	20,572	22,630	8,861	8,861	20,572	90.91%	20,166
39	206010952	7/1/2006	6/30/2007	02/20/67	BAY VIEW NURSING & REHABILITATION CENTER - ALAMEDA	ALAMEDA	94501	180	60,844	365	1.00000	60,844	65,700	47,163	47,163	60,844	92.61%	58,546
40	206010956	1/1/2007	12/31/2007	05/01/61	SOUTH SHORE CONVALESCENT HOSPITAL	ALAMEDA	94501	26	9,042	365	1.00000	9,042	9,490	4,914	4,914	9,042	95.28%	8,457
41	206010959	1/1/2007	12/31/2007	03/16/64	ST. CHRISTOPHER CONVALESCENT HOSPITAL	HAYWARD	94541	36	10,710	365	1.00000	10,710	13,140	9,013	9,013	10,710	81.51%	11,709
42	206010961	1/1/2007	12/31/2007	07/01/60	ST. JOHNS KRONSTADT CONVALESCENT CENTER	CASTRO VALI	94546	49	16,811	365	1.00000	16,811	17,885	12,043	12,043	16,811	93.99%	15,937
43	206010972	2/1/2007	12/31/2007	06/15/64	MEDICAL HILL REHABILITATION CENTER	OAKLAND	94609	124	39,327	334	0.91507	42,977	41,416	32,693	35,727	39,327	94.96%	36,906
44	206010974	1/1/2007	12/31/2007	09/01/69	BAY POINT HEALTHCARE CENTER	HAYWARD	94541	99	33,461	365	1.00000	33,461	36,135	23,270	23,270	33,461	92.60%	32,200
45	206010988	1/1/2007	12/31/2007	11/01/69	SUNBRIDGE CARE & REHABILITATION FOR SAN LEANDRO	SAN LEANDRO	94578	99	33,798	365	1.00000	33,798	36,135	27,937	27,937	33,798	93.53%	32,200
46	206010989	6/1/2006	5/31/2007	01/03/72	THE WATERS EDGE	ALAMEDA	94501	120	38,086	365	1.00000	38,086	43,800	19,906	19,906	38,086	86.95%	39,030
47	206010994	1/1/2007	12/31/2007	05/08/72	CRESTWOOD MANOR-FREMONT	FREMONT	94538	126	45,373	365	1.00000	45,373	45,990	42,980	42,980	45,373	98.66%	40,982
48	206010995	1/1/2007	12/31/2007	01/18/68	WILLOW TREE NURSING & REHAB CENTER	OAKLAND	94621	82	26,514	365	1.00000	26,514	29,930	21,226	21,226	26,514	88.59%	26,671
49	206011527	7/1/2006	06/30/07	11/01/78	CHAPARRAL HOUSE	BERKELEY	94702	49	15,722	365	1.00000	15,722	17,885	5,136	5,136	15,722	87.91%	15,937
50	206013368	1/1/2007	12/31/2007	11/10/50	HILLSIDE CARE CENTER - FREMONT	FREMONT	94536	73	24,266	365	1.00000	24,266	26,645	23,522	23,522	24,266	91.07%	23,744
51	206013489	1/1/2007	12/31/2007	04/25/56	ST. ANTHONY CARE CENTER INC	HAYWARD	94541	30	9,193	365	1.00000	9,193	10,950	8,568	8,568	9,193	83.95%	9,758
52	206013570	4/1/2007	12/31/2007	03/11/68	WINDSOR COUNTRY DRIVE CARE CENTER	FREMONT	94536	126	31,550	275	0.75342	41,875	34,650	22,546	29,925	31,550	91.05%	30,877
53	206013647	1/1/2007	12/31/2007	06/02/69	GATEWAY CARE & REHAB. CENTER	HAYWARD	94541	99	34,448	365	1.00000	34,448	36,135	26,013	26,013	34,448	95.33%	32,200
54	206013653	1/1/2007	12/31/2007	03/14/58	MARINA GARDEN NURSING	ALAMEDA	94501	32	11,303	365	1.00000	11,303	11,680	9,698	9,698	11,303	96.77%	10,408
55	206013696	7/1/2006	6/30/2007	01/15/85	MERCY RETIREMENT AND CARE CENTER	OAKLAND	94601	59	20,967	365	1.00000	20,967	21,535	3,983	3,983	20,967	97.36%	19,190
56	206014077	7/1/2006	6/30/2007	07/26/93	SALEM CARE CENTER	OAKLAND	94606	48	17,022	365	1.00000	17,022	17,520	2,087	2,087	17,022	97.16%	15,612
57	206030915	1/1/2007	12/31/2007	02/10/70	KIT CARSON NURSING & REHAB CENTER	JACKSON	95642	199	42,694	365	1.00000	42,694	72,635	29,329	29,329	42,694	58.78%	64,725
58	206040800	4/1/2007	12/31/2007	08/31/64	WINDSOR CHICO CARE CENTER	CHICO	95926	76	19,386	275	0.75342	25,731	20,900	12,706	16,864	19,386	92.76%	18,624
59	206040974	7/1/2006	6/30/2007	03/29/65	PARADISE SKILLED NURSING	PARADISE	95969	44	14,661	365	1.00000	14,661	16,060	12,224	12,224	14,661	91.29%	14,311
60	206040999	4/1/2006	3/31/2007	06/25/63	RIVERSIDE CONVALESCENT HOSPITAL	CHICO	95926	99	24,354	365	1.00000	24,354	36,135	19,386	19,386	24,354	67.40%	32,200

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) RS Means Median Cost Per Sq Ft <sup>(1)</sup> Updated at 2% annually, or .16667/mo. (Z4)

13  
400  
1/1/2009 \$ 142.00  
0.166667 2.16667 \$ 145.08

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 <sup>(1)</sup>	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 when AD >= 30	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"	
21	206010855	8,131	8,226	945	1.114	1,616,154	161,615	100,000	1,716,154	665,868	45.22			No	45.22
22	206010862	8,131	8,131	945	1.114	1,616,154	161,615	100,000	1,716,154	665,868	55.91	49.77	51.91	Yes	50.77
23	206010863	19,515	21,045	947	1.148	3,997,152	399,715	240,000	4,237,152	1,644,015	44.16	38.05	40.16	Yes	39.05
24	206010874	12,034	13,228	945	1.114	2,391,908	239,191	148,000	2,539,908	985,484	45.43	39.31	41.43	Yes	40.31
25	206010875	17,238	17,467	946	1.175	3,613,860	361,386	212,000	3,825,860	1,484,434	48.47	42.35	44.47	Yes	43.35
26	206010876	24,394	25,007	945	1.114	4,848,462	484,846	300,000	5,148,462	1,997,603	46.18	40.18	42.17	Yes	41.18
27	206010881	19,515	20,383	946	1.175	4,091,162	409,116	240,000	4,331,162	1,680,491	47.10	40.98	43.10	Yes	41.98
28	206010889	45,536	49,739	946	1.175	9,546,045	954,604	560,000	10,106,045	3,921,145	36.70	30.60	32.69	Yes	31.60
29	206010900	31,224	31,224	946	1.175	6,545,859	654,586	384,000	6,929,859	2,688,785	40.08	33.98	36.08	Yes	34.98
30	206010904	32,200	32,200	946	1.175	6,750,417	675,042	396,000	7,146,417	2,772,810	40.23	34.23	36.23	Yes	35.23
31	206010906	32,200	34,054	946	1.175	6,750,417	675,042	396,000	7,146,417	2,772,810	39.94	33.94	35.94	Yes	34.94
32	206010912	32,200	34,063	945	1.114	6,399,970	639,997	396,000	6,795,970	2,636,836	38.38	32.28	34.38	Yes	33.28
33	206010915	27,647	27,647	945	1.114	5,494,924	549,492	340,000	5,834,924	2,263,950	46.45	40.45	42.44	Yes	41.45
34	206010917	39,356	40,951	945	1.114	7,822,186	782,219	484,000	8,306,186	3,222,800	40.90	34.79	36.90	Yes	35.79
35	206010920	30,574	30,574	946	1.175	6,409,487	640,949	376,000	6,785,487	2,632,769	40.60	34.26	36.60	Yes	35.26
36	206010926	45,210	47,827	945	1.114	8,985,817	898,582	556,000	9,541,817	3,702,225	36.57	29.47	32.56	Yes	30.47
37	206010934	22,768	22,768	945	1.114	4,525,231	452,523	280,000	4,805,231	1,864,430	46.34	40.22	42.34	Yes	41.22
38	206010944	20,166	20,572	945	1.114	4,008,062	400,806	248,000	4,256,062	1,651,352	39.74	33.64	35.74	Yes	34.64
39	206010952	58,546	60,844	945	1.114	11,636,309	1,163,631	720,000	12,356,309	4,794,248	42.98	33.83	38.98	Yes	34.83
40	206010956	8,457	9,042	945	1.114	1,680,800	168,080	104,000	1,784,800	692,502	48.79	42.66	44.79	Yes	43.66
41	206010959	11,709	11,709	945	1.114	2,327,262	232,726	144,000	2,471,262	958,850	45.91		41.91	Yes	40.91
42	206010961	15,937	16,811	945	1.114	3,167,662	316,766	196,000	3,363,662	1,305,101	49.62	43.49	45.62	Yes	44.49
43	206010972	40,331	42,977	946	1.175	8,455,068	845,507	496,000	8,951,068	3,473,014	45.66	39.54	41.66	Yes	40.54
44	206010974	32,200	33,461	945	1.114	6,399,970	639,997	396,000	6,795,970	2,636,836	40.45	34.34	36.44	Yes	35.34
45	206010988	32,200	33,798	945	1.114	6,399,970	639,997	396,000	6,795,970	2,636,836	40.28	34.17	36.28	Yes	35.17
46	206010989	39,030	39,030	945	1.114	7,757,540	775,754	480,000	8,237,540	3,196,165	38.11	32.01	34.10	Yes	33.01
47	206010994	40,982	45,373	945	1.114	8,145,416	814,542	504,000	8,649,416	3,355,974	37.76	36.76		No	37.76
48	206010995	26,671	26,671	946	1.175	5,591,255	559,125	328,000	5,919,255	2,296,671	42.07	35.96	38.07	Yes	36.96
49	206011527	15,937	15,937	947	1.148	3,264,341	326,434	196,000	3,460,341	1,342,612	31.27	30.19	27.27	No	31.19
50	206013368	23,744	24,266	945	1.114	4,719,170	471,917	292,000	5,011,170	1,944,334	59.27	53.11	55.27	Yes	54.11
51	206013489	9,758	9,758	945	1.114	1,939,385	193,938	120,000	2,059,385	799,041	53.81		49.81	Yes	48.81
52	206013570	40,982	41,875	945	1.114	8,145,416	814,542	504,000	8,649,416	3,355,974	41.92	35.81	37.92	Yes	36.81
53	206013647	32,200	34,448	945	1.114	6,399,970	639,997	396,000	6,795,970	2,636,836	40.70	34.59	36.69	Yes	35.59
54	206013653	10,408	11,303	945	1.114	2,068,677	206,868	128,000	2,196,677	852,311	51.92	45.79	47.92	Yes	46.79
55	206013696	19,190	20,967	946	1.175	4,022,976	402,298	236,000	4,258,976	1,652,483	25.06	23.72	21.06	No	24.72
56	206014077	15,612	17,022	946	1.175	3,272,930	327,293	192,000	3,464,930	1,344,393	16.53	15.09	12.53	No	16.09
57	206030915	64,725	64,725	956	1.089	12,575,884	1,257,588	796,000	13,371,884	5,188,291	40.00	33.90	36.00	Yes	34.90
58	206040800	24,719	25,731	959	1.070	4,719,054	471,905	304,000	5,023,054	1,948,945	45.45	39.33	41.45	Yes	40.33
59	206040974	14,311	14,661	959	1.070	2,732,084	273,208	176,000	2,908,084	1,128,337	44.88	38.76	40.87	Yes	39.76
60	206040999	32,200	32,200	959	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	46.64	40.52	42.64	Yes	41.52

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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
		Effective Age After Improvements and Bed Additions										
		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
21	206010855			45.22	yes	0.81390	0.18610	319,383	665,868	827,483	57,924	7.04
22	206010862			50.77	yes	0.91377	0.08623	147,983	665,868	827,483	57,924	7.12
23	206010863			39.05	yes	0.70289	0.29711	1,258,920	1,644,015	2,043,730	143,061	6.80
24	206010874			40.31	yes	0.72566	0.27434	696,809	985,484	1,224,675	85,727	6.48
25	206010875			43.35	yes	0.78025	0.21975	840,748	1,484,434	1,845,820	129,207	7.40
26	206010876			41.18	yes	0.74116	0.25884	1,332,648	1,997,603	2,482,450	173,771	6.95
27	206010881			41.98	yes	0.75561	0.24439	1,058,508	1,680,491	2,089,607	146,272	7.18
28	206010889			31.60	no	0.56882	0.43118	4,357,528	4,357,528	5,312,132	371,849	7.48
29	206010900			34.98	yes	0.62961	0.37039	2,566,774	2,688,785	3,343,371	234,036	7.50
30	206010904			35.23	yes	0.63409	0.36591	2,614,923	2,772,810	3,447,852	241,350	7.50
31	206010906			34.94	yes	0.62896	0.37104	2,651,575	2,772,810	3,447,852	241,350	7.09
32	206010912			33.28	no	0.59911	0.40089	2,724,404	2,724,404	3,364,401	235,508	6.91
33	206010915			41.45	yes	0.74604	0.25396	1,481,847	2,263,950	2,813,443	196,941	7.12
34	206010917			35.79	yes	0.64426	0.35574	2,954,823	3,222,800	4,005,019	280,351	6.85
35	206010920			35.26	yes	0.63472	0.36528	2,478,623	2,632,769	3,273,718	229,160	7.50
36	206010926		30.10	30.10	no	0.54189	0.45811	4,371,248	4,371,248	5,269,830	368,888	7.71
37	206010934			41.22	yes	0.74198	0.25802	1,239,828	1,864,430	2,316,953	162,187	7.12
38	206010944			34.64	yes	0.62351	0.37649	1,602,372	1,651,352	2,052,158	143,651	6.98
39	206010952		34.48	34.48	yes	0.62060	0.37940	4,688,039	4,794,248	5,957,879	417,052	6.85
40	206010956			43.66	yes	0.78590	0.21410	382,123	692,502	860,583	60,241	6.66
41	206010959			40.91	yes	0.73642	0.26358	651,370	958,850	1,191,576	83,410	7.12
42	206010961			44.49	yes	0.80085	0.19915	669,865	1,305,101	1,621,867	113,531	6.75
43	206010972		39.51	39.51	yes	0.71123	0.28877	2,584,820	3,473,014	4,318,521	302,296	7.03
44	206010974			35.34	yes	0.63615	0.36385	2,472,730	2,636,836	3,276,833	229,378	6.86
45	206010988			35.17	yes	0.63315	0.36685	2,493,118	2,636,836	3,276,833	229,378	6.79
46	206010989			33.01	no	0.59415	0.40585	3,343,226	3,343,226	4,118,980	288,329	7.39
47	206010994			37.76	yes	0.67966	0.32034	2,770,752	3,355,974	4,170,515	291,936	6.43
48	206010995			36.96	yes	0.66526	0.33474	1,981,398	2,296,671	2,855,796	199,906	7.50
49	206011527			31.19	no	0.56149	0.43851	1,517,388	1,517,388	1,843,822	129,068	8.10
50	206013368			54.11	yes	0.97402	0.02598	130,208	1,944,334	2,416,251	169,138	6.97
51	206013489			48.81	yes	0.87855	0.12145	250,117	799,041	992,980	69,509	7.12
52	206013570		36.13	36.13	yes	0.65029	0.34971	3,024,806	3,355,974	4,170,515	291,936	6.97
53	206013647			35.59	yes	0.64062	0.35938	2,442,316	2,636,836	3,276,833	229,378	6.66
54	206013653			46.79	yes	0.84216	0.15784	346,715	852,311	1,059,178	74,142	6.56
55	206013696			24.72	no	0.44490	0.55510	2,364,161	2,364,161	2,766,458	193,652	9.24
56	206014077		15.04	15.04	no	0.27079	0.72921	2,526,663	2,526,663	2,853,956	199,777	11.74
57	206030915			34.90	yes	0.62818	0.37182	4,971,929	5,188,291	6,445,879	451,212	6.97
58	206040800			40.33	yes	0.72600	0.27400	1,376,317	1,948,945	2,420,850	169,460	6.59
59	206040974			39.76	yes	0.71567	0.28433	826,849	1,128,337	1,401,545	98,108	6.69
60	206040999			41.52	yes	0.74730	0.25270	1,653,496	2,538,757	3,153,476	220,743	6.86

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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)	OSHPD 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.)	
61	206042208	4/1/2007	12/31/2007	06/02/69	CHICO CREEK CARE AND REHABILITATION	CHICO	95926	184	38,343	275	0.75342	50,892	50,600	26,519	35,198	38,343	75.78%	45,090
62	206042213	1/1/2007	12/31/2007	10/12/78	EVERGREEN GRIDLEY HEALTH CARE CENTER	GRIDLEY	95949	82	23,185	365	1.00000	23,185	29,930	18,220	18,220	23,185	77.46%	26,671
63	206042237	11/1/2006	10/31/2007	01/15/64	SHADOWBROOK CONVALESCENT HOSPITAL	OROVILLE	95966	50	17,608	365	1.00000	17,608	18,250	15,339	15,339	17,608	96.48%	16,263
64	206044001	1/1/2007	12/31/2007	02/20/87	SUNBRIDGE CARE CENTER FOR PARADISE	PARADISE C.	95969	99	33,820	365	1.00000	33,820	36,135	24,149	24,149	33,820	93.59%	32,200
65	206044003	1/1/2007	12/31/2007	08/26/87	OLIVE RIDGE CARE CENTER	OROVILLE	95966	126	42,099	365	1.00000	42,099	45,990	34,337	34,337	42,099	91.54%	40,982
66	206044005	1/1/2007	12/31/2007	02/23/88	TWIN OAKS HEALTH & REHABILITATION CENTE	CHICO	95928	144	46,391	365	1.00000	46,391	52,560	34,202	34,202	46,391	88.26%	46,837
67	206044028	1/1/2007	12/31/2007	03/01/95	CALIFORNIA PARK REHABILITATION HOSPITAL	CHICO	95928	90	30,340	365	1.00000	30,340	32,850	20,948	20,948	30,340	92.36%	29,273
68	206044159	1/1/2007	12/31/2007	03/26/03	COUNTRY CREST	OROVILLE	95966	59	20,372	365	1.00000	20,372	21,535	12,188	12,188	20,372	94.60%	19,190
69	206051802	1/1/2007	12/31/2007	12/01/69	MARK TWAIN CONVALESCENT HOSPITAL	SAN ANDREA	95249	99	34,406	365	1.00000	34,406	36,135	19,663	19,663	34,406	95.22%	32,200
70	206061068	7/1/2006	6/30/2007	02/01/66	VALLEY WEST CARE CENTER	WILLIAMS	95987	99	29,713	365	1.00000	29,713	36,135	25,224	25,224	29,713	82.23%	32,200
71	206070893	11/1/2006	10/31/2007	02/21/65	ANTIOCH CONVALESCENT HOSPITAL	ANTIOCH	94509	99	29,859	365	1.00000	29,859	36,135	24,775	24,775	29,859	82.63%	32,200
72	206070896	2/1/2007	12/31/2007	01/27/71	BAYBERRY CARE CENTER	CONCORD	94520	99	24,357	334	0.91507	26,618	33,066	12,548	13,713	24,357	73.66%	29,465
73	206070905	7/1/2006	6/30/2007	09/03/65	BROOKVUE CARE CENTER	SAN PABLO	94806	108	35,795	365	1.00000	35,795	39,420	27,673	27,673	35,795	90.80%	35,127
74	206070932	1/1/2007	12/31/2007	05/28/62	CREEKSIDE HEALTH CARE CENTER	SAN PABLO	94806	80	27,363	365	1.00000	27,363	29,200	15,659	15,659	27,363	93.71%	26,020
75	206070933	1/1/2007	12/31/2007	05/17/65	RHEEM VALLEY CONVALESCENT HOSPITAL	MORAGA	94556	49	12,613	365	1.00000	12,613	17,885	1,589	1,589	12,613	70.52%	15,937
76	206070935	1/1/2007	12/31/2007	10/20/64	DANVILLE HEALTH CARE CENTER	DANVILLE	94526	53	15,984	365	1.00000	15,984	19,345	8,334	8,334	15,984	82.63%	17,238
77	206070948	1/1/2007	12/31/2007	07/26/61	WOODLAND NURSING INN	LAFAYETTE	94549	30	10,028	365	1.00000	10,028	10,950	4,798	4,798	10,028	91.58%	9,758
78	206070958	1/1/2007	12/31/2007	01/30/69	GREENRIDGE SENIOR CARE	EL SOBRANTE	94803	60	21,305	365	1.00000	21,305	21,900	15,539	15,539	21,305	97.28%	19,515
79	206070962	1/1/2007	12/31/2007	02/21/66	WILLOW PASS HEALTHCARE CENTER	CONCORD	94519	83	28,230	365	1.00000	28,230	30,295	18,601	18,601	28,230	93.18%	26,996
80	206070996	1/1/2007	12/31/2007	12/07/62	LAFAYETTE CARE CENTER	LAFAYETTE	94549	52	14,107	365	1.00000	14,107	18,980	10,549	10,549	14,107	74.33%	16,913
81	206071009	1/1/2007	12/31/2007	06/18/59	MARTINEZ CONVALESCENT HOSPITAL	MARTINEZ	94553	36	11,461	365	1.00000	11,461	13,140	10,140	10,140	11,461	87.22%	11,709
82	206071028	1/1/2007	12/31/2007	01/05/59	OAK PARK CONVALESCENT HOSPITAL	PLEASANT HI	94523	44	13,114	365	1.00000	13,114	16,060	6,591	6,591	13,114	81.66%	14,311
83	206071042	1/1/2007	12/31/2007	03/01/66	PITTSBURG CARE CENTER INC	PITTSBURG	94565	49	16,534	365	1.00000	16,534	17,885	14,441	14,441	16,534	92.45%	15,937
84	206071044	4/1/2007	12/31/2007	02/03/59	WINDSOR ROSEWOOD CARE CENTER	PLEASANT HI	94523	113	29,468	275	0.75342	39,112	31,075	23,613	31,341	29,468	94.83%	27,691
85	206071061	10/1/2006	9/30/2007	07/09/70	SAN MARCO NURSING AND REHABILITATION CENTER	WALNUT CRE	94598	128	29,070	365	1.00000	29,070	46,720	17,333	17,333	29,070	62.22%	41,632
86	206071069	1/1/2007	12/31/2007	06/16/65	SHIELDS/RICHMOND NURSING CENTER	RICHMOND	94804	84	28,143	365	1.00000	28,143	30,660	24,292	24,292	28,143	91.79%	27,321
87	206071095	1/1/2007	12/31/2007	03/03/50	WINDSOR MANOR REHABILITATION CENTER OF CONCORD	CONCORD	94521	190	48,182	365	1.00000	48,182	69,350	35,326	35,326	48,182	69.48%	61,798
88	206071099	1/1/2007	12/31/2007	05/04/62	VINTAGE ESTATES OF RICHMOND	RICHMOND	94804	34	10,808	365	1.00000	10,808	12,410	9,862	9,862	10,808	87.09%	11,059
89	206071107	2/1/2007	12/31/2007	11/03/65	YGNACIO VALLEY CARE CENTER	WALNUT CRE	94598	99	23,577	334	0.91507	25,765	33,066	11,668	12,751	23,577	71.30%	29,465
90	206073349	1/1/2007	12/31/2007	01/01/69	MUIR SENIOR CARE	MARTINEZ	94553	96	30,691	365	1.00000	30,691	35,040	25,610	25,610	30,691	87.59%	31,224
91	206073625	10/1/2006	9/30/2007	02/15/79	SAN MIGUEL VILLA	CONCORD	94518	190	62,684	365	1.00000	62,684	69,350	51,993	51,993	62,684	90.39%	61,798
92	206073627	1/1/2007	12/31/2007	05/25/65	SHIELDS NURSING CENTER	EL CERRITO	94530	45	15,140	365	1.00000	15,140	16,425	10,247	10,247	15,140	92.18%	14,636
93	206073641	5/1/2006	4/30/2007	12/05/68	LONE TREE CONVALESCENT HOSPITAL	ANTIOCH	94509	99	34,279	365	1.00000	34,279	36,135	23,705	23,705	34,279	94.86%	32,200
94	206073644	1/1/2007	12/31/2007	07/16/68	VALE HEALTH CARE CENTER	SAN PABLO	94806	202	69,038	365	1.00000	69,038	73,730	50,821	50,821	69,038	93.64%	65,701
95	206074002	1/1/2007	12/31/2007	08/24/87	DIAMOND RIDGE HEALTHCARE CENTER	PITTSBURG	94565	120	41,139	365	1.00000	41,139	43,800	28,295	28,295	41,139	93.92%	39,030
96	206074024	6/1/2006	5/31/2007	11/14/90	MANOR CARE OF WALNUT CREEK	WALNUT CRE	94595	155	49,071	365	1.00000	49,071	56,575	6,380	6,380	49,071	86.74%	50,414
97	206074025	1/1/2007	12/31/2007	05/11/90	STONBROOK HEALTHCARE CENTER	CONCORD	94521	120	42,671	365	1.00000	42,671	43,800	13,811	13,811	42,671	97.42%	39,030
98	206074076	6/1/2006	5/31/2007	06/16/97	MANORCARE OF TICE VALLEY	WALNUT CRE	94595	120	34,363	365	1.00000	34,363	43,800	8,763	8,763	34,363	78.45%	39,030
99	206074085	7/1/2006	6/30/2007	09/01/99	REUTLINGER COMMUNITY FOR JEWISH LIVING	DANVILLE	94506	60	21,501	365	1.00000	21,501	21,900	8,194	8,194	21,501	98.18%	19,515
100	206080930	10/1/2006	9/30/2007	09/14/71	CRESCENT CITY NURSING & REHAB.	CRESCENT CI	95531	99	25,756	365	1.00000	25,756	36,135	18,445	18,445	25,756	71.28%	32,200

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) RS Means Median Cost Per Sq Ft <sup>(1)</sup> Updated at 2% annually, or .16667/mo. (Z4)

13  
400  
1/1/2009  
0.166667 2.16667 \$ 142.00  
145.08

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 <sup>(1)</sup>	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 = (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"	
61	206042208	59,847	59,847	959	1.070	11,425,078	1,142,508	736,000	12,161,078	4,718,498	40.70	34.59	36.69	Yes	35.59
62	206042213	26,671	26,671	959	1.070	5,091,611	509,161	328,000	5,419,611	2,102,809	31.33	30.25	27.33	No	31.25
63	206042237	16,263	17,608	959	1.070	3,104,641	310,464	200,000	3,304,641	1,282,201	46.08	39.96	42.08	Yes	40.96
64	206044001	32,200	33,820	959	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	22.96	21.91	18.96	No	22.91
65	206044003	40,982	42,099	959	1.070	7,823,694	782,369	504,000	8,327,694	3,231,145	22.45	21.40	18.45	No	22.40
66	206044005	46,837	46,837	959	1.070	8,941,365	894,137	576,000	9,517,365	3,692,738	21.96	20.90	17.95	No	21.90
67	206044028	29,273	30,340	959	1.070	5,588,353	558,835	360,000	5,948,353	2,307,961	14.93	13.90	10.93	No	14.90
68	206044159	19,190	20,372	959	1.070	3,663,476	366,348	236,000	3,899,476	1,512,997	6.86	5.85	2.86	No	6.85
69	206051802	32,200	34,406	952	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	40.20	34.09	36.19	Yes	35.09
70	206061068	32,200	32,200	959	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	44.03	37.92	40.03	Yes	38.92
71	206070893	32,200	32,200	945	1.114	6,399,970	639,997	396,000	6,795,970	2,636,836	44.98	38.86	40.97	Yes	39.86
72	206070896	32,200	32,200	945	1.114	6,399,970	639,997	396,000	6,795,970	2,636,836	39.04	37.94	39.04	No	38.94
73	206070905	35,127	35,795	948	1.143	7,163,538	716,354	432,000	7,595,538	2,947,069	44.44	38.33	40.44	Yes	39.33
74	206070932	26,020	27,363	948	1.143	5,306,324	530,632	320,000	5,626,324	2,183,014	47.72	41.59	43.71	Yes	42.59
75	206070933	15,937	15,937	945	1.114	3,167,662	316,766	196,000	3,363,662	1,305,101	44.74	43.74	No	44.74	
76	206070935	17,238	17,238	945	1.114	3,426,247	342,625	212,000	3,638,247	1,411,640	45.32	36.90	41.31	Yes	37.90
77	206070948	9,758	10,028	945	1.114	1,939,385	193,938	120,000	2,059,385	799,041	48.55	42.43	44.55	Yes	43.43
78	206070958	19,515	21,305	948	1.143	3,979,743	397,974	240,000	4,219,743	1,637,260	41.03	34.68	37.03	Yes	35.68
79	206070962	26,996	28,230	945	1.114	5,365,632	536,563	332,000	5,697,632	2,210,681	43.98	37.86	39.97	Yes	38.86
80	206070996	16,913	16,913	945	1.114	3,361,600	336,160	208,000	3,569,600	1,385,005	47.19	46.18	No	47.18	
81	206071009	11,709	11,709	945	1.114	2,327,262	232,726	144,000	2,471,262	958,850	50.66	44.53	46.66	Yes	45.53
82	206071028	14,311	14,311	945	1.114	2,844,431	284,443	176,000	3,020,431	1,171,927	51.11	50.11	No	51.11	
83	206071042	15,937	16,534	945	1.114	3,167,662	316,766	196,000	3,363,662	1,305,101	43.95	37.84	39.95	Yes	38.84
84	206071044	36,754	39,112	945	1.114	7,305,016	730,502	452,000	7,757,016	3,009,722	51.03	44.90	47.03	Yes	45.90
85	206071061	41,632	41,632	945	1.114	8,274,709	827,471	512,000	8,786,709	3,409,243	39.59	33.49	35.59	Yes	34.49
86	206071069	27,321	28,143	948	1.143	5,571,640	557,164	336,000	5,907,640	2,292,164	44.66	38.54	40.66	Yes	39.54
87	206071095	61,798	61,798	945	1.114	12,282,771	1,228,277	760,000	13,042,771	5,060,595	59.96	53.96	55.96	Yes	54.96
88	206071099	11,059	11,059	948	1.143	2,255,188	225,519	136,000	2,391,188	927,781	47.78	40.98	43.78	Yes	41.98
89	206071107	32,200	32,200	945	1.114	6,399,970	639,997	396,000	6,795,970	2,636,836	44.28	43.16	No	44.16	
90	206073349	31,224	31,224	945	1.114	6,206,032	620,603	384,000	6,590,032	2,556,932	41.11	35.01	37.11	Yes	36.01
91	206073625	61,798	62,684	945	1.114	12,282,771	1,228,277	760,000	13,042,771	5,060,595	30.98	29.90	26.98	No	30.90
92	206073627	14,636	15,140	945	1.114	2,909,077	290,908	180,000	3,089,077	1,198,562	44.72	38.60	40.72	Yes	39.60
93	206073641	32,200	34,279	945	1.114	6,399,970	639,997	396,000	6,795,970	2,636,836	41.19	35.08	37.18	Yes	36.08
94	206073644	65,701	69,038	948	1.143	13,398,469	1,339,847	808,000	14,206,469	5,512,110	41.58	35.47	37.57	Yes	36.47
95	206074002	39,030	41,139	945	1.114	7,757,540	775,754	480,000	8,237,540	3,196,165	22.46	21.46	18.45	No	22.46
96	206074024	50,414	50,414	945	1.114	10,020,155	1,002,016	620,000	10,640,155	4,128,380	19.23	17.65	15.23	No	18.65
97	206074025	39,030	42,671	945	1.114	7,757,540	775,754	480,000	8,237,540	3,196,165	19.74	18.69	15.74	No	19.69
98	206074076	39,030	39,030	945	1.114	7,757,540	775,754	480,000	8,237,540	3,196,165	12.64	11.61	8.64	No	12.61
99	206074085	19,515	21,501	945	1.114	3,878,770	387,877	240,000	4,118,770	1,598,083	10.43	9.40	6.42	No	10.40
100	206080930	32,200	32,200	955	1.067	6,129,953	612,995	396,000	6,525,953	2,532,070	38.41	32.31	34.41	Yes	33.31

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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 Plus Land	Rental Factor Calculation		FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions	AG								T-bond rate for CY	Calculate Rate of Return on Estimated Value	
		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	
61	206042208			35.59	yes	0.64062	0.35938	4,370,412	4,718,498	5,861,006	410,270	6.86	
62	206042213			31.25	no	0.56248	0.43752	2,371,213	2,371,213	2,880,374	201,626	7.56	
63	206042237			40.96	yes	0.73726	0.26274	868,254	1,282,201	1,592,665	111,487	6.33	
64	206044001		22.63	22.63	no	0.40741	0.59259	3,877,448	3,877,448	4,492,167	314,452	9.30	
65	206044003			22.40	no	0.40313	0.59687	4,970,541	4,970,541	5,752,911	402,704	9.57	
66	206044005			21.90	no	0.39423	0.60577	5,765,339	5,765,339	6,659,475	466,163	9.95	
67	206044028		14.73	14.73	no	0.26516	0.73484	4,371,108	4,371,108	4,929,943	345,096	11.37	
68	206044159			6.85	no	0.12325	0.87675	3,418,882	3,418,882	3,785,229	264,966	13.01	
69	206051802		34.77	34.77	yes	0.62591	0.37409	2,447,772	2,538,757	3,153,476	220,743	6.42	
70	206061068			38.92	yes	0.70048	0.29952	1,959,846	2,538,757	3,153,476	220,743	6.86	
71	206070893			39.86	yes	0.71744	0.28256	1,920,251	2,636,836	3,276,833	229,378	7.12	
72	206070896		38.21	38.21	yes	0.68770	0.31230	2,122,360	2,636,836	3,276,833	229,378	7.12	
73	206070905			39.33	yes	0.70790	0.29210	2,218,644	2,947,069	3,663,422	256,440	7.16	
74	206070932			42.59	yes	0.76662	0.23338	1,313,055	2,183,014	2,713,646	189,955	6.94	
75	206070933			44.74	yes	0.80536	0.19464	654,688	1,305,101	1,621,867	113,531	7.12	
76	206070935			37.90	yes	0.68220	0.31780	1,156,220	1,411,640	1,754,264	122,799	7.12	
77	206070948			43.43	yes	0.78167	0.21833	449,621	799,041	992,980	69,509	6.93	
78	206070958			35.68	yes	0.64222	0.35778	1,509,758	1,637,260	2,035,235	142,466	6.69	
79	206070962			38.86	yes	0.69949	0.30051	1,712,185	2,210,681	2,747,244	192,307	6.81	
80	206070996		46.40	46.40	yes	0.83524	0.16476	588,125	1,385,005	1,721,165	120,482	7.12	
81	206071009			45.53	yes	0.81949	0.18051	446,083	958,850	1,191,576	83,410	7.12	
82	206071028			51.11	yes	0.91992	0.08008	241,866	1,171,927	1,456,370	101,946	7.12	
83	206071042			38.84	yes	0.69910	0.30090	1,012,131	1,305,101	1,621,867	113,531	6.87	
84	206071044			45.90	yes	0.82613	0.17387	1,348,704	3,009,722	3,740,224	261,816	6.69	
85	206071061			34.49	yes	0.62085	0.37915	3,331,459	3,409,243	4,236,714	296,570	7.12	
86	206071069			39.54	yes	0.71179	0.28821	1,702,659	2,292,164	2,849,328	199,453	7.09	
87	206071095			54.96	yes	0.98926	0.01074	140,076	5,060,595	6,288,872	440,221	7.12	
88	206071099			41.98	yes	0.75558	0.24442	584,451	927,781	1,153,300	80,731	7.30	
89	206071107		43.34	43.34	yes	0.78014	0.21986	1,494,143	2,636,836	3,276,833	229,378	7.12	
90	206073349			36.01	yes	0.64810	0.35190	2,319,043	2,556,932	3,177,535	222,427	7.12	
91	206073625			30.90	no	0.55628	0.44372	5,787,355	5,787,355	7,015,633	491,094	7.83	
92	206073627			39.60	yes	0.71287	0.28713	886,970	1,198,562	1,489,470	104,263	6.89	
93	206073641			36.08	yes	0.64943	0.35057	2,382,489	2,636,836	3,276,833	229,378	6.69	
94	206073644			36.47	yes	0.65641	0.34359	4,881,203	5,512,110	6,851,957	479,637	6.95	
95	206074002			22.46	no	0.40424	0.59576	4,907,633	4,907,633	5,683,387	397,837	9.67	
96	206074024		18.22	18.22	no	0.32791	0.67209	7,151,172	7,151,172	8,153,188	570,723	11.32	
97	206074025			19.69	no	0.35449	0.64551	5,317,399	5,317,399	6,093,153	426,521	10.00	
98	206074076			12.61	no	0.22697	0.77303	6,367,888	6,367,888	7,143,642	500,055	12.81	
99	206074085			10.40	no	0.18728	0.81272	3,347,412	3,347,412	3,735,289	261,470	12.16	
100	206080930			33.31	no	0.59961	0.40039	2,612,949	2,612,949	3,225,944	225,816	7.01	

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)	365
Rate Period Mid-Point (M3)	2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD		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)
				Date or Other Information					Total Days (as reported)	Days in 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.)	
101	206090863	1/1/2007	12/31/2007	11/25/70	EL DORADO CARE CENTER	PLACERVILLE	95667	99	30,354	365	1.00000	30,354	36,135	17,755	17,755	30,354	84.00%	32,200
102	206090983	1/1/2007	12/31/2007	04/08/63	PLACERVILLE PINES CARE CENTER	PLACERVILLE	95667	99	30,155	365	1.00000	30,155	36,135	17,852	17,852	30,155	83.45%	32,200
103	206092347	10/1/2006	9/30/2007	12/07/84	GOLD COUNTRY HEALTH CARE	PLACERVILLE	95667	68	24,647	365	1.00000	24,647	24,820	15,883	15,883	24,647	99.30%	22,117
104	206100684	1/1/2007	12/31/2007	07/20/65	BETHEL LUTHERAN HOME INC	SELMA	93662	59	20,635	365	1.00000	20,635	21,535	13,121	13,121	20,635	95.82%	19,190
105	206100685	1/1/2007	12/31/2007	06/15/72	BEVERLY LIVINGCENTER-FRESNO	FRESNO	93721	232	68,442	365	1.00000	68,442	84,680	54,386	54,386	68,442	80.82%	75,459
106	206100689	6/1/2006	5/31/2007	02/16/62	CALIFORNIA HOME FOR THE AGED	FRESNO	93727	120	40,858	365	1.00000	40,858	43,800	28,432	28,432	40,858	93.28%	39,030
107	206100694	1/1/2007	12/31/2007	12/24/63	BEVERLY LIVINGCENTER-CLOVIS	CLOVIS	93612	57	20,048	365	1.00000	20,048	20,805	16,016	16,016	20,048	96.36%	18,539
108	206100704	1/1/2007	12/31/2007	03/16/60	BEVERLY LIVINGCENTER-COUNTRY VIEW ALZHEIMER'S CARE	FRESNO	93706	59	21,300	365	1.00000	21,300	21,535	17,906	17,906	21,300	98.91%	19,190
109	206100713	1/1/2007	12/31/2007	04/01/64	BEVERLY LIVINGCENTER FOWLER	FOWLER	93625	49	17,068	365	1.00000	17,068	17,885	14,208	14,208	17,068	95.43%	15,937
110	206100718	9/1/2006	8/31/2007	06/11/63	COMMUNITY LIVING CENTER - FRESNO	FRESNO	93703	109	31,672	365	1.00000	31,672	39,785	22,922	22,922	31,672	79.61%	35,453
111	206100728	1/1/2007	12/31/2007	10/19/64	GOLDEN LIVING CENTER - HILLCREST	FRESNO	93726	65	22,749	365	1.00000	22,749	23,725	17,923	17,923	22,749	95.89%	21,141
112	206100731	1/1/2007	12/31/2007	11/27/68	BEVERLY LIVINGCENTER- HY-LOND	FRESNO	93726	121	38,598	365	1.00000	38,598	44,165	28,877	28,877	38,598	87.39%	39,356
113	206100732	1/1/2007	12/31/2007	04/01/64	HY-PANA HOUSE CARE CENTER - FRESNO	FRESNO	93726	112	30,787	365	1.00000	30,787	40,880	23,648	23,648	30,787	75.31%	36,428
114	206100744	1/1/2007	12/31/2007	07/01/64	ALICE MANOR CONVALESCENT	FOWLER	93625	46	16,253	365	1.00000	16,253	16,790	16,039	16,039	16,253	96.80%	14,962
115	206100750	6/1/2006	5/31/2007	07/22/63	MANNING GARDENS CONVALESCENT HOSPITAL	FRESNO	93725	59	20,646	365	1.00000	20,646	21,535	17,295	17,295	20,646	95.87%	19,190
116	206100751	12/1/2006	12/31/2007	06/10/66	GOLDEN CROSS HEALTHCARE OF FRESNO	FRESNO	93706	80	25,743	396	1.08493	23,728	31,680	24,319	22,415	25,743	81.26%	28,230
117	206100772	1/1/2007	12/31/2007	06/30/70	PACIFIC GARDENS NURSING & REHAB CENTER	FRESNO	93727	180	61,160	365	1.00000	61,160	65,700	33,873	33,873	61,160	93.09%	58,546
118	206100778	1/1/2007	12/31/2007	03/08/98	PALM VILLAGE RETIREMENT COMMUNITY	REEDLEY	93654	120	41,961	365	1.00000	41,961	43,800	23,299	23,299	41,961	95.80%	39,030
119	206100780	1/1/2007	12/31/2007	08/30/63	RAINTREE CONVALESCENT	FRESNO	93625	49	16,118	365	1.00000	16,118	17,885	16,026	16,026	16,118	90.12%	15,937
120	206100781	1/1/2007	12/31/2007	08/29/70	BEVERLY LIVINGCENTER-PARAGON	REEDLEY	93654	56	19,402	365	1.00000	19,402	20,440	15,968	15,968	19,402	94.92%	18,214
121	206100789	10/1/2006	9/30/2007	07/26/67	SAN JOAQUIN GARDENS HEALTH FACILITY	FRESNO	93710	88	29,575	365	1.00000	29,575	32,120	5,452	5,452	29,575	92.08%	28,622
122	206100790	1/1/2007	12/31/2007	08/21/69	BEVERLY LIVINGCENTER - SANGER	SANGER	93657	99	34,690	365	1.00000	34,690	36,135	26,736	26,736	34,690	96.00%	32,200
123	206100792	1/1/2007	12/31/2007	03/20/46	SELMA CONVALESCENT	SELMA	93662	34	11,449	365	1.00000	11,449	12,410	11,065	11,065	11,449	92.26%	11,059
124	206100799	1/1/2007	12/31/2007	05/22/68	SIERRA VIEW HOMES	REEDLEY	93654	59	21,095	365	1.00000	21,095	21,535	11,800	11,800	21,095	97.96%	19,190
125	206100800	1/1/2007	12/31/2007	07/01/66	ALZHEIMER'S LIVING CENTER AT ELIM	FRESNO	93710	99	34,546	365	1.00000	34,546	36,135	30,592	30,592	34,546	95.60%	32,200
126	206100806	2/1/2006	1/31/2007	10/01/66	SUNNYSIDE CONVALESCENT HOSPITAL	FRESNO	93725	107	29,116	365	1.00000	29,116	39,055	28,922	28,922	29,116	74.55%	34,802
127	206100817	1/1/2007	12/31/2007	01/01/61	TWILIGHT HAVEN	FRESNO	93727	50	17,778	365	1.00000	17,778	18,250	12,544	12,544	17,778	97.41%	16,263
128	206100820	1/1/2007	12/31/2007	10/07/70	VALLEY	FRESNO	93727	99	31,209	365	1.00000	31,209	36,135	22,064	22,064	31,209	86.37%	32,200
129	206100833	4/1/2006	3/31/2007	05/13/58	WISH-I-AH CARE CENTER	AUBERRY	93602	135	45,159	365	1.00000	45,159	49,275	39,304	39,304	45,159	91.65%	43,909
130	206101843	1/1/2007	12/31/2007	10/11/57	HOPE MANOR INC.	FRESNO	93721	155	53,409	365	1.00000	53,409	56,575	44,086	44,086	53,409	94.40%	50,414
131	206102153	1/1/2007	12/31/2007	06/18/64	SUNBRIDGE CARE CENTER FOR KINGSBURG	KINGSBURG C	93631	86	30,037	365	1.00000	30,037	31,390	24,462	24,462	30,037	95.69%	27,972
132	206104078	1/1/2007	12/31/2007	01/03/96	WILLOW CREEK	CLOVIS	93611	159	51,863	365	1.00000	51,863	58,035	30,443	30,443	51,863	89.37%	51,715
133	206120955	1/1/2007	12/31/2007	09/02/71	GRANADA	EUREKA	95503	88	25,680	365	1.00000	25,680	32,120	16,823	16,823	25,680	79.95%	28,622
134	206121030	1/1/2007	12/31/2007	10/05/66	PACIFIC	EUREKA	95501	88	21,234	365	1.00000	21,234	32,120	11,974	11,974	21,234	66.11%	28,622
135	206121033	1/1/2007	12/31/2007	06/01/80	EUREKA	EUREKA	95501	88	28,130	365	1.00000	28,130	32,120	20,497	20,497	28,130	87.58%	28,622
136	206121065	1/1/2007	12/31/2007	02/05/63	SEAVIEW	EUREKA	95503	99	18,142	365	1.00000	18,142	36,135	12,216	12,216	18,142	50.21%	32,200
137	206121081	1/1/2007	12/31/2007	12/04/72	ST LUKE	FORTUNA	95540	104	29,651	365	1.00000	29,651	37,960	17,129	17,129	29,651	78.11%	33,826
138	206130728	7/1/2006	6/30/2007	06/10/73	IMPERIAL MANOR NURSING HOME	IMPERIAL	92251	31	11,055	365	1.00000	11,055	11,315	11,055	11,055	11,055	97.70%	10,083
139	206130764	10/1/2006	9/30/2007	05/23/67	ROYAL CONVALESCENT HOSPITAL	BRAWLEY	92227	99	29,765	365	1.00000	29,765	36,135	26,449	26,449	29,765	82.37%	32,200
140	206130785	1/1/2007	12/31/2007	07/29/63	VALLEY CONVALESCENT HOSPITAL	EL CENTRO	92243	123	35,650	365	1.00000	35,650	44,895	32,374	32,374	35,650	79.41%	40,006

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) 13  
 RS Means Median Cost Per Sq Ft <sup>(1)</sup> 400  
 Updated at 2% annually, or .16667/mo. (Z4) 1/1/2009 \$ 142.00  
 0.166667 2.16667 \$ 145.08 Land % (AA3) 10% Equip/bed (AB3) 4,000 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 <sup>(1)</sup>	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 = (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"	
101	206090863	32,200	32,200	956	1.089	6,256,344	625,634	396,000	6,652,344	2,581,110	39.21	33.11	35.21	Yes	34.11
102	206090983	32,200	32,200	956	1.089	6,256,344	625,634	396,000	6,652,344	2,581,110	46.85	40.73	42.85	Yes	41.73
103	206092347	22,117	24,647	956	1.089	4,297,287	429,729	272,000	4,569,287	1,772,883	25.17	24.11	21.17	No	25.11
104	206100684	19,190	20,635	936	1.072	3,670,324	367,032	236,000	3,906,324	1,515,654	44.57	38.45	40.56	Yes	39.45
105	206100685	75,459	75,459	937	1.072	14,432,459	1,443,246	928,000	15,360,459	5,959,858	37.66	31.02	33.65	Yes	32.02
106	206100689	39,030	40,858	937	1.072	7,465,065	746,506	480,000	7,945,065	3,082,685	47.99	41.87	43.99	Yes	42.87
107	206100694	18,539	20,048	936	1.072	3,545,906	354,591	228,000	3,773,906	1,464,275	46.14	40.02	42.14	Yes	41.02
108	206100704	19,190	21,300	937	1.072	3,670,324	367,032	236,000	3,906,324	1,515,654	49.92	43.44	45.91	Yes	44.44
109	206100713	15,937	17,068	936	1.072	3,048,235	304,823	196,000	3,244,235	1,258,763	45.87	39.75	41.87	Yes	40.75
110	206100718	35,453	35,453	937	1.072	6,780,767	678,077	436,000	7,216,767	2,800,106	46.68	40.55	42.67	Yes	41.55
111	206100728	21,141	22,749	937	1.072	4,043,577	404,358	260,000	4,303,577	1,669,788	45.32	38.79	41.32	Yes	39.79
112	206100731	39,356	39,356	937	1.072	7,527,274	752,727	484,000	8,011,274	3,108,374	41.21	34.51	37.21	Yes	35.51
113	206100732	36,428	36,428	937	1.072	6,967,394	696,739	448,000	7,415,394	2,877,173	45.87	39.32	41.87	Yes	40.32
114	206100744	14,962	16,253	936	1.072	2,861,608	286,161	184,000	3,045,608	1,181,696	45.62	39.62	41.62	Yes	40.62
115	206100750	19,190	20,646	937	1.072	3,670,324	367,032	236,000	3,906,324	1,515,654	46.56	40.44	42.56	Yes	41.44
116	206100751	26,020	26,020	937	1.072	4,976,710	497,671	320,000	5,296,710	2,055,123	43.68		39.67	Yes	38.68
117	206100772	58,546	61,160	937	1.072	11,197,597	1,119,760	720,000	11,917,597	4,624,028	39.62	33.52	35.62	Yes	34.52
118	206100778	39,030	41,961	936	1.072	7,465,065	746,506	480,000	7,945,065	3,082,685	11.91	10.89	7.91	No	11.89
119	206100780	15,937	16,118	936	1.072	3,048,235	304,823	196,000	3,244,235	1,258,763	46.46	40.46	42.45	Yes	41.46
120	206100781	18,214	19,402	936	1.072	3,483,697	348,370	224,000	3,707,697	1,438,586	39.45	32.86	35.45	Yes	33.86
121	206100789	28,622	29,575	937	1.072	5,474,381	547,438	352,000	5,826,381	2,260,636	42.55	36.44	38.55	Yes	37.44
122	206100790	32,200	34,690	936	1.072	6,158,679	615,868	396,000	6,554,679	2,543,215	40.48	34.37	36.47	Yes	35.37
123	206100792	11,059	11,449	936	1.072	2,115,102	211,510	136,000	2,251,102	873,427	63.92	57.91	59.91	Yes	58.91
124	206100799	19,190	21,095	936	1.072	3,670,324	367,032	236,000	3,906,324	1,515,654	41.73	35.62	37.72	Yes	36.62
125	206100800	32,200	34,546	937	1.072	6,158,679	615,868	396,000	6,554,679	2,543,215	43.62	37.51	39.62	Yes	38.51
126	206100806	34,802	34,802	937	1.072	6,656,350	665,635	428,000	7,084,350	2,748,728	43.37	37.25	39.36	Yes	38.25
127	206100817	16,263	17,778	937	1.072	3,110,444	311,044	200,000	3,310,444	1,284,452	49.12	42.99	45.12	Yes	43.99
128	206100820	32,200	32,200	937	1.072	6,158,679	615,868	396,000	6,554,679	2,543,215	39.35	31.19	35.35	Yes	32.19
129	206100833	43,909	45,159	936	1.072	8,398,198	839,820	540,000	8,938,198	3,468,021	51.76	45.62	47.76	Yes	46.62
130	206101843	50,414	53,409	937	1.072	9,642,376	964,238	620,000	10,262,376	3,981,802	52.35	46.21	48.34	Yes	47.21
131	206102153	27,972	30,037	936	1.072	5,349,963	534,996	344,000	5,693,963	2,209,258	45.65	39.54	41.65	Yes	40.54
132	206104078	51,715	51,863	936	1.072	9,891,211	989,121	636,000	10,527,211	4,084,558	14.09	13.06	10.09	No	14.06
133	206120955	28,622	28,622	955	1.067	5,448,847	544,885	352,000	5,800,847	2,250,729	38.44	31.25	34.44	Yes	32.25
134	206121030	28,622	28,622	955	1.067	5,448,847	544,885	352,000	5,800,847	2,250,729	43.36	36.86	39.35	Yes	37.86
135	206121033	28,622	28,622	955	1.067	5,448,847	544,885	352,000	5,800,847	2,250,729	29.69	28.61	25.69	No	29.61
136	206121065	32,200	32,200	955	1.067	6,129,953	612,995	396,000	6,525,953	2,532,070	47.02	40.90	43.02	Yes	41.90
137	206121081	33,826	33,826	955	1.067	6,439,547	643,955	416,000	6,855,547	2,659,952	37.19	31.09	33.18	Yes	32.09
138	206130728	10,083	11,055	922	1.024	1,842,125	184,213	124,000	1,966,125	762,857	36.67	30.58	32.67	Yes	31.58
139	206130764	32,200	32,200	922	1.024	5,882,917	588,292	396,000	6,278,917	2,436,220	42.73	36.61	38.72	Yes	37.61
140	206130785	40,006	40,006	922	1.024	7,309,079	730,908	492,000	7,801,079	3,026,818	46.55	40.18	42.54	Yes	41.18

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions									T-bond rate for CY		
	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		
101	206090863		33.74	33.74	no	0.60724	0.39276	2,612,755	2,612,755	3,238,389	226,687	7.04	
102	206090983			41.73	yes	0.24887	0.75113	2,581,110	2,581,110	3,206,744	224,472	6.97	
103	206092347			25.11	no	0.45192	0.54808	2,504,344	2,504,344	2,934,072	205,385	8.33	
104	206100684			39.45	yes	0.71011	0.28989	1,132,386	1,515,654	1,882,686	131,788	6.39	
105	206100685		31.63	31.63	no	0.56927	0.43073	6,616,206	6,616,206	8,059,452	564,162	7.48	
106	206100689			42.87	yes	0.77159	0.22841	1,814,731	3,082,685	3,829,192	268,043	6.56	
107	206100694			41.02	yes	0.73834	0.26166	987,464	1,464,275	1,818,866	127,321	6.35	
108	206100704			44.44	yes	0.79997	0.20003	781,381	1,515,654	1,882,686	131,788	6.19	
109	206100713			40.75	yes	0.73348	0.26652	864,668	1,258,763	1,563,587	109,451	6.41	
110	206100718			41.55	yes	0.74798	0.25202	1,818,744	2,800,106	3,478,182	243,473	6.87	
111	206100728			39.79	yes	0.71619	0.28381	1,221,415	1,669,788	2,074,146	145,190	6.38	
112	206100731			35.51	yes	0.63920	0.36080	2,890,497	3,108,374	3,861,102	270,277	6.87	
113	206100732			40.32	yes	0.72569	0.27431	2,034,106	2,877,173	3,573,912	250,174	6.87	
114	206100744			40.62	yes	0.73115	0.26885	818,826	1,181,696	1,467,857	102,750	6.32	
115	206100750			41.44	yes	0.74597	0.25403	992,334	1,515,654	1,882,686	131,788	6.38	
116	206100751			38.68	yes	0.69618	0.30382	1,609,242	2,055,123	2,552,794	178,696	6.87	
117	206100772			34.52	yes	0.62130	0.37870	4,513,253	4,624,028	5,743,788	402,065	6.57	
118	206100778			11.89	no	0.21393	0.78607	6,245,342	6,245,342	6,991,849	489,429	11.66	
119	206100780			41.46	yes	0.74624	0.25376	823,271	1,258,763	1,563,587	109,451	6.79	
120	206100781			33.86	no	0.60954	0.39046	1,447,716	1,447,716	1,796,085	125,726	6.48	
121	206100789		37.11	37.11	yes	0.66802	0.33198	1,934,220	2,260,636	2,808,074	196,565	6.65	
122	206100790			35.37	yes	0.63669	0.36331	2,381,390	2,543,215	3,159,083	221,136	6.37	
123	206100792			58.91	yes	1.06042	(0.06042)	(136,016)	873,427	1,084,938	75,946	6.63	
124	206100799			36.62	yes	0.65911	0.34089	1,331,608	1,515,654	1,882,686	131,788	6.25	
125	206100800			38.51	yes	0.69310	0.30690	2,011,642	2,543,215	3,159,083	221,136	6.40	
126	206100806			38.25	yes	0.68857	0.31143	2,206,252	2,748,728	3,414,363	239,005	6.87	
127	206100817			43.99	yes	0.79180	0.20820	689,224	1,284,452	1,595,497	111,685	6.28	
128	206100820			32.19	no	0.57943	0.42057	2,756,693	2,756,693	3,372,561	236,079	7.33	
129	206100833			46.62	yes	0.83921	0.16079	1,437,145	3,468,021	4,307,841	301,549	6.68	
130	206101843			47.21	yes	0.84974	0.15026	1,542,048	3,981,802	4,946,039	346,223	6.48	
131	206102153			40.54	yes	0.72964	0.27036	1,539,424	2,209,258	2,744,254	192,098	6.40	
132	206104078		13.31	13.31	no	0.23964	0.76036	8,004,426	8,004,426	8,993,547	629,548	12.14	
133	206120955			32.25	no	0.58042	0.41958	2,433,945	2,433,945	2,978,830	208,518	7.29	
134	206121030			37.86	yes	0.68143	0.31857	1,848,000	2,250,729	2,795,614	195,693	6.84	
135	206121033			29.61	no	0.53307	0.46693	2,708,615	2,708,615	3,253,500	227,745	7.96	
136	206121065			41.90	yes	0.75418	0.24582	1,604,208	2,532,070	3,145,065	220,155	6.84	
137	206121081			32.09	no	0.57762	0.42238	2,895,626	2,895,626	3,539,580	247,771	7.32	
138	206130728			31.58	no	0.56838	0.43162	848,625	848,625	1,032,837	72,299	6.54	
139	206130764			37.61	yes	0.67707	0.32293	2,027,678	2,436,220	3,024,511	211,716	6.58	
140	206130785			41.18	yes	0.74115	0.25885	2,019,296	3,026,818	3,757,726	263,041	6.58	



Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) RS Means Median Cost Per Sq Ft <sup>(1)</sup> Updated at 2% annually, or .16667/mo. (Z4)

13  
400  
1/1/2009 \$ 142.00  
0.166667 2.16667 \$ 145.08

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 <sup>(1)</sup>	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 = (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"	
141	206144006	32,200	32,200	935	1.016	5,836,957	583,696	396,000	6,232,957	2,418,387	8.38	7.36	4.38	No	8.36
142	206150017	28,297	30,268	933	1.058	5,341,491	534,149	348,000	5,689,491	2,207,522	55.81	49.66	51.81	Yes	50.66
143	206150060	26,346	28,517	932	1.058	4,973,112	497,311	324,000	5,297,112	2,055,279	25.56	24.50	21.56	No	25.50
144	206150686	32,200	33,509	933	1.058	6,078,248	607,825	396,000	6,474,248	2,512,008	38.41	31.13	34.41	Yes	32.13
145	206150688	16,913	16,913	932	1.058	3,192,615	319,262	208,000	3,400,615	1,319,439	44.19	38.07	40.18	Yes	39.07
146	206150773	32,200	35,353	933	1.058	6,078,248	607,825	396,000	6,474,248	2,512,008	46.45	40.33	42.44	Yes	41.33
147	206150774	59,847	59,847	933	1.058	11,296,946	1,129,695	736,000	12,032,946	4,668,783	46.28	40.16	42.28	Yes	41.16
148	206150795	32,200	34,600	932	1.058	6,078,248	607,825	396,000	6,474,248	2,512,008	40.92	34.81	36.92	Yes	35.81
149	206152091	25,695	26,504	933	1.058	4,850,319	485,032	316,000	5,166,319	2,004,532	30.61	28.96	26.61	No	29.96
150	206154001	32,200	32,200	935	1.016	5,836,957	583,696	396,000	6,232,957	2,418,387	23.16	22.10	19.16	No	23.10
151	206154002	52,041	54,926	933	1.058	9,823,431	982,343	640,000	10,463,431	4,059,811	23.16	22.10	19.16	No	23.10
152	206154007	32,200	32,605	933	1.058	6,078,248	607,825	396,000	6,474,248	2,512,008	22.85	21.63	18.85	No	22.63
153	206154031	45,861	50,443	932	1.058	8,656,899	865,690	564,000	9,220,899	3,577,709	18.22	11.17	14.21	No	12.17
154	206154109	39,030	40,958	933	1.058	7,367,573	736,757	480,000	7,847,573	3,044,858	9.04		5.04	No	9.04
155	206160724	42,283	42,283	932	1.058	7,981,538	798,154	520,000	8,501,538	3,298,597	45.05	38.93	41.05	Yes	39.93
156	206160726	32,200	32,200	932	1.058	6,078,248	607,825	396,000	6,474,248	2,512,008	44.83	38.71	40.82	Yes	39.71
157	206160741	21,141	22,786	932	1.058	3,990,769	399,077	260,000	4,250,769	1,649,298	45.62	39.50	41.62	Yes	40.50
158	206170997	29,273	29,273	954	1.129	5,896,496	589,650	360,000	6,256,496	2,427,520	44.36	38.24	40.35	Yes	39.24
159	206172313	32,200	32,200	954	1.129	6,486,146	648,615	396,000	6,882,146	2,670,273	23.79	22.36	19.79	No	23.36
160	206174005	32,200	32,763	954	1.129	6,486,146	648,615	396,000	6,882,146	2,670,273	17.98	16.94	13.98	No	17.94
161	206182233	31,224	31,224	961	1.068	5,949,768	594,977	384,000	6,333,768	2,457,502	39.25	33.15	35.25	Yes	34.15
162	206190005	32,200	33,948	900	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	39.36	33.26	35.36	Yes	34.26
163	206190009	38,380	38,403	917	1.034	7,080,438	708,044	472,000	7,552,438	2,930,346	40.37	34.26	36.36	Yes	35.26
164	206190010	35,453	35,453	908	1.029	6,508,778	650,878	436,000	6,944,778	2,694,574	42.80	35.88	38.79	Yes	36.88
165	206190011	30,574	31,332	908	1.029	5,613,074	561,307	376,000	5,989,074	2,323,761	40.33	34.22	36.33	Yes	35.22
166	206190012	39,356	42,870	900	1.083	7,604,513	760,451	484,000	8,088,513	3,138,343	45.75	39.63	41.75	Yes	40.63
167	206190013	68,303	75,563	900	1.083	13,197,915	1,319,791	840,000	14,037,915	5,446,711	39.94	33.84	35.94	Yes	34.84
168	206190014	31,875	32,683	917	1.034	5,880,364	588,036	392,000	6,272,364	2,433,677	44.38	38.26	40.38	Yes	39.26
169	206190015	57,570	60,005	900	1.083	11,123,957	1,112,396	708,000	11,831,957	4,590,799	40.42	34.03	36.42	Yes	35.03
170	206190018	31,550	34,522	918	1.034	5,820,360	582,036	388,000	6,208,360	2,408,844	49.79	43.66	45.79	Yes	44.66
171	206190022	30,574	33,277	912	1.022	5,574,890	557,489	376,000	5,950,890	2,308,945	43.24	37.13	39.24	Yes	38.13
172	206190024	32,200	32,200	902	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	51.68	45.55	47.68	Yes	46.55
173	206190028	27,972	29,206	906	1.029	5,135,366	513,537	344,000	5,479,366	2,125,994	40.81	34.70	36.80	Yes	35.70
174	206190032	15,937	16,651	900	1.083	3,079,513	307,951	196,000	3,275,513	1,270,899	42.95	36.43	38.95	Yes	37.43
175	206190033	97,251	97,251	935	1.016	17,628,788	1,762,879	1,196,000	18,824,788	7,304,018	40.98	34.88	36.98	Yes	35.88
176	206190036	38,055	38,055	910	1.022	6,938,959	693,896	468,000	7,406,959	2,873,900	47.44	41.31	43.43	Yes	42.31
177	206190037	23,418	24,413	904	1.019	4,257,594	425,759	288,000	4,545,594	1,763,690	46.54	38.11	42.54	Yes	39.11
178	206190042	70,905	71,736	913	1.040	13,156,713	1,315,671	872,000	14,028,713	5,443,141	40.65	34.55	36.65	Yes	35.55
179	206190048	19,190	19,190	917	1.034	3,540,219	354,022	236,000	3,776,219	1,465,173	47.77	41.65	43.77	Yes	42.65
180	206190050	15,612	16,103	917	1.034	2,880,178	288,018	192,000	3,072,178	1,192,005	51.26	45.12	47.25	Yes	46.12

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions	AG								T-bond rate for CY	Calculate Rate of Return on Estimated Value	
		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	
141	206144006			8.36	no	0.15049	0.84951	5,294,948	5,294,948	5,878,643	411,505	12.78	
142	206150017			50.66	yes	0.91190	0.08810	501,235	2,207,522	2,741,671	191,917	6.34	
143	206150060			25.50	no	0.45895	0.54105	2,865,998	2,865,998	3,363,309	235,432	8.26	
144	206150686			32.13	no	0.57832	0.42168	2,730,048	2,730,048	3,337,873	233,651	6.97	
145	206150688			39.07	yes	0.70328	0.29672	1,009,035	1,319,439	1,638,700	114,709	6.78	
146	206150773			41.33	yes	0.74385	0.25615	1,658,363	2,512,008	3,119,833	218,388	6.18	
147	206150774			41.16	yes	0.74095	0.25905	3,117,125	4,668,783	5,798,478	405,893	6.78	
148	206150795			35.81	yes	0.64466	0.35534	2,300,587	2,512,008	3,119,833	218,388	6.31	
149	206152091			29.96	no	0.53929	0.46071	2,380,154	2,380,154	2,865,186	200,563	7.57	
150	206154001			23.10	no	0.41587	0.58413	3,640,864	3,640,864	4,224,560	295,719	9.18	
151	206154002		22.50	22.50	no	0.40508	0.59492	6,224,913	6,224,913	7,207,256	504,508	9.19	
152	206154007			22.63	no	0.40738	0.59262	3,836,778	3,836,778	4,444,603	311,122	9.54	
153	206154031			12.17	no	0.21909	0.78091	7,200,728	7,200,728	8,066,418	564,649	11.19	
154	206154109			9.04	no	0.16279	0.83721	6,570,074	6,570,074	7,306,832	511,478	12.49	
155	206160724			39.93	yes	0.71877	0.28123	2,390,883	3,298,597	4,096,750	286,773	6.78	
156	206160726			39.71	yes	0.71479	0.28521	1,846,540	2,512,008	3,119,833	218,388	6.78	
157	206160741			40.50	yes	0.72900	0.27100	1,151,958	1,649,298	2,048,375	143,386	6.29	
158	206170997		38.78	38.78	yes	0.69800	0.30200	1,889,452	2,427,520	3,017,170	211,202	7.21	
159	206172313			23.36	no	0.42056	0.57944	3,987,805	3,987,805	4,636,420	324,549	10.08	
160	206174005			17.94	no	0.32287	0.67713	4,660,115	4,660,115	5,308,730	371,611	11.34	
161	206182233			34.15	yes	0.61475	0.38525	2,440,058	2,457,502	3,052,479	213,674	6.84	
162	206190005			34.26	yes	0.61667	0.38333	2,536,816	2,567,735	3,189,923	223,295	6.58	
163	206190009			35.26	yes	0.63472	0.36528	2,758,745	2,930,346	3,638,390	254,687	6.63	
164	206190010			36.88	yes	0.66382	0.33618	2,334,719	2,694,574	3,345,451	234,182	6.61	
165	206190011			35.22	yes	0.63403	0.36597	2,191,805	2,323,761	2,885,068	201,955	6.45	
166	206190012			40.63	yes	0.73141	0.26859	2,172,495	3,138,343	3,898,794	272,916	6.37	
167	206190013			34.84	yes	0.62705	0.37295	5,235,452	5,446,711	6,766,502	473,655	6.27	
168	206190014			39.26	yes	0.70672	0.29328	1,839,551	2,433,677	3,021,713	211,520	6.47	
169	206190015			35.03	yes	0.63061	0.36939	4,370,567	4,590,799	5,703,195	399,224	6.65	
170	206190018			44.66	yes	0.80390	0.19610	1,217,449	2,408,844	2,990,880	209,362	6.06	
171	206190022			38.13	yes	0.68636	0.31364	1,866,433	2,308,945	2,866,434	200,650	6.03	
172	206190024			46.55	yes	0.83789	0.16211	1,072,855	2,567,735	3,189,923	223,295	6.93	
173	206190028			35.70	yes	0.64259	0.35741	1,958,379	2,125,994	2,639,531	184,767	6.33	
174	206190032			37.43	yes	0.67380	0.32620	1,068,481	1,270,899	1,578,851	110,520	6.64	
175	206190033			35.88	yes	0.64579	0.35421	6,667,987	7,304,018	9,066,897	634,683	6.53	
176	206190036			42.31	yes	0.76161	0.23839	1,765,770	2,873,900	3,567,796	249,746	6.56	
177	206190037		37.97	37.97	yes	0.68340	0.31660	1,439,142	1,763,690	2,189,450	153,261	6.28	
178	206190042			35.55	yes	0.63989	0.36011	5,051,946	5,443,141	6,758,812	473,117	6.60	
179	206190048			42.65	yes	0.76766	0.23234	877,383	1,465,173	1,819,195	127,344	6.64	
180	206190050			46.12	yes	0.83021	0.16979	521,616	1,192,005	1,480,023	103,602	6.43	

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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)	OSHPD Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for SNF Mcal	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.)	
181	206190051	1/1/2007	12/31/2007	11/12/58	LAKE BALBOA CARE CENTER	VAN NUYS	91406	50	16,270	365	1.00000	16,270	18,250	7,171	7,171	16,270	89.15%	16,263
182	206190055	1/1/2007	12/31/2007	05/05/59	BAY CREST	TORRANCE	90503	80	25,867	365	1.00000	25,867	29,200	13,584	13,584	25,867	88.59%	26,020
183	206190056	1/1/2007	12/31/2007	02/19/69	COUNTRY VILLA BAY VISTA HEALTHCARE CENTER	LONG BEACH	90805	70	23,172	365	1.00000	23,172	25,550	13,857	13,857	23,172	90.69%	22,768
184	206190063	1/1/2007	12/31/2007	07/30/70	BELL CONVALESCENT HOSPITAL	BELL	90201	99	35,278	365	1.00000	35,278	36,135	31,904	31,904	35,278	97.63%	32,200
185	206190067	5/1/2006	4/30/2007	08/01/62	BELLFLOWER CONVALESCENT HOSPITAL	BELLFLOWER	90706	59	15,616	365	1.00000	15,616	21,535	15,380	15,380	15,616	72.51%	19,190
186	206190068	1/1/2007	12/31/2007	08/13/62	ROSE VILLA CARE & REHABILITATION CENTER	BELLFLOWER	90706	53	16,741	365	1.00000	16,741	19,345	13,409	13,409	16,741	86.54%	17,238
187	206190073	1/1/2007	12/31/2007	10/26/70	BERKLEY VALLEY CONVALESCENT HOSPITAL	VAN NUYS	91411	125	37,201	365	1.00000	37,201	45,625	27,582	27,582	37,201	81.54%	40,657
188	206190075	1/1/2007	12/31/2007	09/02/65	VERMONT CARE CENTER	TORRANCE	90502	199	63,915	365	1.00000	63,915	72,635	52,364	52,364	63,915	87.99%	64,725
189	206190083	1/1/2007	12/31/2007	09/29/71	BURBANK HEALTHCARE & REHABILITATION CENTER	BURBANK	91506	188	63,495	365	1.00000	63,495	68,620	37,619	37,619	63,495	92.53%	61,148
190	206190084	1/1/2007	12/31/2007	06/19/63	COUNTRY VILLA MONROVIA HC	MONROVIA	91016	95	28,673	365	1.00000	28,673	34,675	19,245	19,245	28,673	82.69%	30,899
191	206190085	1/1/2007	12/31/2007	10/11/68	COUNTRY VILLA WEST COVINA HC	WEST COVINA	91790	97	31,907	365	1.00000	31,907	35,405	24,359	24,359	31,907	90.12%	31,550
192	206190086	1/1/2007	12/31/2007	11/13/69	WEST HILLS HEALTH & REHABILITATION CENTER	CANOGA PARK	91304	145	45,430	365	1.00000	45,430	52,925	28,469	28,469	45,430	85.84%	47,162
193	206190088	1/1/2007	12/31/2007	09/11/64	WHITTIER HILLS HEALTHCARE CENTER	WHITTIER CA	90603	160	54,057	365	1.00000	54,057	58,400	30,628	30,628	54,057	92.56%	52,041
194	206190089	1/1/2007	12/31/2007	03/14/67	ROYAL COURT HEALTHCARE	WHITTIER CA	90606	162	53,882	365	1.00000	53,882	59,130	27,452	27,452	53,882	91.12%	52,691
195	206190090	1/1/2007	12/31/2007	11/29/65	ALAMEDA CARE CENTER	BURBANK	91506	89	30,918	365	1.00000	30,918	32,485	26,840	26,840	30,918	95.18%	28,948
196	206190097	1/1/2007	12/31/2007	04/26/68	BEL TOOREN CONV. HOSPITAL	BELLFLOWER	90706	99	31,508	365	1.00000	31,508	36,135	25,521	25,521	31,508	87.20%	32,200
197	206190098	1/1/2007	12/31/2007	11/05/65	NORTH WALK VILLA CONV. HOSPITAL	NORWALK	90650	59	20,887	365	1.00000	20,887	21,535	17,311	17,311	20,887	96.99%	19,190
198	206190099	1/1/2007	12/31/2007	03/05/70	PARAMOUNT MEADOWS NURSING CENTER	PARAMOUNT	90723	104	35,677	365	1.00000	35,677	37,960	20,879	20,879	35,677	93.99%	33,826
199	206190101	10/1/2006	9/30/2007	05/01/71	BIXBY KNOLLS TOWERS HEALTHCARE & REHAB CENTER	LONG BEACH	90807	99	29,597	365	1.00000	29,597	36,135	12,768	12,768	29,597	81.91%	32,200
200	206190102	1/1/2007	12/31/2007	09/03/60	BONNIE BRAE CONVALESCENT HOSPITAL	LOS ANGELES	90057	59	20,571	365	1.00000	20,571	21,535	20,206	20,206	20,571	95.52%	19,190
201	206190105	1/1/2007	12/31/2007	03/21/69	BRIER OAK	LOS ANGELES	90047	159	53,259	365	1.00000	53,259	58,035	34,433	34,433	53,259	91.77%	51,715
202	206190106	1/1/2007	12/31/2007	01/17/64	CENTURY HEALTH AND REHABILITATION CENTER	INGLEWOOD	90302	99	29,099	365	1.00000	29,099	36,135	23,875	23,875	29,099	80.53%	32,200
203	206190109	1/1/2007	12/31/2007	11/16/64	COUNTRY VILLA BROADWAY HC	SAN GABRIEL	91776	59	19,965	365	1.00000	19,965	21,535	13,159	13,159	19,965	92.71%	19,190
204	206190111	1/1/2007	12/31/2007	03/02/67	BUENA VENTURA CARE CENTER	LOS ANGELES	90023	99	34,844	365	1.00000	34,844	36,135	28,739	28,739	34,844	96.43%	32,200
205	206190112	1/1/2007	12/31/2007	06/11/65	COUNTRY VILLA MONTE VISTA HEALTH CARE	DUARTE	91010	69	22,811	365	1.00000	22,811	25,185	14,635	14,635	22,811	90.57%	22,443
206	206190118	7/1/2006	6/30/2007	05/24/64	BURLINGTON CONVALESCENT HOSPITAL	LOS ANGELES	90057	124	43,477	365	1.00000	43,477	45,260	33,895	33,895	43,477	96.06%	40,331
207	206190120	1/1/2007	12/31/2007	11/05/69	EMERALD TERRACE CONVALESCENT HOSPITAL	LOS ANGELES	90006	72	22,740	365	1.00000	22,740	26,280	21,599	21,599	22,740	86.53%	23,418
208	206190122	1/1/2007	12/31/2007	09/17/54	MISSION CARE CENTER	ROSEMead	91770	59	18,039	365	1.00000	18,039	21,535	5,983	5,983	18,039	83.77%	19,190
209	206190123	1/1/2007	12/31/2007	11/14/66	CALIFORNIA CONVALESCENT CENTER #1	LOS ANGELES	90005	66	23,355	365	1.00000	23,355	24,090	23,261	23,261	23,355	96.95%	21,467
210	206190124	9/1/2006	8/31/2007	07/24/62	GRANCELL VILLAGE	RESEDA	91335	105	38,009	365	1.00000	38,009	38,325	28,121	28,121	38,009	99.18%	34,152
211	206190128	3/1/2006	2/28/2007	07/19/68	MARGUERITE GARDENS	ALHAMBRA	91801	44	11,851	365	1.00000	11,851	16,060	3,869	3,869	11,851	73.79%	14,311
212	206190131	1/1/2007	12/31/2007	09/19/68	CANYON OAKS NURSING AND REHABILITATION CENTER	CANOGA PARK	91303	185	52,738	365	1.00000	52,738	67,525	32,732	32,732	52,738	78.10%	60,172
213	206190139	1/1/2007	12/31/2007	06/25/51	VILLA MARIA CARE CENTER	LONG BEACH	90813	52	17,813	365	1.00000	17,813	18,980	17,179	17,179	17,813	93.85%	16,913
214	206190140	1/1/2007	12/31/2007	12/24/64	CLAREMONT CARE CENTER	POMONA	91768	99	32,645	365	1.00000	32,645	36,135	17,494	17,494	32,645	90.34%	32,200
215	206190141	1/1/2007	12/31/2007	03/17/69	COUNTRY VILLA LOS FELIZ	LOS ANGELES	90039	131	43,906	365	1.00000	43,906	47,815	35,680	35,680	43,906	91.82%	42,608
216	206190142	1/1/2007	12/31/2007	12/03/62	COUNTRY VILLA GLENDALE HC	GLENDALE	91204	48	16,726	365	1.00000	16,726	17,520	8,826	8,826	16,726	95.47%	15,612
217	206190147	1/1/2007	12/31/2007	05/19/64	CENTINELA PARK CONVALESCENT HOSPITAL	INGLEWOOD	90302	69	22,161	365	1.00000	22,161	25,185	19,310	19,310	22,161	87.99%	22,443
218	206190157	1/1/2007	12/31/2007	03/20/68	ROYAL OAKS CARE CENTER	LYNWOOD	90262	98	26,837	365	1.00000	26,837	35,770	24,849	24,849	26,837	75.03%	31,875
219	206190158	1/1/2007	12/31/2007	08/04/70	GRAND PARK CONVALESCENT HOSPITAL	LOS ANGELES	90057	151	53,440	365	1.00000	53,440	55,115	47,214	47,214	53,440	96.96%	49,113
220	206190160	5/1/2006	4/30/2007	05/11/70	CHANDLER CONVALESCENT HOSPITAL	GLENDALE	91204	106	32,482	365	1.00000	32,482	38,690	29,730	29,730	32,482	83.95%	34,477

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) RS Means Median Cost Per Sq Ft <sup>(1)</sup> Updated at 2% annually, or .16667/mo. (Z4)

13  
400  
1/1/2009 \$ 142.00  
0.166667 2.16667 \$ 145.08

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 <sup>(1)</sup>	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 = (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"	
181	206190051	16,263	16,270	914	1.040	3,017,595	301,759	200,000	3,217,595	1,248,427	51.26	44.50	47.25	Yes	45.50
182	206190055	26,020	26,020	905	1.019	4,730,660	473,066	320,000	5,050,660	1,959,656	50.78	44.65	46.78	Yes	45.65
183	206190056	22,768	23,172	908	1.029	4,179,949	417,995	280,000	4,459,949	1,730,460	40.98	34.87	36.98	Yes	35.87
184	206190063	32,200	35,278	902	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	39.54	33.54	35.53	Yes	34.54
185	206190067	19,190	19,190	907	1.029	3,523,100	352,310	236,000	3,759,100	1,458,531	47.54	41.41	43.53	Yes	42.41
186	206190068	17,238	17,238	907	1.029	3,164,818	316,482	212,000	3,376,818	1,310,206	47.50	40.93	43.50	Yes	41.93
187	206190073	40,657	40,657	914	1.040	7,543,987	754,399	500,000	8,043,987	3,121,067	39.30	33.19	35.29	Yes	34.19
188	206190075	64,725	64,725	905	1.019	11,767,517	1,176,752	796,000	12,563,517	4,874,644	44.45	38.33	40.44	Yes	39.33
189	206190083	61,148	63,495	915	1.040	11,346,156	1,134,616	752,000	12,098,156	4,694,085	38.37	32.27	34.37	Yes	33.27
190	206190084	30,899	30,899	910	1.022	5,634,197	563,420	380,000	6,014,197	2,333,509	46.65	40.53	42.65	Yes	41.53
191	206190085	31,550	31,907	917	1.034	5,820,360	582,036	388,000	6,208,360	2,408,844	41.34	35.23	37.33	Yes	36.23
192	206190086	47,162	47,162	913	1.040	8,751,025	875,102	580,000	9,331,025	3,620,438	40.25	34.14	36.24	Yes	35.14
193	206190088	52,041	54,057	906	1.029	9,554,169	955,417	640,000	10,194,169	3,955,338	45.42	39.30	41.42	Yes	40.30
194	206190089	52,691	53,882	906	1.029	9,673,596	967,360	648,000	10,321,596	4,004,779	42.92	36.81	38.92	Yes	37.81
195	206190090	28,948	30,918	915	1.040	5,371,319	537,132	356,000	5,727,319	2,222,200	44.21	38.09	40.20	Yes	39.09
196	206190097	32,200	32,200	907	1.029	5,911,642	591,164	396,000	6,307,642	2,447,365	41.80	35.40	37.79	Yes	36.40
197	206190098	19,190	20,887	906	1.029	3,523,100	352,310	236,000	3,759,100	1,458,531	44.27	38.16	40.27	Yes	39.16
198	206190099	33,826	35,677	907	1.029	6,210,210	621,021	416,000	6,626,210	2,570,969	39.94	30.70	35.94	Yes	31.70
199	206190101	32,200	32,200	908	1.029	5,911,642	591,164	396,000	6,307,642	2,447,365	38.78	32.68	34.78	Yes	33.68
200	206190102	19,190	20,571	900	1.083	3,707,986	370,799	236,000	3,943,986	1,530,266	49.45	43.32	45.44	Yes	44.32
201	206190105	51,715	53,259	900	1.083	9,992,707	999,271	636,000	10,628,707	4,123,938	40.90	33.82	36.89	Yes	34.82
202	206190106	32,200	32,200	903	1.019	5,854,192	585,419	396,000	6,250,192	2,425,074	46.07	39.95	42.07	Yes	40.95
203	206190109	19,190	19,965	917	1.034	3,540,219	354,022	236,000	3,776,219	1,465,173	45.24	39.12	41.24	Yes	40.12
204	206190111	32,200	34,844	900	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	42.95	36.84	38.95	Yes	37.84
205	206190112	22,443	22,811	910	1.022	4,092,207	409,221	276,000	4,368,207	1,694,864	44.67	38.56	40.67	Yes	39.56
206	206190118	40,331	43,477	900	1.083	7,793,054	779,305	496,000	8,289,054	3,216,153	45.72	39.60	41.72	Yes	40.60
207	206190120	23,418	23,418	900	1.083	4,524,999	452,500	288,000	4,812,999	1,867,444	40.27	34.16	36.27	Yes	35.16
208	206190122	19,190	19,190	917	1.034	3,540,219	354,022	236,000	3,776,219	1,465,173	55.41	49.27	51.41	Yes	50.27
209	206190123	21,467	23,355	900	1.083	4,147,916	414,792	264,000	4,411,916	1,711,823	43.25	37.13	39.24	Yes	38.13
210	206190124	34,152	38,009	913	1.040	6,336,949	633,695	420,000	6,756,949	2,621,696	47.56	41.43	43.56	Yes	42.43
211	206190128	14,311	14,311	918	1.034	2,640,163	264,016	176,000	2,816,163	1,092,671	41.57	35.46	37.56	Yes	36.46
212	206190131	60,172	60,172	913	1.040	11,165,100	1,116,510	740,000	11,905,100	4,619,179	41.40	23.65	37.39	Yes	24.65
213	206190139	16,913	17,813	908	1.029	3,105,105	310,510	208,000	3,313,105	1,285,485	58.65	52.49	54.64	Yes	53.49
214	206190140	32,200	32,645	917	1.034	5,940,367	594,037	396,000	6,336,367	2,458,510	45.14	39.02	41.13	Yes	40.02
215	206190141	42,608	43,906	900	1.083	8,232,985	823,298	524,000	8,756,985	3,397,710	40.91	34.80	36.90	Yes	35.80
216	206190142	15,612	16,726	912	1.022	2,846,752	284,675	192,000	3,038,752	1,179,036	47.20	41.07	43.19	Yes	42.07
217	206190147	22,443	22,443	903	1.019	4,080,194	408,019	276,000	4,356,194	1,690,203	45.74	39.12	41.73	Yes	40.12
218	206190157	31,875	31,875	902	1.083	6,159,027	615,903	392,000	6,551,027	2,541,798	41.90	35.79	37.90	Yes	36.79
219	206190158	49,113	53,440	900	1.083	9,489,929	948,993	604,000	10,093,929	3,916,444	39.52	33.42	35.52	Yes	34.42
220	206190160	34,477	34,477	912	1.022	6,286,578	628,658	424,000	6,710,578	2,603,704	39.76	33.65	35.75	Yes	34.65

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions	AG								T-bond rate for CY	Calculate Rate of Return on Estimated Value	
		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	
181	206190051			45.50	yes	0.81893	0.18107	582,603	1,248,427	1,550,186	108,513	6.67	
182	206190055		40.97	40.97	yes	0.73746	0.26254	1,325,986	1,959,656	2,432,722	170,291	6.54	
183	206190056			35.87	yes	0.64569	0.35431	1,580,211	1,730,460	2,148,455	150,392	6.49	
184	206190063			34.54	yes	0.62167	0.37833	2,503,768	2,567,735	3,189,923	223,295	6.33	
185	206190067			42.41	yes	0.76343	0.23657	889,304	1,458,531	1,810,841	126,759	6.61	
186	206190068		41.16	41.16	yes	0.74088	0.25912	875,010	1,310,206	1,626,687	113,868	6.61	
187	206190073			34.19	yes	0.61549	0.38451	3,092,979	3,121,067	3,875,465	271,283	6.67	
188	206190075			39.33	yes	0.70795	0.29205	3,669,165	4,874,644	6,051,396	423,598	6.54	
189	206190083		32.84	32.84	no	0.59105	0.40895	4,947,481	4,947,481	6,082,097	425,747	6.71	
190	206190084			41.53	yes	0.74759	0.25241	1,518,043	2,333,509	2,896,928	202,785	6.56	
191	206190085			36.23	yes	0.65213	0.34787	2,159,695	2,408,844	2,990,880	209,362	6.56	
192	206190086			35.14	yes	0.63256	0.36744	3,428,616	3,620,438	4,495,540	314,688	6.67	
193	206190088			40.30	yes	0.72546	0.27454	2,798,717	3,955,338	4,910,754	343,753	6.36	
194	206190089		37.50	37.50	yes	0.67495	0.32505	3,355,077	4,004,779	4,972,139	348,050	6.46	
195	206190090			39.09	yes	0.70362	0.29638	1,697,446	2,222,200	2,759,331	193,153	6.25	
196	206190097			36.40	yes	0.65526	0.34474	2,174,472	2,447,365	3,038,529	212,697	6.61	
197	206190098		38.60	38.60	yes	0.69478	0.30522	1,147,343	1,458,531	1,810,841	126,759	6.07	
198	206190099			31.70	no	0.57064	0.42936	2,845,052	2,845,052	3,466,073	242,625	6.80	
199	206190101			33.68	no	0.60630	0.39370	2,483,350	2,483,350	3,074,514	215,216	6.68	
200	206190102			44.32	yes	0.79770	0.20230	797,849	1,530,266	1,901,065	133,075	6.47	
201	206190105			34.82	yes	0.62671	0.37329	3,967,642	4,123,938	5,123,209	358,625	6.73	
202	206190106			40.95	yes	0.73716	0.26284	1,642,776	2,425,074	3,010,494	210,735	6.54	
203	206190109			40.12	yes	0.72221	0.27779	1,048,984	1,465,173	1,819,195	127,344	6.38	
204	206190111			37.84	yes	0.68110	0.31890	2,110,451	2,567,735	3,189,923	223,295	6.41	
205	206190112			39.56	yes	0.71203	0.28797	1,257,900	1,694,864	2,104,085	147,286	6.46	
206	206190118			40.60	yes	0.73087	0.26913	2,230,843	3,216,153	3,995,458	279,682	6.43	
207	206190120			35.16	yes	0.63295	0.36705	1,766,607	1,867,444	2,319,944	162,396	6.93	
208	206190122			50.27	yes	0.90482	0.09518	359,422	1,465,173	1,819,195	127,344	6.64	
209	206190123			38.13	yes	0.68641	0.31359	1,383,533	1,711,823	2,126,615	148,863	6.37	
210	206190124			42.43	yes	0.76382	0.23618	1,595,858	2,621,696	3,255,391	227,877	6.00	
211	206190128			36.46	yes	0.65626	0.34374	968,021	1,092,671	1,356,688	94,968	6.64	
212	206190131			24.65	no	0.44363	0.55637	6,623,606	6,623,606	7,740,116	541,808	9.00	
213	206190139			53.49	yes	0.96285	0.03715	123,074	1,285,485	1,595,995	111,720	6.27	
214	206190140		39.26	39.26	yes	0.70674	0.29326	1,858,176	2,458,510	3,052,547	213,678	6.55	
215	206190141			35.80	yes	0.64441	0.35559	3,113,898	3,397,710	4,221,009	295,471	6.73	
216	206190142			42.07	yes	0.75733	0.24267	737,421	1,179,036	1,463,711	102,460	6.13	
217	206190147		38.58	38.58	yes	0.69441	0.30559	1,331,191	1,690,203	2,098,223	146,876	6.54	
218	206190157			36.79	yes	0.66221	0.33779	2,212,851	2,541,798	3,157,701	221,039	6.93	
219	206190158			34.42	yes	0.61957	0.38043	3,839,995	3,916,444	4,865,437	340,581	6.37	
220	206190160			34.65	yes	0.62375	0.37625	2,524,828	2,603,704	3,232,362	226,265	6.56	

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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)
221	206190161	1/1/2007	12/31/2007	05/22/68	CHANDLER CONVALESCENT HOSPITAL	NORTH HOLL	91607	201	65,561	365	1.00000	65,561	73,365	48,923	48,923	65,561	89.36%	65,376
222	206190165	1/1/2007	12/31/2007	03/04/70	GOLDEN STATE CARE CENTER	CHATSWORTH	91311	132	45,574	365	1.00000	45,574	48,180	37,293	37,293	45,574	94.59%	42,933
223	206190166	1/1/2007	12/31/2007	01/01/56	CHATSWORTH PARK CARE CENTER	CHATSWORTH	91311	128	42,540	365	1.00000	42,540	46,720	28,929	28,929	42,540	91.05%	41,632
224	206190167	1/1/2007	12/31/2007	07/01/66	CHERRYLEE LODGE SANITARIUM	EL MONTE	91732	46	16,238	365	1.00000	16,238	16,790	15,714	15,714	16,238	96.71%	14,962
225	206190181	1/1/2007	12/31/2007	01/01/66	CLEAR VIEW SANITARIUM AND CLEAR VIEW CONVALESCENT CEN	GARDENA	90247	172	61,291	365	1.00000	61,291	62,780	42,217	42,217	61,291	97.63%	55,944
226	206190187	1/1/2007	12/31/2007	02/01/67	COLLEGE VISTA CONVALESCENT HOSPITAL	LOS ANGELES	90041	49	17,330	365	1.00000	17,330	17,885	11,023	11,023	17,330	96.90%	15,937
227	206190188	6/1/2006	5/31/2007	01/01/59	COLONIAL GARDENS NURSING HOME	PICO RIVERA	90660	99	35,487	365	1.00000	35,487	36,135	33,233	33,233	35,487	98.21%	32,200
228	206190189	7/1/2006	6/30/2007	12/17/63	COLONIAL MANOR CONVALESCENT HOSPITAL	WEST COVINA	91790	54	18,331	365	1.00000	18,331	19,710	13,785	13,785	18,331	93.00%	17,564
229	206190194	1/1/2007	12/31/2007	10/17/69	LIVE OAK REHABILITATION CENTER	SAN GABRIEL	91776	99	34,250	365	1.00000	34,250	36,135	26,154	26,154	34,250	94.78%	32,200
230	206190201	1/1/2007	12/31/2007	02/23/67	COUNTRY VILLA LYNWOOD HC	LYNWOOD	90262	99	34,314	365	1.00000	34,314	36,135	25,982	25,982	34,314	94.96%	32,200
231	206190204	1/1/2007	12/31/2007	10/15/64	VILLA MARIA ELENA HEALTHCARE	COMPTON	90222	99	21,738	365	1.00000	21,738	36,135	19,510	19,510	21,738	60.16%	32,200
232	206190207	1/1/2007	12/31/2007	10/02/64	GEM TRANSITIONAL CARE CENTER	PASADENA	91105	75	24,124	365	1.00000	24,124	27,375	10,013	10,013	24,124	88.12%	24,394
233	206190208	1/1/2007	12/31/2007	06/24/70	COUNTRY VILLA UNIVERSITY PARK HEALTHCARE	LOS ANGELES	90011	88	30,652	365	1.00000	30,652	32,120	27,162	27,162	30,652	95.43%	28,622
234	206190209	1/1/2007	12/31/2007	04/29/70	HARBOR CARE CENTER	TORRANCE	90502	127	42,215	365	1.00000	42,215	46,355	36,083	36,083	42,215	91.07%	41,307
235	206190210	1/1/2007	12/31/2007	04/28/69	WOODLAND	RESEDA	91335	157	50,475	365	1.00000	50,475	57,305	28,074	28,074	50,475	88.08%	51,065
236	206190212	1/1/2007	12/31/2007	10/14/69	CATERED MANOR NURSING CENTER	LONG BEACH	90807	83	26,768	365	1.00000	26,768	30,295	12,912	12,912	26,768	88.36%	26,996
237	206190213	1/1/2007	12/31/2007	12/17/65	PINERIDGE CARE CENTER	SYLMAR	91342	75	26,142	365	1.00000	26,142	27,375	22,270	22,270	26,142	95.50%	24,394
238	206190214	1/1/2007	12/31/2007	04/26/63	COUNTRY MANOR HEALTHCARE	LAKE VIEW TI	91342	99	35,026	365	1.00000	35,026	36,135	30,545	30,545	35,026	96.93%	32,200
239	206190220	7/1/2006	6/30/2007	11/27/46	CRENSHAW NURSING HOME	LOS ANGELES	90016	55	19,191	365	1.00000	19,191	20,075	18,294	18,294	19,191	95.60%	17,889
240	206190221	7/1/2006	6/30/2007	02/10/65	VIEW PARK CONVALESCENT HOSPITAL	LOS ANGELES	90008	101	33,473	365	1.00000	33,473	36,865	25,689	25,689	33,473	90.80%	32,851
241	206190223	1/1/2007	12/31/2007	01/01/58	COUNTRY VILLA TERRACE NURSING CENTER	LOS ANGELES	90035	49	16,655	365	1.00000	16,655	17,885	9,870	9,870	16,655	93.12%	15,937
242	206190229	1/1/2007	12/31/2007	10/17/66	CULVER WEST CONVALESCENT HOSPITAL	LOS ANGELES	90066	91	20,350	365	1.00000	20,350	33,215	15,936	15,936	20,350	61.27%	29,598
243	206190231	1/1/2007	12/31/2007	04/27/60	DEL AMO GARDENS CONVALESCENT HOSPITAL	TORRANCE	90505	94	31,740	365	1.00000	31,740	34,310	21,732	21,732	31,740	92.51%	30,574
244	206190233	4/1/2006	3/31/2007	06/10/65	DEL MAR COVALESCENT HOSPITAL	ROSEMEAD	91770	59	19,889	365	1.00000	19,889	21,535	17,208	17,208	19,889	92.36%	19,190
245	206190234	1/1/2007	12/31/2007	01/01/68	DEL RIO CONVALESCENT CENTER	BELL GARDEN	90201	99	33,059	365	1.00000	33,059	36,135	29,540	29,540	33,059	91.49%	32,200
246	206190235	1/1/2007	12/31/2007	07/01/66	DEL RIO GARDENS CARE CENTER	BELL GARDEN	90201	84	28,471	365	1.00000	28,471	30,660	25,104	25,104	28,471	92.86%	27,321
247	206190236	1/1/2007	12/31/2007	07/16/63	NEW VISTA NURSING & REHABILITATION CENTER	SUNLAND	91040	121	42,270	365	1.00000	42,270	44,165	26,236	26,236	42,270	95.71%	39,356
248	206190238	1/1/2007	12/31/2007	08/09/61	DOCTORS CONVALESCENT HOSPITAL	WHITTIER	90602	36	10,509	365	1.00000	10,509	13,140	9,449	9,449	10,509	79.98%	11,709
249	206190248	1/1/2007	12/31/2007	07/28/47	DREIER'S NURSING CARE CENTER	GLENDALE	91201	53	16,037	365	1.00000	16,037	19,345	12,553	12,553	16,037	82.90%	17,238
250	206190250	1/1/2007	12/31/2007	05/14/54	DUNLAP SANITARIUM	LOS ANGELES	90043	40	12,965	365	1.00000	12,965	14,600	12,965	12,965	12,965	88.80%	13,010
251	206190251	1/1/2007	12/31/2007	03/22/63	ARARAT CONVALESCENT HOSPITAL	LOS ANGELES	90041	42	15,317	365	1.00000	15,317	15,330	15,284	15,284	15,317	99.92%	13,661
252	206190253	1/1/2007	12/31/2007	08/10/61	EARLWOOD	TORRANCE	90503	87	27,246	365	1.00000	27,246	31,755	12,226	12,226	27,246	85.80%	28,297
253	206190255	1/1/2007	8/3/2007	04/18/69	EAST LOS ANGELES CONAVLESCENT HOSPITAL	LOS ANGELES	90033	99	17,461	215	0.58904	29,643	21,285	15,038	25,530	17,461	82.03%	18,967
254	206190259	1/1/2007	12/31/2007	10/06/65	SHORELINE HEALTHCARE CENTER	LONG BEACH	90804	75	24,036	365	1.00000	24,036	27,375	15,374	15,374	24,036	87.80%	24,394
255	206190261	1/1/2007	12/31/2007	08/13/53	EDGEWATER CONVALESCENT HOSPITAL	LONG BEACH	90814	81	26,747	365	1.00000	26,747	29,565	18,738	18,738	26,747	90.47%	26,346
256	206190263	1/1/2007	12/31/2007	01/30/59	EISENHOWER NURSING & CONVALESCENT HOSPITAL INC.	PASADENA	91103	71	20,966	365	1.00000	20,966	25,915	14,345	14,345	20,966	80.90%	23,093
257	206190266	7/1/2006	6/30/2007	07/01/66	EL ENCANTO HEALTHCARE & HABILITATION CENTER	CITY OF INDU	91745	244	65,266	365	1.00000	65,266	89,060	31,133	31,133	44,521	73.28%	79,362
258	206190267	1/1/2007	12/31/2007	03/24/64	EL MONTE CONVALESCENT HOSPITAL	EL MONTE	91731	93	27,504	365	1.00000	27,504	33,945	23,959	23,959	27,504	81.03%	30,249
259	206190268	1/1/2007	12/31/2007	02/01/65	RAMONA CARE CENTER	EL MONTE	91732	148	44,952	365	1.00000	44,952	54,020	35,777	35,777	44,952	83.21%	48,138
260	206190275	1/1/2007	12/31/2007	03/21/63	ELMCREST	EL MONTE	91733	95	31,474	365	1.00000	31,474	34,675	20,218	20,218	31,474	90.77%	30,899

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) RS Means Median Cost Per Sq Ft <sup>(1)</sup> Updated at 2% annually, or .16667/mo. (Z4)

13  
400  
1/1/2009 \$ 142.00  
0.166667 2.16667 \$ 145.08

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 <sup>(1)</sup>	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 = (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"	
221	206190161	65,376	65,561	916	1.040	12,130,731	1,213,073	804,000	12,934,731	5,018,675	41.73	35.62	37.72	Yes	36.62
222	206190165	42,933	45,574	913	1.040	7,966,450	796,645	528,000	8,494,450	3,295,847	39.94	33.84	35.94	Yes	34.84
223	206190166	41,632	42,540	913	1.040	7,725,042	772,504	512,000	8,237,042	3,195,972	54.12	43.16	50.12	Yes	44.16
224	206190167	14,962	16,238	917	1.034	2,760,171	276,017	184,000	2,944,171	1,142,338	43.62	37.51	39.62	Yes	38.51
225	206190181	55,944	61,291	902	1.083	10,809,720	1,080,972	688,000	11,497,720	4,461,116	44.12	38.00	40.11	Yes	39.00
226	206190187	15,937	17,330	900	1.083	3,079,513	307,951	196,000	3,275,513	1,270,899	43.03	36.92	39.03	Yes	37.92
227	206190188	32,200	35,487	906	1.029	5,911,642	591,164	396,000	6,307,642	2,447,365	51.12	44.99	47.12	Yes	45.99
228	206190189	17,564	18,331	917	1.034	3,240,200	324,020	216,000	3,456,200	1,341,006	46.16	40.04	42.16	Yes	41.04
229	206190194	32,200	34,250	917	1.034	5,940,367	594,037	396,000	6,336,367	2,458,510	40.32	34.22	36.32	Yes	35.22
230	206190201	32,200	34,314	902	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	42.97	36.86	38.97	Yes	37.86
231	206190204	32,200	32,200	902	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	45.33		41.33	Yes	40.33
232	206190207	24,394	24,394	911	1.022	4,448,051	444,805	300,000	4,748,051	1,842,244	45.36	39.25	41.36	Yes	40.25
233	206190208	28,622	30,652	900	1.083	5,530,555	553,055	352,000	5,882,555	2,282,431	39.64	33.53	35.63	Yes	34.53
234	206190209	41,307	42,215	905	1.019	7,509,923	750,992	508,000	8,017,923	3,110,954	39.79	33.69	35.79	Yes	34.69
235	206190210	51,065	51,065	913	1.040	9,475,247	947,525	628,000	10,103,247	3,920,060	40.79	32.65	36.79	Yes	33.65
236	206190212	26,996	26,996	908	1.029	4,956,225	495,623	332,000	5,288,225	2,051,831	40.33	34.22	36.33	Yes	35.22
237	206190213	24,394	26,142	913	1.040	4,526,392	452,639	300,000	4,826,392	1,872,640	44.16	38.04	40.15	Yes	39.04
238	206190214	32,200	35,026	913	1.040	5,974,837	597,484	396,000	6,370,837	2,471,885	46.80	40.68	42.80	Yes	41.68
239	206190220	17,889	19,191	900	1.083	3,456,597	345,660	220,000	3,676,597	1,426,520	63.22	57.06	59.22	Yes	58.06
240	206190221	32,851	33,473	900	1.083	6,347,568	634,757	404,000	6,751,568	2,619,609	45.01	38.89	41.00	Yes	39.89
241	206190223	15,937	16,655	900	1.083	3,079,513	307,951	196,000	3,275,513	1,270,899	52.12	45.98	48.12	Yes	46.98
242	206190229	29,598	29,598	900	1.083	5,719,096	571,910	364,000	6,083,096	2,360,241	43.32	37.21	39.32	Yes	38.21
243	206190231	30,574	31,740	905	1.019	5,558,525	555,853	376,000	5,934,525	2,302,596	49.80	42.29	45.80	Yes	43.29
244	206190233	19,190	19,889	917	1.034	3,540,219	354,022	236,000	3,776,219	1,465,173	44.68	38.22	40.67	Yes	39.22
245	206190234	32,200	33,059	902	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	42.12	36.01	38.11	Yes	37.01
246	206190235	27,321	28,471	902	1.083	5,279,166	527,917	336,000	5,615,166	2,178,684	43.62	37.51	39.62	Yes	38.51
247	206190236	39,356	42,270	910	1.022	7,176,188	717,619	484,000	7,660,188	2,972,153	46.58	40.46	42.58	Yes	41.46
248	206190238	11,709	11,709	906	1.029	2,149,688	214,969	144,000	2,293,688	889,951	48.52	42.39	44.51	Yes	43.39
249	206190248	17,238	17,238	912	1.022	3,143,289	314,329	212,000	3,355,289	1,301,852	62.56	56.39	58.56	Yes	57.39
250	206190250	13,010	13,010	900	1.083	2,513,888	251,389	160,000	2,673,888	1,037,469	55.76	49.61	51.76	Yes	50.61
251	206190251	13,661	15,317	900	1.083	2,639,583	263,958	168,000	2,807,583	1,089,342	46.90	40.78	42.90	Yes	41.78
252	206190253	28,297	28,297	905	1.019	5,144,593	514,459	348,000	5,492,593	2,131,126	48.51	40.17	44.51	Yes	41.17
253	206190255	32,200	32,200	900	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	40.82	34.71	36.82	Yes	35.71
254	206190259	24,394	24,394	908	1.029	4,478,517	447,852	300,000	4,778,517	1,854,064	44.35	38.24	40.35	Yes	39.24
255	206190261	26,346	26,747	908	1.029	4,836,798	483,680	324,000	5,160,798	2,002,390	56.51	45.89	52.51	Yes	46.89
256	206190263	23,093	23,093	911	1.022	4,210,821	421,082	284,000	4,494,821	1,743,991	51.04	44.91	47.04	Yes	45.91
257	206190266	79,362	79,362	917	1.034	14,640,905	1,464,091	976,000	15,616,905	6,059,359	43.62	35.62	39.62	Yes	36.62
258	206190267	30,249	30,249	917	1.034	5,580,345	558,034	372,000	5,952,345	2,309,510	45.89	39.77	41.89	Yes	40.77
259	206190268	48,138	48,138	917	1.034	8,880,549	888,055	592,000	9,472,549	3,675,349	45.03	36.25	41.03	Yes	37.25
260	206190275	30,899	31,474	917	1.034	5,700,352	570,035	380,000	6,080,352	2,359,177	46.90	39.37	42.90	Yes	40.37

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions	AG								T-bond rate for CY	Calculate Rate of Return on Estimated Value	
	A		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		
											4.36%	7.00%	
											10.00%	7.00%	
221	206190161			36.62	yes	0.65911	0.34089	4,409,259	5,018,675	6,231,749	436,222	6.65	
222	206190165			34.84	yes	0.62710	0.37290	3,167,594	3,295,847	4,092,492	286,474	6.29	
223	206190166			44.16	yes	0.79480	0.20520	1,690,273	3,195,972	3,968,477	277,793	6.53	
224	206190167			38.51	yes	0.69310	0.30690	903,571	1,142,338	1,418,355	99,285	6.11	
225	206190181			39.00	yes	0.70200	0.29800	3,426,321	4,461,116	5,542,088	387,946	6.33	
226	206190187			37.92	yes	0.68252	0.31748	1,039,895	1,270,899	1,578,851	110,520	6.38	
227	206190188			45.99	yes	0.82775	0.17225	1,086,465	2,447,365	3,038,529	212,697	5.99	
228	206190189			41.04	yes	0.73869	0.26131	903,145	1,341,006	1,665,026	116,552	6.36	
229	206190194			35.22	yes	0.63389	0.36611	2,319,838	2,458,510	3,052,547	213,678	6.24	
230	206190201			37.86	yes	0.68144	0.31856	2,108,173	2,567,735	3,189,923	223,295	6.51	
231	206190204			40.33	yes	0.72592	0.27408	1,813,841	2,567,735	3,189,923	223,295	6.93	
232	206190207			40.25	yes	0.72443	0.27557	1,308,438	1,842,244	2,287,049	160,093	6.56	
233	206190208			34.53	yes	0.62159	0.37841	2,226,017	2,282,431	2,835,487	198,484	6.48	
234	206190209			34.69	yes	0.62434	0.37566	3,011,979	3,110,954	3,861,946	270,336	6.40	
235	206190210	30.69		30.69	no	0.55248	0.44752	4,521,444	4,521,444	5,468,968	382,828	7.50	
236	206190212			35.22	yes	0.63403	0.36597	1,935,317	2,051,831	2,547,454	178,322	6.61	
237	206190213			39.04	yes	0.70274	0.29726	1,434,704	1,872,640	2,325,279	162,770	6.23	
238	206190214			41.68	yes	0.75025	0.24975	1,591,143	2,471,885	3,069,369	214,856	6.13	
239	206190220			58.06	yes	1.04503	(0.04503)	(165,567)	1,426,520	1,772,179	124,053	6.46	
240	206190221			39.89	yes	0.71798	0.28202	1,904,053	2,619,609	3,254,365	227,806	6.81	
241	206190223	46.07		46.07	yes	0.82925	0.17075	559,289	1,270,899	1,578,851	110,520	6.64	
242	206190229			38.21	yes	0.68779	0.31221	1,899,222	2,360,241	2,932,151	205,251	6.93	
243	206190231			43.29	yes	0.77913	0.22087	1,310,731	2,302,596	2,858,448	200,091	6.30	
244	206190233			39.22	yes	0.70588	0.29412	1,110,671	1,465,173	1,819,195	127,344	6.40	
245	206190234			37.01	yes	0.66610	0.33390	2,209,719	2,567,735	3,189,923	223,295	6.75	
246	206190235			38.51	yes	0.69310	0.30690	1,723,304	2,178,684	2,706,601	189,462	6.65	
247	206190236			41.46	yes	0.74626	0.25374	1,943,679	2,972,153	3,689,772	258,284	6.11	
248	206190238			43.39	yes	0.78098	0.21902	502,355	889,951	1,104,920	77,344	6.61	
249	206190248			57.39	yes	1.03308	(0.03308)	(111,000)	1,301,852	1,616,181	113,133	6.56	
250	206190250			50.61	yes	0.91102	0.08898	237,932	1,037,469	1,288,858	90,220	6.93	
251	206190251			41.78	yes	0.75197	0.24803	696,373	1,089,342	1,353,300	94,731	6.18	
252	206190253	39.82		39.82	yes	0.71683	0.28317	1,555,314	2,131,126	2,645,585	185,191	6.54	
253	206190255			35.71	yes	0.64284	0.35716	2,363,666	2,567,735	3,189,923	223,295	6.93	
254	206190259			39.24	yes	0.70628	0.29372	1,403,552	1,854,064	2,301,916	161,134	6.61	
255	206190261			46.89	yes	0.84406	0.15594	804,764	2,002,390	2,486,069	174,025	6.51	
256	206190263			45.91	yes	0.82633	0.17367	780,625	1,743,991	2,165,073	151,555	6.56	
257	206190266			36.62	yes	0.65910	0.34090	5,323,785	6,059,359	7,523,450	526,641	6.64	
258	206190267			40.77	yes	0.73387	0.26613	1,584,104	2,309,510	2,867,544	200,728	6.64	
259	206190268			37.25	yes	0.67047	0.32953	3,121,482	3,675,349	4,563,404	319,438	6.64	
260	206190275			40.37	yes	0.72671	0.27329	1,661,717	2,359,177	2,929,212	205,045	6.51	



Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) RS Means Median Cost Per Sq Ft <sup>(1)</sup> Updated at 2% annually, or .16667/mo. (Z4)

13  
400  
1/1/2009 \$ 142.00  
0.166667 2.16667 \$ 145.08

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 <sup>(1)</sup>	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 = (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"	
261	206190276	18,865	18,865	910	1.022	3,439,826	343,983	232,000	3,671,826	1,424,668	44.47	38.35	40.46	Yes	39.35
262	206190277	16,913	17,075	912	1.022	3,083,982	308,398	208,000	3,291,982	1,277,289	43.38	37.26	39.37	Yes	38.26
263	206190278	32,200	32,454	905	1.019	5,854,192	585,419	396,000	6,250,192	2,425,074	40.97	34.87	36.97	Yes	35.87
264	206190279	43,259	43,259	908	1.029	7,941,903	794,190	532,000	8,473,903	3,287,874	39.94	33.83	35.93	Yes	34.83
265	206190282	32,200	32,200	908	1.029	5,911,642	591,164	396,000	6,307,642	2,447,365	46.38	40.26	42.38	Yes	41.26
266	206190285	19,190	19,190	917	1.034	3,540,219	354,022	236,000	3,776,219	1,465,173	63.41	56.03	59.41	Yes	57.03
267	206190287	64,725	70,573	908	1.029	11,882,998	1,188,300	796,000	12,678,998	4,919,451	39.55	33.45	35.55	Yes	34.45
268	206190290	25,370	25,370	911	1.022	4,625,973	462,597	312,000	4,937,973	1,915,933	44.91	38.80	40.91	Yes	39.80
269	206190293	24,394	24,870	917	1.034	4,500,278	450,028	300,000	4,800,278	1,862,508	46.04	39.92	42.04	Yes	40.92
270	206190294	21,467	23,417	904	1.019	3,902,794	390,279	264,000	4,166,794	1,616,716	59.82	52.96	55.82	Yes	53.96
271	206190295	19,190	20,037	900	1.083	3,707,986	370,799	236,000	3,943,986	1,530,266	43.55	37.43	39.54	Yes	38.43
272	206190301	48,463	50,531	900	1.083	9,364,235	936,423	596,000	9,960,235	3,864,571	41.85	35.74	37.84	Yes	36.74
273	206190303	17,238	17,238	903	1.019	3,134,062	313,406	212,000	3,346,062	1,298,272	57.67	51.51	53.66	Yes	52.51
274	206190304	25,370	25,370	903	1.019	4,612,393	461,239	312,000	4,924,393	1,910,665	47.72	41.59	43.71	Yes	42.59
275	206190308	23,418	25,023	900	1.083	4,524,999	452,500	288,000	4,812,999	1,867,444	55.96	49.81	51.96	Yes	50.81
276	206190309	94,324	97,857	902	1.083	18,225,691	1,822,569	1,160,000	19,385,691	7,521,648	47.87	41.74	43.87	Yes	42.74
277	206190311	24,069	25,007	902	1.083	4,650,694	465,069	296,000	4,946,694	1,919,317	41.07	34.68	37.07	Yes	35.68
278	206190313	32,200	35,244	917	1.034	5,940,367	594,037	396,000	6,336,367	2,458,510	41.46	35.35	37.46	Yes	36.35
279	206190320	32,200	35,251	912	1.022	5,871,427	587,143	396,000	6,267,427	2,431,762	47.15	41.03	43.15	Yes	42.03
280	206190321	32,200	32,200	912	1.022	5,871,427	587,143	396,000	6,267,427	2,431,762	37.99	31.89	33.99	Yes	32.89
281	206190331	32,200	34,734	906	1.029	5,911,642	591,164	396,000	6,307,642	2,447,365	45.35	35.66	41.34	Yes	36.66
282	206190333	31,224	31,224	911	1.022	5,693,505	569,350	384,000	6,077,505	2,358,072	43.85	37.73	39.85	Yes	38.73
283	206190334	39,030	42,640	908	1.029	7,165,627	716,563	480,000	7,645,627	2,966,503	41.28	35.17	37.28	Yes	36.17
284	206190335	15,937	16,027	916	1.040	2,957,243	295,724	196,000	3,153,243	1,223,458	49.41	43.28	45.41	Yes	44.28
285	206190341	41,958	41,958	913	1.040	7,785,394	778,539	516,000	8,301,394	3,220,941	46.25	38.83	42.24	Yes	39.83
286	206190343	34,152	34,152	902	1.083	6,598,957	659,896	420,000	7,018,957	2,723,355	44.12	38.01	40.12	Yes	39.01
287	206190344	30,249	32,263	900	1.083	5,844,791	584,479	372,000	6,216,791	2,412,115	40.67	34.57	36.67	Yes	35.57
288	206190346	15,612	15,612	904	1.019	2,838,396	283,840	192,000	3,030,396	1,175,794	57.92	51.76	53.91	Yes	52.76
289	206190349	15,612	16,443	913	1.040	2,896,891	289,689	192,000	3,088,891	1,198,490	47.82	41.69	43.82	Yes	42.69
290	206190353	27,647	30,696	917	1.034	5,100,315	510,032	340,000	5,440,315	2,110,842	48.12	41.99	44.12	Yes	42.99
291	206190354	32,200	33,741	900	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	42.51	36.40	38.51	Yes	37.40
292	206190356	30,249	30,249	900	1.083	5,844,791	584,479	372,000	6,216,791	2,412,115	41.15	35.05	37.15	Yes	36.05
293	206190359	31,875	31,875	908	1.029	5,851,928	585,193	392,000	6,243,928	2,422,644	42.00	35.89	37.99	Yes	36.89
294	206190361	45,861	47,999	900	1.083	8,861,457	886,146	564,000	9,425,457	3,657,077	39.70	26.63	35.70	Yes	27.63
295	206190367	28,622	29,710	902	1.083	5,530,555	553,055	352,000	5,882,555	2,282,431	42.94	36.83	38.93	Yes	37.83
296	206190368	39,030	40,476	900	1.083	7,541,665	754,167	480,000	8,021,665	3,112,406	39.63	33.53	35.63	Yes	34.53
297	206190370	16,263	17,362	910	1.022	2,965,367	296,537	200,000	3,165,367	1,228,162	63.34	55.15	59.33	Yes	56.15
298	206190371	50,089	50,089	908	1.029	9,195,888	919,589	616,000	9,811,888	3,807,012	49.85	43.72	45.85	Yes	44.72
299	206190373	32,200	32,625	917	1.034	5,940,367	594,037	396,000	6,336,367	2,458,510	50.89	44.75	46.88	Yes	45.75
300	206190377	30,574	32,524	913	1.040	5,673,078	567,308	376,000	6,049,078	2,347,042	39.93	33.83	35.93	Yes	34.83

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions								T-bond rate for CY		
	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	
261	206190276		39.35	yes	0.70830	0.29170	1,071,090	1,424,668	1,768,651	123,806	6.56	
262	206190277		38.26	yes	0.68872	0.31128	1,024,724	1,277,289	1,585,687	110,998	6.50	
263	206190278		35.87	yes	0.64559	0.35441	2,215,129	2,425,074	3,010,494	210,735	6.49	
264	206190279		34.83	yes	0.62700	0.37300	3,160,766	3,287,874	4,082,065	285,745	6.61	
265	206190282		41.26	yes	0.74272	0.25728	1,622,822	2,447,365	3,038,529	212,697	6.61	
266	206190285	55.66	55.66	yes	1.00184	(0.00184)	(6,957)	1,465,173	1,819,195	127,344	6.64	
267	206190287		34.45	yes	0.62011	0.37989	4,816,564	4,919,451	6,107,751	427,543	6.06	
268	206190290		39.80	yes	0.71631	0.28369	1,400,846	1,915,933	2,378,531	166,497	6.56	
269	206190293		40.92	yes	0.73662	0.26338	1,264,283	1,862,508	2,312,536	161,878	6.51	
270	206190294		53.96	yes	0.97122	0.02878	119,916	1,616,716	2,006,996	140,490	6.00	
271	206190295		38.43	yes	0.69177	0.30823	1,215,653	1,530,266	1,901,065	133,075	6.64	
272	206190301		36.74	yes	0.66128	0.33872	3,373,744	3,864,571	4,800,994	336,070	6.65	
273	206190303		52.51	yes	0.94525	0.05475	183,211	1,298,272	1,611,678	112,817	6.54	
274	206190304		42.59	yes	0.76662	0.23338	1,149,240	1,910,665	2,371,904	166,033	6.54	
275	206190308		50.81	yes	0.91461	0.08539	410,999	1,867,444	2,319,944	162,396	6.49	
276	206190309		42.74	yes	0.76938	0.23062	4,470,785	7,521,648	9,344,217	654,095	6.68	
277	206190311		35.68	yes	0.64230	0.35770	1,769,415	1,919,317	2,384,387	166,907	6.67	
278	206190313		36.35	yes	0.65434	0.34566	2,190,202	2,458,510	3,052,547	213,678	6.06	
279	206190320		42.03	yes	0.75654	0.24346	1,525,862	2,431,762	3,018,904	211,323	5.99	
280	206190321		32.89	no	0.59208	0.40792	2,556,596	2,556,596	3,143,739	220,062	6.83	
281	206190331		36.66	yes	0.65984	0.34016	2,145,590	2,447,365	3,038,529	212,697	6.12	
282	206190333		38.73	yes	0.69723	0.30277	1,840,089	2,358,072	2,927,422	204,920	6.56	
283	206190334		36.17	yes	0.65110	0.34890	2,667,572	2,966,503	3,683,066	257,815	6.05	
284	206190335		44.28	yes	0.79707	0.20293	639,902	1,223,458	1,519,182	106,343	6.64	
285	206190341	39.50	39.50	yes	0.71101	0.28899	2,398,997	3,220,941	3,999,480	279,964	6.67	
286	206190343		39.01	yes	0.70210	0.29790	2,090,959	2,723,355	3,383,251	236,828	6.93	
287	206190344		35.57	yes	0.64018	0.35982	2,236,924	2,412,115	2,996,594	209,762	6.50	
288	206190346		52.76	yes	0.94972	0.05028	152,364	1,175,794	1,459,633	102,174	6.54	
289	206190349		42.69	yes	0.76849	0.23151	715,104	1,198,490	1,488,179	104,173	6.34	
290	206190353		42.99	yes	0.77385	0.22615	1,230,314	2,110,842	2,620,874	183,461	5.98	
291	206190354		37.40	yes	0.67323	0.32677	2,162,526	2,567,735	3,189,923	223,295	6.62	
292	206190356		36.05	yes	0.64884	0.35116	2,183,113	2,412,115	2,996,594	209,762	6.93	
293	206190359		36.89	yes	0.66398	0.33602	2,098,062	2,422,644	3,007,837	210,549	6.61	
294	206190361		27.63	no	0.49730	0.50270	4,738,179	4,738,179	5,624,324	393,703	8.20	
295	206190367		37.83	yes	0.68085	0.31915	1,877,403	2,282,431	2,835,487	198,484	6.68	
296	206190368		34.53	yes	0.62154	0.37846	3,035,872	3,112,406	3,866,573	270,660	6.69	
297	206190370		56.15	yes	1.01064	(0.01064)	(33,673)	1,228,162	1,524,699	106,729	6.15	
298	206190371		44.72	yes	0.80503	0.19497	1,912,996	3,807,012	4,726,601	330,862	6.61	
299	206190373		45.75	yes	0.82357	0.17643	1,117,901	2,458,510	3,052,547	213,678	6.55	
300	206190377		34.83	yes	0.62685	0.37315	2,257,199	2,347,042	2,914,350	204,005	6.27	

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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.)	
301	206190378	7/1/2006	6/30/2007	05/13/58	HOLLENBECK PALMS	LOS ANGELES	90033	99	32,075	365	1.00000	32,075	36,135	11,345	11,345	32,075	88.76%	32,200
302	206190386	7/1/2006	6/30/2007	06/15/53	CUMMINGS CARE CENTER AT THE KENSINGTON	PASADENA	91803	99	35,392	365	1.00000	35,392	36,135	21,496	21,496	35,392	97.94%	32,200
303	206190389	1/1/2007	12/31/2007	08/24/59	VILLA OAKS CONVALESCENT HOSPITAL	PASADENA	91103	49	17,070	365	1.00000	17,070	17,885	15,482	15,482	17,070	95.44%	15,937
304	206190399	1/1/2007	12/31/2007	10/15/63	COUNTRY VILLA HUNTINGTON DRIVE HC	ARCADIA	91007	99	33,038	365	1.00000	33,038	36,135	11,096	11,096	33,038	91.43%	32,200
305	206190401	1/1/2007	12/31/2007	01/19/70	HUNTINGTON PARK NURSING CENTER	HUNTINGTON	90255	99	35,022	365	1.00000	35,022	36,135	27,348	27,348	35,022	96.92%	32,200
306	206190402	10/1/2006	9/30/2007	08/24/65	HYDE PARK CONVALESCENT HOSPITAL	LOS ANGELES	90043	72	20,418	365	1.00000	20,418	26,280	19,659	19,659	20,418	77.69%	23,418
307	206190403	5/1/2006	4/30/2007	04/12/50	IDLE ACRE SANITARIUM AND CONVALESCENT HOSPITAL	EL MONTE	91732	53	16,918	365	1.00000	16,918	19,345	16,522	16,522	16,918	87.45%	17,238
308	206190404	1/1/2007	12/31/2007	10/20/69	IMPERIAL CONVALESCENT HOSPITAL	LA MIRADA	90638	99	34,086	365	1.00000	34,086	36,135	20,587	20,587	34,086	94.33%	32,200
309	206190405	1/1/2007	12/31/2007	11/06/70	IMPERIAL CARE CENTER	STUDIO CITY	91604	130	45,395	365	1.00000	45,395	47,450	38,145	38,145	45,395	95.67%	42,283
310	206190411	1/1/2007	12/31/2007	02/04/63	INGLEWOOD HEALTH CARE CENTER	INGLEWOOD	90301	99	31,653	365	1.00000	31,653	36,135	22,092	22,092	31,653	87.60%	32,200
311	206190420	1/1/2007	12/31/2007	03/14/67	INTERCOMMUNITY CARE CENTER	LONG BEACH	90815	147	51,164	365	1.00000	51,164	53,655	46,682	46,682	51,164	95.36%	47,812
312	206190423	10/1/2006	9/30/2007	11/28/67	MARINA CARE CENTER	CULVER CITY	90230	116	38,131	365	1.00000	38,131	42,340	28,985	28,985	38,131	90.06%	37,729
313	206190424	9/1/2006	8/31/2007	04/03/62	EISENBERG VILALGE	RESEDA	91335	291	104,815	365	1.00000	104,815	106,215	74,308	74,308	104,815	98.68%	94,649
314	206190441	1/1/2007	12/31/2007	08/21/68	KENNEDY CARE CENTER	LOS ANGELES	90036	97	34,193	365	1.00000	34,193	35,405	26,123	26,123	34,193	96.58%	31,550
315	206190443	1/1/2007	12/31/2007	12/30/64	COUNTRY VILLA WILSHIRE CONV CTR.	LOS ANGELES	90046	81	27,774	365	1.00000	27,774	29,565	18,492	18,492	27,774	93.94%	26,346
316	206190444	4/1/2006	3/31/2007	10/28/49	KINGSLEY MANOR CARE CENTER	LOS ANGELES	90029	49	16,320	365	1.00000	16,320	17,885	10,459	10,459	16,320	91.25%	15,937
317	206190452	1/1/2007	12/31/2007	01/25/61	LAKEVIEW TERRACE SANITARIUM	LAKEVIEW	91342	89	32,309	365	1.00000	32,309	32,485	27,861	27,861	32,309	99.46%	28,948
318	206190454	6/1/2006	5/31/2007	06/04/69	LAKEWOOD MANOR NORTH INC.	LOS ANGELES	90057	99	31,520	365	1.00000	31,520	36,135	30,868	30,868	31,520	87.23%	32,200
319	206190456	1/1/2007	12/31/2007	06/18/63	LANCASTER CONVALESCENT CENTER	LANCASTER	93534	99	33,871	365	1.00000	33,871	36,135	20,795	20,795	33,871	93.73%	32,200
320	206190463	1/1/2007	12/31/2007	01/24/69	LAS FLORES CONVALESCENT HOSPITAL	GARDENA	90249	99	34,376	365	1.00000	34,376	36,135	22,506	22,506	34,376	95.13%	32,200
321	206190472	1/1/2007	12/31/2007	11/20/59	LOMITA CARE CENTER	LOMITA	90717	71	23,766	365	1.00000	23,766	25,915	14,055	14,055	23,766	91.71%	23,093
322	206190492	1/1/2007	12/31/2007	12/09/66	LOS PALOS CONVALESCENT HOSPITAL	SAN PEDRO	90732	99	31,879	365	1.00000	31,879	36,135	23,980	23,980	31,879	88.22%	32,200
323	206190493	4/1/2006	3/31/2007	06/11/68	LUTHERAN HEALTH FACILITY AT ALHAMBRA	ALHAMBRA	91803	50	17,279	365	1.00000	17,279	18,250	7,840	7,840	17,279	94.68%	16,263
324	206190496	7/1/2006	6/30/2007	03/29/63	MAGNOLIA GARDENS CONVALESCENT HOSPITAL	GRANADA HI	91344	99	34,831	365	1.00000	34,831	36,135	21,481	21,481	34,831	96.39%	32,200
325	206190497	4/1/2007	12/31/2007	10/16/63	MANCHESTER MANOR CONVALESCENT HOSPITAL	LOS ANGELES	90044	49	12,613	275	0.75342	16,741	13,475	11,138	14,783	12,613	93.60%	12,008
326	206190498	1/1/2007	12/31/2007	10/07/65	MAPLE CONVALESCENT HOSPITAL	LOS ANGELES	90011	59	20,765	365	1.00000	20,765	21,535	18,733	18,733	20,765	96.42%	19,190
327	206190499	1/1/2007	12/31/2007	01/01/66	COUNTRY VILLA MAR VISTA NURSING CENTER	LOS ANGELES	90066	68	22,393	365	1.00000	22,393	24,820	4,391	4,391	22,393	90.22%	22,117
328	206190501	1/1/2007	12/31/2007	05/12/59	TWO PALMS NURING CENER INC.	PASADENA	91107	50	12,767	365	1.00000	12,767	18,250	9,513	9,513	12,767	69.96%	16,263
329	206190502	1/1/2007	12/31/2007	03/08/46	MARLINDA NURSING HOME- LYNWOOD	LYNWOOD	90262	129	39,135	365	1.00000	39,135	47,085	33,483	33,483	39,135	83.12%	41,958
330	206190505	1/1/2007	12/31/2007	06/27/69	MARLINDA IMPERIAL CONVALESCENT HOSPITAL	PASADENA	91105	130	36,704	365	1.00000	36,704	47,450	24,009	24,009	36,704	77.35%	42,283
331	206190506	1/1/2007	12/31/2007	08/11/70	MARLORA POST ACUTE REHAB HOSPITAL	LONG BEACH	90804	99	31,035	365	1.00000	31,035	36,135	10,550	10,550	31,035	85.89%	32,200
332	206190507	1/1/2007	12/31/2007	01/01/71	ALLIANCE NURSING & REHABILITATION CENTER	EL MONTE	91732	139	44,361	365	1.00000	44,361	50,735	35,415	35,415	44,361	87.44%	45,210
333	206190508	1/1/2007	12/31/2007	01/21/55	MARYCREST MANOR	CULVER CITY	90230	57	19,581	365	1.00000	19,581	20,805	9,459	9,459	19,581	94.12%	18,539
334	206190509	10/1/2006	9/30/2007	07/01/71	MAYFLOWER GARDENS CONVALESCENT HOSPITAL	LANCASTER	93534	48	16,335	365	1.00000	16,335	17,520	12,960	12,960	16,335	93.24%	15,612
335	206190515	4/1/2006	3/31/2007	02/26/51	VILLA GARDENS HEALTH CARE UNIT	PASADENA	91101	54	18,281	365	1.00000	18,281	19,710	2,032	2,032	18,281	92.75%	17,564
336	206190533	1/1/2007	12/31/2007	02/11/70	MID WILSHIRE HEALTH CARE CENTER	LOS ANGELES	90057	80	27,677	365	1.00000	27,677	29,200	24,989	24,989	27,677	94.78%	26,020
337	206190536	1/1/2007	12/31/2007	04/04/67	MIRADA HILLS REHAB & CONV. HOSPITAL	LA MIRADA	90638	142	49,175	365	1.00000	49,175	51,830	30,089	30,089	49,175	94.88%	46,186
338	206190537	1/1/2007	12/31/2007	08/19/66	SIERRA VIEW CARE CENTER	BALDWIN PAI	90176	98	34,572	365	1.00000	34,572	35,770	29,304	29,304	34,572	96.65%	31,875
339	206190540	3/1/2007	12/31/2007	11/07/63	VISTA COVE CARE CENTER AT SAN GABRIEL	SAN GABRIEL	91776	99	27,844	306	0.83836	33,213	30,294	14,949	14,949	27,844	91.91%	26,995
340	206190542	1/1/2007	12/31/2007	05/02/63	MONROVIA CONVALESCENT HOSPITAL	DUARTE	91010	82	26,472	365	1.00000	26,472	29,930	23,033	23,033	26,472	88.45%	26,671

**Fair Rental Value System (FRVS) Model - 2009/10 Rate Year**

Number of Months to Update Cost Per Sq Ft  
 Square Feet Per Bed (Z2) 13  
 RS Means Median Cost Per Sq Ft <sup>(1)</sup> 400  
 Updated at 2% annually, or .16667/mo. (Z4)

1/1/2009	\$ 142.00
0.166667	2.16667 \$ 145.08

Land % (AA3) 10%      Equip/bed (AB3) 4,000      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 <sup>(1)</sup>	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 = (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"	
301	206190378	32,200	32,200	900	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	51.76	45.62	47.76	Yes	46.62
302	206190386	32,200	35,392	918	1.034	5,940,367	594,037	396,000	6,336,367	2,458,510	56.67	50.52	52.67	Yes	51.52
303	206190389	15,937	17,070	911	1.022	2,906,060	290,606	196,000	3,102,060	1,203,599	50.48	44.34	46.47	Yes	45.34
304	206190399	32,200	33,038	910	1.022	5,871,427	587,143	396,000	6,267,427	2,431,762	46.33	40.21	42.33	Yes	41.21
305	206190401	32,200	35,022	902	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	40.06	33.96	36.06	Yes	34.96
306	206190402	23,418	23,418	900	1.083	4,524,999	452,500	288,000	4,812,999	1,867,444	44.47	38.36	40.47	Yes	39.36
307	206190403	17,238	17,238	917	1.034	3,180,197	318,020	212,000	3,392,197	1,316,172	59.85	53.69	55.85	Yes	54.69
308	206190404	32,200	34,086	906	1.029	5,911,642	591,164	396,000	6,307,642	2,447,365	40.31	34.21	36.31	Yes	35.21
309	206190405	42,283	45,395	916	1.040	7,845,746	784,575	520,000	8,365,746	3,245,909	39.27	33.16	35.26	Yes	34.16
310	206190411	32,200	32,200	903	1.019	5,854,192	585,419	396,000	6,250,192	2,425,074	47.02	43.02	43.02	Yes	42.02
311	206190420	47,812	51,164	908	1.029	8,777,893	877,789	588,000	9,365,893	3,633,966	42.92	36.81	38.92	Yes	37.81
312	206190423	37,729	38,131	902	1.083	7,290,277	729,028	464,000	7,754,277	3,008,659	42.21	36.10	38.21	Yes	37.10
313	206190424	94,649	104,815	913	1.040	17,562,401	1,756,240	1,164,000	18,726,401	7,265,844	47.87	36.57	43.86	Yes	37.57
314	206190441	31,550	34,193	900	1.083	6,096,180	609,618	388,000	6,484,180	2,515,862	41.48	35.37	37.47	Yes	36.37
315	206190443	26,346	27,774	900	1.083	5,090,624	509,062	324,000	5,414,624	2,100,874	45.12	37.21	41.12	Yes	38.21
316	206190444	15,937	16,320	900	1.083	3,079,513	307,951	196,000	3,275,513	1,270,899	60.30	54.14	56.30	Yes	55.14
317	206190452	28,948	32,309	913	1.040	5,371,319	537,132	356,000	5,727,319	2,222,200	49.05	42.50	45.05	Yes	43.50
318	206190454	32,200	32,200	900	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	40.69	34.58	36.69	Yes	35.58
319	206190456	32,200	33,871	935	1.016	5,836,957	583,696	396,000	6,232,957	2,418,387	46.66	38.98	42.65	Yes	39.98
320	206190463	32,200	34,376	902	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	41.05	34.94	37.05	Yes	35.94
321	206190472	23,093	23,766	907	1.029	4,239,662	423,966	284,000	4,523,662	1,755,181	50.24	40.99	46.23	Yes	41.99
322	206190492	32,200	32,200	907	1.029	5,911,642	591,164	396,000	6,307,642	2,447,365	43.18	37.07	39.18	Yes	38.07
323	206190493	16,263	17,279	918	1.034	3,000,185	300,019	200,000	3,200,185	1,241,672	41.67	35.56	37.67	Yes	36.56
324	206190496	32,200	34,831	913	1.040	5,974,837	597,484	396,000	6,370,837	2,471,885	46.88	40.76	42.88	Yes	41.76
325	206190497	15,937	16,741	900	1.083	3,079,513	307,951	196,000	3,275,513	1,270,899	46.33	40.21	42.33	Yes	41.21
326	206190498	19,190	20,765	900	1.083	3,707,986	370,799	236,000	3,943,986	1,530,266	44.35	37.89	40.35	Yes	38.89
327	206190499	22,117	22,393	900	1.083	4,273,610	427,361	272,000	4,545,610	1,763,697	44.12	43.12	No		44.12
328	206190501	16,263	16,263	911	1.022	2,965,367	296,537	200,000	3,165,367	1,228,162	50.76	44.63	46.76	Yes	45.63
329	206190502	41,958	41,958	902	1.083	8,107,290	810,729	516,000	8,623,290	3,345,837	63.95	57.78	59.95	Yes	58.78
330	206190505	42,283	42,283	911	1.022	7,709,954	770,995	520,000	8,229,954	3,193,222	40.63	34.52	36.62	Yes	35.52
331	206190506	32,200	32,200	908	1.029	5,911,642	591,164	396,000	6,307,642	2,447,365	39.50	33.50	35.50	Yes	34.50
332	206190507	45,210	45,210	917	1.034	8,340,516	834,052	556,000	8,896,516	3,451,848	39.11	33.01	35.11	Yes	34.01
333	206190508	18,539	19,581	902	1.083	3,582,291	358,229	228,000	3,810,291	1,478,393	55.07	48.92	51.07	Yes	49.92
334	206190509	15,612	16,335	935	1.016	2,830,040	283,004	192,000	3,022,040	1,172,551	38.62	32.17	34.61	Yes	33.17
335	206190515	17,564	18,281	911	1.022	3,202,596	320,260	216,000	3,418,596	1,326,415	58.97	52.82	54.97	Yes	53.82
336	206190533	26,020	27,677	900	1.083	5,027,777	502,778	320,000	5,347,777	2,074,937	40.00	33.90	36.00	Yes	34.90
337	206190536	46,186	49,175	906	1.029	8,479,325	847,932	568,000	9,047,325	3,510,362	42.86	36.75	38.86	Yes	37.75
338	206190537	31,875	34,572	901	1.083	6,159,027	615,903	392,000	6,551,027	2,541,798	43.48	37.37	39.48	Yes	38.37
339	206190540	32,200	33,213	917	1.034	5,940,367	594,037	396,000	6,336,367	2,458,510	46.27	40.15	42.27	Yes	41.15
340	206190542	26,671	26,671	910	1.022	4,863,202	486,320	328,000	5,191,202	2,014,186	46.79	40.66	42.78	Yes	41.66

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

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

89.11%

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)	R = M * T2 (T2 = avg. occ.)
341	206190545	1/1/2007	12/31/2007	11/12/64	MONTEBELLO	MONTEBELL	90640	99	33,789	365	1.00000	33,789	36,135	21,719	21,719	33,789	93.51%	32,200	
342	206190546	7/1/2006	6/30/2007	01/26/65	MONTEREY PARK CONVALESCENT HOSPITAL	MONTEREY P.	91754	89	31,921	365	1.00000	31,921	32,485	24,929	24,929	31,921	98.26%	28,948	
343	206190548	1/1/2007	12/31/2007	07/01/63	MONTEREY CARE CENTER	ROSEMEAD	91770	103	37,222	365	1.00000	37,222	37,595	36,129	36,129	37,222	99.01%	33,501	
344	206190549	1/1/2007	12/31/2007	05/02/63	MONTRROSE NURSING CENTER	MONTRROSE	91020	59	20,067	365	1.00000	20,067	21,535	13,433	13,433	20,067	93.18%	19,190	
345	206190550	1/1/2007	12/31/2007	11/27/63	ROSE CONVALESCENT HOSPITAL	BALDWIN PAI	91706	49	14,600	365	1.00000	14,600	17,885	13,727	13,727	14,600	81.63%	15,937	
346	206190560	1/1/2007	12/31/2007	08/23/65	SANTA CLARITA CONVALESCENT HOSPITAL	SANTA CLARITA	91321	99	33,021	365	1.00000	33,021	36,135	25,980	25,980	33,021	91.38%	32,200	
347	206190572	1/1/2007	12/31/2007	02/25/63	OAKVIEW CONVALESCENT	TUJUNGA	91042	49	17,021	365	1.00000	17,021	17,885	9,839	9,839	17,021	95.17%	15,937	
348	206190577	1/1/2007	12/31/2007	10/29/71	OLYMPIA CONVALESCENT HOSPITAL	LOS ANGELES	90006	135	44,932	365	1.00000	44,932	49,275	40,526	40,526	44,932	91.19%	43,909	
349	206190584	1/1/2007	12/31/2007	10/28/56	PACIFIC CONVALESCENT CENTER	SANTA MONI	90404	49	17,058	365	1.00000	17,058	17,885	10,718	10,718	17,058	95.38%	15,937	
350	206190594	1/1/2007	12/31/2007	03/13/72	PALMCREST GRAND CARE CENTER	LONG BEACH	90807	99	33,970	365	1.00000	33,970	36,135	26,795	26,795	33,970	94.01%	32,200	
351	206190596	1/1/2007	12/31/2007	05/25/65	PANORAMA GARDENS	PANORAMA C	91402	151	51,810	365	1.00000	51,810	55,115	44,867	44,867	51,810	94.00%	49,113	
352	206190597	1/1/2007	12/31/2007	09/02/69	COUNTRY VILLA EAST NURSING CENTER	LOS ANGELES	90018	99	32,682	365	1.00000	32,682	36,135	29,900	29,900	32,682	90.44%	32,200	
353	206190598	12/1/2006	11/30/2007	01/06/64	PARAMOUNT CONVALESCENT HOSPITAL	PARAMOUNT	90723	59	20,397	365	1.00000	20,397	21,535	16,991	16,991	20,397	94.72%	19,190	
354	206190601	1/1/2007	12/31/2007	05/21/64	LAWNDALE CARE CENTER	LAWNDALE	90260	59	18,779	365	1.00000	18,779	21,535	14,848	14,848	18,779	87.20%	19,190	
355	206190602	3/1/2006	2/28/2007	10/07/66	COUNTRY VILLA PARK MARINO HEALTHCARE CENTER	PASADENA	91107	99	31,728	365	1.00000	31,728	36,135	17,467	17,467	31,728	87.80%	32,200	
356	206190612	1/1/2007	12/31/2007	11/14/68	SOPHIA LYN CONVALESCENT HOSPITAL	PASADENA	91103	54	18,646	365	1.00000	18,646	19,710	15,886	15,886	18,646	94.60%	17,564	
357	206190613	1/1/2007	12/31/2007	12/03/65	ARBOR VIEW REHABILITATION AND WELLNESS CENTER	SANTA MONI	90404	144	40,050	365	1.00000	40,050	52,560	18,260	18,260	40,050	76.20%	46,837	
358	206190614	1/1/2007	12/31/2007	01/15/62	PALOS VERDES HEALTH CARE CENTER	LOMITA	90717	48	16,142	365	1.00000	16,142	17,520	12,410	12,410	16,142	92.13%	15,612	
359	206190615	1/1/2007	12/31/2007	10/14/68	BROOKFIELD CARE & REHABILITATION CENTER	DOWNEY	90240	70	22,759	365	1.00000	22,759	25,550	12,117	12,117	22,759	89.08%	22,768	
360	206190617	1/1/2007	12/31/2007	08/23/51	PILGRIM PLACE HEALTH SERVICES CENTER	CLAREMONT	91711	68	19,887	365	1.00000	19,887	24,820	3,787	3,787	19,887	80.12%	22,117	
361	206190618	10/1/2006	9/30/2007	01/01/59	ARTESIA CHRISTIAN HOME	ARTESIA	90701	66	23,811	365	1.00000	23,811	24,090	6,792	6,792	23,811	98.84%	21,467	
362	206190623	1/1/2007	12/31/2007	01/21/66	SUNBRIDGE CARE & REHAB FOR PLAYA DEL REY	PLAYA DEL RI	90293	99	32,871	365	1.00000	32,871	36,135	20,990	20,990	32,871	90.97%	32,200	
363	206190626	1/1/2007	12/31/2007	09/14/59	POMONA VISTA ALZHEIMERS CENTER	POMONA	91768	59	20,159	365	1.00000	20,159	21,535	17,562	17,562	20,159	93.61%	19,190	
364	206190637	1/1/2007	12/31/2007	03/19/71	COUNTRY VILLA CHEVIOT GARDEN HEALTHCARE CENTER	LOS ANGELES	90064	99	34,277	365	1.00000	34,277	36,135	25,458	25,458	34,277	94.86%	32,200	
365	206190639	1/1/2007	12/31/2007	03/21/68	ROYAL PALMS CONVALESCENT HOSPITAL	GLENDALE	91204	140	36,113	365	1.00000	36,113	51,100	30,379	30,379	36,113	70.67%	45,536	
366	206190643	1/1/2007	12/31/2007	08/13/70	NORTHRIDGE CARE CENTER	RESEDA	91335	97	31,975	365	1.00000	31,975	35,405	22,756	22,756	31,975	90.31%	31,550	
367	206190645	1/1/2007	12/31/2007	01/19/71	SUNRISE CONVALESCENT HOSPITAL	PASADENA	91103	99	34,290	365	1.00000	34,290	36,135	28,898	28,898	30,781	94.89%	32,200	
368	206190649	1/1/2007	12/31/2007	03/28/68	RINALDI CARE CENTER	GRANADA HI	91344	99	34,093	365	1.00000	34,093	36,135	23,071	23,071	34,093	94.35%	32,200	
369	206190656	1/1/2007	12/31/2007	06/29/66	RIVIERA HEALTHCARE CENTER	PICO RIVERA	90660	154	49,049	365	1.00000	49,049	56,210	34,304	34,304	49,049	87.26%	50,089	
370	206190662	4/1/2006	3/31/2007	11/06/69	THE ROWLAND	COVINA	91723	126	40,647	365	1.00000	40,647	45,990	25,310	25,310	40,647	88.38%	40,982	
371	206190663	1/1/2007	12/31/2007	06/05/74	ROYAL CARE NURSING CENTER	LONG BEACH	90806	98	30,900	365	1.00000	30,900	35,770	23,965	23,965	30,900	86.39%	31,875	
372	206190665	1/1/2007	12/31/2007	12/05/66	ROYAL OAKS CONVALESCENT HOSPITAL	GLENDALE	91206	136	37,213	365	1.00000	37,213	49,640	32,105	32,105	37,213	74.97%	44,235	
373	206190666	1/1/2007	12/31/2007	06/21/65	ROYALWOOD	TORRANCE	90505	110	36,934	365	1.00000	36,934	40,150	20,561	20,561	36,934	91.99%	35,778	
374	206190667	1/1/2007	12/31/2007	03/07/55	BRIERWOOD TERRACE CONVALESCENT HOSPITAL	LOS ANGELES	90035	41	13,271	365	1.00000	13,271	14,965	13,111	13,111	13,271	88.68%	13,335	
375	206190674	1/1/2007	12/31/2007	08/03/64	ARBOR GLEN CARE CENTER	GLENDORA	91740	98	30,906	365	1.00000	30,906	35,770	20,857	20,857	30,906	86.40%	31,875	
376	206190677	1/1/2007	12/31/2007	08/06/64	SAN GABRIEL CONVALESCENT HOSPITAL	ROSEMEAD	91770	151	52,114	365	1.00000	52,114	55,115	45,284	45,284	52,114	94.56%	49,113	
377	206190679	1/1/2007	12/31/2007	12/07/60	SAN MARINO MANOR	SAN GABRIEL	91775	59	19,980	365	1.00000	19,980	21,535	19,179	19,179	19,980	92.78%	19,190	
378	206190682	1/1/2007	12/31/2007	01/01/46	SANTA ANITA CONVALESCENT HOSPITAL	TEMPLE CITY	91780	391	135,654	365	1.00000	135,654	142,715	108,066	108,066	135,654	95.05%	127,174	
379	206190683	1/1/2007	12/31/2007	01/14/64	SANTA FE CONVALESCENT HOSPITAL	LONG BEACH	90810	90	31,020	365	1.00000	31,020	32,850	28,726	28,726	31,020	94.43%	29,273	
380	206190686	1/1/2007	12/31/2007	03/21/62	SANTA MONICA HCC	SANTA MONI	90404	59	18,409	365	1.00000	18,409	21,535	4,320	4,320	18,409	85.48%	19,190	

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) 13  
 RS Means Median Cost Per Sq Ft <sup>(1)</sup> 400  
 Updated at 2% annually, or .16667/mo. (Z4) 1/1/2009 \$ 142.00  
 0.166667 2.16667 \$ 145.08  
 Land % (AA3) 10% Equip/bed (AB3) 4,000 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 <sup>(1)</sup>	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 = (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"	
341	206190545	32,200	33,789	906	1.029	5,911,642	591,164	396,000	6,307,642	2,447,365	45.25	39.13	41.25	Yes	40.13
342	206190546	28,948	31,921	917	1.034	5,340,330	534,033	356,000	5,696,330	2,210,176	45.05	38.93	41.04	Yes	39.93
343	206190548	33,501	37,222	917	1.034	6,180,382	618,038	412,000	6,592,382	2,557,844	46.62	40.50	42.62	Yes	41.50
344	206190549	19,190	20,067	910	1.022	3,499,133	349,913	236,000	3,735,133	1,449,232	46.79	40.66	42.78	Yes	41.66
345	206190550	15,937	15,937	917	1.034	2,940,182	294,018	196,000	3,136,182	1,216,839	46.21	40.09	42.21	Yes	41.09
346	206190560	32,200	33,021	913	1.040	5,974,837	597,484	396,000	6,370,837	2,471,885	44.47	38.36	40.47	Yes	39.36
347	206190572	15,937	17,021	910	1.022	2,906,060	290,606	196,000	3,102,060	1,203,599	46.97	40.84	42.96	Yes	41.84
348	206190577	43,909	44,932	900	1.083	8,484,374	848,437	540,000	9,024,374	3,501,457	38.29	32.19	34.28	Yes	33.19
349	206190584	15,937	17,058	904	1.019	2,897,529	289,753	196,000	3,093,529	1,200,289	53.30	51.72	No		52.72
350	206190594	32,200	33,970	908	1.029	5,911,642	591,164	396,000	6,307,642	2,447,365	37.92	29.86	33.91	Yes	30.86
351	206190596	49,113	51,810	914	1.040	9,113,136	911,314	604,000	9,717,136	3,770,249	44.72	38.60	40.72	Yes	39.60
352	206190597	32,200	32,682	900	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	40.44	34.34	36.44	Yes	35.34
353	206190598	19,190	20,397	907	1.029	3,523,100	352,310	236,000	3,759,100	1,458,531	46.10	39.98	42.10	Yes	40.98
354	206190601	19,190	19,190	902	1.083	3,707,986	370,799	236,000	3,943,986	1,530,266	45.73	39.73	41.73	Yes	40.73
355	206190602	32,200	32,200	911	1.022	5,871,427	587,143	396,000	6,267,427	2,431,762	43.35	42.35	No		43.35
356	206190612	17,564	18,646	911	1.022	3,202,596	320,260	216,000	3,418,596	1,326,415	41.24	35.14	37.24	Yes	36.14
357	206190613	46,837	46,837	904	1.019	8,515,188	851,519	576,000	9,091,188	3,527,381	44.19	43.19	No		44.19
358	206190614	15,612	16,142	907	1.029	2,866,251	286,625	192,000	3,058,251	1,186,601	48.08	41.95	44.08	Yes	42.95
359	206190615	22,768	22,768	902	1.083	4,399,305	439,930	280,000	4,679,305	1,815,570	41.33	34.75	37.33	Yes	35.75
360	206190617	22,117	22,117	917	1.034	4,080,252	408,025	272,000	4,352,252	1,688,674	58.48	52.33	54.48	Yes	53.33
361	206190618	21,467	23,811	907	1.029	3,941,095	394,109	264,000	4,205,095	1,631,577	51.12	44.99	47.12	Yes	45.99
362	206190623	32,200	32,871	902	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	44.06	37.95	40.06	Yes	38.95
363	206190626	19,190	20,159	917	1.034	3,540,219	354,022	236,000	3,776,219	1,465,173	50.42	44.29	46.42	Yes	45.29
364	206190637	32,200	34,277	900	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	38.90	32.80	34.90	Yes	33.80
365	206190639	45,536	45,536	912	1.022	8,303,028	830,303	560,000	8,863,028	3,438,855	41.90	35.79	37.89	Yes	36.79
366	206190643	31,550	31,975	913	1.040	5,854,134	585,413	388,000	6,242,134	2,421,948	39.50	33.40	35.50	Yes	34.40
367	206190645	32,200	34,290	911	1.022	5,871,427	587,143	396,000	6,267,427	2,431,762	39.06	32.96	35.06	Yes	33.96
368	206190649	32,200	34,093	913	1.040	5,974,837	597,484	396,000	6,370,837	2,471,885	41.88	35.77	37.87	Yes	36.77
369	206190656	50,089	50,089	906	1.029	9,195,888	919,589	616,000	9,811,888	3,807,012	43.62	35.41	39.62	Yes	36.41
370	206190662	40,982	40,982	917	1.034	7,560,467	756,047	504,000	8,064,467	3,129,013	40.27	34.16	36.26	Yes	35.16
371	206190663	31,875	31,875	908	1.029	5,851,928	585,193	392,000	6,243,928	2,422,644	35.68	29.59	31.68	Yes	30.59
372	206190665	44,235	44,235	912	1.022	8,065,798	806,580	544,000	8,609,798	3,340,602	43.19	37.08	39.19	Yes	38.08
373	206190666	35,778	36,934	905	1.019	6,504,657	650,466	440,000	6,944,657	2,694,527	44.65	35.55	40.64	Yes	36.55
374	206190667	13,335	13,335	900	1.083	2,576,736	257,674	164,000	2,740,736	1,063,405	54.95	48.80	50.94	Yes	49.80
375	206190674	31,875	31,875	917	1.034	5,880,364	588,036	392,000	6,272,364	2,433,677	45.53	39.41	41.53	Yes	40.41
376	206190677	49,113	52,114	917	1.034	9,060,560	906,056	604,000	9,664,560	3,749,849	45.52	39.40	41.52	Yes	40.40
377	206190679	19,190	19,980	917	1.034	3,540,219	354,022	236,000	3,776,219	1,465,173	49.19	43.06	45.18	Yes	44.06
378	206190682	127,174	135,654	917	1.034	23,461,450	2,346,145	1,564,000	25,025,450	9,709,875	64.13	57.96	60.13	Yes	58.96
379	206190683	29,273	31,020	908	1.029	5,374,220	537,422	360,000	5,734,220	2,224,877	46.08	39.96	42.08	Yes	40.96
380	206190686	19,190	19,190	904	1.019	3,488,862	348,886	236,000	3,724,862	1,445,246	47.90	46.90	No		47.90

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions	AG								T-bond rate for CY	Calculate Rate of Return on Estimated Value	
	A		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		
											0.01800	4.36%	
												Floor 7.00%	
												Ceiling 10.00%	
												Rental Factor (AR5) 7.00%	
341	206190545	35.14	35.14	yes	0.63245	0.36755	2,318,385	2,447,365	3,038,529	212,697	6.29		
342	206190546		39.93	yes	0.28128	0.71872	2,210,176	2,744,209	192,095	6.02			
343	206190548		41.50	yes	0.74700	0.25300	1,667,873	2,557,844	3,175,882	222,312	5.97		
344	206190549		41.66	yes	0.74995	0.25005	933,967	1,449,232	1,799,145	125,940	6.28		
345	206190550		41.09	yes	0.73967	0.26033	816,436	1,216,839	1,510,857	105,760	6.64		
346	206190560		39.36	yes	0.70844	0.29156	1,857,465	2,471,885	3,069,369	214,856	6.51		
347	206190572		41.84	yes	0.75320	0.24680	765,599	1,203,599	1,494,205	104,594	6.15		
348	206190577		33.19	no	0.59739	0.40261	3,633,272	3,633,272	4,481,709	313,720	6.98		
349	206190584		52.72	yes	0.94896	0.05104	157,908	1,200,289	1,490,042	104,303	6.11		
350	206190594		30.86	no	0.55549	0.44451	2,803,830	3,203,830	3,394,995	237,650	7.00		
351	206190596	38.84	38.84	yes	0.69915	0.30085	2,923,438	3,770,249	4,681,562	327,709	6.33		
352	206190597		35.34	yes	0.63610	0.36390	2,408,255	2,567,735	3,189,923	223,295	6.83		
353	206190598		40.98	yes	0.73770	0.26230	985,993	1,458,531	1,810,841	126,759	6.21		
354	206190601		40.73	yes	0.73312	0.26688	1,052,579	1,530,266	1,901,065	133,075	6.93		
355	206190602		43.35	yes	0.78026	0.21974	1,377,185	2,431,762	3,018,904	211,323	6.56		
356	206190612		36.14	yes	0.65046	0.34954	1,194,940	1,326,415	1,646,675	115,267	6.18		
357	206190613		44.19	yes	0.79545	0.20455	1,859,584	3,527,381	4,378,900	306,523	6.54		
358	206190614		42.95	yes	0.77316	0.22684	693,722	1,186,601	1,473,226	103,126	6.39		
359	206190615		35.75	yes	0.64358	0.35642	1,667,782	1,815,570	2,255,501	157,885	6.93		
360	206190617		53.33	yes	0.95995	0.04005	174,304	1,688,674	2,096,699	146,769	6.64		
361	206190618		45.99	yes	0.82775	0.17225	724,310	1,631,577	2,025,686	141,798	5.96		
362	206190623		38.95	yes	0.70102	0.29898	1,978,636	2,567,735	3,189,923	223,295	6.79		
363	206190626		45.29	yes	0.81516	0.18484	697,981	1,465,173	1,819,195	127,344	6.32		
364	206190637		33.80	no	0.60841	0.39159	2,591,494	2,591,494	3,213,682	224,958	6.56		
365	206190639		36.79	yes	0.66216	0.33784	2,994,250	3,438,855	4,269,158	298,841	6.56		
366	206190643		34.40	yes	0.61913	0.38087	2,377,434	2,421,948	3,007,361	210,515	6.58		
367	206190645		33.96	no	0.61131	0.38869	2,436,077	2,436,077	3,023,220	211,625	6.17		
368	206190649		36.77	yes	0.66182	0.33818	2,154,492	2,471,885	3,069,369	214,856	6.30		
369	206190656	36.13	36.13	yes	0.65026	0.34974	3,431,651	3,807,012	4,726,601	330,862	6.61		
370	206190662		35.16	yes	0.63290	0.36710	2,960,453	3,129,013	3,885,060	271,954	6.64		
371	206190663		30.59	no	0.55067	0.44933	2,805,571	2,805,571	3,390,764	237,353	7.45		
372	206190665		38.08	yes	0.68538	0.31462	2,708,840	3,340,602	4,147,182	290,303	6.56		
373	206190666		36.55	yes	0.65789	0.34211	2,375,870	2,694,527	3,344,993	234,149	6.34		
374	206190667		49.80	yes	0.89641	0.10359	283,913	1,063,405	1,321,079	92,476	6.93		
375	206190674	39.83	39.83	yes	0.71696	0.28304	1,775,310	2,433,677	3,021,713	211,520	6.64		
376	206190677		40.40	yes	0.72723	0.27277	2,636,207	3,749,849	4,655,905	325,913	6.25		
377	206190679		44.06	yes	0.79303	0.20697	781,553	1,465,173	1,819,195	127,344	6.37		
378	206190682		58.96	yes	1.06126	(0.06126)	(1,533,117)	9,709,875	12,056,020	843,921	6.22		
379	206190683		40.96	yes	0.73731	0.26269	1,506,314	2,224,877	2,762,299	193,361	6.23		
380	206190686		47.90	yes	0.86222	0.13778	513,194	1,445,246	1,794,133	125,589	6.54		

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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)	OSHPD 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.)	
381	206190688	1/1/2007	12/31/2007	03/01/62	SANTA MONICA CONVALESCENT CENTER I	SANTA MONI	90405	41	13,752	365	1.00000	13,752	14,965	12,370	12,370	13,752	91.89%	13,335
382	206190689	1/1/2007	12/31/2007	01/22/65	SANTA MONICA CONVALESCENT CENTER (UNIT II)	SANTA MONI	90405	44	13,093	365	1.00000	13,093	16,060	11,704	11,704	13,093	81.53%	14,311
383	206190690	1/1/2007	12/31/2007	02/02/65	BRENTWOOD NURSING & REHAB CENTER	SANTA MONI	90404	59	19,260	365	1.00000	19,260	21,535	10,193	10,193	19,260	89.44%	19,190
384	206190693	1/1/2007	12/31/2007	06/18/62	SEACREST CONVALESCENT HOSPITAL	SAN PEDRO	90732	80	25,022	365	1.00000	25,022	29,200	20,976	20,976	25,022	85.69%	26,020
385	206190697	1/1/2007	12/31/2007	04/04/69	SERRANO NORTH CONVALESCENT HOSPITAL	LOS ANGELES	90029	99	33,852	365	1.00000	33,852	36,135	31,165	31,165	33,852	93.68%	32,200
386	206190698	6/1/2006	5/31/2007	09/21/64	SHADOW HILLS CONVALESCENT HOSPITAL	SUNLAND	91040	67	24,010	365	1.00000	24,010	24,455	21,731	21,731	24,010	98.18%	21,792
387	206190699	1/1/2007	12/31/2007	05/11/67	SHARON	LOS ANGELES	90048	89	27,717	365	1.00000	27,717	32,485	11,436	11,436	27,717	85.32%	28,948
388	206190704	1/1/2007	12/31/2007	02/01/62	BROADWAY MANOR CONVALESCENT HOSPITAL	GLENDALE	91204	78	26,337	365	1.00000	26,337	28,470	16,287	16,287	26,337	92.51%	25,370
389	206190709	1/1/2007	12/31/2007	11/30/70	SHERMAN OAKS HEALTH & REHABILITATION CENTER	SHERMAN O	91423	120	37,970	365	1.00000	37,970	43,800	24,081	24,081	37,970	86.69%	39,030
390	206190711	1/1/2007	12/31/2007	03/06/58	COUNTRY VILLA WOODMAN HEALTHCARE CENTER	VAN NUYS C.	91405	99	34,027	365	1.00000	34,027	36,135	23,512	23,512	34,027	94.17%	32,200
391	206190713	1/1/2007	12/31/2007	06/21/65	BRIGHTON CONVALESCENT HOSPITAL	PASADENA	91103	99	34,377	365	1.00000	34,377	36,135	29,547	29,547	34,377	95.13%	32,200
392	206190725	1/1/2007	12/31/2007	06/25/65	SOLHEIM LUTHERAN HOME FOR THE AGED	LOS ANGELES	90041	76	25,828	365	1.00000	25,828	27,740	6,510	6,510	25,828	93.11%	24,719
393	206190726	1/1/2007	12/31/2007	05/04/64	SORENSEN CONVALESCENT HOSPITAL	WHITTIER	90606	59	18,068	365	1.00000	18,068	21,535	13,755	13,755	18,068	83.90%	19,190
394	206190732	1/1/2007	12/31/2007	04/05/63	SUNNYSIDE NURSING CENTER	TORRANCE	90502	299	89,437	365	1.00000	89,437	109,135	63,138	63,138	89,437	81.95%	97,251
395	206190738	1/1/2007	12/31/2007	05/23/68	SOUTH PASADENA CONVALESCENT	SOUTH PASAI	91030	156	54,089	365	1.00000	54,089	56,940	34,796	34,796	54,089	94.99%	50,740
396	206190741	1/1/2007	12/31/2007	06/22/67	SOUTHLAND & SOUTHLAND LIVING	NORWALK	90650	120	41,909	365	1.00000	41,909	43,800	13,109	13,109	41,909	95.68%	39,030
397	206190744	1/1/2007	12/31/2007	02/22/71	WINDSOR GARDENS CONVALESCENT CENTER OF HAWTHORNE	HAWTHORNE	90250	99	34,168	365	1.00000	34,168	36,135	24,863	24,863	34,168	94.56%	32,200
398	206190745	1/1/2007	12/31/2007	12/18/69	CASITAS CARE CENTER	GRANADA HI	91344	99	31,884	365	1.00000	31,884	36,135	23,371	23,371	31,884	88.24%	32,200
399	206190751	1/1/2007	12/31/2007	01/21/55	COURTYARD CARE CENTER-SIGNAL HILL	SIGNAL HILL	90806	59	20,815	365	1.00000	20,815	21,535	10,858	10,858	20,815	96.66%	19,190
400	206190752	1/1/2007	12/31/2007	03/04/59	PROVIDENCE ST. ELIZABETH CARE CENTER	NORTH HOLL	91601	52	15,996	365	1.00000	15,996	18,980	8,828	8,828	15,996	84.28%	16,913
401	206190755	10/1/2006	9/30/2007	01/01/46	ST. JOHN OF GOD RETIREMENT AND CARE CENTER	LOS ANGELES	90018	131	45,380	365	1.00000	45,380	47,815	22,023	22,023	45,380	94.91%	42,608
402	206190761	1/1/2007	12/31/2007	03/06/64	PICO RIVERA HEALTHCARE CENTER	PICO RIVERA	90660	99	32,416	365	1.00000	32,416	36,135	26,975	26,975	32,416	89.71%	32,200
403	206190764	1/1/2007	12/31/2007	08/06/70	GREENFIELD CARE CENTER-SOUTHGATE	SOUTHGATE	90280	99	23,687	365	1.00000	23,687	36,135	19,919	19,919	23,687	65.55%	32,200
404	206190767	1/1/2007	12/31/2007	10/17/58	STUDIO CITY REHABILITATION CENTER	STUDIO CITY	91604	181	62,607	365	1.00000	62,607	66,065	47,910	47,910	62,607	94.77%	58,871
405	206190770	1/1/2007	12/31/2007	11/20/69	SUN AIR CONVALESCENT HOSPITAL	PANORAMA C	91402	98	33,498	365	1.00000	33,498	35,770	29,042	29,042	33,498	93.65%	31,875
406	206190774	1/1/2007	12/31/2007	10/09/64	COUNTRY VILLA NORTH H C	LOS ANGELES	90019	99	34,144	365	1.00000	34,144	36,135	28,966	28,966	34,144	94.49%	32,200
407	206190779	1/1/2007	12/31/2007	09/13/63	SYCAMORE PARK	LOS ANGELES	90065	89	29,882	365	1.00000	29,882	32,485	22,302	22,302	29,882	91.99%	28,948
408	206190781	1/1/2007	12/31/2007	10/16/69	TARZANA HEALTH AND REHABILITATION CENTER	TARZANA	91356	180	56,458	365	1.00000	56,458	65,700	34,101	34,101	56,458	85.93%	58,546
409	206190783	1/1/2007	12/31/2007	06/11/57	TEMPLE CITY CONVALESCENT HOSPITAL	TEMPLE CITY	91780	59	21,103	365	1.00000	21,103	21,535	18,493	18,493	21,103	97.99%	19,190
410	206190787	1/1/2007	12/31/2007	10/14/66	TORRANCE CARE CENTER EAST	TORRANCE	90503	99	34,755	365	1.00000	34,755	36,135	27,748	27,748	34,755	96.18%	32,200
411	206190790	1/1/2007	12/31/2007	01/23/64	CHINO VALLEY HEALTH CARE CENTER	POMONA	91766	102	35,495	365	1.00000	35,495	37,230	28,980	28,980	35,495	95.34%	33,176
412	206190792	1/1/2007	12/31/2007	02/14/62	GARDEN VIEW CARE CENTER	BALDWIN PAI	91706	97	32,901	365	1.00000	32,901	35,405	24,969	24,969	32,901	92.93%	31,550
413	206190795	1/1/2007	12/31/2007	04/01/57	WINDSOR PALMS CARE CENTER OF ARTESIA	ARTESIA	90701	296	105,422	365	1.00000	105,422	108,040	87,881	87,881	105,422	97.58%	96,275
414	206190798	11/1/2006	10/31/2007	06/26/70	SOUTH BAY KEIRO NURSING HOME	GARDENA	90247	98	35,094	365	1.00000	35,094	35,770	20,451	20,451	35,094	98.11%	31,875
415	206190799	1/1/2007	12/31/2007	11/08/71	HERITAGE REHABILITATION CENTER	TORRANCE	90502	161	45,836	365	1.00000	45,836	58,765	32,728	32,728	45,836	78.00%	52,366
416	206190809	1/1/2007	12/31/2007	01/01/46	ROYAL GARDEN EXTENDED CARE HOSPITAL	ALHAMBRA	91803	43	13,941	365	1.00000	13,941	15,695	10,655	10,655	13,941	88.82%	13,986
417	206190811	1/1/2007	12/31/2007	01/14/66	VALLEY PALMS CARE CENTER	NORTH HOLL	91605	99	32,808	365	1.00000	32,808	36,135	24,195	24,195	32,808	90.79%	32,200
418	206190821	1/1/2007	12/31/2007	06/25/68	VERDUGO VISTA HEALTH CARE CENTER	LA CRESCENT	91214	92	31,543	365	1.00000	31,543	33,580	14,828	14,828	31,543	93.93%	29,923
419	206190824	1/1/2007	12/31/2007	06/10/68	WINDSOR GARDENS CONVALESCENT CENTER OF THE VALLEY	NORTH HOLL	91606	99	32,917	365	1.00000	32,917	36,135	15,994	15,994	32,917	91.09%	32,200
420	206190828	1/1/2007	12/31/2007	01/28/69	VILLA ELENA HEALTHCARE CENTER	NORWALK	90650	98	29,138	365	1.00000	29,138	35,770	21,267	21,267	29,138	81.46%	31,875

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft  
 Square Feet Per Bed (Z2) 13  
 RS Means Median Cost Per Sq Ft <sup>(1)</sup> 400  
 Updated at 2% annually, or .16667/mo. (Z4) 1/1/2009 \$ 142.00  
 0.166667 2.16667 \$ 145.08  
 Land % (AA3) 10%  
 Equip/bed (AB3) 4,000  
 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 <sup>(1)</sup>	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 when AD >= 30	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"	
381	206190688	13,335	13,752	904	1.019	2,424,463	242,446	164,000	2,588,463	1,004,324	47.96	41.83	43.95	Yes	42.83
382	206190689	14,311	14,311	904	1.019	2,601,863	260,186	176,000	2,777,863	1,077,811	45.06	38.94	41.05	Yes	39.94
383	206190690	19,190	19,260	904	1.019	3,488,862	348,886	236,000	3,724,862	1,445,246	45.03	38.59	41.02	Yes	39.59
384	206190693	26,020	26,020	907	1.029	4,777,084	477,708	320,000	5,097,084	1,977,669	47.66	41.53	43.65	Yes	42.53
385	206190697	32,200	33,852	900	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	40.86	34.75	36.85	Yes	35.75
386	206190698	21,792	24,010	910	1.022	3,973,592	397,359	268,000	4,241,592	1,645,738	45.39	39.28	41.39	Yes	40.28
387	206190699	28,948	28,948	900	1.083	5,593,402	559,340	356,000	5,949,402	2,308,368	42.76	36.65	38.76	Yes	37.65
388	206190704	25,370	26,337	912	1.022	4,625,973	462,597	312,000	4,937,973	1,915,933	48.03	41.91	44.03	Yes	42.91
389	206190709	39,030	39,030	914	1.040	7,242,227	724,223	480,000	7,722,227	2,996,224	39.20	33.10	35.20	Yes	34.10
390	206190711	32,200	34,027	914	1.040	5,974,837	597,484	396,000	6,370,837	2,471,885	51.95	45.81	47.94	Yes	46.81
391	206190713	32,200	34,377	911	1.022	5,871,427	587,143	396,000	6,267,427	2,431,762	44.65	38.53	40.64	Yes	39.53
392	206190725	24,719	25,828	900	1.083	4,776,388	477,639	304,000	5,080,388	1,971,191	44.64	38.52	40.63	Yes	39.52
393	206190726	19,190	19,190	906	1.029	3,523,100	352,310	236,000	3,759,100	1,458,531	45.78	39.30	41.78	Yes	40.30
394	206190732	97,251	97,251	905	1.019	17,680,842	1,768,084	1,196,000	18,876,842	7,324,215	46.86	40.74	42.86	Yes	41.74
395	206190738	50,740	54,089	910	1.022	9,251,945	925,195	624,000	9,875,945	3,831,867	41.72	35.61	37.72	Yes	36.61
396	206190741	39,030	41,909	906	1.029	7,165,627	716,563	480,000	7,645,627	2,966,503	42.64	36.53	38.64	Yes	37.53
397	206190744	32,200	34,168	902	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	38.97	32.87	34.97	Yes	33.87
398	206190745	32,200	32,200	913	1.040	5,974,837	597,484	396,000	6,370,837	2,471,885	40.15	34.05	36.15	Yes	35.05
399	206190751	19,190	20,815	908	1.029	3,523,100	352,310	236,000	3,759,100	1,458,531	55.07	48.92	51.07	Yes	49.92
400	206190752	16,913	16,913	916	1.040	3,138,298	313,830	208,000	3,346,298	1,298,364	50.95	37.40	46.95	Yes	38.40
401	206190755	42,608	45,380	900	1.083	8,232,985	823,298	524,000	8,756,985	3,397,710	64.13	57.96	60.13	Yes	58.96
402	206190761	32,200	32,416	906	1.029	5,911,642	591,164	396,000	6,307,642	2,447,365	45.94	39.82	41.94	Yes	40.82
403	206190764	32,200	32,200	902	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	39.52	33.42	35.52	Yes	34.42
404	206190767	58,871	62,607	916	1.040	10,923,693	1,092,369	724,000	11,647,693	4,519,305	51.33	45.19	47.33	Yes	46.19
405	206190770	31,875	33,498	914	1.040	5,914,486	591,449	392,000	6,306,486	2,446,916	40.23	34.12	36.22	Yes	35.12
406	206190774	32,200	34,144	900	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	45.35	39.23	41.34	Yes	40.23
407	206190779	28,948	29,882	900	1.083	5,593,402	559,340	356,000	5,949,402	2,308,368	46.42	40.30	42.42	Yes	41.30
408	206190781	58,546	58,546	913	1.040	10,863,341	1,086,334	720,000	11,583,341	4,494,336	40.32	34.32	36.32	Yes	35.32
409	206190783	19,190	21,103	917	1.034	3,540,219	354,022	236,000	3,776,219	1,465,173	52.68	46.54	48.68	Yes	47.54
410	206190787	32,200	34,755	905	1.019	5,854,192	585,419	396,000	6,250,192	2,425,074	43.33	36.12	39.33	Yes	37.12
411	206190790	33,176	35,495	917	1.034	6,120,378	612,038	408,000	6,528,378	2,533,011	46.06	39.94	42.05	Yes	40.94
412	206190792	31,550	32,901	917	1.034	5,820,360	582,036	388,000	6,208,360	2,408,844	48.00	40.03	43.99	Yes	41.03
413	206190795	96,275	105,422	907	1.029	17,675,213	1,767,521	1,184,000	18,859,213	7,317,374	52.87	46.87	48.87	Yes	47.87
414	206190798	31,875	35,094	902	1.083	6,159,027	615,903	392,000	6,551,027	2,541,798	39.63	33.53	35.63	Yes	34.53
415	206190799	52,366	52,366	905	1.019	9,520,453	952,045	644,000	10,164,453	3,943,808	38.26	32.16	34.26	Yes	33.16
416	206190809	13,986	13,986	918	1.034	2,580,160	258,016	172,000	2,752,160	1,067,838	64.13	57.90	60.13	Yes	58.90
417	206190811	32,200	32,808	916	1.040	5,974,837	597,484	396,000	6,370,837	2,471,885	44.08	37.96	40.08	Yes	38.96
418	206190821	29,923	31,543	912	1.022	5,456,275	545,628	368,000	5,824,275	2,259,819	41.63	35.52	37.63	Yes	36.52
419	206190824	32,200	32,917	916	1.040	5,974,837	597,484	396,000	6,370,837	2,471,885	41.67	35.57	37.67	Yes	36.57
420	206190828	31,875	31,875	906	1.029	5,851,928	585,193	392,000	6,243,928	2,422,644	41.04	34.10	37.04	Yes	35.10

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions	AG								T-bond rate for CY	Calculate Rate of Return on Estimated Value	
		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	
											0.01800	4.36%	
											Floor	7.00%	
											Ceiling	10.00%	
											Rental Factor (AR5)	7.00%	
381	206190688			42.83	yes	0.77095	0.22905	592,885	1,004,324	1,246,770		87,274	6.35
382	206190689			39.94	yes	0.71892	0.28108	780,807	1,077,811	1,337,997		93,660	6.54
383	206190690			39.59	yes	0.71265	0.28735	1,070,357	1,445,246	1,794,133		125,589	6.52
384	206190693			42.53	yes	0.76559	0.23441	1,194,807	1,977,669	2,455,377		171,876	6.61
385	206190697			35.75	yes	0.64352	0.35648	2,359,109	2,567,735	3,189,923		223,295	6.60
386	206190698			40.28	yes	0.72497	0.27503	1,166,577	1,645,738	2,043,097		143,017	5.96
387	206190699		31.87	31.87	no	0.57369	0.42631	2,536,292	2,536,292	3,095,632		216,694	7.49
388	206190704			42.91	yes	0.77233	0.22767	1,124,239	1,915,933	2,378,531		166,497	6.32
389	206190709			34.10	yes	0.61377	0.38623	2,982,552	2,996,224	3,720,447		260,431	6.67
390	206190711			46.81	yes	0.84256	0.15744	1,003,041	2,471,885	3,069,369		214,856	6.31
391	206190713			39.53	yes	0.71154	0.28846	1,807,896	2,431,762	3,018,904		211,323	6.15
392	206190725			39.52	yes	0.71134	0.28866	1,466,483	1,971,191	2,448,829		171,418	6.64
393	206190726			40.30	yes	0.72546	0.27454	1,032,007	1,458,531	1,810,841		126,759	6.61
394	206190732			41.74	yes	0.75128	0.24872	4,695,073	7,324,215	9,092,299		636,461	6.54
395	206190738			36.61	yes	0.65907	0.34093	3,367,050	3,831,867	4,757,061		332,994	6.16
396	206190741			37.53	yes	0.67559	0.32441	2,480,317	2,966,503	3,683,066		257,815	6.15
397	206190744			33.87	no	0.60964	0.39036	2,583,358	3,205,545	3,205,545		224,388	6.57
398	206190745			35.05	yes	0.63084	0.36916	2,351,883	2,471,885	3,069,369		214,856	6.67
399	206190751			49.92	yes	0.89862	0.10138	381,086	1,458,531	1,810,841		126,759	6.09
400	206190752			38.40	yes	0.69119	0.30881	1,033,383	1,298,364	1,612,194		112,854	6.67
401	206190755			58.96	yes	1.06126	(0.06126)	(536,473)	3,397,710	4,221,009		295,471	6.51
402	206190761			40.82	yes	0.73475	0.26525	1,673,076	2,447,365	3,038,529		212,697	6.56
403	206190764			34.42	yes	0.61948	0.38052	2,518,264	2,567,735	3,189,923		223,295	6.93
404	206190767			46.19	yes	0.83149	0.16851	1,962,732	4,519,305	5,611,674		392,817	6.27
405	206190770			35.12	yes	0.63221	0.36779	2,319,443	2,446,916	3,038,365		212,686	6.35
406	206190774			40.23	yes	0.72408	0.27592	1,825,991	2,567,735	3,189,923		223,295	6.54
407	206190779			41.30	yes	0.74336	0.25664	1,526,851	2,308,368	2,867,708		200,740	6.72
408	206190781			35.32	yes	0.63582	0.36418	4,218,431	4,494,336	5,580,670		390,647	6.67
409	206190783			47.54	yes	0.85574	0.14426	544,766	1,465,173	1,819,195		127,344	6.03
410	206190787			37.12	yes	0.66816	0.33184	2,074,045	2,425,074	3,010,494		210,735	6.06
411	206190790			40.94	yes	0.73687	0.26313	1,717,820	2,533,011	3,145,049		220,153	6.20
412	206190792			41.03	yes	0.73861	0.26139	1,622,803	2,408,844	2,990,880		209,362	6.36
413	206190795			47.87	yes	0.86173	0.13827	2,607,635	7,317,374	9,084,896		635,943	6.03
414	206190798			34.53	yes	0.62149	0.37851	2,479,617	2,541,798	3,157,701		221,039	6.30
415	206190799			33.16	no	0.59690	0.40310	4,097,274	4,097,274	5,049,320		353,452	6.75
416	206190809			58.90	yes	1.06013	(0.06013)	(165,474)	1,067,838	1,325,854		92,810	6.64
417	206190811		37.96	37.96	yes	0.68331	0.31669	2,017,593	2,471,885	3,069,369		214,856	6.55
418	206190821			36.52	yes	0.65744	0.34256	1,995,149	2,259,819	2,805,446		196,381	6.23
419	206190824			36.57	yes	0.65818	0.34182	2,177,678	2,471,885	3,069,369		214,856	6.53
420	206190828			35.10	yes	0.63188	0.36812	2,298,504	2,422,644	3,007,837		210,549	6.61

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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)	OSHPD 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.)	
421	206190831	8/1/2006	7/31/2007	05/07/63	VALLEY MANOR CONVALESCENT HOSPITAL	NORTH HOLL	91606	72	24,865	365	1.00000	24,865	26,280	23,448	23,448	24,865	94.62%	23,418
422	206190832	1/1/2007	12/31/2007	12/10/65	VIRGIL SANITARIUM & CONV HOSPITAL	LOS ANGELES	90029	124	44,063	365	1.00000	44,063	45,260	40,640	40,640	44,063	97.36%	40,331
423	206190845	1/1/2007	12/31/2007	01/01/62	SKYLIGHT CONVALESCENT HOSPITAL	LONG BEACH	90813	78	24,172	365	1.00000	24,172	28,470	20,798	20,798	24,172	84.90%	25,370
424	206190846	1/1/2007	12/31/2007	10/17/63	ST. ANDREWS HEALTHCARE	LOS ANGELES	90018	59	18,779	365	1.00000	18,779	21,535	15,331	15,331	18,779	87.20%	19,190
425	206190858	1/1/2007	12/31/2007	09/03/57	ATHERTON BAPTIST HOMES-SAM B. WEST HEALTH CARE CENTER	ALHAMBRA	91801	99	34,819	365	1.00000	34,819	36,135	18,474	18,474	34,819	96.36%	32,200
426	206190861	1/1/2007	12/31/2007	08/13/68	TORRANCE CARE CENTER WEST	TORRANCE	90503	96	32,264	365	1.00000	32,264	35,040	24,430	24,430	32,264	92.08%	31,224
427	206190868	1/1/2007	12/31/2007	10/06/70	WESTLAKE CONVALESCENT HOSPITAL	LOS ANGELES	90057	114	36,666	365	1.00000	36,666	41,610	29,994	29,994	36,666	88.12%	37,079
428	206190871	1/1/2007	12/31/2007	08/27/51	COUNTRY VILLA SOUTH NURSING CENTER	LOS ANGELES	90034	87	28,371	365	1.00000	28,371	31,755	17,012	17,012	28,371	89.34%	28,297
429	206190874	1/1/2007	12/31/2007	06/28/65	DOWNEY CARE CENTER	DOWNEY	90242	99	32,801	365	1.00000	32,801	36,135	21,045	21,045	32,801	90.77%	32,200
430	206190875	1/1/2007	12/31/2007	07/08/66	COUNTRY VILLA WESTWOOD H C	LOS ANGELES	90025	93	29,370	365	1.00000	29,370	33,945	18,829	18,829	29,370	86.52%	30,249
431	206190879	1/1/2007	12/31/2007	03/23/70	FIDELITY HEALTH CARE AND REHABILITATION	LOS ANGELES	91731	93	28,428	365	1.00000	28,428	33,945	25,917	25,917	28,428	83.75%	30,249
432	206190884	1/1/2007	12/31/2007	06/08/70	LONG BEACH CARE CENTER	LONG BEACH	90815	163	51,377	365	1.00000	51,377	59,495	37,251	37,251	51,377	86.36%	53,016
433	206190885	1/1/2007	12/31/2007	05/26/70	WINDSOR GARDENS CONVALESCENT HOSPITAL	LOS ANGELES	90019	98	34,243	365	1.00000	34,243	35,770	25,117	25,117	34,243	95.73%	31,875
434	206190888	1/1/2007	12/31/2007	07/11/55	WINDSOR MANOR	GLENDALE	91205	28	8,972	365	1.00000	8,972	10,220	1,894	1,894	8,972	87.79%	9,107
435	206190892	1/1/2007	12/31/2007	11/01/69	WOODRUFF CONVALESCENT CENTER	BELLFLOWER	90706	140	47,408	365	1.00000	47,408	51,100	24,693	24,693	47,408	92.77%	45,536
436	206190894	7/1/2006	6/30/2007	05/29/69	WOODS HEALTH SERVICES	LA VERNE	91750	79	21,123	365	1.00000	21,123	28,835	5,195	5,195	21,123	73.25%	25,695
437	206190896	1/1/2007	12/31/2007	02/01/67	AMBERWOOD CONVALESCENT HOSPITAL	LOS ANGELES	90042	107	30,427	365	1.00000	30,427	39,055	21,464	21,464	30,427	77.91%	34,802
438	206190910	1/13/2007	12/31/2007	02/11/75	MACLAY HEALTHCARE CENTER	SYLMAR	91342	141	47,261	353	0.96712	48,868	49,773	33,132	34,258	47,261	94.95%	44,353
439	206190947	1/1/2007	12/31/2007	08/07/79	JEANNE JUGAN RESIDENCE	SAN PEDRO	90732	25	8,973	365	1.00000	8,973	9,125	8,483	8,483	8,973	98.33%	8,131
440	206190972	1/1/2007	12/31/2007	02/17/70	TEMPLE PARK CONVALESCENT HOSPITAL	LOS ANGELES	90026	99	34,888	365	1.00000	34,888	36,135	28,612	28,612	34,888	96.55%	32,200
441	206191117	1/1/2007	12/31/2007	03/25/80	DOWNEY COMMUNITY HEALTH CENTER	DOWNEY	90241	198	68,739	365	1.00000	68,739	72,270	31,245	31,245	43,317	95.11%	64,400
442	206191274	1/1/2007	12/31/2007	06/27/84	VAN NUYS HEALTH CARE CENTER	VAN NUYS C.	91405	58	20,567	365	1.00000	20,567	21,170	15,770	15,770	20,567	97.15%	18,865
443	206194092	1/1/2007	12/31/2007	05/08/89	EL MONTE CARE CENTER	ELMONTE	91732	59	21,047	365	1.00000	21,047	21,535	20,570	20,570	21,047	97.73%	19,190
444	206194113	1/1/2007	12/31/2007	01/13/89	VILLA SCALABRINI	SUN VALLEY	91352	58	20,369	365	1.00000	20,369	21,170	11,148	11,148	20,369	96.22%	18,865
445	206194139	7/1/2006	6/30/2007	03/27/90	FOOTHILL NURSING CENTER OF GLENDORA	GLENDDORA	91740	120	40,560	365	1.00000	40,560	43,800	15,390	15,390	40,560	92.60%	39,030
446	206194199	11/1/2006	10/31/2007	09/22/90	KEIRO NURSING HOME	LOS ANGELES	90031	300	99,958	365	1.00000	99,958	109,500	68,509	68,509	99,958	91.29%	97,576
447	206194202	1/1/2007	12/31/2007	12/31/90	ANTELOPE VALLEY CARE CENTER	LANCASTER	93536	199	62,987	365	1.00000	62,987	72,635	47,195	47,195	62,987	86.72%	64,725
448	206194284	1/1/2007	12/31/2007	04/06/92	ROYAL OAKS MANOR - BRADBURY OAKS	DUARTE	91010	48	15,542	365	1.00000	15,542	17,520	3,595	3,595	15,542	88.71%	15,612
449	206194558	1/1/2007	12/31/2007	11/16/93	ARARAT HOME NURSING FACILITY	MISSION HILL	91345	196	71,212	365	1.00000	71,212	71,540	67,203	67,203	71,212	99.54%	63,750
450	206196069	1/1/2007	12/31/2007	05/06/99	WINDSOR TERRACE HEALTHCARE CENTER	VAN NUYS	91405	133	41,225	365	1.00000	41,225	48,545	17,286	17,286	41,225	84.92%	43,259
451	206196220	4/1/2006	3/31/2007	07/16/01	CLAREMONT MANOR CARE CENTER	CLAREMONT	91711	59	19,973	365	1.00000	19,973	21,535	3,934	3,934	19,973	92.75%	19,190
452	206196551	1/1/2007	12/31/2007	08/28/79	SANTA TERESITA MANOR	DUARTE	91010	133	43,134	365	1.00000	43,134	48,545	29,441	29,441	43,134	88.85%	43,259
453	206200691	1/1/2007	12/31/2007	10/06/64	CHOWCHILLA CONVALESCENT CENTER	CHOWCHILLA	93610	65	21,375	365	1.00000	21,375	23,725	17,449	17,449	21,375	90.09%	21,141
454	206200749	2/1/2007	12/31/2007	04/14/65	COUNTRY VILLA MADERA REHABILITATION AND NURSING CENTE	MADERA	93638	176	54,326	334	0.91507	59,368	58,784	44,057	48,146	54,326	92.42%	52,383
455	206200831	1/1/2007	12/31/2007	11/16/64	WESTGATE MANOR CONVALESCENT HOSPITAL	MADERA CA	93637	64	22,327	365	1.00000	22,327	23,360	17,112	17,112	22,327	95.58%	20,816
456	206201802	4/2/2007	12/31/2007	08/06/79	OAKHURST LIVING CENTER INC	OAKHURST	93644	64	16,430	274	0.75068	21,887	17,536	11,863	15,803	16,430	93.69%	15,626
457	206204023	7/1/2006	6/30/2007	06/24/06	CHOWCHILLA MEMORIAL	CHOWCHILLA	93610	23	7,894	365	1.00000	7,894	8,395	5,806	5,806	7,894	94.03%	7,481
458	206210891	10/1/2006	9/30/2007	07/23/62	ALDERSLY SKILLED NURSING FACILITY	SAN RAFAEL	94901	20	7,063	365	1.00000	7,063	7,300	1,430	1,430	7,063	96.75%	6,505
459	206210916	10/1/2006	9/30/2007	02/01/76	THE REDWOODS	MILL VALLEY	94941	58	16,076	365	1.00000	16,076	21,170	3,710	3,710	16,076	75.94%	18,865
460	206210946	7/1/2006	6/30/2007	06/26/62	FIFTH AVENUE HEALTHCARE CENTER	SAN RAFAEL	94901	54	18,774	365	1.00000	18,774	19,710	12,139	12,139	18,774	95.25%	17,564

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) RS Means Median Cost Per Sq Ft <sup>(1)</sup> Updated at 2% annually, or .16667/mo. (Z4)

13  
400  
\$ 142.00  
10%  
4,000  
38.800%

1/1/2009  
0.166667 2.16667 \$ 145.08

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 <sup>(1)</sup>	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 = (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"	
421	206190831	23,418	24,865	916	1.040	4,345,336	434,534	288,000	4,633,336	1,797,734	46.77	40.65	42.77	Yes	41.65
422	206190832	40,331	44,063	900	1.083	7,793,054	779,305	496,000	8,289,054	3,216,153	44.18	37.62	40.17	Yes	38.62
423	206190845	25,370	25,370	908	1.029	4,657,657	465,766	312,000	4,969,657	1,928,227	48.12	42.12	44.12	Yes	43.12
424	206190846	19,190	19,190	900	1.083	3,707,986	370,799	236,000	3,943,986	1,530,266	46.33	40.20	42.32	Yes	41.20
425	206190858	32,200	34,819	918	1.034	5,940,367	594,037	396,000	6,336,367	2,458,510	52.45	46.31	48.45	Yes	47.31
426	206190861	31,224	32,264	905	1.019	5,676,792	567,679	384,000	6,060,792	2,351,587	41.50	35.39	37.50	Yes	36.39
427	206190868	37,079	37,079	900	1.083	7,164,582	716,458	456,000	7,620,582	2,956,786	39.35	31.47	35.35	Yes	32.47
428	206190871	28,297	28,371	900	1.083	5,467,707	546,771	348,000	5,815,707	2,256,494	58.47	52.32	54.47	Yes	53.32
429	206190874	32,200	32,801	902	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	44.63	38.51	40.62	Yes	39.51
430	206190875	30,249	30,249	900	1.083	5,844,791	584,479	372,000	6,216,791	2,412,115	43.60	37.49	39.60	Yes	38.49
431	206190879	30,249	30,249	917	1.034	5,580,345	558,034	372,000	5,952,345	2,309,510	39.89	33.79	35.89	Yes	34.79
432	206190884	53,016	53,016	908	1.029	9,733,310	973,331	652,000	10,385,310	4,029,500	39.68	31.33	35.68	Yes	32.33
433	206190885	31,875	34,243	900	1.083	6,159,027	615,903	392,000	6,551,027	2,541,798	39.72	33.61	35.71	Yes	34.61
434	206190888	9,107	9,107	912	1.022	1,660,606	166,061	112,000	1,772,606	687,771	54.60	48.46	50.60	Yes	49.46
435	206190892	45,536	47,408	907	1.029	8,359,898	835,990	560,000	8,919,898	3,460,920	40.28	34.17	36.28	Yes	35.17
436	206190894	25,695	25,695	917	1.034	4,740,293	474,029	316,000	5,056,293	1,961,842	40.71	34.60	36.70	Yes	35.60
437	206190896	34,802	34,802	900	1.083	6,724,652	672,465	428,000	7,152,652	2,775,229	43.03	36.92	39.03	Yes	37.92
438	206190910	45,861	48,868	913	1.040	8,509,617	850,962	564,000	9,073,617	3,520,563	35.00	28.91	30.99	Yes	29.91
439	206190947	8,131	8,973	907	1.029	1,492,839	149,284	100,000	1,592,839	618,021	30.51	24.99	26.51	No	25.99
440	206190972	32,200	34,888	900	1.083	6,221,874	622,187	396,000	6,617,874	2,567,735	39.98	33.88	35.98	Yes	34.88
441	206191117	64,400	68,739	902	1.083	12,443,748	1,244,375	792,000	13,235,748	5,135,470	29.88	27.28	25.87	No	28.28
442	206191274	18,865	20,567	914	1.040	3,500,410	350,041	232,000	3,732,410	1,448,175	25.62	24.55	21.61	No	25.55
443	206194092	19,190	21,047	917	1.034	3,540,219	354,022	236,000	3,776,219	1,465,173	20.75	19.70	16.75	No	20.70
444	206194113	18,865	20,369	913	1.040	3,500,410	350,041	232,000	3,732,410	1,448,175	21.07	20.01	17.06	No	21.01
445	206194139	39,030	40,560	917	1.034	7,200,445	720,045	480,000	7,680,445	2,980,013	19.87	18.82	15.86	No	19.82
446	206194199	97,576	99,958	900	1.083	18,854,164	1,885,416	1,200,000	20,054,164	7,781,015	19.38	17.48	15.37	No	18.48
447	206194202	64,725	64,725	935	1.016	11,732,872	1,173,287	796,000	12,528,872	4,861,202	19.10	18.05	15.10	No	19.05
448	206194284	15,612	15,612	910	1.022	2,846,752	284,675	192,000	3,038,752	1,179,036	17.84	16.79	13.83	No	17.79
449	206194558	63,750	71,212	913	1.040	11,828,971	1,182,897	784,000	12,612,971	4,893,833	16.22	15.18	12.22	No	16.18
450	206196069	43,259	43,259	914	1.040	8,026,802	802,680	532,000	8,558,802	3,320,815	10.75	9.73	6.75	No	10.73
451	206196220	19,190	19,973	917	1.034	3,540,219	354,022	236,000	3,776,219	1,465,173	8.55	7.54	5.34	No	8.54
452	206196551	43,259	43,259	910	1.022	7,887,876	788,788	532,000	8,419,876	3,266,912	30.45	29.37	No	No	30.37
453	206200691	21,141	21,375	936	1.072	4,043,577	404,358	260,000	4,303,577	1,669,788	45.35	39.23	41.35	Yes	40.23
454	206200749	57,245	59,368	936	1.072	10,948,762	1,094,876	704,000	11,652,762	4,521,272	44.83	38.72	40.83	Yes	39.72
455	206200831	20,816	22,327	936	1.072	3,981,368	398,137	256,000	4,237,368	1,644,099	45.24	39.12	41.24	Yes	40.12
456	206201802	20,816	21,887	936	1.072	3,981,368	398,137	256,000	4,237,368	1,644,099	30.51	29.43	26.51	No	30.43
457	206204023	7,481	7,894	936	1.072	1,430,804	143,080	92,000	1,522,804	590,848	3.61	No	No	No	3.61
458	206210891	6,505	7,063	949	1.153	1,338,187	133,819	80,000	1,418,187	550,257	47.56	41.44	43.56	Yes	42.44
459	206210916	18,865	18,865	949	1.153	3,880,743	388,074	232,000	4,112,743	1,595,744	34.02	27.94	30.02	Yes	28.94
460	206210946	17,564	18,774	949	1.153	3,613,105	361,311	216,000	3,829,105	1,485,693	47.64	41.11	43.63	Yes	42.11

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions	AG								T-bond rate for CY	Calculate Rate of Return on Estimated Value	
		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			
421	206190831			41.65	yes	0.74970	0.25030	1,159,701	1,797,734	2,232,268	156,259	6.28	
422	206190832	38.25		38.25	yes	0.68856	0.31144	2,581,575	3,216,153	3,995,458	279,682	6.35	
423	206190845			43.12	yes	0.77607	0.22393	1,112,849	1,928,227	2,393,993	167,579	6.61	
424	206190846			41.20	yes	0.74169	0.25831	1,018,777	1,530,266	1,901,065	133,075	6.93	
425	206190858	44.82		44.82	yes	0.80684	0.19316	1,223,916	2,458,510	3,052,547	213,678	6.14	
426	206190861			36.39	yes	0.65503	0.34497	2,090,775	2,351,587	2,919,266	204,349	6.33	
427	206190868	31.55		31.55	no	0.56782	0.43218	3,293,460	3,293,460	4,009,918	280,694	7.57	
428	206190871			53.32	yes	0.95975	0.04025	234,058	2,256,494	2,803,265	196,229	6.92	
429	206190874	39.21		39.21	yes	0.70582	0.29418	1,946,876	2,567,735	3,189,923	223,295	6.81	
430	206190875			38.49	yes	0.69275	0.30725	1,910,083	2,412,115	2,996,594	209,762	6.93	
431	206190879			34.79	yes	0.62616	0.37384	2,225,201	2,309,510	2,867,544	200,728	6.64	
432	206190884	31.87		31.87	no	0.57363	0.42637	4,428,000	4,428,000	5,401,331	378,093	7.13	
433	206190885			34.61	yes	0.62302	0.37698	2,469,630	2,541,798	3,157,701	221,039	6.46	
434	206190888			49.46	yes	0.89021	0.10979	194,609	687,771	853,832	59,768	6.56	
435	206190892	34.88		34.88	yes	0.62788	0.37212	3,319,291	3,460,920	4,296,910	300,784	6.34	
436	206190894			35.60	yes	0.64082	0.35918	1,816,121	1,961,842	2,435,871	170,511	6.64	
437	206190896			37.92	yes	0.68252	0.31748	2,270,791	2,775,229	3,447,694	241,339	6.93	
438	206190910			29.91	no	0.53833	0.46167	4,189,036	4,189,036	5,039,998	352,800	7.22	
439	206190947			25.99	no	0.46784	0.53216	847,642	847,642	996,926	69,785	7.78	
440	206190972			34.88	yes	0.62784	0.37216	2,462,934	2,567,735	3,189,923	223,295	6.40	
441	206191117			28.28	no	0.50899	0.49101	6,498,828	6,498,828	7,743,203	542,024	7.89	
442	206191274			25.55	no	0.45993	0.54007	2,015,746	2,015,746	2,365,787	165,605	8.05	
443	206194092			20.70	no	0.37259	0.62741	2,369,237	2,369,237	2,723,259	190,628	9.06	
444	206194113			21.01	no	0.37825	0.62175	2,320,641	2,320,641	2,670,682	186,948	9.18	
445	206194139	19.63		19.63	no	0.35332	0.64668	4,966,808	4,966,808	5,686,852	398,080	9.81	
446	206194199	18.25		18.25	no	0.32844	0.67156	13,467,495	13,467,495	15,352,912	1,074,704	10.75	
447	206194202			19.05	no	0.34298	0.65702	8,231,674	8,231,674	9,404,962	658,347	10.17	
448	206194284			17.79	no	0.32026	0.67974	2,065,555	2,065,555	2,350,230	164,516	10.54	
449	206194558			16.18	no	0.29130	0.70870	8,938,875	8,938,875	10,121,772	708,524	9.95	
450	206196069			10.73	no	0.19308	0.80692	6,906,252	6,906,252	7,708,932	539,625	12.47	
451	206196220			8.54	no	0.15364	0.84636	3,196,043	3,196,043	3,550,065	248,505	12.44	
452	206196551			30.37	no	0.54674	0.45326	3,816,413	3,816,413	4,605,200	322,364	7.45	
453	206200691			40.23	yes	0.72423	0.27577	1,186,800	1,669,788	2,074,146	145,190	6.79	
454	206200749			39.72	yes	0.71489	0.28511	3,322,374	4,521,272	5,616,148	393,130	6.62	
455	206200831			40.12	yes	0.72221	0.27779	1,177,085	1,644,099	2,042,236	142,956	6.40	
456	206201802			30.43	no	0.54782	0.45218	1,916,054	1,916,054	2,314,191	161,993	7.40	
457	206204023			3.61	no	0.06500	0.93500	1,423,826	1,423,826	1,566,906	109,683	13.89	
458	206210891			42.44	yes	0.76387	0.23613	334,878	550,257	684,075	47,885	6.78	
459	206210916	28.52		28.52	no	0.51338	0.48662	2,001,343	2,001,343	2,389,417	167,259	8.87	
460	206210946			42.11	yes	0.75793	0.24207	926,925	1,485,693	1,847,003	129,290	6.89	

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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)	OSHPD Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for SNF Mcal	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.)	
461	206210999	1/1/2007	12/31/2007	11/01/67	PINE RIDGE CARE CENTER	SAN RAFAEL	94903	101	32,123	365	1.00000	32,123	36,865	20,873	20,873	32,123	87.14%	32,851
462	206211048	6/1/2006	5/31/2007	05/27/53	RAFAEL CONVALESCENT HOSPITAL	SAN RAFAEL	94903	168	50,968	365	1.00000	50,968	61,320	20,530	20,530	50,968	83.12%	54,643
463	206212036	2/1/2007	12/31/2007	01/01/66	COUNTRY VILLA SAN RAFAEL HEALTHCARE CENTER	SAN RAFAEL	94903	99	24,180	334	0.91507	26,424	33,066	21,225	23,195	24,180	73.13%	29,465
464	206212623	1/1/2007	12/31/2007	01/05/59	NORTHGATE CONVALESCENT HOSPITA	SAN RAFAEL	94903	52	17,130	365	1.00000	17,130	18,980	12,920	12,920	17,130	90.25%	16,913
465	206230938	1/1/2007	12/31/2007	10/31/67	VALLEY VIEW SKILLED NURSING CENTER	UKIAH	95482	68	21,515	365	1.00000	21,515	24,820	14,196	14,196	21,515	86.68%	22,117
466	206231007	7/1/2006	6/30/2007	05/13/75	SHERWOOD OAKS HEALTH CENTER	FORT BRAGG	95437	79	27,965	365	1.00000	27,965	28,835	23,675	23,675	27,965	96.98%	25,695
467	206231024	1/1/2007	12/31/2007	05/18/70	NORTHBROOK NURSING & REHAB	WILLITS	95490	70	14,431	365	1.00000	14,431	25,550	10,620	10,620	14,431	56.48%	22,768
468	206231091	1/1/2007	12/31/2007	06/05/64	UKIAH CONVALESCENT CENTER	UKIAH	95482	57	18,263	365	1.00000	18,263	20,805	12,055	12,055	18,263	87.78%	18,539
469	206240893	6/1/2006	5/31/2007	05/20/58	GRACE HOME	LIVINGSTON	95334	33	12,015	365	1.00000	12,015	12,045	9,530	9,530	12,015	99.75%	10,733
470	206240909	1/1/2007	12/31/2007	10/11/68	HY-LOND CONVALESCENT HOSPITAL - MERCED	MERCED CA	95348	121	42,452	365	1.00000	42,452	44,165	24,848	24,848	42,452	96.12%	39,356
471	206240943	2/1/2007	12/31/2007	04/11/63	COUNTRY VILLA MERCED NURSING AND REHABILITATION CENTE	MERCED	95340	79	23,861	334	0.91507	26,076	26,386	19,897	21,744	23,861	90.43%	23,513
472	206241353	1/1/2007	12/31/2007	08/27/68	FRANCISCAN CONVALESCENT HOSPITAL	MERCED CA	95348	68	23,991	365	1.00000	23,991	24,820	19,639	19,639	23,991	96.66%	22,117
473	206241879	1/1/2007	12/31/2007	10/19/65	LOS BANOS NURSING & REHAB CENTER	LOS BANOS	93635	59	17,197	365	1.00000	17,197	21,535	13,036	13,036	17,197	79.86%	19,190
474	206242204	2/1/2007	12/31/2007	09/22/66	COUNTRY VILLA LA SIERRA CARE CENTER	MERCED	95340	68	19,971	334	0.91507	21,825	22,712	15,708	17,166	19,971	87.93%	20,239
475	206242280	1/1/2007	12/31/2007	11/11/86	ANBERRY REHABILITATION HOSPITAL	ATWATER	95301	99	32,434	365	1.00000	32,434	36,135	17,524	17,524	32,434	89.76%	32,200
476	206244031	1/1/2007	12/31/2007	06/22/99	NEW BETHANY	LOS BANOS	93635	35	12,296	365	1.00000	12,296	12,775	6,437	6,437	12,296	96.25%	11,384
477	206244046	6/24/2006	6/30/2007	06/24/06	DOS PALOS MEMORIAL SKILLED NURSING FACILITY	DOS PALOS C	93620	29	9,094	372	1.01918	8,923	10,788	7,755	7,609	9,094	84.30%	9,613
478	206270722	1/1/2007	12/31/2007	04/21/69	CARMEL HILLS CARE CENTER	MONTEREY	93940	99	31,243	365	1.00000	31,243	36,135	11,252	11,252	31,243	86.46%	32,200
479	206270756	4/1/2007	12/31/2007	07/03/68	WINDSOR MONTEREY CARE CENTER	MONTEREY	93940	78	19,330	275	0.75342	25,656	21,450	11,303	15,002	19,330	90.12%	19,114
480	206270757	4/1/2007	12/31/2007	06/17/65	THE RIDGE REHABILITATION CENTER	SALINAS	93906	103	26,677	275	0.75342	35,408	28,325	14,379	19,085	26,677	94.18%	25,241
481	206270807	1/1/2007	12/31/2007	01/01/46	KATHERINE HEALTHCARE CENTER	SALINAS	93901	51	15,043	365	1.00000	15,043	18,615	6,723	6,723	15,043	80.81%	16,588
482	206270842	1/1/2007	12/31/2007	02/18/63	PACIFIC GROVE CONVALESCENT HOSPITAL	PACIFIC GROV	93950	51	16,672	365	1.00000	16,672	18,615	4,853	4,853	16,672	89.56%	16,588
483	206270871	1/1/2007	12/31/2007	07/19/62	WINDSOR GARDENS REHABILITATION CENTER OF SALINAS	SALINAS	93901	99	31,456	365	1.00000	31,456	36,135	20,834	20,834	31,456	87.05%	32,200
484	206270897	4/1/2007	12/31/2007	12/28/67	WINDSOR SKYLINE CARE CENTER	SALINAS	93906	80	20,051	275	0.75342	26,613	22,000	15,976	21,205	20,051	91.14%	19,604
485	206270898	1/1/2007	12/31/2007	11/03/66	MONTEREY PINES SKILLED NURSING FACILITY	MONTEREY	93940	99	31,023	365	1.00000	31,023	36,135	23,393	23,393	31,023	85.85%	32,200
486	206271712	2/1/2007	12/31/2007	04/12/78	PACIFIC COAST CARE CENTER	SALINAS	93901	149	46,031	334	0.91507	50,303	49,766	28,407	31,044	46,031	92.49%	44,347
487	206274018	7/1/2006	6/30/2007	01/04/93	EDEN VALLEY CARE CENTER	SOLEDAD	93960	59	17,875	365	1.00000	17,875	21,535	7,631	7,631	17,875	83.00%	19,190
488	206280909	1/1/2007	12/31/2007	08/15/66	CALISTOGA GARDENS NURSING CENTER	CALISTOGA	94515	49	14,621	365	1.00000	14,621	17,885	9,764	9,764	14,621	81.75%	15,937
489	206280984	1/1/2007	12/31/2007	12/30/69	BEVERLY LIVINGCENTER - NAPA	NAPA	94558	120	39,707	365	1.00000	39,707	43,800	28,102	28,102	39,707	90.66%	39,030
490	206281040	7/1/2006	6/30/2007	05/20/64	PINERS NURSING HOME	NAPA	94558	49	14,943	365	1.00000	14,943	17,885	365	365	14,943	83.55%	15,937
491	206282278	1/1/2007	12/31/2007	01/23/84	NAPA NURSING CENTER INC	NAPA	94558	130	45,617	365	1.00000	45,617	47,450	28,698	28,698	45,617	96.14%	42,283
492	206284010	4/1/2006	3/31/2007	06/01/95	THE MEADOWS OF NAPA VALLEY	NAPA	94559	69	23,636	365	1.00000	23,636	25,185	4,863	4,863	23,636	93.85%	22,443
493	206290892	1/1/2007	12/31/2007	06/20/73	GOLDEN EMPIRE CONVALESENT HOSPITAL	GRASS VALLE	95945	148	46,832	365	1.00000	46,832	54,020	24,974	24,974	46,832	86.69%	48,138
494	206291040	1/1/2007	12/31/2007	10/21/66	SPRING HILL MANOR	GRASS VALLE	95945	86	29,558	365	1.00000	29,558	31,390	13,708	13,708	29,558	94.16%	27,972
495	206292214	1/1/2007	12/31/2007	11/05/62	GRASS VALLEY CARE CENTER	GRASS VALLE	95945	59	15,753	365	1.00000	15,753	21,535	11,732	11,732	15,753	73.15%	19,190
496	206294002	1/1/2007	12/31/2007	08/12/87	MEADOW VIEW MANOR	GRASS VALLE	95945	99	31,600	365	1.00000	31,600	36,135	21,826	21,826	31,600	87.45%	32,200
497	206300210	1/1/2007	12/31/2007	05/01/85	REGENTS POINT-WINDCREST	IRVINE	92715	59	16,818	365	1.00000	16,818	21,535	5,563	5,563	16,818	78.10%	19,190
498	206300212	1/1/2007	12/31/2007	08/09/85	EXTENDED CARE HOSPITAL OF WESTMINSTER	WESTMINSTEI	92683	99	32,470	365	1.00000	32,470	36,135	13,667	13,667	32,470	89.86%	32,200
499	206301089	1/1/2007	12/31/2007	02/06/70	ALAMITOS WEST HEALTH CARE CENTER	LOS ALAMITC	90720	194	58,037	365	1.00000	58,037	70,810	29,122	29,122	58,037	81.96%	63,099
500	206301094	1/1/2007	12/31/2007	10/04/68	ANAHEIM HEALTHCARE CENTER	ANAHEIM	92804	250	75,185	365	1.00000	75,185	91,250	53,849	53,849	75,185	82.39%	81,313

**Fair Rental Value System (FRVS) Model - 2009/10 Rate Year**

Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) RS Means Median Cost Per Sq Ft <sup>(1)</sup> Updated at 2% annually, or .16667/mo. (Z4)

13  
400  
1/1/2009 \$ 142.00  
0.166667 2.16667 \$ 145.08

Land % (AA3) Equip/bed (AB3) Fully Depreciated Minimum Value (AD3)

10% 4,000 38.800%

Count	OSHPD ID	Annualized	Greater of	1st Three	RS Means	Estimated	Estimated	Estimated	Estimated	Estimated	Calculated Age	Age Based	Age in 2005/06	Received Five	Calculated	
		Facility Total	Annualized Days or										Zip Code			Location
		Days at	Occ. Adjusted	Digits	Factor <sup>(1)</sup>	Building Value	Land Value	Value	Equip Value	Value	Mid-point	Prior	on	Reduction in	Age	
		Avg Occupancy	Annualized Days							(fully depreciated)	FRVS	Model	2/1/2006	2005/06 Model?		
	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 = (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"	
461	206210999	32,851	32,851	949	1.153	6,757,845	675,785	404,000	7,161,845	2,778,796	42.28		38.28	Yes	37.28	
462	206211048	54,643	54,643	949	1.153	11,240,772	1,124,077	672,000	11,912,772	4,622,156	56.72	50.57	52.72	Yes	51.57	
463	206212036	32,200	32,200	949	1.153	6,624,027	662,403	396,000	7,020,027	2,723,770	44.12	38.00	40.11	Yes	39.00	
464	206212623	16,913	17,130	949	1.153	3,479,287	347,929	208,000	3,687,287	1,430,667	51.11	44.98	47.11	Yes	45.98	
465	206230938	22,117	22,117	954	1.129	4,455,130	445,513	272,000	4,727,130	1,834,127	42.28	35.41	38.28	Yes	36.41	
466	206231007	25,695	27,965	954	1.129	5,175,813	517,581	316,000	5,491,813	2,130,824	34.75	28.66	30.75	Yes	29.66	
467	206231024	22,768	22,768	954	1.129	4,586,164	458,616	280,000	4,866,164	1,888,071	39.74	33.63	35.73	Yes	34.63	
468	206231091	18,539	18,539	954	1.129	3,734,447	373,445	228,000	3,962,447	1,537,430	45.69	39.57	41.69	Yes	40.57	
469	206240893	10,733	12,015	953	1.069	2,047,148	204,715	132,000	2,179,148	845,509	51.74	45.60	47.74	Yes	46.60	
470	206240909	39,356	42,452	953	1.069	7,506,209	750,621	484,000	7,990,209	3,100,201	41.34	35.23	37.33	Yes	36.23	
471	206240943	25,695	26,076	953	1.069	4,900,748	490,075	316,000	5,216,748	2,024,098	46.84	39.97	42.84	Yes	40.97	
472	206241353	22,117	23,991	953	1.069	4,218,365	421,837	272,000	4,490,365	1,742,262	41.46	35.35	37.46	Yes	36.35	
473	206241879	19,190	19,190	936	1.072	3,670,324	367,032	236,000	3,906,324	1,515,654	44.32	38.20	40.32	Yes	39.20	
474	206242204	22,117	22,117	953	1.069	4,218,365	421,837	272,000	4,490,365	1,742,262	43.39	37.28	39.39	Yes	38.28	
475	206242280	32,200	32,434	953	1.069	6,141,443	614,144	396,000	6,537,443	2,536,528	23.24	21.94	19.24	No	22.94	
476	206244031	11,384	12,296	936	1.072	2,177,311	217,731	140,000	2,317,311	899,117	10.62	9.60	6.62	No	10.60	
477	206244046	9,432	9,432	936	1.072	1,804,057	180,406	116,000	1,920,057	744,982	3.61			No	3.61	
478	206270722	32,200	32,200	939	1.088	6,250,599	625,060	396,000	6,646,599	2,578,880	40.81	34.70	36.81	Yes	35.70	
479	206270756	25,370	25,656	939	1.088	4,924,714	492,471	312,000	5,236,714	2,031,845	41.61	35.50	37.61	Yes	36.50	
480	206270757	33,501	35,408	939	1.088	6,503,149	650,315	412,000	6,915,149	2,683,078	44.66	38.54	40.65	Yes	39.54	
481	206270807	16,588	16,588	939	1.088	3,220,006	322,001	204,000	3,424,006	1,328,514	64.13	57.49	60.13	Yes	58.49	
482	206270842	16,588	16,672	939	1.088	3,220,006	322,001	204,000	3,424,006	1,328,514	46.99	40.86	42.98	Yes	41.86	
483	206270871	32,200	32,200	939	1.088	6,250,599	625,060	396,000	6,646,599	2,578,880	47.57	41.57	43.57	Yes	42.57	
484	206270897	26,020	26,613	939	1.088	5,050,989	505,099	320,000	5,370,989	2,083,944	42.13	35.69	38.12	Yes	36.69	
485	206270898	32,200	32,200	939	1.088	6,250,599	625,060	396,000	6,646,599	2,578,880	44.11	35.91		No	36.91	
486	206271712	48,463	50,303	939	1.088	9,407,467	940,747	596,000	10,003,467	3,881,345	31.83	30.75	27.83	No	31.75	
487	206274018	19,190	19,190	939	1.088	3,725,105	372,510	236,000	3,961,105	1,536,909	17.09	15.88	13.08	No	16.88	
488	206280909	15,937	15,937	945	1.114	3,167,662	316,766	196,000	3,363,662	1,305,101	43.50	37.50	39.49	Yes	38.50	
489	206280984	39,030	39,707	945	1.114	7,757,540	775,754	480,000	8,237,540	3,196,165	40.12	32.34	36.12	Yes	33.34	
490	206281040	15,937	15,937	945	1.114	3,167,662	316,766	196,000	3,363,662	1,305,101	45.73	39.61	41.73	Yes	40.61	
491	206282278	42,283	45,617	945	1.114	8,404,001	840,400	520,000	8,924,001	3,462,512	26.04	24.98	22.04	No	25.98	
492	206284010	22,443	23,636	945	1.114	4,460,585	446,059	276,000	4,736,585	1,837,795	14.68	13.65	10.68	No	14.65	
493	206290892	48,138	48,138	959	1.070	9,189,736	918,974	592,000	9,781,736	3,795,314	36.64	28.69	32.64	Yes	29.69	
494	206291040	27,972	29,558	959	1.070	5,339,982	533,998	344,000	5,683,982	2,205,385	43.31	25.34	39.31	Yes	26.34	
495	206292214	19,190	19,190	959	1.070	3,663,476	366,348	236,000	3,899,476	1,512,997	47.27	40.07	43.27	Yes	41.07	
496	206294002	32,200	32,200	959	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	22.49	21.26	18.49	No	22.26	
497	206300210	19,190	19,190	927	1.025	3,509,405	350,940	236,000	3,745,405	1,453,217	24.77	23.71	20.77	No	24.71	
498	206300212	32,200	32,470	926	1.025	5,888,662	588,866	396,000	6,284,662	2,438,449	24.50	23.44	20.50	No	24.44	
499	206301089	63,099	63,099	907	1.029	11,584,430	1,158,443	776,000	12,360,430	4,795,847	40.01	33.91	36.01	Yes	34.91	
500	206301094	81,313	81,313	928	1.070	15,523,203	1,552,320	1,000,000	16,523,203	6,411,003	41.36	35.25	37.35	Yes	36.25	

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions	AG								T-bond rate for CY	Floor		
		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		
461	206210999			37.28	yes	0.67108	0.32892	2,355,678	2,778,796	3,454,580	241,821	7.36		
462	206211048			51.57	yes	0.92833	0.07167	853,814	4,622,156	5,746,233	402,236	7.36		
463	206212036			39.00	yes	0.70200	0.29800	2,091,968	2,723,770	3,386,173	237,032	7.36		
464	206212623			45.98	yes	0.82756	0.17244	635,845	1,430,667	1,778,596	124,502	7.27		
465	206230938		33.49	33.49	no	0.60279	0.39721	1,877,648	1,877,648	2,323,161	162,621	7.35		
466	206231007			29.66	no	0.53385	0.46615	2,559,995	2,559,995	3,077,577	215,430	7.70		
467	206231024		34.08	34.08	yes	0.61348	0.38652	1,880,848	1,888,071	2,346,688	164,268	7.21		
468	206231091		39.99	39.99	yes	0.71974	0.28026	1,110,499	1,537,430	1,910,874	133,761	7.21		
469	206240893		44.75	44.75	yes	0.80547	0.19453	423,906	845,509	1,050,224	73,516	6.12		
470	206240909		35.88	35.88	yes	0.64582	0.35418	2,829,971	3,100,201	3,850,822	269,558	6.35		
471	206240943			40.97	yes	0.73748	0.26252	1,369,517	2,024,098	2,514,173	175,992	6.75		
472	206241353		34.44	34.44	yes	0.62000	0.38000	1,706,352	1,742,262	2,164,098	151,487	6.31		
473	206241879			39.20	yes	0.70564	0.29436	1,149,868	1,515,654	1,882,686	131,788	6.87		
474	206242204			38.28	yes	0.68902	0.31098	1,396,430	1,742,262	2,164,098	151,487	6.85		
475	206242280		22.74	22.74	no	0.40928	0.59072	3,861,772	3,861,772	4,475,917	313,314	9.66		
476	206244031			10.60	no	0.19077	0.80923	1,875,236	1,875,236	2,092,967	146,508	11.92		
477	206244046			3.61	no	0.06500	0.93500	1,795,259	1,795,259	1,975,665	138,297	14.66		
478	206270722			35.70	yes	0.64269	0.35731	2,374,906	2,578,880	3,203,940	224,276	6.97		
479	206270756			36.50	yes	0.65705	0.34295	1,795,936	2,031,845	2,524,317	176,702	6.89		
480	206270757			39.54	yes	0.71174	0.28826	1,993,377	2,683,078	3,333,393	233,337	6.59		
481	206270807		57.30	57.30	yes	1.03135	(0.03135)	(107,330)	1,328,514	1,650,515	115,536	6.97		
482	206270842			41.86	yes	0.75354	0.24646	843,877	1,328,514	1,650,515	115,536	6.93		
483	206270871			42.57	yes	0.76631	0.23369	1,553,265	2,578,880	3,203,940	224,276	6.97		
484	206270897			36.69	yes	0.66046	0.33954	1,823,645	2,083,944	2,589,043	181,233	6.81		
485	206270898		31.24	31.24	no	0.56224	0.43776	2,909,590	2,909,590	3,534,650	247,425	7.68		
486	206271712		31.13	31.13	no	0.56031	0.43969	4,398,403	4,398,403	5,339,150	373,740	7.43		
487	206274018			16.88	no	0.30382	0.69618	2,757,651	2,757,651	3,130,161	219,111	11.42		
488	206280909			38.50	yes	0.69293	0.30707	1,032,893	1,305,101	1,621,867	113,531	7.12		
489	206280984		32.70	32.70	no	0.58857	0.41143	3,389,162	3,389,162	4,164,916	291,544	7.34		
490	206281040			40.61	yes	0.73107	0.26893	904,605	1,305,101	1,621,867	113,531	7.12		
491	206282278		25.61	25.61	no	0.46097	0.53903	4,810,301	4,810,301	5,650,701	395,549	8.67		
492	206284010			14.65	no	0.26366	0.73634	3,487,757	3,487,757	3,933,816	275,367	11.65		
493	206290892			29.69	no	0.53435	0.46565	4,554,878	4,554,878	5,473,852	383,170	7.96		
494	206291040			26.34	no	0.47409	0.52591	2,989,273	2,989,273	3,523,271	246,629	8.34		
495	206292214		37.85	37.85	yes	0.68131	0.31869	1,242,722	1,512,997	1,879,344	131,554	6.86		
496	206294002		22.10	22.10	no	0.39772	0.60228	3,940,803	3,940,803	4,555,522	318,887	9.90		
497	206300210			24.71	no	0.44479	0.55521	2,079,498	2,079,498	2,430,438	170,131	8.87		
498	206300212			24.44	no	0.43987	0.56013	3,520,235	3,520,235	4,109,101	287,637	8.86		
499	206301089			34.91	yes	0.62838	0.37162	4,593,419	4,795,847	5,954,290	416,800	6.61		
500	206301094			36.25	yes	0.65248	0.34752	5,742,219	6,411,003	7,963,323	557,433	6.86		

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

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

89.11%

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)	FRVS Variables:		
																			J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L = I/K
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.)				
501	206301107	1/1/2007	12/31/2007	12/08/72	EVERGREEN FULLERTON HEALTHCARE	FULLERTON	92635	300	42,723	365	1.00000	42,723	109,500	23,938	23,938	42,723	39.02%	97,576			
502	206301113	1/1/2007	12/31/2007	01/03/69	COUNTRY VILLA SEAL BEACH HC	SEAL BEACH	90740	198	67,640	365	1.00000	67,640	72,270	28,379	28,379	67,640	93.59%	64,400			
503	206301115	1/1/2007	12/31/2007	09/25/69	COUNTRY VILLA LAGUNA HILLS HC	LAGUNA HILI	92653	208	59,602	365	1.00000	59,602	75,920	34,270	34,270	59,602	78.51%	67,653			
504	206301118	3/1/2007	12/31/2007	12/11/66	CAPISTRANO BEACH CARE CENTER	CAPISTRANO	92664	93	25,605	306	0.83836	30,542	28,458	16,674	19,889	25,605	89.97%	25,359			
505	206301119	1/1/2007	12/31/2007	06/28/66	VICTORIA HEALTHCARE CENTER	COSTA MESA	92627	79	26,267	365	1.00000	26,267	28,835	16,027	16,027	26,267	91.09%	25,695			
506	206301120	1/1/2007	12/31/2007	06/30/65	ANAHEIM CREST NURSING CARE	ANAHEIM	92804	83	28,499	365	1.00000	28,499	30,295	22,036	22,036	28,499	94.07%	26,996			
507	206301130	1/1/2007	12/31/2007	10/14/60	BUENA VISTA CARE CENTER	ANAHEIM	92802	99	33,549	365	1.00000	33,549	36,135	26,208	26,208	33,549	92.84%	32,200			
508	206301134	1/1/2007	12/31/2007	08/02/72	CAREHOUSE	SANTA ANA	92705	174	57,558	365	1.00000	57,558	63,510	30,872	30,872	57,558	90.63%	56,594			
509	206301138	1/1/2007	12/31/2007	04/03/67	HARBOR VILLA CARE CENTER	ANAHEIM	92805	99	34,015	365	1.00000	34,015	36,135	25,610	25,610	34,015	94.13%	32,200			
510	206301170	1/1/2007	12/31/2007	05/11/70	ST EDNA SUBACUTE & REHAB CENTER	SANTA ANA	92706	144	46,602	365	1.00000	46,602	52,560	28,276	28,276	46,602	88.66%	46,837			
511	206301174	1/1/2007	12/31/2007	02/02/68	FOUNTAIN CARE	ORANGE	92868	169	49,122	365	1.00000	49,122	61,685	28,497	28,497	49,122	79.63%	54,968			
512	206301176	1/1/2007	12/31/2007	03/18/70	WINDSOR GARDENS CONVALESCENT CENTER OF ANAHEIM	ANAHEIM	92804	154	50,458	365	1.00000	50,458	56,210	41,772	41,772	50,458	89.77%	50,089			
513	206301181	1/1/2007	12/31/2007	11/20/69	GARDEN GROVE CONVALESCENT HOSPITAL & GUEST HOME	GARDEN GRC	92841	99	32,784	365	1.00000	32,784	36,135	25,608	25,608	32,784	90.73%	32,200			
514	206301184	1/1/2007	12/31/2007	03/29/65	BEACHSIDE NURSING CENTER	HUNTINGTON	92648	59	19,673	365	1.00000	19,673	21,535	8,947	8,947	19,673	91.35%	19,190			
515	206301185	1/1/2007	12/31/2007	12/13/62	ST ELIZABETH HEALTHCARE AND REHABILITATION CENTER	FULLERTON	92835	59	19,981	365	1.00000	19,981	21,535	9,290	9,290	19,981	92.78%	19,190			
516	206301187	1/1/2007	12/31/2007	10/21/61	NEWPORT NURSING AND REHABILITATION CENTER	NEWPORT BE.	92660	59	17,886	365	1.00000	17,886	21,535	2,444	2,444	17,886	83.06%	19,190			
517	206301189	1/1/2007	12/31/2007	11/11/68	GORDON LANE CONVALESCENT HOSPITAL	FULLERTON	92835	99	31,927	365	1.00000	31,927	36,135	18,066	18,066	31,927	88.35%	32,200			
518	206301190	1/1/2007	12/31/2007	08/08/68	COVENTRY COURT HEALTH CENTER	ANAHEIM	92802	97	31,864	365	1.00000	31,864	35,405	14,544	14,544	31,864	90.00%	31,550			
519	206301192	1/1/2007	12/31/2007	07/01/66	LEISURE COURT NURSING CENTER	ANAHEIM	92801	115	38,781	365	1.00000	38,781	41,975	31,901	31,901	38,781	92.39%	37,404			
520	206301201	1/1/2007	12/31/2007	12/05/60	LA PALMA NURSING CENTER	ANAHEIM	92801	72	23,335	365	1.00000	23,335	26,280	16,683	16,683	23,335	88.79%	23,418			
521	206301202	1/1/2007	12/31/2007	12/05/58	SUNBRIDGE CARE AND REHABILITATION FOR TUSTIN	SANTA ANA	92705	99	33,681	365	1.00000	33,681	36,135	23,120	23,120	33,681	93.21%	32,200			
522	206301204	7/1/2006	6/30/2007	01/12/65	KINDRED HEALTHCARE CENTER OF ORANGE	ORANGE	92668	112	37,466	365	1.00000	37,466	40,880	26,287	26,287	37,466	91.65%	36,428			
523	206301208	1/1/2007	12/31/2007	07/01/70	SEACLIFF HEALTHCARE CENTER	HUNTINGTON	92648	182	62,423	365	1.00000	62,423	66,430	21,463	21,463	62,423	93.97%	59,196			
524	206301212	1/1/2007	12/31/2007	02/22/71	HELPING HANDS OF WESTMINSTER	WESTMINSTE	92683	99	30,716	365	1.00000	30,716	36,135	25,836	25,836	30,716	85.00%	32,200			
525	206301233	1/1/2007	12/31/2007	01/01/65	LA HABRA CONVALESCENT HOSPITAL	LA HABRA	90631	86	30,071	365	1.00000	30,071	31,390	19,197	19,197	30,071	95.80%	27,972			
526	206301243	1/1/2007	12/31/2007	05/05/69	ANAHEIM TERRACE	ANAHEIM	92804	98	31,900	365	1.00000	31,900	35,770	15,722	15,722	31,900	89.18%	31,875			
527	206301259	6/1/2006	5/31/2007	12/08/64	MESA VERDE CONVALESCENT HOSPITAL	COSTA MESA	92627	90	23,005	365	1.00000	23,005	29,200	47	47	23,005	78.78%	26,020			
528	206301281	5/1/2006	4/30/2007	11/11/61	SUN MAR NURSING CENTER - ANAHEIM	ANAHEIM CA	92804	69	24,599	365	1.00000	24,599	25,185	21,292	21,292	24,599	97.67%	22,443			
529	206301287	1/1/2007	12/31/2007	01/25/65	ALTA GARDENS HEALTHCARE	GARDEN GRC	92643	129	41,297	365	1.00000	41,297	47,085	29,858	29,858	41,297	87.71%	41,958			
530	206301289	1/1/2007	12/31/2007	08/22/66	FLAGSHIP HEALTHCARE CENTER	NEWPORT BE.	92663	167	47,302	365	1.00000	47,302	60,955	20,944	20,944	47,302	77.60%	54,317			
531	206301290	1/1/2007	12/31/2007	05/27/68	PARK SUPERIOR HEALTHCARE LLC	NEWPORT BE.	92663	96	30,976	365	1.00000	30,976	35,040	22,660	22,660	30,976	88.40%	31,224			
532	206301294	1/1/2007	12/31/2007	07/26/57	PARKVIEW HEALTHCARE CENTER	ANAHEIM	92805	41	12,655	365	1.00000	12,655	14,965	1,387	1,387	12,655	84.56%	13,335			
533	206301316	1/1/2007	12/31/2007	11/15/65	ROYALE HEALTH CARE CENTER	SANTA ANA	92707	255	86,750	365	1.00000	86,750	93,075	32,777	32,777	86,750	93.20%	82,940			
534	206301327	1/1/2007	12/31/2007	11/10/62	COUNTRY VILLA PLAZA NURSING CENTER	SANTA ANA	92707	145	41,166	365	1.00000	41,166	52,925	33,793	33,793	41,166	77.78%	47,162			
535	206301344	1/1/2007	12/31/2007	08/01/66	STANLEY HEALTHCARE CENTER	WESTMINSTE	92683	30	9,153	365	1.00000	9,153	10,950	263	263	9,153	83.59%	9,758			
536	206301347	1/1/2007	12/31/2007	12/04/63	TERRACE VIEW CARE CENTER	FULLERTON	92835	59	20,266	365	1.00000	20,266	21,535	8,930	8,930	20,266	94.11%	19,190			
537	206301348	1/1/2007	12/31/2007	01/15/70	GREENFIELD CARE CENTER OF FULLERTON	FULLERTON	92635	99	26,637	365	1.00000	26,637	36,135	17,448	17,448	26,637	73.72%	32,200			
538	206301363	1/1/2007	12/31/2007	03/23/72	ORANGEGROVE REHABILITATION HOSPITAL	GARDEN GRC	92843	97	31,406	365	1.00000	31,406	35,405	21,363	21,363	31,406	88.70%	31,550			
539	206301377	4/1/2006	3/31/2007	03/08/91	WALNUT MANOR CARE CENTER	ANAHEIM	92802	99	30,834	365	1.00000	30,834	36,135	17,997	17,997	30,834	85.33%	32,200			
540	206301381	1/1/2007	12/31/2007	04/15/66	WINDSOR GARDENS CARE CENTER OF FULLERTON	FULLERTON	92832	99	30,479	365	1.00000	30,479	36,135	22,832	22,832	30,479	84.35%	32,200			

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) RS Means Median Cost Per Sq Ft <sup>(1)</sup> Updated at 2% annually, or .16667/mo. (Z4)

13  
400  
1/1/2009  
0.166667 2.16667 \$ 142.00  
\$ 145.08

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 <sup>(1)</sup>	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 = (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"	
501	206301107	97,576	97,576	926	1.025	17,844,430	1,784,443	1,200,000	19,044,430	7,389,239	37.18	31.08	33.17	Yes	32.08
502	206301113	64,400	67,640	907	1.029	11,823,284	1,182,328	792,000	12,615,284	4,894,730	41.11	35.00	37.10	Yes	36.00
503	206301115	67,653	67,653	926	1.025	12,372,138	1,237,214	832,000	13,204,138	5,123,206	40.38	34.28	36.38	Yes	35.28
504	206301118	30,249	30,542	926	1.025	5,531,773	553,177	372,000	5,903,773	2,290,664	43.17	37.06	39.17	Yes	38.06
505	206301119	25,695	26,267	926	1.025	4,699,033	469,903	316,000	5,015,033	1,945,833	43.63	37.19	39.62	Yes	38.19
506	206301120	26,996	28,499	928	1.070	5,153,704	515,370	332,000	5,485,704	2,128,453	44.62	38.51	40.62	Yes	39.51
507	206301130	32,200	33,549	928	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	49.33	43.20	45.33	Yes	44.20
508	206301134	56,594	57,558	927	1.025	10,349,769	1,034,977	696,000	11,045,769	4,285,759	37.53	29.85	33.52	Yes	30.85
509	206301138	32,200	34,015	928	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	42.86	36.75	38.86	Yes	37.75
510	206301170	46,837	46,837	927	1.025	8,565,326	856,533	576,000	9,141,326	3,546,835	39.76	33.65	35.75	Yes	34.65
511	206301174	54,968	54,968	928	1.070	10,493,685	1,049,369	676,000	11,169,685	4,333,838	42.03	35.11	38.02	Yes	36.11
512	206301176	50,089	50,458	928	1.070	9,562,293	956,229	616,000	10,178,293	3,949,178	39.90	33.80	35.90	Yes	34.80
513	206301181	32,200	32,784	928	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	40.23	34.12	36.22	Yes	35.12
514	206301184	19,190	19,673	926	1.025	3,509,405	350,940	236,000	3,745,405	1,453,217	44.88	39.06	41.17	Yes	40.06
515	206301185	19,190	19,981	928	1.070	3,663,476	366,348	236,000	3,899,476	1,512,997	47.17	37.93	43.17	Yes	38.93
516	206301187	19,190	19,190	926	1.025	3,509,405	350,940	236,000	3,745,405	1,453,217	48.32	42.19	44.31	Yes	43.19
517	206301189	32,200	32,200	928	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	41.25	35.14	37.25	Yes	36.14
518	206301190	31,550	31,864	928	1.070	6,023,003	602,300	388,000	6,411,003	2,487,469	41.51	35.40	37.51	Yes	36.40
519	206301192	37,404	38,781	928	1.070	7,140,674	714,067	460,000	7,600,674	2,949,061	43.62	37.51	39.62	Yes	38.51
520	206301201	23,418	23,418	928	1.070	4,470,683	447,068	288,000	4,758,683	1,846,369	49.19	43.19	45.19	Yes	44.19
521	206301202	32,200	33,681	927	1.025	5,888,662	588,866	396,000	6,284,662	2,438,449	51.19	45.06	47.19	Yes	46.06
522	206301204	36,428	37,466	926	1.025	6,661,921	666,192	448,000	7,109,921	2,758,649	45.08	38.63	41.08	Yes	39.63
523	206301208	59,196	62,423	926	1.025	10,825,621	1,082,562	728,000	11,553,621	4,482,805	39.62	32.42	35.61	Yes	33.42
524	206301212	32,200	32,200	926	1.025	5,888,662	588,866	396,000	6,284,662	2,438,449	38.97	32.87	34.97	Yes	33.87
525	206301233	27,972	30,071	906	1.029	5,135,366	513,537	344,000	5,479,366	2,125,994	45.12	38.11	41.11	Yes	39.11
526	206301243	31,875	31,900	928	1.070	6,085,096	608,510	392,000	6,477,096	2,513,113	40.77	30.76	36.77	Yes	31.76
527	206301259	26,020	26,020	926	1.025	4,758,515	475,851	320,000	5,078,515	1,970,464	45.18	41.18	43.18	Yes	40.18
528	206301281	22,443	24,599	928	1.070	4,284,404	428,440	276,000	4,560,404	1,769,437	48.26	42.13	44.25	Yes	43.13
529	206301287	41,958	41,958	926	1.025	7,673,105	767,310	516,000	8,189,105	3,177,373	45.05	35.85	41.05	Yes	36.85
530	206301289	54,317	54,317	926	1.025	9,933,399	993,340	668,000	10,601,399	4,113,343	43.48	37.48	39.47	Yes	38.48
531	206301290	31,224	31,224	926	1.025	5,710,218	571,022	384,000	6,094,218	2,364,556	41.71	35.60	37.71	Yes	36.60
532	206301294	13,335	13,335	928	1.070	2,545,805	254,581	164,000	2,709,805	1,051,404	52.56	46.42	48.55	Yes	47.42
533	206301316	82,940	86,750	927	1.025	15,167,766	1,516,777	1,020,000	16,187,766	6,280,853	44.24	38.13	40.24	Yes	39.13
534	206301327	47,162	47,162	927	1.025	8,624,808	862,481	580,000	9,204,808	3,571,465	47.26	41.14	43.26	Yes	42.14
535	206301344	9,758	9,758	926	1.025	1,784,443	178,444	120,000	1,904,443	738,924	43.53	37.42	39.53	Yes	38.42
536	206301347	19,190	20,266	928	1.070	3,663,476	366,348	236,000	3,899,476	1,512,997	46.19	40.07	42.19	Yes	41.07
537	206301348	32,200	32,200	926	1.025	5,888,662	588,866	396,000	6,284,662	2,438,449	40.07	33.97	36.07	Yes	34.97
538	206301363	31,550	31,550	928	1.070	6,023,003	602,300	388,000	6,411,003	2,487,469	37.89	31.79	33.88	Yes	32.79
539	206301377	32,200	32,200	928	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	18.92	17.87	14.92	No	18.87
540	206301381	32,200	32,200	928	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	43.83	37.83	39.83	Yes	38.83

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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
		Effective Age After Improvements and Bed Additions										
		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
501	206301107			32.08	no	0.57743	0.42257	8,047,677	8,047,677	9,832,120	688,248	7.05
502	206301113			36.00	yes	0.64800	0.35200	4,440,580	4,894,730	6,077,059	425,394	6.29
503	206301115			35.28	yes	0.63497	0.36503	4,819,943	5,123,206	6,360,419	445,229	6.58
504	206301118		37.08	37.08	yes	0.66743	0.33257	1,963,414	2,290,664	2,843,841	199,069	6.52
505	206301119			38.19	yes	0.68741	0.31259	1,567,670	1,945,833	2,415,736	169,102	6.44
506	206301120		38.34	38.34	yes	0.69010	0.30990	1,700,000	2,128,453	2,643,823	185,068	6.49
507	206301130			44.20	yes	0.79569	0.20431	1,336,849	2,538,757	3,153,476	220,743	6.58
508	206301134			30.85	no	0.55537	0.44463	4,911,241	4,911,241	5,946,218	416,235	7.23
509	206301138			37.75	yes	0.67952	0.32048	2,096,931	2,538,757	3,153,476	220,743	6.49
510	206301170			34.65	yes	0.62375	0.37625	3,439,387	3,546,835	4,403,367	308,236	6.58
511	206301174		33.60	33.60	no	0.60475	0.39525	4,414,831	4,414,831	5,464,200	382,494	6.96
512	206301176			34.80	yes	0.62641	0.37359	3,802,510	3,949,178	4,905,407	343,378	6.81
513	206301181			35.12	yes	0.63221	0.36779	2,406,499	2,538,757	3,153,476	220,743	6.73
514	206301184			40.06	yes	0.72103	0.27897	1,044,845	1,453,217	1,804,157	126,291	6.42
515	206301185		37.76	37.76	yes	0.67965	0.32035	1,249,209	1,512,997	1,879,344	131,554	6.58
516	206301187		42.73	42.73	yes	0.76908	0.23092	864,901	1,453,217	1,804,157	126,291	6.58
517	206301189			36.14	yes	0.65061	0.34939	2,286,147	2,538,757	3,153,476	220,743	6.86
518	206301190			36.40	yes	0.65528	0.34472	2,210,009	2,487,469	3,089,769	216,284	6.79
519	206301192			38.51	yes	0.69310	0.30690	2,332,659	2,949,061	3,663,129	256,419	6.61
520	206301201			44.19	yes	0.79540	0.20460	973,613	1,846,369	2,293,437	160,541	6.86
521	206301202			46.06	yes	0.82908	0.17092	1,074,162	2,438,449	3,027,315	211,912	6.29
522	206301204		39.06	39.06	yes	0.70302	0.29698	2,111,472	2,758,649	3,424,841	239,739	6.40
523	206301208		33.21	33.21	no	0.59774	0.40226	4,647,606	4,647,606	5,730,168	401,112	6.43
524	206301212			33.87	no	0.60964	0.39036	2,453,285	2,453,285	3,042,151	212,951	6.61
525	206301233			39.11	yes	0.70392	0.29608	1,622,307	2,125,994	2,639,531	184,767	6.14
526	206301243			31.76	no	0.57164	0.42836	2,774,555	2,774,555	3,383,065	236,815	7.42
527	206301259			40.18	yes	0.72325	0.27675	1,405,455	1,970,464	2,446,315	171,242	6.58
528	206301281			43.13	yes	0.77636	0.22364	1,019,886	1,769,437	2,197,877	153,851	6.25
529	206301287			36.85	yes	0.66330	0.33670	2,757,231	3,177,373	3,944,683	276,128	6.58
530	206301289			38.48	yes	0.69258	0.30742	3,259,073	4,113,343	5,106,683	357,468	6.58
531	206301290			36.60	yes	0.65887	0.34113	2,078,927	2,364,556	2,935,578	205,490	6.58
532	206301294			47.42	yes	0.85352	0.14648	396,920	1,051,404	1,305,985	91,419	6.86
533	206301316			39.13	yes	0.70431	0.29569	4,786,536	6,280,853	7,797,630	545,834	6.29
534	206301327			42.14	yes	0.75846	0.24154	2,223,338	3,571,465	4,433,946	310,376	6.58
535	206301344			38.42	yes	0.69157	0.30843	587,380	738,924	917,368	64,216	6.58
536	206301347			41.07	yes	0.73933	0.26067	1,016,485	1,512,997	1,879,344	131,554	6.49
537	206301348			34.97	yes	0.62946	0.37054	2,328,725	2,438,449	3,027,315	211,912	6.58
538	206301363			32.79	no	0.59021	0.40979	2,627,145	2,627,145	3,229,445	226,061	7.17
539	206301377			18.87	no	0.33969	0.66031	4,320,542	4,320,542	4,935,261	345,468	10.73
540	206301381			38.83	yes	0.69894	0.30106	1,969,876	2,538,757	3,153,476	220,743	6.86

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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)	FRVS Variables	
																			J = (C-B) + 1	K = J/M2 (M2=Days in CY)
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R			
541	206301754	7/1/2006	6/30/2007	11/01/75	TOWN AND COUNTRY MANOR	SANTA ANA	92706	95	30,850	365	1.00000	30,850	34,675	9,775	9,775	30,850	88.97%	30,899		
542	206304002	1/1/2007	12/31/2007	03/18/87	PALM TERRACE HEALTHCARE CENTER	LAGUNA WOODS	92637	99	32,723	365	1.00000	32,723	36,135	14,323	14,323	32,723	90.56%	32,200		
543	206304007	10/1/2006	9/30/2007	06/26/87	LAKE FOREST NURSING CENTER	LAKE FOREST	92630	175	58,607	365	1.00000	58,607	63,875	28,591	28,591	58,607	91.75%	56,919		
544	206304010	6/1/2006	5/31/2007	12/14/88	MANOR CARE OF FOUNTAIN VALLEY	FOUNTAIN VALLEY	92708	151	50,892	365	1.00000	50,892	55,115	16,693	16,693	50,892	92.34%	49,113		
545	206304033	1/1/2007	12/31/2007	08/25/89	WEST ANAHEIM EXTENDED CARE	ANAHEIM	92804	138	47,681	365	1.00000	47,681	50,370	17,876	17,876	32,005	94.66%	44,885		
546	206304055	1/1/2007	12/31/2007	05/03/90	PARK REGENCY CARE CENTER	LA HABRA	90631	99	30,680	365	1.00000	30,680	36,135	15,852	15,852	30,680	84.90%	32,200		
547	206310790	2/1/2007	12/31/2007	10/28/65	COUNTRY VILLA AUBURN HEALTHCARE CENTER	AUBURN	95603	84	25,887	334	0.91507	28,290	28,056	22,376	24,453	25,887	92.27%	25,001		
548	206310895	7/1/2006	6/30/2007	12/22/69	SUNRISE HEALTHCARE CENTER	ROSEVILLE	95611	98	31,845	365	1.00000	31,845	35,770	25,501	25,501	31,845	89.03%	31,875		
549	206310904	1/1/2007	12/31/2007	08/22/73	COLONIAL HEALTHCARE	AUBURN	95603	230	55,536	365	1.00000	55,536	83,950	49,521	49,521	55,536	66.15%	74,808		
550	206311001	1/1/2007	12/31/2007	02/19/68	ROSEVILLE CARE CENTER	ROSEVILLE	95661	204	60,010	365	1.00000	60,010	74,460	44,971	44,971	60,010	80.59%	66,352		
551	206312216	1/1/2007	12/31/2007	11/12/63	OAK RIDGE HEALTHCARE CENTER	ROSEVILLE	95661	67	21,156	365	1.00000	21,156	24,455	12,351	12,351	21,156	86.51%	21,792		
552	206312230	12/1/2006	11/30/2007	03/14/80	AUBURN RAVINE TERRACE	AUBURN	95603	59	21,057	365	1.00000	21,057	21,535	15,679	15,679	21,057	97.78%	19,190		
553	206312834	1/1/2007	12/31/2007	03/06/86	FOOTHILLS OAKS CARE CENTER	AUBURN	95602	99	32,411	365	1.00000	32,411	36,135	22,644	22,644	32,411	89.69%	32,200		
554	206314004	1/1/2007	12/31/2007	07/30/87	LINCOLN MANOR INC	LINCOLN	95648	97	31,826	365	1.00000	31,826	35,405	18,348	18,348	31,826	89.89%	31,550		
555	206314005	1/1/2007	12/31/2007	04/07/87	SIERRA HILLS CARE CENTER	ROSEVILLE	95661	99	33,419	365	1.00000	33,419	36,135	19,466	19,466	33,419	92.48%	32,200		
556	206320990	2/1/2007	12/31/2007	11/09/70	COUNTRY VILLA QUINCY HEALTHCARE CENTER	QUINCY	95971	57	15,708	334	0.91507	17,166	19,038	12,119	13,244	15,708	82.51%	16,965		
557	206330222	1/1/2007	12/31/2007	04/29/86	THE SPRINGS AT THE CARLOTTA	PALM DESSEY	92211	59	12,408	365	1.00000	12,408	21,535	2,077	2,077	12,408	57.62%	19,190		
558	206330223	7/1/2006	6/30/2007	06/06/85	LIFE CARE CENTER OF CORONA	CORONA	92882	176	60,474	365	1.00000	60,474	64,240	37,563	37,563	60,474	94.14%	57,245		
559	206331091	7/1/2006	6/30/2007	01/29/64	ALTA VISTA HEALTHCARE	RIVERSIDE	92503	99	33,766	365	1.00000	33,766	36,135	22,614	22,614	33,766	93.44%	32,200		
560	206331100	1/1/2007	12/31/2007	05/21/63	ARLINGTON GARDENS CONVALESCENT HOSPITAL	RIVERSIDE	92505	28	7,913	365	1.00000	7,913	10,220	4,626	4,626	7,913	77.43%	9,107		
561	206331111	1/1/2007	12/31/2007	10/16/1964	BEAUMONT CARE CENTER	BEAUMONT	92223	87	28,631	365	1.00000	28,631	31,755	24,887	24,887	28,631	90.16%	28,297		
562	206331116	1/1/2007	12/31/2007	01/01/63	COMMUNITY CARE ON PALM	RIVERSIDE	92501	51	18,528	365	1.00000	18,528	18,615	16,328	16,328	18,528	99.53%	16,588		
563	206331117	10/1/2006	9/30/2007	11/06/63	VISTA PACIFICA CONVALESCENT HOSPITAL	RIVERSIDE	92509	49	17,379	365	1.00000	17,379	17,885	15,200	15,200	17,379	97.17%	15,937		
564	206331125	1/1/2007	12/31/2007	07/09/65	BLYTHE NURSING CARE CENTER	BLYTHE	92225	50	16,525	365	1.00000	16,525	18,250	12,193	12,193	16,525	90.55%	16,263		
565	206331139	3/1/2006	2/28/2007	04/22/55	CHAPMAN CONVALESCENT HOSPITAL	RIVERSIDE	92506	59	18,391	365	1.00000	18,391	21,535	11,097	11,097	18,199	85.40%	19,190		
566	206331147	1/1/2007	12/31/2007	03/03/72	PREMIER HEALTHCARE CENTER	PALM SPRING	92262	99	31,744	365	1.00000	31,744	36,135	18,065	18,065	31,744	87.85%	32,200		
567	206331148	10/1/2006	9/30/2007	04/03/64	THE BRADLEY GARDENS	SAN JACINTO	92383	44	14,114	365	1.00000	14,114	16,060	10,943	10,943	14,114	87.88%	14,311		
568	206331151	1/1/2007	12/31/2007	03/20/65	COMMUNITY CARE AND REHABILITATION CENTER	RIVERSIDE	92506	162	47,815	365	1.00000	47,815	59,130	21,190	21,190	47,815	80.86%	52,691		
569	206331159	1/1/2007	12/31/2007	02/25/65	CYPRESS GARDENS CONVALESCENT HOSPITAL	RIVERSIDE	92503	120	39,994	365	1.00000	39,994	43,800	25,044	25,044	39,994	91.31%	39,030		
570	206331193	1/1/2007	12/31/2007	09/05/69	DEVONSHIRE	HEMET	92544	99	33,948	365	1.00000	33,948	36,135	20,808	20,808	33,948	93.95%	32,200		
571	206331200	1/1/2007	12/31/2007	12/18/64	CLOVERLEAF HEALTH CARE	HEMET	92343	99	26,749	365	1.00000	26,749	36,135	20,592	20,592	26,749	74.03%	32,200		
572	206331213	1/1/2007	12/31/2007	01/18/65	BANNING HEALTHCARE	BANNING	92220	64	21,513	365	1.00000	21,513	23,360	17,460	17,460	21,513	92.09%	20,816		
573	206331214	1/1/2007	12/31/2007	05/23/66	PALM GROVE HEALTHCARE	BEAUMONT	92223	59	19,964	365	1.00000	19,964	21,535	16,993	16,993	19,964	92.70%	19,190		
574	206331217	1/1/2007	12/31/2007	08/13/62	VALENCIA PALMS NURSING CENTER	INDIO	92201	68	22,643	365	1.00000	22,643	24,820	19,744	19,744	22,643	91.23%	22,117		
575	206331250	2/1/2006	1/31/2007	01/21/64	MAGNOLIA REHABILITATION & NURSING CENTER	RIVERSIDE	92504	120	42,224	365	1.00000	42,224	43,800	21,007	21,007	39,265	96.40%	39,030		
576	206331251	2/1/2006	1/31/2007	03/04/70	EXTENDED CARE HOSPITAL OF RIVERSIDE	RIVERSIDE	92504	99	34,358	365	1.00000	34,358	36,135	26,777	26,777	34,358	95.08%	32,200		
577	206331256	1/1/2007	12/31/2007	01/01/62	MEADOWBROOK CONVALESCENT HOSPITAL	HEMET	92343	64	20,599	365	1.00000	20,599	23,360	16,059	16,059	20,599	88.18%	20,816		
578	206331267	1/1/2007	12/31/2007	10/19/66	MT. RUBIDOUX CONVALESCENT HOSPITAL	RIVERSIDE	92599	143	45,290	365	1.00000	45,290	52,195	41,657	41,657	45,290	86.77%	46,511		
579	206331284	1/1/2007	12/31/2007	10/09/70	PALM SPRINGS HEALTH CARE & REHAB CENTER	PALM SPRING	92262	99	31,696	365	1.00000	31,696	36,135	20,522	20,522	31,696	87.72%	32,200		
580	206331285	1/1/2007	12/31/2007	08/03/59	PALM TERRACE CONVALESCENT CENTER	RIVERSIDE	92505	75	25,147	365	1.00000	25,147	27,375	12,986	12,986	25,147	91.86%	24,394		

**Fair Rental Value System (FRVS) Model - 2009/10 Rate Year**

Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) RS Means Median Cost Per Sq Ft <sup>(1)</sup> Updated at 2% annually, or .16667/mo. (Z4)

13  
400

1/1/2009	\$ 142.00
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0.166667      2.16667      \$ 145.08      Land % (AA3) 10%      Equip/bed (AB3) 4,000      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 <sup>(1)</sup>	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 when AD >= 30
541	206301754	30,899	30,899	927	1.025	5,650,736	565,074	380,000	6,030,736	2,339,926	34.28	27.38	30.27	Yes	28.38
542	206304002	32,200	32,200	926	1.025	5,888,662	588,866	396,000	6,284,662	2,438,449	22.89	21.89	18.89	No	22.89
543	206304007	56,919	58,607	926	1.025	10,409,251	1,040,925	700,000	11,109,251	4,310,389	22.62	21.56	18.62	No	22.56
544	206304010	49,113	50,892	927	1.025	8,981,696	898,170	604,000	9,585,696	3,719,250	21.15	19.05	17.15	No	20.05
545	206304033	44,885	47,681	928	1.070	8,568,808	856,881	552,000	9,120,808	3,538,874	20.45		No	No	20.45
546	206304055	32,200	32,200	906	1.029	5,911,642	591,164	396,000	6,307,642	2,447,365	19.76	18.72	15.76	No	19.72
547	206310790	27,321	28,290	956	1.089	5,308,413	530,841	336,000	5,644,413	2,190,032	44.29	38.18	40.29	Yes	39.18
548	206310895	31,875	31,875	956	1.089	6,193,149	619,315	392,000	6,585,149	2,555,038	40.14	34.04	36.14	Yes	35.04
549	206310904	74,808	74,808	956	1.089	14,534,941	1,453,494	920,000	15,454,941	5,996,517	36.47	30.02	32.47	Yes	31.02
550	206311001	66,352	66,352	956	1.089	12,891,861	1,289,186	816,000	13,707,861	5,318,650	41.98	33.82	37.98	Yes	34.82
551	206312216	21,792	21,792	956	1.089	4,234,092	423,409	268,000	4,502,092	1,746,812	46.25	40.13	42.25	Yes	41.13
552	206312230	19,190	21,057	956	1.089	3,728,528	372,853	236,000	3,964,528	1,538,237	29.91	28.83	25.90	No	29.83
553	206312834	32,200	32,411	956	1.089	6,256,344	625,634	396,000	6,652,344	2,581,110	23.93	22.87	19.92	No	23.87
554	206314004	31,550	31,826	956	1.089	6,129,953	612,995	388,000	6,517,953	2,528,966	22.53	20.22	18.52	No	21.22
555	206314005	32,200	33,419	956	1.089	6,256,344	625,634	396,000	6,652,344	2,581,110	22.84	21.00	18.84	No	22.00
556	206320990	18,539	18,539	959	1.070	3,539,290	353,929	228,000	3,767,290	1,461,709	39.26	33.16	35.25	Yes	34.16
557	206330222	19,190	19,190	922	1.024	3,505,981	350,598	236,000	3,741,981	1,451,889	23.78	22.72	19.78	No	23.72
558	206330223	57,245	60,474	928	1.070	10,928,335	1,092,834	704,000	11,632,335	4,513,346	24.67	23.38		No	24.38
559	206331091	32,200	33,766	925	1.063	6,106,973	610,697	396,000	6,502,973	2,523,154	46.04	38.28	42.04	Yes	39.28
560	206331100	9,107	9,107	925	1.063	1,727,225	172,722	112,000	1,839,225	713,619	46.73	40.61	42.73	Yes	41.61
561	206331111	28,297	28,631	922	1.024	5,169,836	516,984	348,000	5,517,836	2,140,920	45.33	39.21	41.32	Yes	40.21
562	206331116	16,588	18,528	925	1.063	3,146,017	314,602	204,000	3,350,017	1,299,806	47.12	40.20	43.12	Yes	41.20
563	206331117	15,937	17,379	925	1.063	3,022,643	302,264	196,000	3,218,643	1,248,834	46.27	38.56	42.27	Yes	39.56
564	206331125	16,263	16,263	922	1.024	2,971,170	297,117	200,000	3,171,170	1,230,414	44.60	38.48	40.59	Yes	39.48
565	206331139	19,190	19,190	925	1.063	3,639,509	363,951	236,000	3,875,509	1,503,698	54.82	48.67	50.82	Yes	49.67
566	206331147	32,200	32,200	922	1.024	5,882,917	588,292	396,000	6,278,917	2,436,220	37.94	31.84	33.94	Yes	32.84
567	206331148	14,311	14,311	923	1.012	2,583,990	258,399	176,000	2,759,990	1,070,876	45.86	39.74	41.86	Yes	40.74
568	206331151	52,691	52,691	925	1.063	9,993,229	999,323	648,000	10,641,229	4,128,797	44.90	38.78	40.90	Yes	39.78
569	206331159	39,030	39,994	925	1.063	7,402,392	740,239	480,000	7,882,392	3,058,368	44.96	38.85	40.96	Yes	39.85
570	206331193	32,200	33,948	925	1.063	6,106,973	610,697	396,000	6,502,973	2,523,154	40.44	33.40	36.43	Yes	34.40
571	206331200	32,200	32,200	923	1.012	5,813,976	581,398	396,000	6,209,976	2,409,471	45.15	39.04	41.15	Yes	40.04
572	206331213	20,816	21,513	922	1.024	3,803,098	380,310	256,000	4,059,098	1,574,930	45.07	38.95	41.07	Yes	39.95
573	206331214	19,190	19,964	922	1.024	3,505,981	350,598	236,000	3,741,981	1,451,889	43.73	37.61	39.72	Yes	38.61
574	206331217	22,117	22,643	922	1.024	4,040,791	404,079	272,000	4,312,791	1,673,363	47.50	41.38	43.50	Yes	42.38
575	206331250	39,030	42,224	925	1.063	7,402,392	740,239	480,000	7,882,392	3,058,368	46.06	39.94	42.06	Yes	40.94
576	206331251	32,200	34,358	925	1.063	6,106,973	610,697	396,000	6,502,973	2,523,154	39.94	33.84	35.94	Yes	34.84
577	206331256	20,816	20,816	923	1.012	3,758,530	375,853	256,000	4,014,530	1,557,638	48.12	41.99	44.12	Yes	42.99
578	206331267	46,511	46,511	925	1.063	8,821,184	882,118	572,000	9,393,184	3,644,555	43.32	37.20	39.32	Yes	38.20
579	206331284	32,200	32,200	922	1.024	5,882,917	588,292	396,000	6,278,917	2,436,220	39.34	33.24	35.34	Yes	34.24
580	206331285	24,394	25,147	925	1.063	4,626,495	462,649	300,000	4,926,495	1,911,480	50.53	44.40	46.53	Yes	45.40

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions	AG								T-bond rate for CY	Calculate Rate of Return on Estimated Value	
		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	
541	206301754		27.15	27.15	no	0.48875	0.51125	3,083,188	3,083,188	3,648,262	255,378	8.26	
542	206304002		22.56	22.56	no	0.40601	0.59399	3,733,051	3,733,051	4,321,918	302,534	9.25	
543	206304007			22.56	no	0.40613	0.59387	6,597,438	6,597,438	7,638,363	534,685	9.12	
544	206304010		19.77	19.77	no	0.35583	0.64417	6,174,845	6,174,845	7,073,014	495,111	9.73	
545	206304033			20.45	no	0.36814	0.63186	5,763,101	5,763,101	6,619,982	463,399	9.72	
546	206304055			19.72	no	0.35489	0.64511	4,069,153	4,069,153	4,660,317	326,222	10.13	
547	206310790			39.18	yes	0.70520	0.29480	1,663,992	2,190,032	2,720,874	190,461	6.73	
548	206310895			35.04	yes	0.63064	0.36936	2,432,295	2,555,038	3,174,353	222,205	6.97	
549	206310904		30.73	30.73	no	0.55316	0.44684	6,905,913	6,905,913	8,359,407	585,158	7.82	
550	206311001		33.05	33.05	no	0.59492	0.40508	5,552,746	5,552,746	6,841,932	478,935	7.22	
551	206312216			41.13	yes	0.74041	0.25959	1,168,699	1,746,812	2,170,221	151,915	6.97	
552	206312230			29.83	no	0.53695	0.46305	1,835,772	1,835,772	2,208,624	154,604	7.34	
553	206312834			23.87	no	0.42959	0.57041	3,794,563	3,794,563	4,420,197	309,414	9.55	
554	206314004			21.22	no	0.38204	0.61796	4,027,806	4,027,806	4,640,801	324,856	10.21	
555	206314005			22.00	no	0.39594	0.60406	4,018,417	4,018,417	4,644,052	325,084	9.73	
556	206320990			34.16	yes	0.61480	0.38520	1,451,148	1,461,709	1,815,638	127,095	6.86	
557	206330222			23.72	no	0.42693	0.57307	2,144,400	2,144,400	2,494,998	174,650	9.10	
558	206330223			24.38	no	0.43890	0.56110	6,526,857	6,526,857	7,619,691	533,378	8.82	
559	206331091		38.30	38.30	yes	0.68939	0.31061	2,019,874	2,523,154	3,133,851	219,370	6.50	
560	206331100			41.61	yes	0.74902	0.25098	461,615	713,619	886,342	62,044	6.81	
561	206331111			40.21	yes	0.72374	0.27626	1,524,370	2,140,920	2,657,904	186,053	6.50	
562	206331116			41.20	yes	0.74155	0.25845	865,813	1,299,806	1,614,408	113,009	6.10	
563	206331117			39.56	yes	0.71206	0.28794	926,782	1,248,834	1,551,098	108,577	6.25	
564	206331125			39.48	yes	0.71066	0.28934	917,560	1,230,414	1,527,531	106,927	6.47	
565	206331139			49.67	yes	0.89415	0.10585	410,232	1,503,698	1,867,649	130,735	6.81	
566	206331147		32.43	32.43	no	0.58382	0.41618	2,613,162	2,613,162	3,201,454	224,102	6.96	
567	206331148			40.74	yes	0.73338	0.26662	735,877	1,070,876	1,329,275	93,049	6.50	
568	206331151			39.78	yes	0.71611	0.28389	3,020,888	4,128,797	5,128,120	358,968	6.81	
569	206331159			39.85	yes	0.71725	0.28275	2,228,779	3,058,368	3,798,607	265,903	6.65	
570	206331193		30.73	30.73	no	0.55317	0.44683	2,905,755	2,905,755	3,516,453	246,152	7.25	
571	206331200			40.04	yes	0.72936	0.27064	1,734,823	2,409,471	2,990,868	209,361	6.50	
572	206331213			39.95	yes	0.71911	0.28089	1,140,141	1,574,930	1,955,240	136,867	6.36	
573	206331214			38.61	yes	0.69502	0.30498	1,141,243	1,451,889	1,802,487	126,174	6.32	
574	206331217			42.38	yes	0.76284	0.23716	1,022,839	1,673,363	2,077,442	145,421	6.42	
575	206331250			40.94	yes	0.73697	0.26303	2,073,327	3,058,368	3,798,607	265,903	6.30	
576	206331251			34.84	yes	0.62710	0.37290	2,424,969	2,523,154	3,133,851	219,370	6.38	
577	206331256			42.99	yes	0.77385	0.22615	907,876	1,557,638	1,933,491	135,344	6.50	
578	206331267			38.20	yes	0.68769	0.31231	2,933,599	3,644,555	4,526,674	316,867	6.81	
579	206331284			34.24	yes	0.61633	0.38367	2,409,045	2,436,220	3,024,511	211,716	6.58	
580	206331285			45.40	yes	0.81723	0.18277	900,418	1,911,480	2,374,130	166,189	6.61	

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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.)	
581	206331300	12/1/2006	11/30/2007	06/23/70	PLYMOUTH TOWER	RIVERSIDE	92501	38	13,148	365	1.00000	13,148	13,870	10,946	10,946	13,148	94.79%	12,360
582	206331305	1/1/2007	12/31/2007	07/23/70	RAMONA MANOR CONVALESCENT HOSPITAL	HEMET	92543	104	35,173	365	1.00000	35,173	37,960	18,033	18,033	35,173	92.66%	33,826
583	206331346	1/1/2007	12/31/2007	04/28/70	SUN CITY CONVALESCENT CENTER	SUN CITY	92586	99	33,223	365	1.00000	33,223	36,135	15,744	15,744	33,223	91.94%	32,200
584	206331349	1/1/2007	12/31/2007	10/13/65	MIRAVILLA CARE CENTER	CHERRY VALI	92223	59	19,452	365	1.00000	19,452	21,535	15,845	15,845	19,452	90.33%	19,190
585	206331352	1/1/2007	12/31/2007	11/18/65	CALIFORNIA NURSING AND REHABILITATION CENTER	PALM SPRING	92262	80	23,644	365	1.00000	23,644	29,200	5,468	5,468	23,644	80.97%	26,020
586	206331361	1/1/2007	12/31/2007	06/11/62	MILLER'S PROGRESSIVE CARE	RIVERSIDE	92509	70	24,793	365	1.00000	24,793	25,550	24,793	24,793	24,793	97.04%	22,768
587	206331364	1/1/2007	12/31/2007	05/22/72	ORANGETREE CONVALESCENT HOSPITAL	RIVERSIDE	92503	146	49,674	365	1.00000	49,674	53,290	46,096	46,096	49,674	93.21%	47,487
588	206331371	1/1/2007	12/31/2007	01/24/64	VILLA HEALTH CARE CENTER	RIVERSIDE	92503	59	19,469	365	1.00000	19,469	21,535	8,220	8,220	19,469	90.41%	19,190
589	206332173	1/1/2007	12/31/2007	12/30/86	COUNTRY VILLA RANCHO MIRAGE HC	RANCHO MIR	92270	99	32,251	365	1.00000	32,251	36,135	12,802	12,802	32,251	89.25%	32,200
590	206334012	6/1/2006	5/31/2007	01/11/88	MANOR NURSING CENTER OF HEMET	HEMET	92545	178	54,261	365	1.00000	54,261	64,970	20,128	20,128	54,261	83.52%	57,895
591	206334014	1/1/2007	12/31/2007	03/28/88	CHERRY VALLEY HEALTHCARE	BANNING	92220	132	43,649	365	1.00000	43,649	48,180	28,041	28,041	43,649	90.60%	42,933
592	206334020	6/1/2006	5/31/2007	01/05/89	MANOR CARE NURSING CENTE OF PALM DESERT	PALM DESERT	92260	178	46,498	365	1.00000	46,498	64,970	17,518	17,518	46,498	71.57%	57,895
593	206334030	1/1/2007	12/31/2007	12/04/89	MONTEREY PALMS HEALTH CARE CENTER	PALM DESERT	92260	99	33,598	365	1.00000	33,598	36,135	23,748	23,748	33,598	92.98%	32,200
594	206334439	1/1/2007	12/31/2007	05/09/95	INDIO NURSING AND REHABILITATION CENTER	INDIO	92201	99	32,055	365	1.00000	32,055	36,135	22,530	22,530	32,055	88.71%	32,200
595	206334502	1/1/2007	12/31/2007	08/18/99	COUNTRY VILLA MURRIETA HC	MURRIETA	92562	99	33,692	365	1.00000	33,692	36,135	16,936	16,936	33,692	93.24%	32,200
596	206340788	1/1/2007	12/31/2007	11/07/67	ARDEN REHAB & HEALTH CENTER	SACRAMENT	95825	177	43,808	365	1.00000	43,808	64,605	33,960	33,960	43,808	67.81%	57,570
597	206340789	1/1/2007	12/31/2007	03/01/67	NORWOOD PINES CARE CENTER	SACRAMENT	95838	161	54,181	365	1.00000	54,181	58,765	47,018	47,018	54,181	92.20%	52,366
598	206340819	1/1/2007	12/31/2007	11/01/66	SUNBRIDGE CARE AND REHAB FOR CARMICHAEL	CARMICHAEL	95608	126	41,284	365	1.00000	41,284	45,990	28,251	28,251	41,284	89.77%	40,982
599	206340825	1/1/2007	12/31/2007	08/01/68	ASBURY PARK NURSING AND REHABILITATION CENTER	SACRAMENT	95825	139	44,809	365	1.00000	44,809	50,735	29,063	29,063	44,809	88.32%	45,210
600	206340862	4/1/2007	12/31/2007	03/30/62	WINDSOR EL CAMINO CARE CENTER	CARMICHAEL	95608	178	42,851	275	0.75342	56,875	48,950	37,423	49,671	42,851	87.54%	43,620
601	206340864	4/1/2007	12/31/2007	04/07/64	WINDSOR ELK GROVE CARE AND REHABILITATION CENTER	ELK GROVE	95624	136	34,408	275	0.75342	45,669	37,400	26,549	35,238	34,408	92.00%	33,327
602	206340877	1/1/2007	12/31/2007	01/16/58	FOLSOM CONVALESCENT HOSPITAL	FOLSOM	95630	99	33,826	365	1.00000	33,826	36,135	24,519	24,519	33,826	93.61%	32,200
603	206340890	1/1/2007	12/31/2007	03/14/74	VINTAGE ESTATES OF SACRAMENTO	SACRAMENT	95838	128	34,553	365	1.00000	34,553	46,720	31,674	31,674	34,100	73.96%	41,632
604	206340903	1/1/2007	12/31/2007	10/04/63	SHERWOOD HEALTHCARE CENTER	SACRAMENT	95819	62	19,513	365	1.00000	19,513	22,630	4,135	4,135	19,513	86.23%	20,166
605	206340908	1/1/2007	12/31/2007	02/16/70	COLLEGE OAK NURSING & REHABILITATION CENTER	SACRAMENT	95841	120	35,314	365	1.00000	35,314	43,800	26,755	26,755	35,314	80.63%	39,030
606	206340953	1/1/2007	12/31/2007	01/03/72	MISSION CARMICHAEL HEALTHCARE CENTER	CARMICHAEL	95608	135	45,462	365	1.00000	45,462	49,275	20,086	20,086	45,462	92.26%	43,909
607	206340958	1/1/2007	12/31/2007	09/22/69	ROSEWOOD TERRACE CARE & REHAB	CARMICHAEL	95608	112	37,054	365	1.00000	37,054	40,880	25,116	25,116	37,054	90.64%	36,428
608	206340959	10/1/2006	9/30/2007	10/10/72	MOUNTAIN MANOR	CARMICHAEL	95608	47	16,177	365	1.00000	16,177	17,155	9,788	9,788	9,950	94.30%	15,287
609	206340960	1/1/2007	12/31/2007	04/21/71	WOODSIDE HEALTHCARE CENTER	SACRAMENT	95825	58	19,631	365	1.00000	19,631	21,170	12,798	12,798	19,631	92.73%	18,865
610	206340980	12/1/2006	9/30/2007	09/08/66	PIONEER HOUSE	SACRAMENT	95814	50	13,881	304	0.83288	16,666	15,200	7,667	9,205	13,881	91.32%	13,545
611	206340998	4/1/2006	3/31/2007	11/22/60	APPLEWOOD CARE CENTER	SACRAMENT	95822	51	16,480	365	1.00000	16,480	18,615	13,465	13,465	16,480	88.53%	16,588
612	206341002	10/1/2006	9/30/2007	08/14/68	BRIARWOOD HEALTH CA	SACRAMENT	95824	49	16,192	365	1.00000	16,192	17,885	15,618	15,618	16,192	90.53%	15,937
613	206341003	1/1/2007	12/31/2007	12/12/67	BEVERLY LIVINGCENTER - GALT	GALT	95632	99	34,671	365	1.00000	34,671	36,135	27,556	27,556	34,671	95.95%	32,200
614	206341014	1/1/2007	12/31/2007	06/19/64	SAYLOR LANE HEALTHCARE CENTER	SACRAMENT	95816	42	13,259	365	1.00000	13,259	15,330	1,934	1,934	13,259	86.49%	13,661
615	206341069	1/1/2007	12/31/2007	08/01/67	VALLEY SKILLED NURSING FACILITY	SACRAMENT	95817	59	19,650	365	1.00000	19,650	21,535	13,091	13,091	19,650	91.25%	19,190
616	206341076	1/1/2007	12/31/2007	10/17/73	WALNUT WHITNEY CARE CENTER	CARMICHAEL	95608	126	40,540	365	1.00000	40,540	45,990	28,319	28,319	40,540	88.15%	40,982
617	206341182	1/1/2007	12/31/2007	06/16/69	HERITAGE CARE CENTER	SACRAMENT	95841	99	28,719	365	1.00000	28,719	36,135	20,960	20,960	28,719	79.48%	32,200
618	206341499	1/1/2007	12/31/2007	06/29/66	CASA COLOMA HEALTH CARE CENTER	RANCHO COF	95670	138	48,255	365	1.00000	48,255	50,370	41,885	41,885	48,255	95.80%	44,885
619	206342201	1/1/2007	12/31/2007	03/16/70	FLORIN HEALTHCARE CENTER	SACRAMENT	95822	122	39,747	365	1.00000	39,747	44,530	29,098	29,098	39,747	89.26%	39,681
620	206342204	1/1/2007	12/31/2007	04/01/69	EMERALD GARDENS NURSING CENTER	SACRAMENT	95822	121	37,147	365	1.00000	37,147	44,165	28,737	28,737	37,147	84.11%	39,356

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) 13  
 RS Means Median Cost Per Sq Ft <sup>(1)</sup> 400  
 Updated at 2% annually, or .16667/mo. (Z4) 1/1/2009 \$ 142.00  
 0.166667 2.16667 \$ 145.08  
 Land % (AA3) 10% Equip/bed (AB3) 4,000 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 <sup>(1)</sup>	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 = (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"	
581	206331300	12,360	13,148	925	1.063	2,344,091	234,409	152,000	2,496,091	968,483	39.64	31.88	35.64	Yes	32.88
582	206331305	33,826	35,173	925	1.063	6,415,406	641,541	416,000	6,831,406	2,650,586	39.56	33.45	35.55	Yes	34.45
583	206331346	32,200	33,223	925	1.063	6,106,973	610,697	396,000	6,502,973	2,523,154	39.79	33.31	35.79	Yes	34.31
584	206331349	19,190	19,452	922	1.024	3,505,981	350,598	236,000	3,741,981	1,451,889	44.33	38.22	40.33	Yes	39.22
585	206331352	26,020	26,020	922	1.024	4,753,872	475,387	320,000	5,073,872	1,968,662	44.24	38.12	40.23	Yes	39.12
586	206331361	22,768	24,793	925	1.063	4,318,062	431,806	280,000	4,598,062	1,784,048	47.68	41.55	43.67	Yes	42.55
587	206331364	47,487	49,674	925	1.063	9,006,243	900,624	584,000	9,590,243	3,721,014	37.72	31.63	33.72	Yes	32.63
588	206331371	19,190	19,469	925	1.063	3,639,509	363,951	236,000	3,875,509	1,503,698	46.05	39.57	42.05	Yes	40.57
589	206332173	32,200	32,251	922	1.024	5,882,917	588,292	396,000	6,278,917	2,436,220	23.11	22.05	19.10	No	23.05
590	206334012	57,895	57,895	925	1.063	10,980,215	1,098,021	712,000	11,692,215	4,536,579	22.07	19.75	18.07	No	20.75
591	206334014	42,933	43,649	922	1.024	7,843,889	784,389	528,000	8,371,889	3,248,293	21.86	20.52	17.86	No	21.52
592	206334020	57,895	57,895	922	1.024	10,577,366	1,057,737	712,000	11,289,366	4,380,274	21.09	19.74	17.08	No	20.74
593	206334030	32,200	33,598	922	1.024	5,882,917	588,292	396,000	6,278,917	2,436,220	20.18	19.13	16.17	No	20.13
594	206334439	32,200	32,200	922	1.024	5,882,917	588,292	396,000	6,278,917	2,436,220	14.75	13.71	10.74	No	14.71
595	206334502	32,200	33,692	925	1.063	6,106,973	610,697	396,000	6,502,973	2,523,154	10.47	9.44	6.46	No	10.44
596	206340788	57,570	57,570	958	1.089	11,185,585	1,118,559	708,000	11,893,585	4,614,711	42.27	36.16	38.26	Yes	37.16
597	206340789	52,366	54,181	958	1.089	10,174,459	1,017,446	644,000	10,818,459	4,197,562	42.95	27.90	38.95	Yes	28.90
598	206340819	40,982	41,284	956	1.089	7,962,620	796,262	504,000	8,466,620	3,285,049	43.28	37.17	39.28	Yes	38.17
599	206340825	45,210	45,210	958	1.089	8,784,160	878,416	556,000	9,340,160	3,623,982	41.53	35.42	37.53	Yes	36.42
600	206340862	57,895	57,895	956	1.089	11,248,780	1,124,878	712,000	11,960,780	4,640,783	47.88	39.28	43.87	Yes	40.28
601	206340864	44,235	45,669	956	1.089	8,594,574	859,457	544,000	9,138,574	3,545,767	45.85	39.40	41.85	Yes	40.40
602	206340877	32,200	33,826	956	1.089	6,256,344	625,634	396,000	6,652,344	2,581,110	52.08	45.94	48.08	Yes	46.94
603	206340890	41,632	41,632	958	1.089	8,089,011	808,901	512,000	8,601,011	3,337,192	35.91	29.82	31.91	Yes	30.82
604	206340903	20,166	20,166	958	1.089	3,918,115	391,811	248,000	4,166,115	1,616,452	46.36	40.24	42.36	Yes	41.24
605	206340908	39,030	39,030	958	1.089	7,583,448	758,345	480,000	8,063,448	3,128,618	39.99	33.88	35.98	Yes	34.88
606	206340953	43,909	45,462	956	1.089	8,531,378	853,138	540,000	9,071,378	3,519,695	38.11	32.11	34.10	Yes	33.11
607	206340958	36,428	37,054	956	1.089	7,077,884	707,788	448,000	7,525,884	2,920,043	40.39	34.28	36.39	Yes	35.28
608	206340959	15,287	16,177	956	1.089	2,970,184	297,018	188,000	3,158,184	1,225,375	37.34	31.24	33.33	Yes	32.24
609	206340960	18,865	19,631	958	1.089	3,665,333	366,533	232,000	3,897,333	1,512,165	38.81	32.71	34.81	Yes	33.71
610	206340980	16,263	16,666	958	1.089	3,159,770	315,977	200,000	3,359,770	1,303,591	43.43	37.32	39.43	Yes	38.32
611	206340998	16,588	16,588	958	1.089	3,222,965	322,297	204,000	3,426,965	1,329,662	49.23	43.10	45.22	Yes	44.10
612	206341002	15,937	16,192	958	1.089	3,096,574	309,657	196,000	3,292,574	1,277,519	41.50	35.39	37.49	Yes	36.39
613	206341003	32,200	34,671	956	1.089	6,256,344	625,634	396,000	6,652,344	2,581,110	42.17	35.19	38.17	Yes	36.19
614	206341014	13,661	13,661	958	1.089	2,654,207	265,421	168,000	2,822,207	1,095,016	45.65	39.53	41.65	Yes	40.53
615	206341069	19,190	19,650	958	1.089	3,728,528	372,853	236,000	3,964,528	1,538,237	42.53	31.64	38.53	Yes	32.64
616	206341076	40,982	40,982	956	1.089	7,962,620	796,262	504,000	8,466,620	3,285,049	36.32	29.73	32.32	Yes	30.73
617	206341182	32,200	32,200	958	1.089	6,256,344	625,634	396,000	6,652,344	2,581,110	40.66	34.55	36.65	Yes	35.55
618	206341499	44,885	48,255	956	1.089	8,720,965	872,096	552,000	9,272,965	3,597,910	43.62	37.51	39.62	Yes	38.51
619	206342201	39,681	39,747	958	1.089	7,709,838	770,984	488,000	8,197,838	3,180,761	39.91	33.81	35.91	Yes	34.81
620	206342204	39,356	39,356	958	1.089	7,646,643	764,664	484,000	8,130,643	3,154,689	40.87	34.76	36.86	Yes	35.76

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		FRVS Final Per Diem	
		Effective Age After Improvements and Bed Additions	AG								T-bond rate for CY			Calculate Rate of Return on Estimated Value
											0.01800	34		
				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		
581	206331300			32.88	no	0.59185	0.40815	1,018,782	1,018,782	1,253,191	87,723	6.67		
582	206331305			34.45	yes	0.62016	0.37984	2,594,814	2,650,586	3,292,126	230,449	6.55		
583	206331346		33.73	33.73	no	0.60720	0.39280	2,554,385	2,554,385	3,165,082	221,556	6.67		
584	206331349			39.22	yes	0.70593	0.29407	1,100,388	1,451,889	1,802,487	126,174	6.49		
585	206331352			39.12	yes	0.70416	0.29584	1,501,034	1,968,662	2,444,050	171,083	6.58		
586	206331361			42.55	yes	0.76593	0.23407	1,076,248	1,784,048	2,215,854	155,110	6.26		
587	206331364			32.63	no	0.58726	0.41274	3,958,255	3,958,255	4,858,879	340,122	6.85		
588	206331371			40.57	yes	0.73027	0.26973	1,045,324	1,503,698	1,867,649	130,735	6.72		
589	206332173		22.26	22.26	no	0.40072	0.59928	3,762,836	3,762,836	4,351,127	304,579	9.44		
590	206334012			20.75	no	0.37342	0.62658	7,326,107	7,326,107	8,424,129	589,689	10.19		
591	206334014			21.52	no	0.38741	0.61259	5,128,539	5,128,539	5,912,928	413,905	9.48		
592	206334020		20.32	20.32	no	0.36584	0.63416	7,159,243	7,159,243	8,216,979	575,189	9.94		
593	206334030			20.13	no	0.36226	0.63774	4,004,302	4,004,302	4,592,594	321,482	9.57		
594	206334439			14.71	no	0.26479	0.73521	4,616,342	4,616,342	5,204,634	364,324	11.31		
595	206334502			10.44	no	0.18797	0.81203	5,280,628	5,280,628	5,891,325	412,393	12.24		
596	206340788			37.16	yes	0.66880	0.33120	3,939,116	4,614,711	5,733,270	401,329	6.97		
597	206340789			28.90	no	0.52015	0.47985	5,191,222	5,191,222	6,208,668	434,607	8.02		
598	206340819		37.21	37.21	yes	0.66972	0.33028	2,796,340	3,285,049	4,081,311	285,692	6.92		
599	206340825			36.42	yes	0.65562	0.34438	3,216,537	3,623,982	4,502,398	315,168	6.97		
600	206340862			40.28	yes	0.72504	0.27496	3,288,694	4,640,783	5,765,661	403,596	6.97		
601	206340864			40.40	yes	0.72725	0.27275	2,492,551	3,545,767	4,405,224	308,366	6.75		
602	206340877			46.94	yes	0.84497	0.15503	1,031,331	2,581,110	3,206,744	224,472	6.64		
603	206340890			30.82	no	0.55475	0.44525	3,829,565	3,829,565	4,638,466	324,693	7.80		
604	206340903			41.24	yes	0.74233	0.25767	1,073,492	1,616,452	2,008,264	140,578	6.97		
605	206340908			34.88	yes	0.62789	0.37211	3,000,528	3,128,618	3,886,962	272,087	6.97		
606	206340953			33.11	no	0.59592	0.40408	3,665,533	3,665,533	4,518,671	316,307	6.96		
607	206340958			35.28	yes	0.63511	0.36489	2,746,084	2,920,043	3,627,832	253,948	6.85		
608	206340959			32.24	no	0.58033	0.41967	1,325,402	1,325,402	1,622,420	113,569	7.02		
609	206340960			33.71	no	0.60679	0.39321	1,532,482	1,532,482	1,899,016	132,931	6.77		
610	206340980			38.32	yes	0.68970	0.31030	1,042,520	1,303,591	1,619,568	113,370	6.80		
611	206340998			44.10	yes	0.79377	0.20623	706,741	1,329,662	1,651,959	115,637	6.97		
612	206341002			36.39	yes	0.65498	0.34502	1,135,992	1,277,519	1,587,176	111,102	6.86		
613	206341003			36.19	yes	0.65148	0.34852	2,318,494	2,581,110	3,206,744	224,472	6.47		
614	206341014			40.53	yes	0.72959	0.27041	763,152	1,095,016	1,360,437	95,231	6.97		
615	206341069			32.64	no	0.58759	0.41241	1,635,006	1,635,006	2,007,858	140,550	7.15		
616	206341076		29.60	29.60	no	0.53273	0.46727	3,956,230	3,956,230	4,752,492	332,674	8.12		
617	206341182		34.15	34.15	yes	0.61467	0.38533	2,563,380	2,581,110	3,206,744	224,472	6.97		
618	206341499			38.51	yes	0.69320	0.30680	2,844,976	3,597,910	4,470,007	312,900	6.48		
619	206342201			34.81	yes	0.62651	0.37349	3,061,825	3,180,761	3,951,745	276,622	6.96		
620	206342204			35.76	yes	0.64367	0.35633	2,897,175	3,154,689	3,919,354	274,355	6.97		

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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)	OSHPD 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.)	
621	206342207	1/1/2007	12/31/2007	03/02/78	ESKATON CARE CENTER MANZANITA	CARMICHAEL	95608	99	31,285	365	1.00000	31,285	36,135	15,713	15,713	31,285	86.58%	32,200
622	206342212	1/1/2007	12/31/2007	09/20/78	ESKATON CARE CENTER GREENHAVEN	SACRAMENTO	95831	148	49,530	365	1.00000	49,530	54,020	27,449	27,449	49,530	91.69%	48,138
623	206342225	1/1/2007	12/31/2007	11/01/83	SAINT CLAIRE'S NURSING CENTER	SACRAMENTO	95823	99	34,402	365	1.00000	34,402	36,135	29,382	29,382	34,402	95.20%	32,200
624	206342229	1/1/2007	12/31/2007	04/30/62	MCKINLEY HEALTH CARE CENTER	SACRAMENTO	95816	86	25,830	365	1.00000	25,830	31,390	17,583	17,583	25,830	82.29%	27,972
625	206342258	1/1/2007	12/31/2007	01/11/83	ESKATON CARE CENTER FAIR OAKS	FAIR OAKS	95628	149	49,808	365	1.00000	49,808	54,385	29,381	29,381	49,808	91.58%	48,463
626	206344001	1/1/2007	12/31/2007	04/06/87	ASIAN COMMUNITY NURSING HOME	SACRAMENTO	95831	98	35,585	365	1.00000	35,585	35,770	20,194	20,194	35,585	99.48%	31,875
627	206344022	6/1/2006	5/31/2007	12/13/88	MANOR CARE NURSING CENTER OF CITRUS HEIGHTS	CITRUS HEIGHTS	95610	148	49,069	365	1.00000	49,069	54,020	11,788	11,788	49,069	90.83%	48,138
628	206344051	1/1/2007	12/31/2007	05/10/91	GRAMERCY COURT	SACRAMENTO	95825	120	41,781	365	1.00000	41,781	43,800	21,458	21,458	41,781	95.39%	39,030
629	206344052	1/1/2007	12/31/2007	02/22/91	SUNBRIDGE BRITTANY CARE CENTER	CARMICHAEL	95608	99	32,368	365	1.00000	32,368	36,135	14,007	14,007	32,368	89.58%	32,200
630	206344077	1/1/2007	12/31/2007	03/04/93	ESKATON VILLAGE CARE CENTER	CARMICHAEL	95608	35	12,057	365	1.00000	12,057	12,775	61	61	12,057	94.38%	11,384
631	206360042	1/1/2007	12/31/2007	02/16/79	INLAND CHRISTIAN HOME	ONTARIO	91762	59	20,728	365	1.00000	20,728	21,535	10,232	10,232	20,728	96.25%	19,190
632	206360077	2/1/2007	12/31/2007	09/11/81	DEL ROSA VILLA	SAN BERNARDI	92404	104	32,470	334	0.91507	35,484	34,736	29,459	32,193	32,470	93.48%	30,953
633	206360188	1/1/2007	12/31/2007	01/01/85	DESERT MANOR CARE CENTER	YUCCA VALLEY	92284	58	20,259	365	1.00000	20,259	21,170	15,715	15,715	20,259	95.70%	18,865
634	206361090	1/1/2007	12/31/2007	03/09/64	RANCHO MESA CARE CENTER	ALTA LOMA	91701	59	19,540	365	1.00000	19,540	21,535	15,813	15,813	19,540	90.74%	19,190
635	206361102	1/1/2007	12/31/2007	04/01/75	ARROWHEAD HOME CONVALESCENT HOSPITAL	SAN BERNARDI	92407	58	20,169	365	1.00000	20,169	21,170	19,365	19,365	20,169	95.27%	18,865
636	206361112	1/1/2007	12/31/2007	06/22/65	BELLA VISTA HEALTHCARE CENTER	ONTARIO	91764	59	18,446	365	1.00000	18,446	21,535	15,077	15,077	18,446	85.66%	19,190
637	206361114	1/1/2007	12/31/2007	01/18/60	COUNTRY VILLA REDLANDS HC	REDLANDS	92374	80	28,415	365	1.00000	28,415	29,200	20,538	20,538	28,415	97.31%	26,020
638	206361129	1/1/2007	12/31/2007	09/17/70	BROOKSIDE HEALTHCARE CENTER	REDLANDS	92373	97	32,456	365	1.00000	32,456	35,405	17,823	17,823	32,456	91.67%	31,550
639	206361131	7/1/2006	6/30/2007	10/21/71	WESTERN HEALTHCARE CENTER	COLTON	92324	99	33,092	365	1.00000	33,092	36,135	29,629	29,629	33,092	91.58%	32,200
640	206361146	1/1/2007	12/31/2007	01/01/68	CITRUS NURSING CENTER	FONTANA	92335	99	34,007	365	1.00000	34,007	36,135	25,253	25,253	34,007	94.11%	32,200
641	206361150	1/1/2007	12/31/2007	01/15/62	BRASWELL'S COMMUNITY CONVALESCENT CENTER	YUCAIPA	92399	82	27,371	365	1.00000	27,371	29,930	21,334	21,334	27,371	91.45%	26,671
642	206361158	1/1/2007	12/31/2007	10/09/64	CRESTVIEW CONVALESCENT	RIALTO	92376	201	60,130	365	1.00000	60,130	73,365	51,106	51,106	60,130	81.96%	65,376
643	206361161	1/1/2007	12/31/2007	04/09/69	COUNTRY VILLA HACIENDA HEALTHCARE CENTER	SAN BERNARDI	92404	99	31,516	365	1.00000	31,516	36,135	24,807	24,807	31,516	87.22%	32,200
644	206361165	1/1/2007	12/31/2007	03/10/64	DESERT KNOLLS CONVALESCENT HOSPITAL	VICTORVILLE	92392	126	42,306	365	1.00000	42,306	45,990	27,176	27,176	42,306	91.99%	40,982
645	206361191	1/1/2007	12/31/2007	12/10/64	GRAND TERRACE CARE CENTER	GRAND TERR.	92313	59	20,331	365	1.00000	20,331	21,535	8,016	8,016	20,331	94.41%	19,190
646	206361195	7/1/2006	6/30/2007	01/11/66	HERITAGE GARDENS HEALTH CARE CENTER	LOMA LINDA	92354	110	31,820	365	1.00000	31,820	40,150	19,749	19,749	31,820	79.25%	35,778
647	206361198	1/1/2007	12/31/2007	01/07/69	HIGHLAND PALMS HEALTHCARE CENTER	HIGHLAND	92346	99	33,890	365	1.00000	33,890	36,135	20,765	20,765	33,890	93.79%	32,200
648	206361199	7/1/2006	6/30/2007	10/05/59	HILLCREST NURSING HOME	SAN BERNARDI	92403	59	20,207	365	1.00000	20,207	21,535	18,920	18,920	20,207	93.83%	19,190
649	206361221	1/1/2007	12/31/2007	07/14/59	BRASWELL'S IVY RETREAT	MENTONE	92359	50	17,409	365	1.00000	17,409	18,250	12,102	12,102	17,409	95.39%	16,263
650	206361241	8/1/2006	7/31/2007	10/01/54	LAUREL CONVALESCENT HOSPITAL	FONTANA	92336	97	34,699	365	1.00000	34,699	35,405	29,639	29,639	34,699	98.01%	31,550
651	206361244	1/1/2007	12/31/2007	07/24/64	LINDA VALLEY CARE CENTER	LOMA LINDA	92354	83	27,330	365	1.00000	27,330	30,295	17,798	17,798	27,330	90.21%	26,996
652	206361257	1/1/2007	12/31/2007	09/12/66	MEDICAL CENTER CONVALESCENT HOSPITAL	SAN BERNARDI	92404	99	32,024	365	1.00000	32,024	36,135	27,953	27,953	32,024	88.62%	32,200
653	206361265	1/1/2007	12/31/2007	11/13/63	MONTCLAIR MANOR CARE CENTER	MONTCLAIR	91763	59	17,315	365	1.00000	17,315	21,535	14,806	14,806	17,315	80.40%	19,190
654	206361276	1/1/2007	12/31/2007	01/01/58	ONTARIO HEALTHCARE CENTER	ONTARIO	91761	59	19,586	365	1.00000	19,586	21,535	14,534	14,534	19,586	90.95%	19,190
655	206361299	1/1/2007	12/31/2007	01/01/46	PLOTT NURSING HOME	ONTARIO	91764	216	68,008	365	1.00000	68,008	78,840	54,299	54,299	68,008	86.26%	70,255
656	206361301	10/1/2006	9/30/2007	03/24/68	PLYMOUTH VILLAGE	REDLANDS	92373	48	13,628	365	1.00000	13,628	17,520	3,507	3,507	13,628	77.79%	15,612
657	206361311	1/1/2007	12/31/2007	11/04/66	RIMROCK VILLA CONVALESCENT HOSPITAL	BARSTOW	92311	59	20,634	365	1.00000	20,634	21,535	13,245	13,245	20,634	95.82%	19,190
658	206361333	1/1/2007	12/31/2007	11/29/69	VILLA MESA CARE CENTER	UPLAND	91786	99	33,359	365	1.00000	33,359	36,135	26,849	26,849	33,359	92.32%	32,200
659	206361351	11/1/2006	10/31/2007	04/25/66	REDLANDS HEALTHCARE CENTER	REDLANDS	92373	78	27,095	365	1.00000	27,095	28,470	10,879	10,879	27,095	95.17%	25,370
660	206361365	1/1/2007	12/31/2007	06/18/64	UPLAND REHAB. & CARE CENTER	UPLAND	91768	206	57,119	365	1.00000	57,119	75,190	38,368	38,368	57,119	75.97%	67,002

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft  
 Square Feet Per Bed (Z2) 13  
 RS Means Median Cost Per Sq Ft <sup>(1)</sup> 400  
 Updated at 2% annually, or .16667/mo. (Z4) \$ 142.00  
 0.166667 2.16667 \$ 145.08

1/1/2009  
 0.166667 2.16667 \$ 145.08

Land % (AA3) 10%  
 Equip/bed (AB3) 4,000

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 <sup>(1)</sup>	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 = (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"	
621	206342207	32,200	32,200	956	1.089	6,256,344	625,634	396,000	6,652,344	2,581,110	31.94	29.99	27.94	No	30.99
622	206342212	48,138	49,530	958	1.089	9,352,919	935,292	592,000	9,944,919	3,858,628	31.39	30.31	27.39	No	31.31
623	206342225	32,200	34,402	958	1.089	6,256,344	625,634	396,000	6,652,344	2,581,110	26.27	25.20	22.27	No	26.20
624	206342229	27,972	27,972	958	1.089	5,434,804	543,480	344,000	5,778,804	2,242,176	47.79	41.67	43.79	Yes	42.67
625	206342258	48,463	49,808	956	1.089	9,416,114	941,611	596,000	10,012,114	3,884,700	27.08	23.75	23.07	No	24.75
626	206344001	31,875	35,585	958	1.089	6,193,149	619,315	392,000	6,585,149	2,555,038	22.84	21.78	18.84	No	22.78
627	206344022	48,138	49,069	956	1.089	9,352,919	935,292	592,000	9,944,919	3,858,628	21.15	20.10	17.15	No	21.10
628	206344051	39,030	41,781	958	1.089	7,583,448	758,345	480,000	8,063,448	3,128,618	18.75	17.70	14.74	No	18.70
629	206344052	32,200	32,368	956	1.089	6,256,344	625,634	396,000	6,652,344	2,581,110	18.96	17.91	14.95	No	18.91
630	206344077	11,384	12,057	956	1.089	2,211,839	221,184	140,000	2,351,839	912,513	16.93			No	16.93
631	206360042	19,190	20,728	917	1.034	3,540,219	354,022	236,000	3,776,219	1,465,173	30.98	29.90	26.98	No	30.90
632	206360077	33,826	35,484	924	1.012	6,107,612	610,761	416,000	6,523,612	2,531,161	28.41	27.34	24.41	No	28.34
633	206360188	18,865	20,259	922	1.024	3,446,557	344,656	232,000	3,678,557	1,427,280	25.10	24.04	21.10	No	25.04
634	206361090	19,190	19,540	917	1.034	3,540,219	354,022	236,000	3,776,219	1,465,173	45.93	39.81	41.93	Yes	40.81
635	206361102	18,865	20,169	924	1.012	3,406,168	340,617	232,000	3,638,168	1,411,609	34.86	28.77	30.86	Yes	29.77
636	206361112	19,190	19,190	917	1.034	3,540,219	354,022	236,000	3,776,219	1,465,173	44.64	38.53	40.64	Yes	39.53
637	206361114	26,020	28,415	923	1.012	4,698,163	469,816	320,000	5,018,163	1,947,047	50.07	43.94	46.07	Yes	44.94
638	206361129	31,550	32,456	923	1.012	5,696,522	569,652	388,000	6,084,522	2,360,795	39.40	31.99	35.40	Yes	32.99
639	206361131	32,200	33,092	923	1.012	5,813,976	581,398	396,000	6,209,976	2,409,471	38.31	32.21	34.31	Yes	33.21
640	206361146	32,200	34,007	923	1.012	5,813,976	581,398	396,000	6,209,976	2,409,471	42.12	35.73	38.11	Yes	36.73
641	206361150	26,671	27,371	923	1.012	4,815,617	481,562	328,000	5,143,617	1,995,723	48.08	41.95	44.08	Yes	42.95
642	206361158	65,376	65,376	923	1.012	11,804,134	1,180,413	804,000	12,608,134	4,891,956	45.35	39.23	41.34	Yes	40.23
643	206361161	32,200	32,200	924	1.012	5,813,976	581,398	396,000	6,209,976	2,409,471	40.84	34.74	36.84	Yes	35.74
644	206361165	40,982	42,306	923	1.012	7,399,606	739,961	504,000	7,903,606	3,066,599	45.93	39.81	41.93	Yes	40.81
645	206361191	19,190	20,331	923	1.012	3,464,895	346,490	236,000	3,700,895	1,435,947	45.18	35.86	40.87	Yes	36.86
646	206361195	35,778	35,778	923	1.012	6,459,974	645,997	440,000	6,899,974	2,677,190	44.09	37.97	40.08	Yes	38.97
647	206361198	32,200	33,890	923	1.012	5,813,976	581,398	396,000	6,209,976	2,409,471	41.10	34.99	37.09	Yes	35.99
648	206361199	19,190	20,207	924	1.012	3,464,895	346,490	236,000	3,700,895	1,435,947	50.36	44.23	46.36	Yes	45.23
649	206361221	16,263	17,409	923	1.012	2,936,352	293,635	200,000	3,136,352	1,216,904	50.59	44.46	46.59	Yes	45.46
650	206361241	31,550	34,699	923	1.012	5,696,522	569,652	388,000	6,084,522	2,360,795	55.38	49.23	51.37	Yes	50.23
651	206361244	26,996	27,330	923	1.012	4,874,344	487,434	332,000	5,206,344	2,020,061	45.56	39.44	41.55	Yes	40.44
652	206361257	32,200	32,200	924	1.012	5,813,976	581,398	396,000	6,209,976	2,409,471	43.42	37.31	39.42	Yes	38.31
653	206361265	19,190	19,190	917	1.034	3,540,219	354,022	236,000	3,776,219	1,465,173	46.25	40.13	42.25	Yes	41.13
654	206361276	19,190	19,586	917	1.034	3,540,219	354,022	236,000	3,776,219	1,465,173	52.12	45.98	48.12	Yes	46.98
655	206361299	70,255	70,255	917	1.034	12,960,801	1,296,080	864,000	13,824,801	5,364,023	64.13	57.96	60.13	Yes	58.96
656	206361301	15,612	15,612	923	1.012	2,818,898	281,890	192,000	3,010,898	1,168,228	41.89	34.08	37.88	Yes	35.08
657	206361311	19,190	20,634	923	1.012	3,464,895	346,490	236,000	3,700,895	1,435,947	43.27	36.88	39.27	Yes	37.88
658	206361333	32,200	33,359	917	1.034	5,940,367	594,037	396,000	6,336,367	2,458,510	40.20	34.10	36.20	Yes	35.10
659	206361351	25,370	27,095	923	1.012	4,580,709	458,071	312,000	4,892,709	1,898,371	43.80	37.69	39.80	Yes	38.69
660	206361365	67,002	67,002	917	1.034	12,360,764	1,236,076	824,000	13,184,764	5,115,688	45.65	38.58	41.65	Yes	39.58

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions	AG								T-bond rate for CY	Calculate Rate of Return on Estimated Value	
		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	
621	206342207		30.39	30.39	no	0.54709	0.45291	3,012,902	3,012,902	3,638,536	254,698	7.91	
622	206342212		30.83	30.83	no	0.55496	0.44504	4,425,900	4,425,900	5,361,191	375,283	7.58	
623	206342225			26.20	no	0.47169	0.52831	3,514,510	3,514,510	4,140,144	289,810	8.42	
624	206342229		42.27	42.27	yes	0.76081	0.23919	1,382,255	2,242,176	2,785,656	194,996	6.97	
625	206342258			24.75	no	0.44554	0.55446	5,551,359	5,551,359	6,492,970	454,508	9.13	
626	206344001			22.78	no	0.41011	0.58989	3,884,482	3,884,482	4,503,797	315,266	8.86	
627	206344022			21.10	no	0.37977	0.62023	6,168,132	6,168,132	7,103,424	497,240	10.13	
628	206344051			18.70	no	0.33659	0.66341	5,349,370	5,349,370	6,107,715	427,540	10.23	
629	206344052			18.91	no	0.34038	0.65962	4,388,039	4,388,039	5,013,673	350,957	10.84	
630	206344077			16.93	no	0.30467	0.69533	1,635,308	1,635,308	1,856,492	129,954	10.78	
631	206360042			30.90	no	0.55623	0.44377	1,675,774	1,675,774	2,029,796	142,086	6.85	
632	206360077			28.34	no	0.51010	0.48990	3,195,928	3,195,928	3,806,689	266,468	7.51	
633	206360188			25.04	no	0.45069	0.54931	2,020,674	2,020,674	2,365,330	165,573	8.17	
634	206361090			40.81	yes	0.73461	0.26539	1,002,184	1,465,173	1,819,195	127,344	6.52	
635	206361102			29.77	no	0.53592	0.46408	1,688,408	1,688,408	2,029,025	142,032	7.04	
636	206361112			39.53	yes	0.71149	0.28851	1,089,470	1,465,173	1,819,195	127,344	6.64	
637	206361114			44.94	yes	0.80897	0.19103	958,634	1,947,047	2,416,863	169,180	5.95	
638	206361129		32.49	32.49	no	0.58490	0.41510	2,525,685	2,525,685	3,095,337	216,674	6.68	
639	206361131			33.21	no	0.59779	0.40221	2,497,734	2,497,734	3,079,132	215,539	6.51	
640	206361146			36.73	yes	0.66112	0.33888	2,104,443	2,409,471	2,990,868	209,361	6.16	
641	206361150			42.95	yes	0.77316	0.22684	1,166,758	1,995,723	2,477,285	173,410	6.34	
642	206361158			40.23	yes	0.72408	0.27592	3,478,812	4,891,956	6,072,369	425,066	6.50	
643	206361161			35.74	yes	0.64328	0.35672	2,215,231	2,409,471	2,990,868	209,361	6.50	
644	206361165			40.81	yes	0.73456	0.26544	2,097,954	3,066,599	3,806,560	266,459	6.30	
645	206361191			36.86	yes	0.66351	0.33649	1,245,305	1,435,947	1,782,437	124,771	6.14	
646	206361195			38.97	yes	0.70151	0.29849	2,059,586	2,677,190	3,323,187	232,623	6.50	
647	206361198		35.62	35.62	yes	0.64111	0.35889	2,228,673	2,409,471	2,990,868	209,361	6.18	
648	206361199			45.23	yes	0.81413	0.18587	687,881	1,435,947	1,782,437	124,771	6.17	
649	206361221			45.46	yes	0.81821	0.18179	570,148	1,216,904	1,510,540	105,738	6.07	
650	206361241			50.23	yes	0.90413	0.09587	583,316	2,360,795	2,930,447	205,131	5.91	
651	206361244			40.44	yes	0.72787	0.27213	1,416,808	2,020,061	2,507,496	175,525	6.42	
652	206361257			38.31	yes	0.68951	0.31049	1,928,147	2,409,471	2,990,868	209,361	6.50	
653	206361265			41.13	yes	0.74036	0.25964	980,455	1,465,173	1,819,195	127,344	6.64	
654	206361276			46.98	yes	0.84570	0.15430	582,652	1,465,173	1,819,195	127,344	6.50	
655	206361299			58.96	yes	1.06126	(0.06126)	(846,939)	5,364,023	6,660,103	466,207	6.64	
656	206361301			35.08	yes	0.63151	0.36849	1,109,473	1,168,228	1,450,118	101,508	6.50	
657	206361311			37.88	yes	0.68186	0.31814	1,177,409	1,435,947	1,782,437	124,771	6.05	
658	206361333			35.10	yes	0.63177	0.36823	2,333,237	2,458,510	3,052,547	213,678	6.41	
659	206361351		38.05	38.05	yes	0.68494	0.31506	1,541,515	1,898,371	2,356,442	164,951	6.09	
660	206361365			39.58	yes	0.71238	0.28762	3,792,206	5,115,688	6,351,765	444,624	6.64	

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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.)	
661	206361366	7/1/2006	6/30/2007	04/23/70	VALLEY HEALTHCARE CENTER	SAN BERNARDI	92404	109	29,109	365	1.00000	29,109	39,785	22,474	22,474	29,109	73.17%	35,453
662	206361378	1/1/2007	12/31/2007	09/04/64	WATERMAN CONVALESCENT HOSPITAL	SAN BERNAD.	92404	166	52,631	365	1.00000	52,631	60,590	38,743	38,743	52,631	86.86%	53,992
663	206361383	1/1/2007	12/31/2007	07/22/66	BRASWELL'S YUCAIPA VALLEY CONVALESCENT	YUCAIPA	92399	59	7,643	365	1.00000	7,643	21,535	5,188	5,188	7,643	35.49%	19,190
664	206364001	1/1/2007	12/31/2007	02/19/87	KNOLLS WEST CONVALESCENT HOSPITAL	VICTORVILLE	92395	99	33,869	365	1.00000	33,869	36,135	18,755	18,755	33,869	93.73%	32,200
665	206364035	1/1/2007	12/31/2007	02/02/89	SKY HARBOR CARE CENTER	YUCCA VALLI	92284	99	32,669	365	1.00000	32,669	36,135	22,613	22,613	32,669	90.41%	32,200
666	206364036	1/1/2007	12/31/2007	03/16/89	BRASWELL'S COLONIAL CARE	REDLANDS	92373	243	66,490	365	1.00000	66,490	88,695	48,155	48,155	66,490	74.96%	79,037
667	206364042	10/1/2006	9/30/2007	07/17/89	ASISTENCIA VILLA REHABILITATION AND CARE CENTER	REDLANDS	92373	99	31,984	365	1.00000	31,984	36,135	17,446	17,446	31,984	88.51%	32,200
668	206364080	7/1/2006	6/30/2007	09/17/91	APPLE VALLEY CARE CENTER	APPLE VALLE	92308	99	33,089	365	1.00000	33,089	36,135	18,114	18,114	33,089	91.57%	32,200
669	206364083	1/1/2007	12/31/2007	01/07/92	BRASWELL'S HAMPTON MANOR	YUCAIPA	92399	99	31,966	365	1.00000	31,966	36,135	19,536	19,536	31,966	88.46%	32,200
670	206364097	1/1/2007	12/31/2007	07/01/92	HERITAGE PARK NURSING CENTER	UPLAND	91786	70	22,049	365	1.00000	22,049	25,550	8,957	8,957	22,049	86.30%	22,768
671	206370655	1/1/2007	12/31/2007	01/01/50	ARROYO VISTA NURSING CENTER	SAN DIEGO	92105	53	17,299	365	1.00000	17,299	19,345	10,715	10,715	17,299	89.42%	17,238
672	206370659	1/1/2007	12/31/2007	02/04/69	ESCONDIDO CARE CENTER	ESCONDIDO	92025	180	60,072	365	1.00000	60,072	65,700	42,527	42,527	60,072	91.43%	58,546
673	206370660	1/1/2007	12/31/2007	03/22/68	COUNTRY VILLA LA MESA HC	LA MESA	91942	99	34,666	365	1.00000	34,666	36,135	15,093	15,093	34,666	95.93%	32,200
674	206370667	1/1/2007	12/31/2007	12/27/66	CALIFORNIA SPECIAL CARE CENTER	LA MESA	91942	90	28,926	365	1.00000	28,926	32,850	6,713	6,713	28,926	88.05%	29,273
675	206370669	1/1/2007	12/31/2007	11/13/74	VICTORIA SPECIAL CARE CENTER	EL CAJON	92020	120	39,873	365	1.00000	39,873	43,800	22,505	22,505	36,458	91.03%	39,030
676	206370671	1/1/2007	12/31/2007	01/22/65	SOMERSET SPECIAL CARE CENTER	EL CAJON	92020	65	22,467	365	1.00000	22,467	23,725	22,467	22,467	22,467	94.70%	21,141
677	206370678	1/1/2007	12/31/2007	02/01/62	CLOISTERS OF MISSION HILLS	SAN DIEGO	92103	75	24,835	365	1.00000	24,835	27,375	5,837	5,837	24,835	90.72%	24,394
678	206370684	1/1/2007	12/31/2007	01/02/68	COMMUNITY CARE CENTER OF LA MESA	LA MESA	91941	119	41,603	365	1.00000	41,603	43,435	24,679	24,679	41,603	95.78%	38,705
679	206370687	1/1/2007	12/31/2007	03/22/68	WINDSOR GARDENS CONVALESCENT CENTER OF SAN DIEGO	NATIONAL CI	91950	98	34,327	365	1.00000	34,327	35,770	24,752	24,752	34,327	95.97%	31,875
680	206370692	1/1/2007	12/31/2007	11/26/56	UNIVERSITY CARE CENTER	SAN DIEGO	92105	87	29,683	365	1.00000	29,683	31,755	20,591	20,591	29,683	93.48%	28,297
681	206370702	1/1/2007	12/31/2007	07/30/62	PALOMAR VISTA HEALTHCARE CENTER	ESCONDIDO	92025	74	22,978	365	1.00000	22,978	27,010	13,157	13,157	22,978	85.07%	24,069
682	206370703	1/1/2007	12/31/2007	06/28/67	BRIGHTON PLACE - SAN DIEGO	SAN DIEGO	92105	99	33,527	365	1.00000	33,527	36,135	21,376	21,376	33,527	92.78%	32,200
683	206370708	4/1/2006	3/31/2007	07/12/65	FREDERICKA MANOR CARE CENTER	CHULA VISTA	92010	174	58,300	365	1.00000	58,300	63,510	21,878	21,878	58,300	91.80%	56,594
684	206370710	1/1/2007	12/31/2007	08/22/68	FRIENDSHIP MANOR NURSING & REHAB CENTER	NATIONAL CI	91950	104	35,097	365	1.00000	35,097	37,960	17,158	17,158	35,097	92.46%	33,826
685	206370711	10/1/2006	9/30/2007	11/12/65	CARE WITH DIGNITY CONVALESCENT HOSPITAL	SAN DIEGO	92123	99	30,906	365	1.00000	30,906	36,135	20,196	20,196	30,906	85.53%	32,200
686	206370715	1/1/2007	12/31/2007	01/07/57	PARKWAY HILLS NURSING AND REHABILITATION	LA MESA	92041	60	20,814	365	1.00000	20,814	21,900	12,667	12,667	20,814	95.04%	19,515
687	206370718	10/1/2006	9/30/2007	07/01/57	HILLCREST MANOR SANITARIUM	NATIONAL CI	91950	60	21,880	365	1.00000	21,880	21,900	21,151	21,151	21,880	99.91%	19,515
688	206370719	1/1/2007	12/31/2007	09/17/69	BALBOA NURSING AND REHABILITATION CENTER	SAN DIEGO C	92103	194	39,019	365	1.00000	39,019	70,810	26,395	26,395	39,019	55.10%	63,099
689	206370723	1/1/2007	12/31/2007	01/03/63	PALOMAR HEIGHTS CARE CENTER	ESCONDIDO	92027	98	21,816	365	1.00000	21,816	35,770	15,287	15,287	21,816	60.99%	31,875
690	206370732	1/1/2007	12/31/2007	11/12/65	KEARNY MESA CONVALESCENT HOSPITAL	SAN DIEGO	92111	98	34,677	365	1.00000	34,677	35,770	11,978	11,978	34,677	96.94%	31,875
691	206370735	1/1/2007	12/31/2007	05/24/66	ARBOR HILLS NURSING AND REHAB	LA MESA	91942	102	34,100	365	1.00000	34,100	37,230	12,696	12,696	34,100	91.59%	33,176
692	206370736	1/1/2007	12/31/2007	02/10/64	LEMON GROVE CARE & REHABILITATION CENTER	LEMON GROV	91945	154	54,036	365	1.00000	54,036	56,210	41,721	41,721	54,036	96.13%	50,089
693	206370737	1/1/2007	12/31/2007	05/17/66	PARKSIDE SPECIAL CARE CENTER	EL CAJON	92020	52	18,858	365	1.00000	18,858	18,980	14,185	14,185	18,858	99.36%	16,913
694	206370740	1/1/2007	12/31/2007	11/23/66	COTTONWOOD CANYON HEALTHCARE CENTER	EL CAJON	92021	96	32,296	365	1.00000	32,296	35,040	25,929	25,929	32,296	92.17%	31,224
695	206370741	1/1/2007	12/31/2007	02/16/68	MAGNOLIA SPECIAL CARE CENTER	EL CAJON	92020	99	33,885	365	1.00000	33,885	36,135	21,209	21,209	33,885	93.77%	32,200
696	206370747	2/1/2006	1/31/2007	01/16/67	MISSION HILLS HEALTH CARE INC.	SAN DIEGO	92103	96	33,446	365	1.00000	33,446	35,040	30,978	30,978	33,446	95.45%	31,224
697	206370750	2/1/2006	1/31/2007	04/11/72	MOUNT MIGUEL COVENANT VILLAGE	SPRING VALL	91977	90	26,989	365	1.00000	26,989	32,850	11,558	11,558	26,989	82.16%	29,273
698	206370752	1/1/2007	12/31/2007	05/13/63	ENCINITAS NURSING & REHAB CENTER	ENCINITAS	92024	99	31,395	365	1.00000	31,395	36,135	14,531	14,531	31,395	86.88%	32,200
699	206370756	1/18/2007	12/31/2007	07/11/72	REO VISTA HEALTHCARE CENTER	SAN DIEGO	92139	162	47,838	348	0.95342	50,175	56,376	34,155	35,823	47,838	84.86%	50,237
700	206370763	1/1/2007	12/31/2007	01/23/64	POINT LOMA CONVALESCENT HOSPITAL	SAN DIEGO	92110	133	46,580	365	1.00000	46,580	48,545	25,240	25,240	46,580	95.95%	43,259

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) 13  
 RS Means Median Cost Per Sq Ft <sup>(1)</sup> 400  
 Updated at 2% annually, or .16667/mo. (Z4) 1/1/2009 \$ 142.00  
 0.166667 2.16667 \$ 145.08 Land % (AA3) 10% Equip/bed (AB3) 4,000 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 <sup>(1)</sup>	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 = (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"	
661	206361366	35,453	35,453	924	1.012	6,401,247	640,125	436,000	6,837,247	2,652,852	39.81	33.70	35.80	Yes	34.70
662	206361378	53,992	53,992	924	1.012	9,748,688	974,869	664,000	10,412,688	4,040,123	45.44	39.32	41.44	Yes	40.32
663	206361383	19,190	19,190	923	1.012	3,464,895	346,490	236,000	3,700,895	1,435,947	43.56	37.45	39.56	Yes	38.45
664	206364001	32,200	33,869	923	1.012	5,813,976	581,398	396,000	6,209,976	2,409,471	22.97	21.91	18.96	No	22.91
665	206364035	32,200	32,669	922	1.024	5,882,917	588,292	396,000	6,278,917	2,436,220	21.01	19.96	17.01	No	20.96
666	206364036	79,037	79,037	923	1.012	14,270,669	1,427,067	972,000	15,242,669	5,914,156	20.90	19.84	16.89	No	20.84
667	206364042	32,200	32,200	923	1.012	5,813,976	581,398	396,000	6,209,976	2,409,471	20.56	19.51	16.56	No	20.51
668	206364080	32,200	33,089	923	1.012	5,813,976	581,398	396,000	6,209,976	2,409,471	18.39	17.34	14.39	No	18.34
669	206364083	32,200	32,200	923	1.012	5,813,976	581,398	396,000	6,209,976	2,409,471	18.08	17.04	14.08	No	18.04
670	206364097	22,768	22,768	917	1.034	4,200,260	420,026	280,000	4,480,260	1,738,341	17.60	16.56	13.60	No	17.56
671	206370655	17,238	17,299	921	1.051	3,232,482	323,248	212,000	3,444,482	1,336,459	60.13	53.97	56.12	Yes	54.97
672	206370659	58,546	60,072	920	1.051	10,978,242	1,097,824	720,000	11,698,242	4,538,918	41.02	34.91	37.02	Yes	35.91
673	206370660	32,200	34,666	919	1.051	6,038,033	603,803	396,000	6,434,033	2,496,405	41.89	35.78	37.89	Yes	36.78
674	206370667	29,273	29,273	919	1.051	5,489,121	548,912	360,000	5,849,121	2,269,459	43.13	37.02	39.13	Yes	38.02
675	206370669	39,030	39,873	920	1.051	7,318,828	731,883	480,000	7,798,828	3,025,945	35.24	29.15	31.24	Yes	30.15
676	206370671	21,141	22,467	920	1.051	3,964,365	396,436	260,000	4,224,365	1,639,054	45.06	38.94	41.05	Yes	39.94
677	206370678	24,394	24,835	921	1.051	4,574,267	457,427	300,000	4,874,267	1,891,216	48.03	41.91	44.03	Yes	42.91
678	206370684	38,705	41,603	919	1.051	7,257,837	725,784	476,000	7,733,837	3,000,729	42.11	34.51	38.11	Yes	35.51
679	206370687	31,875	34,327	919	1.051	5,977,043	597,704	392,000	6,369,043	2,471,189	41.89	35.78	37.89	Yes	36.78
680	206370692	28,297	29,683	921	1.051	5,306,150	530,615	348,000	5,654,150	2,193,810	53.22	46.66	49.22	Yes	47.66
681	206370702	24,069	24,069	920	1.051	4,513,277	451,328	296,000	4,809,277	1,866,000	47.54	41.42	43.54	Yes	42.42
682	206370703	32,200	33,527	921	1.051	6,038,033	603,803	396,000	6,434,033	2,496,405	42.63	36.52	38.62	Yes	37.52
683	206370708	56,594	58,300	920	1.051	10,612,300	1,061,230	696,000	11,308,300	4,387,620	44.59	38.47	40.59	Yes	39.47
684	206370710	33,826	35,097	919	1.051	6,342,984	634,298	416,000	6,758,984	2,622,486	41.47	35.37	37.47	Yes	36.37
685	206370711	32,200	32,200	921	1.051	6,038,033	603,803	396,000	6,434,033	2,496,405	44.25	38.14	40.25	Yes	39.14
686	206370715	19,515	20,814	920	1.051	3,659,414	365,941	240,000	3,899,414	1,512,973	53.10	46.96	49.10	Yes	47.96
687	206370718	19,515	21,880	919	1.051	3,659,414	365,941	240,000	3,899,414	1,512,973	52.62	46.49	48.62	Yes	47.49
688	206370719	63,099	63,099	921	1.051	11,832,105	1,183,210	776,000	12,608,105	4,891,945	40.40	34.40	36.40	Yes	35.40
689	206370723	31,875	31,875	920	1.051	5,977,043	597,704	392,000	6,369,043	2,471,189	47.11	41.11	43.11	Yes	42.11
690	206370732	31,875	34,677	921	1.051	5,977,043	597,704	392,000	6,369,043	2,471,189	44.25	38.14	40.25	Yes	39.14
691	206370735	33,176	34,100	919	1.051	6,221,004	622,100	408,000	6,629,004	2,572,053	43.72	37.61	39.72	Yes	38.61
692	206370736	50,089	54,036	919	1.051	9,392,496	939,250	616,000	10,008,496	3,883,296	46.01	39.18	42.01	Yes	40.18
693	206370737	16,913	18,858	920	1.051	3,171,492	317,149	208,000	3,379,492	1,311,243	43.74	37.63	39.74	Yes	38.63
694	206370740	31,224	32,296	920	1.051	5,855,062	585,506	384,000	6,239,062	2,420,756	43.22	37.11	39.22	Yes	38.11
695	206370741	32,200	33,885	920	1.051	6,038,033	603,803	396,000	6,434,033	2,496,405	41.99	35.88	37.99	Yes	36.88
696	206370747	31,224	33,446	921	1.051	5,855,062	585,506	384,000	6,239,062	2,420,756	43.07	36.96	39.07	Yes	37.96
697	206370750	29,273	29,273	919	1.051	5,489,121	548,912	360,000	5,849,121	2,269,459	37.84	31.74	33.83	Yes	32.74
698	206370752	32,200	32,200	920	1.051	6,038,033	603,803	396,000	6,434,033	2,496,405	46.76	40.76	42.75	Yes	41.76
699	206370756	52,691	52,691	921	1.051	9,880,417	988,042	648,000	10,528,417	4,085,026	37.59	31.49	33.58	Yes	32.49
700	206370763	43,259	46,580	921	1.051	8,111,701	811,170	532,000	8,643,701	3,353,756	46.06	39.94	42.05	Yes	40.94

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions									T-bond rate for CY			
	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			
661	206361366		34.70	yes	0.62464	0.37536	2,566,433	2,652,852	3,292,976	230,508	6.50			
662	206361378		40.32	yes	0.72580	0.27420	2,855,125	4,040,123	5,014,992	351,049	6.50			
663	206361383		38.45	yes	0.69207	0.30793	1,139,633	1,435,947	1,782,437	124,771	6.50			
664	206364001		22.91	no	0.41238	0.58762	3,649,125	3,649,125	4,230,522	296,137	8.74			
665	206364035		20.96	no	0.37726	0.62274	3,910,118	3,910,118	4,498,410	314,889	9.64			
666	206364036		20.84	no	0.37520	0.62480	9,523,670	9,523,670	10,950,737	766,552	9.70			
667	206364042		20.51	no	0.36915	0.63085	3,917,579	3,917,579	4,498,977	314,928	9.78			
668	206364080		18.34	no	0.33020	0.66980	4,159,463	4,159,463	4,740,860	331,860	10.03			
669	206364083		18.04	no	0.32469	0.67531	4,193,668	4,193,668	4,775,066	334,255	10.38			
670	206364097		17.56	no	0.31603	0.68397	3,064,351	3,064,351	3,484,377	243,906	10.71			
671	206370655		54.97	yes	0.98941	0.01059	36,478	1,336,459	1,659,707	116,180	6.72			
672	206370659		35.91	yes	0.64643	0.35357	4,136,191	4,538,918	5,636,742	394,572	6.57			
673	206370660		36.78	yes	0.66211	0.33789	2,173,965	2,496,405	3,100,208	217,015	6.26			
674	206370667		38.02	yes	0.68430	0.31570	1,846,596	2,269,459	2,818,371	197,286	6.74			
675	206370669		30.15	no	0.54275	0.45725	3,565,982	3,565,982	4,297,865	300,851	7.55			
676	206370671		39.94	yes	0.71892	0.28108	1,187,393	1,639,054	2,035,490	142,484	6.34			
677	206370678		42.91	yes	0.77233	0.22767	1,109,735	1,891,216	2,348,642	164,405	6.62			
678	206370684		35.51	yes	0.63922	0.36078	2,790,234	3,000,729	3,726,513	260,856	6.27			
679	206370687		36.78	yes	0.66211	0.33789	2,152,006	2,471,189	3,068,893	214,822	6.26			
680	206370692	44.23	44.23	yes	0.79612	0.20388	1,152,752	2,193,810	2,724,425	190,710	6.42			
681	206370702	41.73	41.73	yes	0.75117	0.24883	1,196,696	1,866,000	2,317,327	162,213	6.74			
682	206370703		37.52	yes	0.67530	0.32470	2,089,162	2,496,405	3,100,208	217,015	6.47			
683	206370708		39.47	yes	0.71051	0.28949	3,273,660	4,387,620	5,448,850	381,420	6.54			
684	206370710		36.37	yes	0.65459	0.34541	2,334,620	2,622,486	3,256,784	227,975	6.50			
685	206370711		39.14	yes	0.70446	0.29554	1,901,520	2,496,405	3,100,208	217,015	6.74			
686	206370715		47.96	yes	0.86336	0.13664	532,813	1,512,973	1,878,914	131,524	6.32			
687	206370718		47.49	yes	0.85475	0.14525	566,374	1,512,973	1,878,914	131,524	6.01			
688	206370719		35.40	yes	0.63725	0.36275	4,573,599	4,891,945	6,075,155	425,261	6.74			
689	206370723		42.11	yes	0.75797	0.24203	1,541,483	2,471,189	3,068,893	214,822	6.74			
690	206370732		39.14	yes	0.70446	0.29554	1,882,313	2,471,189	3,068,893	214,822	6.19			
691	206370735	38.26	38.26	yes	0.68865	0.31135	2,063,951	2,572,053	3,194,154	223,591	6.56			
692	206370736	39.85	39.85	yes	0.71736	0.28264	2,828,829	3,883,296	4,822,546	337,578	6.25			
693	206370737		38.63	yes	0.69531	0.30469	1,029,692	1,311,243	1,628,392	113,987	6.04			
694	206370740	37.82	37.82	yes	0.68069	0.31931	1,992,222	2,420,756	3,006,262	210,438	6.52			
695	206370741		36.88	yes	0.66384	0.33616	2,162,890	2,496,405	3,100,208	217,015	6.40			
696	206370747		37.96	yes	0.68331	0.31669	1,975,839	2,420,756	3,006,262	210,438	6.29			
697	206370750		32.74	no	0.58928	0.41072	2,402,359	2,402,359	2,951,271	206,589	7.06			
698	206370752	40.28	40.28	yes	0.72498	0.27502	1,769,471	2,496,405	3,100,208	217,015	6.74			
699	206370756	32.17	32.17	no	0.57914	0.42086	4,431,023	4,431,023	5,419,064	379,335	7.20			
700	206370763		40.94	yes	0.73687	0.26313	2,274,427	3,353,756	4,164,926	291,545	6.26			

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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)
701	206370765	1/1/2007	12/31/2007	01/01/62	THE ROYAL HOME	EL CAJON	92021	19	6,904	365	1.00000	6,904	6,935	6,904	6,904	6,904	99.55%	6,180
702	206370769	1/1/2007	12/31/2007	02/01/61	LA MESA HEALTHCARE CENTER	LA MESA	91941	94	30,813	365	1.00000	30,813	34,310	21,989	21,989	30,813	89.81%	30,574
703	206370770	1/1/2007	12/31/2007	10/25/63	JACOB HEALTH CARE CENTER	SAN DIEGO	92105	72	25,465	365	1.00000	25,465	26,280	9,474	9,474	25,465	96.90%	23,418
704	206370776	1/1/2007	12/31/2007	06/14/50	BRIGHTON PLACE SPRING VALLEY	SPRING VALL	91977	75	24,904	365	1.00000	24,904	27,375	16,584	16,584	24,904	90.97%	24,394
705	206370778	10/1/2006	9/30/2007	05/24/66	GRANITE HILLS CONVALESCENT HOSPITAL	EL CAJON	92021	99	33,426	365	1.00000	33,426	36,135	25,137	25,137	33,426	92.50%	32,200
706	206370779	1/1/2007	12/31/2007	07/21/69	LA JOLLA NURSING & REHAB CENTER	LA JOLLA	92037	161	37,833	365	1.00000	37,833	58,765	20,626	20,626	37,833	64.38%	52,366
707	206370781	1/1/2007	12/31/2007	02/04/64	LA PALOMA HEALTHCARE CENTER	OCEANSIDE	92056	93	29,603	365	1.00000	29,603	33,945	18,104	18,104	29,603	87.21%	30,249
708	206370784	1/1/2007	12/31/2007	01/17/61	VALLE VISTA CONVALESCENT CENTER	ESCONDIDO	92025	59	20,387	365	1.00000	20,387	21,535	14,197	14,197	20,387	94.67%	19,190
709	206370790	1/1/2007	12/31/2007	06/28/60	LIFE CARE CENTER OF VISTA	VISTA	92083	176	47,014	365	1.00000	47,014	64,240	29,553	29,553	47,014	73.18%	57,245
710	206370793	1/1/2007	12/31/2007	04/14/58	BRIGHTON PLACE - EAST	SPRING VALL	91977	50	17,713	365	1.00000	17,713	18,250	8,279	8,279	17,713	97.06%	16,263
711	206370794	1/1/2007	12/31/2007	03/31/58	LAKESIDE SPECIAL CARE CENTER	LAKESIDE	92040	94	34,153	365	1.00000	34,153	34,310	23,903	23,903	34,153	99.54%	30,574
712	206370904	1/1/2007	12/31/2007	02/17/76	COLLINGWOOD MANOR NURSING FACILITY	CHULA VISTA	91910	99	27,569	365	1.00000	27,569	36,135	26,212	26,212	26,835	76.29%	32,200
713	206371261	1/1/2007	12/31/2007	06/15/78	PARADISE VALLEY HEALTH CARE CENTER	NATIONAL CI	91950	86	29,519	365	1.00000	29,519	31,390	18,846	18,846	29,519	94.04%	27,972
714	206371321	1/1/2007	12/31/2007	04/11/78	REDWOOD TERRACE HEALTH CENTER	ESCONDIDO	92025	59	17,562	365	1.00000	17,562	21,535	2,449	2,449	17,562	81.55%	19,190
715	206371458	10/1/2006	9/30/2007	10/03/60	THE BRADLEY COURT	EL CAJON	92000	56	19,089	365	1.00000	19,089	20,440	15,919	15,919	19,089	93.39%	18,214
716	206371593	6/1/2006	5/31/2007	05/19/81	MANORCARE HEALTH SERVICES - RANCHO BERNARDO	POWAY	92064	99	31,149	365	1.00000	31,149	36,135	19,337	19,337	31,149	86.20%	32,200
717	206371598	9/1/2006	8/31/2007	01/04/82	ST. PAUL'S HEALTH CARE CENTER	SAN DIEGO	92103	59	18,418	365	1.00000	18,418	21,535	5,839	5,839	18,418	85.53%	19,190
718	206371658	6/1/2006	5/31/2007	09/03/84	MCHS - ENCINITAS	ENCINITAS	92024	120	34,304	365	1.00000	34,304	43,800	21,194	21,194	34,304	78.32%	39,030
719	206371703	1/1/2007	12/31/2007	07/24/85	VILLA MONTE VISTA	POWAY	92064	149	45,900	365	1.00000	45,900	54,385	30,014	30,014	45,900	84.40%	48,463
720	206371716	10/1/2006	9/30/2007	01/14/86	LIFE CARE CENTER OF ESCONDIDO	ESCONDIDO	92025	120	35,852	365	1.00000	35,852	43,800	23,819	23,819	35,852	81.85%	39,030
721	206374014	1/1/2007	12/31/2007	06/19/87	CASTLE MANOR CONVALESCENT CENTER	NATIONAL CI	91950	99	33,187	365	1.00000	33,187	36,135	15,976	15,976	33,187	91.84%	32,200
722	206374019	1/1/2007	12/31/2007	10/28/87	STANFORD COURT NURSING CENTER OF SANTEE	SANTEE	92071	105	34,046	365	1.00000	34,046	38,325	13,168	13,168	34,046	88.83%	34,152
723	206374028	1/1/2007	12/31/2007	09/20/88	CARMEL MOUNTAIN REHABILITATION AND HEALTHCARE CENTER	SAN DIEGO	92128	120	39,656	365	1.00000	39,656	43,800	30,438	30,438	39,656	90.54%	39,030
724	206374029	1/1/2007	12/31/2007	10/12/88	VILLA RANCHO BERNARDO CARE CENTER	SAN DIEGO	92127	299	103,554	365	1.00000	103,554	109,135	78,747	78,747	103,554	94.89%	97,251
725	206374058	1/1/2007	12/31/2007	02/05/90	VISTA KNOLL SPECIALIZED CARE	VISTA	92083	119	39,819	365	1.00000	39,819	43,435	25,066	25,066	39,819	91.67%	38,705
726	206374060	7/1/2006	6/30/2007	02/23/90	VILLAGE SQUARE NURSING CENTER	SAN MARCOS	92069	118	38,005	365	1.00000	38,005	43,070	23,455	23,455	38,005	88.24%	38,380
727	206374064	7/1/2006	6/30/2007	06/01/90	DOROTHY & JOSEPH GOLDBERG HEALTHCARE CENTER	ENCINITAS	92024	58	20,001	365	1.00000	20,001	21,170	8,248	8,248	20,001	94.48%	18,865
728	206374066	1/1/2007	12/31/2007	06/16/90	COUNTRY HILLS HEALTH CARE CENTER	EL CAJON	92021	305	108,413	365	1.00000	108,413	111,325	83,378	83,378	108,413	97.38%	99,202
729	206374248	4/1/2006	3/31/2007	09/11/98	CARLSBAD CARE CENTER	CARLSBAD	92008	33	9,917	365	1.00000	9,917	12,045	976	976	9,917	82.33%	10,733
730	206380762	1/1/2007	12/31/2007	02/08/71	GROVE STREET EXTENDED CARE AND LIVING CTR	SAN FRANCIS	94117	168	58,359	365	1.00000	58,359	61,320	52,265	52,265	58,359	95.17%	54,643
731	206380772	1/1/2007	12/31/2007	07/19/63	CENTRAL GARDENS	SAN FRANCIS	94115	92	27,860	365	1.00000	27,860	33,580	18,467	18,467	27,860	82.97%	29,923
732	206380814	1/1/2007	12/31/2007	07/16/68	NINETEENTH AVENUE HEALTHCARE CENTER	SAN FRANCIS	94116	140	50,879	365	1.00000	50,879	51,100	46,200	46,200	50,879	99.57%	45,536
733	206380830	1/1/2007	12/31/2007	05/25/65	HAYES CONVALESCENT HOSPITAL	SAN FRANCIS	94117	34	11,018	365	1.00000	11,018	12,410	3,176	3,176	11,018	88.78%	11,059
734	206380921	7/1/2006	6/30/2007	02/19/70	GOLDEN GATE HEALTHCARE CENTER	SAN FRANCIS	94115	120	43,160	365	1.00000	43,160	43,800	34,236	34,236	43,160	98.54%	39,030
735	206380938	7/1/2006	6/30/2007	06/08/70	THE TUNNELL CENTER FOR REHABILITATION AND HC	SAN FRANCIS	94109	180	61,291	365	1.00000	61,291	65,700	12,899	12,899	61,291	93.29%	58,546
736	206380958	1/1/2007	12/31/2007	06/18/69	ST. ANNE'S HOME	SAN FRANCIS	94118	46	15,741	365	1.00000	15,741	16,790	14,241	14,241	15,741	93.75%	14,962
737	206380984	7/1/2006	6/30/2007	10/30/67	VICTORIAN HEALTHCARE CENTER	SAN FRANCIS	94115	90	32,673	365	1.00000	32,673	32,850	27,409	27,409	32,673	99.46%	29,273
738	206382635	1/1/2007	12/31/2007	08/17/64	CONVALESCENT CENTER MISSION STREET	SAN FRANCIS	94112	53	18,935	365	1.00000	18,935	19,345	17,325	17,325	18,935	97.88%	17,238
739	206382673	1/1/2007	12/31/2007	12/08/60	MISSION BAY CONVALESCENT HOSPITAL	SAN FRANCIS	94107	50	17,395	365	1.00000	17,395	18,250	16,476	16,476	17,395	95.32%	16,263
740	206390794	7/1/2006	6/30/2007	01/01/53	CRESCENT COURT NURSING HOME	LODI	95240	28	9,065	365	1.00000	9,065	10,220	5,924	5,924	9,065	88.70%	9,107

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft  
 Square Feet Per Bed (Z2) 13  
 RS Means Median Cost Per Sq Ft <sup>(1)</sup> 400  
 Updated at 2% annually, or .16667/mo. (Z4) 1/1/2009 \$ 142.00  
 0.166667 2.16667 \$ 145.08  
 Land % (AA3) 10% Equip/bed (AB3) 4,000 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 <sup>(1)</sup>	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 = (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"	
701	206370765	6,180	6,904	920	1.051	1,158,814	115,881	76,000	1,234,814	479,108	48.12	41.03	44.12	Yes	42.03
702	206370769	30,574	30,813	919	1.051	5,733,082	573,308	376,000	6,109,082	2,370,324	49.03	42.16	45.03	Yes	43.16
703	206370770	23,418	25,465	921	1.051	4,391,297	439,130	288,000	4,679,297	1,815,567	46.30	40.18	42.30	Yes	41.18
704	206370776	24,394	24,904	919	1.051	4,574,267	457,427	300,000	4,874,267	1,891,216	59.68	53.52	55.67	Yes	54.52
705	206370778	32,200	33,426	920	1.051	6,038,033	603,803	396,000	6,434,033	2,496,405	43.72	37.61	39.72	Yes	38.61
706	206370779	52,366	52,366	920	1.051	9,819,427	981,943	644,000	10,463,427	4,059,810	40.56	34.56	36.56	Yes	35.56
707	206370781	30,249	30,249	920	1.051	5,672,091	567,209	372,000	6,044,091	2,345,107	46.02	39.50	42.02	Yes	40.50
708	206370784	19,190	20,387	920	1.051	3,598,424	359,842	236,000	3,834,424	1,487,756	49.07	42.95	45.07	Yes	43.95
709	206370790	57,245	57,245	920	1.051	10,734,281	1,073,428	704,000	11,438,281	4,438,053	49.63	43.50	45.63	Yes	44.50
710	206370793	16,263	17,713	919	1.051	3,049,512	304,951	200,000	3,249,512	1,260,810	51.84	45.70	47.84	Yes	46.70
711	206370794	30,574	34,153	920	1.051	5,733,082	573,308	376,000	6,109,082	2,370,324	51.88	45.74	47.87	Yes	46.74
712	206370904	32,200	32,200	919	1.051	6,038,033	603,803	396,000	6,434,033	2,496,405	33.98	32.89	29.98	No	33.89
713	206371261	27,972	29,519	919	1.051	5,245,160	524,516	344,000	5,589,160	2,168,594	31.65	30.57	27.65	No	31.57
714	206371321	19,190	19,190	920	1.051	3,598,424	359,842	236,000	3,834,424	1,487,756	31.83	30.75	27.83	No	31.75
715	206371458	18,214	19,089	920	1.051	3,415,453	341,545	224,000	3,639,453	1,412,108	49.36	43.23	45.36	Yes	44.23
716	206371593	32,200	32,200	920	1.051	6,038,033	603,803	396,000	6,434,033	2,496,405	28.73	26.63	24.72	No	27.63
717	206371598	19,190	19,190	921	1.051	3,598,424	359,842	236,000	3,834,424	1,487,756	28.10	27.02	24.09	No	28.02
718	206371658	39,030	39,030	920	1.051	7,318,828	731,883	480,000	7,798,828	3,025,945	25.43	24.37	21.43	No	25.37
719	206371703	48,463	48,463	920	1.051	9,087,544	908,754	596,000	9,683,544	3,757,215	24.54	23.48	20.54	No	24.48
720	206371716	39,030	39,030	920	1.051	7,318,828	731,883	480,000	7,798,828	3,025,945	24.07	23.01	20.06	No	24.01
721	206374014	32,200	33,187	919	1.051	6,038,033	603,803	396,000	6,434,033	2,496,405	22.64	21.39	18.64	No	22.39
722	206374019	34,152	34,152	920	1.051	6,403,974	640,397	420,000	6,823,974	2,647,702	22.28	20.62	18.28	No	21.62
723	206374028	39,030	39,656	921	1.051	7,318,828	731,883	480,000	7,798,828	3,025,945	21.38	20.33	17.38	No	21.33
724	206374029	97,251	103,554	921	1.051	18,236,079	1,823,608	1,196,000	19,432,079	7,539,647	21.32	20.27	17.32	No	21.27
725	206374058	38,705	39,819	920	1.051	7,257,837	725,784	476,000	7,733,837	3,000,729	20.00	18.10	16.00	No	19.10
726	206374060	38,380	38,380	920	1.051	7,196,847	719,685	472,000	7,668,847	2,975,513	19.95	18.29	15.95	No	19.29
727	206374064	18,865	20,001	920	1.051	3,537,433	353,743	232,000	3,769,433	1,462,540	19.68	18.64	15.68	No	19.64
728	206374066	99,202	108,413	920	1.051	18,602,020	1,860,202	1,220,000	19,822,020	7,690,944	19.64	18.60	15.64	No	19.60
729	206374248	10,733	10,733	920	1.051	2,012,678	201,268	132,000	2,144,678	832,135	11.40	10.37	7.40	No	11.37
730	206380762	54,643	58,359	941	1.238	12,069,450	1,206,945	672,000	12,741,450	4,943,683	39.01	32.91	35.01	Yes	33.91
731	206380772	29,923	29,923	941	1.238	6,609,461	660,946	368,000	6,977,461	2,707,255	46.57	40.45	42.57	Yes	41.45
732	206380814	45,536	50,879	941	1.238	10,057,875	1,005,788	560,000	10,617,875	4,119,736	41.58	35.47	37.57	Yes	36.47
733	206380830	11,059	11,059	941	1.238	2,442,627	244,263	136,000	2,578,627	1,000,507	44.72	38.60	40.72	Yes	39.60
734	206380921	39,030	43,160	941	1.238	8,621,036	862,104	480,000	9,101,036	3,531,202	39.98	33.54	35.98	Yes	34.54
735	206380938	58,546	61,291	941	1.238	12,931,554	1,293,155	720,000	13,651,554	5,296,803	39.68	31.88	35.68	Yes	32.88
736	206380958	14,962	15,741	941	1.238	3,304,730	330,473	184,000	3,488,730	1,353,627	40.65	34.55	36.65	Yes	35.55
737	206380984	29,273	32,673	941	1.238	6,465,777	646,578	360,000	6,825,777	2,648,401	42.29	36.18	38.28	Yes	37.18
738	206382635	17,238	18,935	941	1.238	3,807,624	380,762	212,000	4,019,624	1,559,614	45.49	39.37	41.49	Yes	40.37
739	206382673	16,263	17,395	941	1.238	3,592,098	359,210	200,000	3,792,098	1,471,334	49.18	42.14	45.18	Yes	43.14
740	206390794	9,107	9,107	952	1.070	1,738,599	173,860	112,000	1,850,599	718,032	57.12	50.97	53.12	Yes	51.97

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions	AG								T-bond rate for CY	Calculate Rate of Return on Estimated Value	
		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	
701	206370765			42.03	yes	0.75659	0.24341	300,563	479,108	594,989	41,649	6.03	
702	206370769		41.04	41.04	yes	0.73876	0.26124	1,595,917	2,370,324	2,943,632	206,054	6.69	
703	206370770			41.18	yes	0.74130	0.25870	1,210,557	1,815,567	2,254,697	157,829	6.20	
704	206370776			54.52	yes	0.98134	0.01866	90,933	1,891,216	2,348,642	164,405	6.60	
705	206370778			38.61	yes	0.69497	0.30503	1,962,591	2,496,405	3,100,208	217,015	6.49	
706	206370779			35.56	yes	0.64011	0.35989	3,765,687	4,059,810	5,041,752	352,923	6.74	
707	206370781		40.08	40.08	yes	0.72142	0.27858	1,683,760	2,345,107	2,912,317	203,862	6.74	
708	206370784			43.95	yes	0.79102	0.20898	801,332	1,487,756	1,847,599	129,332	6.34	
709	206370790			44.50	yes	0.80100	0.19900	2,276,218	4,438,053	5,511,481	385,804	6.74	
710	206370793			46.70	yes	0.84064	0.15936	517,844	1,260,810	1,565,762	109,603	6.19	
711	206370794			46.74	yes	0.84133	0.15867	969,341	2,370,324	2,943,632	206,054	6.03	
712	206370904			33.89	no	0.61008	0.38992	2,508,745	2,508,745	3,112,549	217,878	6.77	
713	206371261			31.57	no	0.56833	0.43167	2,412,685	2,412,685	2,937,201	205,604	6.97	
714	206371321			31.75	no	0.57152	0.42848	1,642,956	1,642,956	2,002,799	140,196	7.31	
715	206371458			44.23	yes	0.79623	0.20377	741,613	1,412,108	1,753,653	122,756	6.43	
716	206371593		26.80	26.80	no	0.48232	0.51768	3,330,796	3,330,796	3,934,599	275,422	8.55	
717	206371598			28.02	no	0.50444	0.49556	1,900,177	1,900,177	2,260,019	158,201	8.24	
718	206371658		25.15	25.15	no	0.45274	0.54726	4,268,019	4,268,019	4,999,902	349,993	8.97	
719	206371703			24.48	no	0.44066	0.55934	5,416,435	5,416,435	6,325,189	442,763	9.14	
720	206371716			24.01	no	0.43210	0.56790	4,428,967	4,428,967	5,160,850	361,259	9.26	
721	206374014			22.39	no	0.40302	0.59698	3,840,974	3,840,974	4,444,777	311,134	9.38	
722	206374019			21.62	no	0.38916	0.61084	4,168,385	4,168,385	4,808,782	336,615	9.86	
723	206374028		19.76	19.76	no	0.35571	0.64429	5,024,722	5,024,722	5,756,605	402,962	10.16	
724	206374029			21.27	no	0.38282	0.61718	11,993,097	11,993,097	13,816,705	967,169	9.34	
725	206374058		18.91	18.91	no	0.34030	0.65970	5,101,996	5,101,996	5,827,780	407,945	10.24	
726	206374060			19.29	no	0.34720	0.65280	5,006,231	5,006,231	5,725,915	400,814	10.44	
727	206374064			19.64	no	0.35346	0.64654	2,437,093	2,437,093	2,790,837	195,359	9.77	
728	206374066			19.60	no	0.35272	0.64728	12,830,371	12,830,371	14,690,573	1,028,340	9.49	
729	206374248			11.37	no	0.20474	0.79526	1,705,581	1,705,581	1,906,849	133,479	12.44	
730	206380762			33.91	no	0.61033	0.38967	4,964,988	4,964,988	6,171,933	432,035	7.40	
731	206380772			41.45	yes	0.74611	0.25389	1,771,474	2,707,255	3,368,201	235,774	7.88	
732	206380814		36.24	36.24	yes	0.65237	0.34763	3,691,042	4,119,736	5,125,523	358,787	7.05	
733	206380830			39.60	yes	0.71287	0.28713	740,404	1,000,507	1,244,770	87,134	7.88	
734	206380921			34.54	yes	0.62181	0.37819	3,441,959	3,531,202	4,393,305	307,531	7.13	
735	206380938			32.88	no	0.59188	0.40812	5,571,477	5,571,477	6,864,633	480,524	7.84	
736	206380958			35.55	yes	0.63984	0.36016	1,256,515	1,353,627	1,684,100	117,887	7.49	
737	206380984			37.18	yes	0.66920	0.33080	2,257,989	2,648,401	3,294,979	230,649	7.06	
738	206382635			40.37	yes	0.72669	0.27331	1,098,609	1,559,614	1,940,377	135,826	7.17	
739	206382673			43.14	yes	0.77659	0.22341	847,194	1,471,334	1,830,544	128,138	7.37	
740	206390794			51.97	yes	0.93551	0.06449	119,348	718,032	891,892	62,432	6.86	

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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.)	
741	206390796	11/1/2006	10/31/2007	08/30/63	BETHANY HOME SOCIETY OF SAN JOAQUIN COUNTY	RIPON	95366	92	32,492	365	1.00000	32,492	33,580	14,154	14,154	32,492	96.76%	29,923
742	206390826	1/1/2007	12/31/2007	12/24/65	BEVERLY LIVINGCENTER-CHATEAU	STOCKTON	95207	99	32,191	365	1.00000	32,191	36,135	22,423	22,423	32,191	89.09%	32,200
743	206390865	4/1/2007	12/31/2007	02/01/63	WINDSOR ELMHAVEN CARE CENTER	STOCKTON	95207	128	28,321	275	0.75342	37,590	35,200	21,459	28,482	28,321	80.46%	31,367
744	206390873	1/1/2007	12/31/2007	10/31/66	FAIRMONT REHABILITATION HOSPITAL	LODI	95240	59	20,197	365	1.00000	20,197	21,535	6,222	6,222	20,197	93.79%	19,190
745	206390894	1/1/2007	12/31/2007	10/28/57	WINE COUNTRY CARE CENTER	LODI	95240	86	28,918	365	1.00000	28,918	31,390	21,399	21,399	28,918	92.12%	27,972
746	206390902	10/1/2006	9/30/2007	01/01/58	GOOD SAMARITAN REHAB & CARE CENTER	STOCKTON	95204	98	32,808	365	1.00000	32,808	35,770	27,670	27,670	32,808	91.72%	31,875
747	206390910	1/1/2007	12/31/2007	03/25/63	GOLDEN LIVINGCENTER - STOCKTON	STOCKTON	95207	119	37,857	365	1.00000	37,857	43,435	31,124	31,124	37,857	87.16%	38,705
748	206390916	1/1/2007	12/31/2007	11/06/67	LASALLETTE HEALTH & REHAB CENTER	STOCKTON	95204	120	39,392	365	1.00000	39,392	43,800	23,589	23,589	39,392	89.94%	39,030
749	206390929	1/1/2007	12/31/2007	09/15/70	MANTECA CARE AND REHAB. CENTER	MANTECA	95336	176	55,891	365	1.00000	55,891	64,240	37,435	37,435	55,891	87.00%	57,245
750	206390973	1/1/2007	12/31/2007	01/01/64	PALM HAVEN CARE CENTER	MANTECA	95336	99	32,171	365	1.00000	32,171	36,135	27,246	27,246	32,171	89.03%	32,200
751	206390987	12/1/2006	11/30/2007	01/19/70	PLYMOUTH SQUARE	STOCKTON	95202	38	13,175	365	1.00000	13,175	13,870	7,021	7,021	13,175	94.99%	12,360
752	206391045	1/1/2007	12/31/2007	02/14/67	BEVERLY LIVINGCENTER-STOCKTON	STOCKTON	95204	99	34,450	365	1.00000	34,450	36,135	29,952	29,952	34,450	95.34%	32,200
753	206391070	6/1/2006	5/31/2007	02/23/63	VIENNA CONVALESCENT HOSPITAL	LODI	95240	150	50,756	365	1.00000	50,756	54,750	31,874	31,874	50,756	92.71%	48,788
754	206391887	11/1/2006	10/31/2007	02/14/77	DELTA REHAB AND CARE CENTER	LODI	95242	74	24,290	365	1.00000	24,290	27,010	16,400	16,400	24,290	89.93%	24,069
755	206392202	4/1/2007	12/31/2007	06/07/72	WINDSOR HAMPTON CARE CENTER	STOCKTON	95204	120	29,606	275	0.75342	39,295	33,000	23,402	31,061	29,606	89.72%	29,407
756	206392288	1/1/2007	12/31/2007	05/10/65	TRACY CONVALESCENT AND REHABILITATION CENTER	TRACY	95378	62	20,887	365	1.00000	20,887	22,630	14,835	14,835	20,887	92.30%	20,166
757	206392310	1/1/2007	12/31/2007	09/14/62	DELTA VALLEY CONVALESCENT HOSPITAL	STOCKTON	95203	99	22,695	365	1.00000	22,695	36,135	19,049	19,049	22,695	62.81%	32,200
758	206392343	1/1/2007	12/31/2007	10/02/70	CRESTWOOD MANOR - STOCKTON	STOCKTON	95207	190	65,625	365	1.00000	65,625	69,350	63,374	63,374	65,625	94.63%	61,798
759	206392394	1/1/2007	12/31/2007	10/14/86	WHISPERING HOPE CARE CENTER INC	STOCKTON	95210	99	30,543	365	1.00000	30,543	36,135	27,792	27,792	30,543	84.52%	32,200
760	206394001	1/1/2007	12/31/2007	02/23/87	NEW HOPE HEALTHCARE CENTER	TRACY	95378	99	32,574	365	1.00000	32,574	36,135	20,526	20,526	32,574	90.15%	32,200
761	206394003	7/1/2006	6/30/2007	04/19/88	VALLEY GARDENS HEALTH CARE CENTER	STOCKTON	95210	120	42,113	365	1.00000	42,113	43,800	19,744	19,744	42,113	96.15%	39,030
762	206394006	1/1/2007	12/31/2007	12/07/88	WAGNER HEIGHTS NURSING & REHAB CENTER	STOCKTON	95209	152	51,802	365	1.00000	51,802	55,480	23,895	23,895	51,802	93.37%	49,439
763	206394007	1/1/2007	12/31/2007	08/04/89	SUNBRIDGE HERITAGE CARE CENTER	STOCKTON	95209	75	25,584	365	1.00000	25,584	27,375	17,796	17,796	25,584	93.46%	24,394
764	206400475	10/1/2006	9/30/2007	01/26/61	COUNTRY CARE CONVALESCENT HOSPITAL	ATASCADERC	93422	60	20,820	365	1.00000	20,820	21,900	14,022	14,022	20,820	95.07%	19,515
765	206400477	1/1/2007	12/31/2007	05/15/61	DANISH CARE CENTER	ATASCADERC	93422	65	21,223	365	1.00000	21,223	23,725	15,098	15,098	21,223	89.45%	21,141
766	206400484	1/1/2007	12/31/2007	02/25/63	MISSION VIEW HEALTH CENTER	SAN LUIS OBI	93401	149	44,574	365	1.00000	44,574	54,385	27,369	27,369	44,574	81.96%	48,463
767	206400497	1/1/2007	12/31/2007	09/01/72	BAYSIDE CARE CENTER	MORRO BAY	93442	145	45,855	365	1.00000	45,855	52,925	29,447	29,447	45,855	86.64%	47,162
768	206400527	7/1/2006	6/30/2007	11/02/70	ARROYO GRANDE CARE CENTER	ARROYO GRA	93420	99	33,318	365	1.00000	33,318	36,135	21,135	21,135	33,318	92.20%	32,200
769	206400699	7/1/2006	6/30/2007	06/05/70	CABRILLO CARE CENTER	SAN LUIS OBI	93401	162	36,818	365	1.00000	36,818	59,130	23,880	23,880	36,818	62.27%	52,691
770	206401892	1/1/2007	12/31/2007	04/10/86	VINEYARD HILLS HEALTH CENTER	TEMPLETON	93465	99	33,899	365	1.00000	33,899	36,135	18,873	18,873	33,899	93.81%	32,200
771	206410734	1/1/2007	12/31/2007	06/09/62	CARLMONT GARDENS NURSING CENTER	BELMONT	94002	74	24,977	365	1.00000	24,977	27,010	11,636	11,636	24,977	92.47%	24,069
772	206410787	7/1/2007	12/31/2007	04/02/57	MAGNOLIA GARDENS CARE CENTER	BURLINGAME	94010	84	8,783	184	0.50411	17,423	15,456	5,586	11,081	8,783	56.83%	13,773
773	206410820	1/1/2007	12/31/2007	07/20/70	ATHERTON HEALTHCARE	MENLO PARK	94025	160	28,499	365	1.00000	28,499	58,400	23,011	23,011	28,499	48.80%	52,041
774	206410821	9/1/2006	8/31/2007	01/01/46	MILLBRAE SERRA CONVALESCENT HOSPITAL INC.	MILLBRAE	94030	124	41,941	365	1.00000	41,941	45,260	38,521	38,521	41,941	92.67%	40,331
775	206410844	1/1/2007	12/31/2007	05/14/70	PACIFICA NURSING & REHAB CENTER	PACIFICA	94044	68	23,672	365	1.00000	23,672	24,820	1,082	1,082	23,672	95.37%	22,117
776	206410877	1/1/2007	12/31/2007	05/10/63	SAN BRUNO SKILLED NURSING HOSPITAL	SAN BRUNO	94066	45	15,549	365	1.00000	15,549	16,425	11,520	11,520	15,549	94.67%	14,636
777	206411305	1/1/2007	12/31/2007	02/11/64	LINDA MAR CARE CENTER	PACIFICA	94044	59	19,968	365	1.00000	19,968	21,535	13,895	13,895	19,968	92.72%	19,190
778	206413502	1/1/2007	12/31/2007	10/01/66	BROOKSIDE SKILLED NURSING HOSPITAL	SAN MATEO	94403	99	33,431	365	1.00000	33,431	36,135	24,144	24,144	33,431	92.52%	32,200
779	206413509	1/1/2007	12/31/2007	07/31/62	DEVONSHIRE OAKS	REDWOOD CI	94062	39	11,380	365	1.00000	11,380	14,235	6,553	6,553	11,380	79.94%	12,685
780	206420469	1/1/2007	12/31/2007	06/01/63	SANTA BARBARA CONVALESCENT HOSPITAL	SANTA BARB	93105	68	21,221	365	1.00000	21,221	24,820	12,948	12,948	21,221	85.50%	22,117

Fair Rental Value System (FRVS) Model - 2009/10 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 <sup>(1)</sup> \$ 142.00  
 Updated at 2% annually, or .16667/mo. (Z4) 0.166667 2.16667 \$ 145.08  
 Land % (AA3) 10%  
 Equip/bed (AB3) 4,000  
 Fully Depreciated Minimum Value (AD3) 38.800%

Count	OSHPD ID	Annualized	Greater of	1st Three Zip Code	RS Means Location Digits	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	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age	
		Facility Total Days at Avg Occupancy	Annualized Days or Occ. Adjusted Annualized Days										Model ( Based on 2/1/2006 Mid Point)			
		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 = (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"
741	206390796	29,923	32,492	953	1.069	5,707,200	570,720	368,000	6,075,200	2,357,178	46.46	40.34	42.45	Yes	41.34	
742	206390826	32,200	32,200	952	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	44.14	38.02	40.13	Yes	39.02	
743	206390865	41,632	41,632	952	1.070	7,947,880	794,788	512,000	8,459,880	3,282,433	47.03	40.91	43.03	Yes	41.91	
744	206390873	19,190	20,197	952	1.070	3,663,476	366,348	236,000	3,899,476	1,512,997	43.28		39.28	Yes	38.28	
745	206390894	27,972	28,918	952	1.070	5,339,982	533,998	344,000	5,683,982	2,205,385	52.30	46.16	48.30	Yes	47.16	
746	206390902	31,875	32,808	952	1.070	6,085,096	608,510	392,000	6,477,096	2,513,113	52.12	45.98	48.12	Yes	46.98	
747	206390910	38,705	38,705	952	1.070	7,389,045	738,904	476,000	7,865,045	3,051,637	46.89	39.54	42.89	Yes	40.54	
748	206390916	39,030	39,392	952	1.070	7,451,138	745,114	480,000	7,931,138	3,077,281	42.27	36.16	38.27	Yes	37.16	
749	206390929	57,245	57,245	953	1.069	10,918,122	1,091,812	704,000	11,622,122	4,509,383	39.41	33.31	35.41	Yes	34.31	
750	206390973	32,200	32,200	953	1.069	6,141,443	614,144	396,000	6,537,443	2,536,528	46.12	40.00	42.12	Yes	41.00	
751	206390987	12,360	13,175	952	1.070	2,359,527	235,953	152,000	2,511,527	974,472	40.06	33.15	36.06	Yes	34.15	
752	206391045	32,200	34,450	952	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	42.99	36.88	38.99	Yes	37.88	
753	206391070	48,788	50,756	952	1.070	9,313,922	931,392	600,000	9,913,922	3,846,602	46.97	39.83	42.97	Yes	40.83	
754	206391887	24,069	24,290	952	1.070	4,594,868	459,487	296,000	4,890,868	1,897,657	32.99	31.90	28.98	No	32.90	
755	206392202	39,030	39,295	952	1.070	7,451,138	745,114	480,000	7,931,138	3,077,281	37.68	31.58	33.68	Yes	32.58	
756	206392288	20,166	20,887	953	1.069	3,846,157	384,616	248,000	4,094,157	1,588,533	44.76	38.64	40.76	Yes	39.64	
757	206392310	32,200	32,200	952	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	47.42	41.29	43.41	Yes	42.29	
758	206392343	61,798	65,625	952	1.070	11,797,635	1,179,763	760,000	12,557,635	4,872,362	39.36	38.36		No	39.36	
759	206392394	32,200	32,200	952	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	23.32	22.26	19.32	No	23.26	
760	206394001	32,200	32,574	953	1.069	6,141,443	614,144	396,000	6,537,443	2,536,528	22.96	21.90	18.95	No	22.90	
761	206394003	39,030	42,113	952	1.070	7,451,138	745,114	480,000	7,931,138	3,077,281	21.80	20.60	17.80	No	21.60	
762	206394006	49,439	51,802	952	1.070	9,438,108	943,811	608,000	10,046,108	3,897,890	21.17	20.11	17.16	No	21.11	
763	206394007	24,394	25,584	952	1.070	4,656,961	465,696	300,000	4,956,961	1,923,301	20.51	19.46	16.51	No	20.46	
764	206400475	19,515	20,820	934	1.037	3,610,668	361,067	240,000	3,850,668	1,494,059	49.05	42.92	45.05	Yes	43.92	
765	206400477	21,141	21,223	934	1.037	3,911,557	391,156	260,000	4,171,557	1,618,564	48.75	42.62	44.75	Yes	43.62	
766	206400484	48,463	48,463	934	1.037	8,966,492	896,649	596,000	9,562,492	3,710,247	46.97	38.28	42.96	Yes	39.28	
767	206400497	47,162	47,162	934	1.037	8,725,781	872,578	580,000	9,305,781	3,610,643	37.44	31.35	33.44	Yes	32.35	
768	206400527	32,200	33,318	934	1.037	5,957,602	595,760	396,000	6,353,602	2,465,198	39.28	33.17	35.27	Yes	34.17	
769	206400699	52,691	52,691	934	1.037	9,748,804	974,880	648,000	10,396,804	4,033,960	39.69	33.58	35.68	Yes	34.58	
770	206401892	32,200	33,899	934	1.037	5,957,602	595,760	396,000	6,353,602	2,465,198	23.83	22.77	19.83	No	23.77	
771	206410734	24,069	24,977	940	1.238	5,316,305	531,631	296,000	5,612,305	2,177,575	47.68	41.56	43.68	Yes	42.56	
772	206410787	27,321	27,321	940	1.238	6,034,725	603,473	336,000	6,370,725	2,471,841	52.87	46.73	48.87	Yes	47.73	
773	206410820	52,041	52,041	940	1.238	11,494,714	1,149,471	640,000	12,134,714	4,708,269	39.56	33.56	35.56	Yes	34.56	
774	206410821	40,331	41,941	940	1.238	8,908,404	890,840	496,000	9,404,404	3,648,909	64.13	57.96	60.13	Yes	58.96	
775	206410844	22,117	23,672	940	1.238	4,885,254	488,525	272,000	5,157,254	2,001,014	39.75	33.64	35.75	Yes	34.64	
776	206410877	14,636	15,549	940	1.238	3,232,888	323,289	180,000	3,412,888	1,324,201	46.76	40.64	42.76	Yes	41.64	
777	206411305	19,190	19,968	940	1.238	4,238,676	423,868	236,000	4,474,676	1,736,174	46.01	39.89	42.00	Yes	40.89	
778	206413502	32,200	33,431	944	1.160	6,664,242	666,424	396,000	7,060,242	2,739,374	43.37	36.90	39.36	Yes	37.90	
779	206413509	12,685	12,685	940	1.238	2,801,837	280,184	156,000	2,957,837	1,147,641	47.54	41.05		No	42.05	
780	206420469	22,117	22,117	931	1.065	4,202,581	420,258	272,000	4,474,581	1,736,137	46.70	45.58		No	46.58	

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions	AG								T-bond rate for CY	Calculate Rate of Return on Estimated Value	
		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			
741	206390796			41.34	yes	0.74405	0.25595	1,554,952	2,357,178	2,927,898	204,953	6.31	
742	206390826			39.02	yes	0.70239	0.29761	1,947,296	2,538,757	3,153,476	220,743	6.86	
743	206390865			41.91	yes	0.75438	0.24562	2,077,941	3,282,433	4,077,221	285,406	6.86	
744	206390873			38.28	yes	0.68913	0.31087	1,212,235	1,512,997	1,879,344	131,554	6.51	
745	206390894			47.16	yes	0.84890	0.15110	858,840	2,205,385	2,739,383	191,757	6.63	
746	206390902			46.98	yes	0.84570	0.15430	999,384	2,513,113	3,121,623	218,514	6.66	
747	206390910		39.90	39.90	yes	0.71813	0.28187	2,216,952	3,051,637	3,790,542	265,338	6.86	
748	206390916			37.16	yes	0.66885	0.33115	2,626,377	3,077,281	3,822,395	267,568	6.79	
749	206390929			34.31	yes	0.61751	0.38249	4,445,366	4,509,383	5,601,195	392,084	6.85	
750	206390973			41.00	yes	0.73795	0.26205	1,713,132	2,536,528	3,150,672	220,547	6.85	
751	206390987			34.15	yes	0.61474	0.38526	967,601	974,472	1,210,425	84,730	6.43	
752	206391045			37.88	yes	0.68189	0.31811	2,081,485	2,538,757	3,153,476	220,743	6.41	
753	206391070			40.83	yes	0.73496	0.26504	2,627,579	3,846,602	4,777,994	334,460	6.59	
754	206391887			32.90	no	0.59223	0.40777	1,994,352	1,994,352	2,453,839	171,769	7.07	
755	206392202			32.58	no	0.58648	0.41352	3,279,720	3,279,720	4,024,834	281,738	7.17	
756	206392288			39.64	yes	0.71361	0.28639	1,172,540	1,588,533	1,973,148	138,120	6.61	
757	206392310			42.29	yes	0.76126	0.23874	1,562,106	2,538,757	3,153,476	220,743	6.86	
758	206392343			39.36	yes	0.70846	0.29154	3,661,049	4,872,362	6,052,126	423,649	6.46	
759	206392394			23.26	no	0.41867	0.58133	3,803,738	3,803,738	4,418,457	309,292	9.61	
760	206394001		22.24	22.24	no	0.40039	0.59961	3,919,924	3,919,924	4,534,068	317,385	9.74	
761	206394003		21.21	21.21	no	0.38178	0.61822	4,903,150	4,903,150	5,648,264	395,378	9.39	
762	206394006			21.11	no	0.38007	0.61993	6,227,928	6,227,928	7,171,739	502,022	9.69	
763	206394007			20.46	no	0.36826	0.63174	3,131,499	3,131,499	3,597,195	251,804	9.84	
764	206400475			43.92	yes	0.79057	0.20943	806,431	1,494,059	1,855,126	129,859	6.24	
765	206400477			43.62	yes	0.78521	0.21479	895,996	1,618,564	2,009,720	140,680	6.63	
766	206400484			39.28	yes	0.70704	0.29296	2,801,430	3,710,247	4,606,896	322,483	6.65	
767	206400497			32.35	no	0.58225	0.41775	3,887,528	3,887,528	4,760,106	333,207	7.07	
768	206400527			34.17	yes	0.61515	0.38485	2,445,199	2,465,198	3,060,958	214,267	6.43	
769	206400699			34.58	yes	0.62252	0.37748	3,924,538	4,033,960	5,008,840	350,619	6.65	
770	206401892			23.77	no	0.42787	0.57213	3,635,094	3,635,094	4,230,854	296,160	8.74	
771	206410734			42.56	yes	0.76603	0.23397	1,313,095	2,177,575	2,709,205	189,644	7.59	
772	206410787		47.02	47.02	yes	0.84642	0.15358	978,385	2,471,841	3,075,314	215,272	7.88	
773	206410820			34.56	yes	0.62211	0.37789	4,585,592	4,708,269	5,857,741	410,042	7.88	
774	206410821			58.96	yes	1.06126	(0.06126)	(576,135)	3,648,909	4,539,749	317,782	7.58	
775	206410844			34.64	yes	0.62361	0.37639	1,941,156	2,001,014	2,489,540	174,268	7.36	
776	206410877			41.64	yes	0.74956	0.25044	854,733	1,324,201	1,647,490	115,324	7.42	
777	206411305			40.89	yes	0.73593	0.26407	1,181,608	1,736,174	2,160,042	151,203	7.57	
778	206413502			37.90	yes	0.68225	0.31775	2,243,424	2,739,374	3,405,798	238,406	7.13	
779	206413509			42.05	yes	0.75695	0.24305	718,914	1,147,641	1,427,824	99,948	7.88	
780	206420469			46.58	yes	0.83848	0.16152	722,755	1,736,137	2,156,395	150,948	6.82	

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

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

89.11%

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.)	
781	206420474	1/1/2007	12/31/2007	07/31/68	COUNTRY OAKS CARE CENTER - SANTA MARIA	SANTA MARL	93454	59	19,978	365	1.00000	19,978	21,535	13,384	13,384	19,978	92.77%	19,190
782	206420488	1/1/2007	12/31/2007	11/21/62	SANTA MARIA CARE CENTER	SANTA MARL	93454	55	18,783	365	1.00000	18,783	20,075	14,539	14,539	18,783	93.56%	17,889
783	206420510	2/1/2006	1/31/2007	05/23/62	SAMARKAND SKILLED NURSING	SANTA BARB	93105	63	21,675	365	1.00000	21,675	22,995	2,786	2,786	21,675	94.26%	20,491
784	206420523	1/1/2007	12/31/2007	10/04/73	SANTA YNEZ VALLEY RECOVERY RESIDENCE	SOLVANG	93463	50	16,615	365	1.00000	16,615	18,250	5,376	5,376	16,615	91.04%	16,263
785	206420534	10/1/2006	9/30/2007	02/21/67	VALLE VERDE HEALTH FACILITY	SANTA BARB	93105	80	24,274	365	1.00000	24,274	29,200	5,146	5,146	24,274	83.13%	26,020
786	206420543	4/1/2006	3/31/2007	12/06/65	VISTA DEL MONTE	SANTA BARB	93105	29	9,598	365	1.00000	9,598	10,585	1,156	1,156	9,598	90.68%	9,432
787	206420901	1/1/2007	12/31/2007	11/10/67	BUENA VISTA NURSING & REHAB CENTER	SANTA BARB	93111	150	49,398	365	1.00000	49,398	54,750	34,834	34,834	49,398	90.22%	48,788
788	206421102	1/1/2007	12/31/2007	11/09/62	LA CUMBRE SENIOR LIVING CONCEPTS	SANTA BARB	93110	156	47,559	365	1.00000	47,559	56,940	43,491	43,491	47,559	83.52%	50,740
789	206421162	1/1/2007	12/31/2007	10/23/67	VILLA MARIA	SANTA MARL	93454	88	24,395	365	1.00000	24,395	32,120	16,924	16,924	24,395	75.95%	28,622
790	206424054	1/1/2007	12/31/2007	03/07/02	LOMPOC SKILLED & REHAB CENTER	LOMPOC	93436	120	28,940	365	1.00000	28,940	43,800	24,399	24,399	28,940	66.07%	39,030
791	206430716	3/6/2007	12/31/2007	06/12/69	SAN JOSE HEALTHCARE CENTER	SAN JOSE	95116	199	52,952	301	0.82466	64,211	59,899	45,422	55,080	52,952	88.40%	53,376
792	206430720	1/1/2007	12/31/2007	09/01/67	OAK MEADOWS EXTENDED CARE CENTER	LOS GATOS	95032	73	23,237	365	1.00000	23,237	26,645	15,533	15,533	23,237	87.21%	23,744
793	206430721	1/1/2007	12/31/2007	10/19/69	LOS ALTOS SUBACUTE & REHAB CENTER	LOS ALTOS	94024	152	50,199	365	1.00000	50,199	55,480	22,341	22,341	50,199	90.48%	49,439
794	206430723	1/1/2007	12/31/2007	09/08/66	TERRENO GARDENS EXTENDED CARE CENTER	LOS GATOS	95032	65	19,480	365	1.00000	19,480	23,725	14,289	14,289	19,480	82.11%	21,141
795	206430730	1/1/2007	12/31/2007	10/15/58	CAMDEN CONVALSECNET HOSPITAL	CAMPBELL	95008	60	18,598	365	1.00000	18,598	21,900	16,957	16,957	18,598	84.92%	19,515
796	206430759	1/1/2007	12/31/2007	03/19/69	ALMADEN HEALTH AND REHABILITATION	SAN JOSE	95124	77	25,765	365	1.00000	25,765	28,105	15,383	15,383	25,765	91.67%	25,045
797	206430760	1/1/2007	12/31/2007	07/14/67	GILROY HEALTHCARE & REHAB CENTER	GILROY	95020	134	43,678	365	1.00000	43,678	48,910	35,187	35,187	43,678	89.30%	43,584
798	206430766	1/1/2007	12/31/2007	12/12/66	MILPITAS CARE CENTER	MILPITAS	95035	35	12,246	365	1.00000	12,246	12,775	11,319	11,319	12,246	95.86%	11,384
799	206430767	1/1/2007	12/31/2007	01/03/66	GREENHILLS MANOR	CAMPBELL	95008	45	15,593	365	1.00000	15,593	16,425	14,285	14,285	15,593	94.93%	14,636
800	206430768	1/1/2007	12/31/2007	01/29/69	EMPRESS CARE CENTER	SAN JOSE	95128	67	21,937	365	1.00000	21,937	24,455	19,994	19,994	21,937	89.70%	21,792
801	206430785	1/1/2007	12/31/2007	07/01/59	HERMAN HEALTH CARE CENTER	SAN JOSE	95125	99	32,317	365	1.00000	32,317	36,135	28,531	28,531	32,317	89.43%	32,200
802	206430788	1/1/2007	12/31/2007	12/16/64	MOUNTAIN VIEW HEALTHCARE CENTER	MOUNTAIN V	94040	138	42,590	365	1.00000	42,590	50,370	20,167	20,167	42,590	84.55%	44,885
803	206430792	1/1/2007	12/31/2007	04/12/51	HILLVIEW CONVALESCENT HOSPITAL	MORGAN HIL	95037	52	18,129	365	1.00000	18,129	18,980	15,687	15,687	18,129	95.52%	16,913
804	206430797	7/1/2006	6/30/2007	07/25/63	HOMEWOOD CARE CENTER	SAN JOSE	95112	58	19,179	365	1.00000	19,179	21,170	13,381	13,381	19,179	90.60%	18,865
805	206430798	1/1/2007	12/31/2007	05/05/69	VALLEY HOUSE CARE CENTER	SANTA CLAR	95054	205	70,997	365	1.00000	70,997	74,825	56,274	56,274	70,997	94.88%	66,677
806	206430801	1/1/2007	12/31/2007	06/08/57	IDYLLWOOD CARE CENTER	SUNNYVALE	94087	185	61,158	365	1.00000	61,158	67,525	54,363	54,363	61,158	90.57%	60,172
807	206430810	1/1/2007	12/31/2007	10/08/57	LOS GATOS OAKS CONVALESCENT HOSPITAL	LOS GATOS	95030	28	9,669	365	1.00000	9,669	10,220	9,269	9,269	9,669	94.61%	9,107
808	206430823	1/1/2007	12/31/2007	11/16/61	MISSION SKILLED NURSING & SUBACUTE CENTER	SANTA CLAR	95050	134	45,658	365	1.00000	45,658	48,910	30,193	30,193	45,658	93.35%	43,584
809	206430829	1/1/2007	12/31/2007	06/04/63	MT. PLEASANT NURSING CENTER	SAN JOSE	95127	54	17,674	365	1.00000	17,674	19,710	15,532	15,532	17,556	89.67%	17,564
810	206430833	1/1/2007	12/31/2007	08/30/62	COURTYARD CARE CENTER	SAN JOSE	95117	76	24,471	365	1.00000	24,471	27,740	12,751	12,751	24,471	88.22%	24,719
811	206430838	4/1/2006	3/31/2007	01/01/62	SARATOGA RETIREMENT COMM HEALTH CENTER	SARATOGA	95070	94	31,938	365	1.00000	31,938	34,310	12,588	12,588	31,938	93.09%	30,574
812	206430840	7/1/2006	6/30/2007	06/11/48	OUR LADY OF FATIMA VILLA INC.	SARATOGA	95070	85	21,779	365	1.00000	21,779	31,025	10,105	10,105	21,779	70.20%	27,647
813	206430854	10/1/2006	9/30/2007	10/26/56	PILGRIM HAVEN HEALTH FACILITY	LOS ALTOS	94022	66	22,487	365	1.00000	22,487	24,090	2,205	2,205	22,487	93.35%	21,467
814	206430862	7/1/2006	6/30/2007	02/15/65	PLEASANT VIEW CONVALESCENT HOSPITAL 6 MONTH	CUPERTINO	95014	168	58,161	365	1.00000	58,161	61,320	51,289	51,289	58,161	94.85%	54,643
815	206430863	1/1/2007	12/31/2007	12/18/67	PLUM TREE CARE CENTER	SAN JOSE	95124	70	20,959	365	1.00000	20,959	25,550	108	108	20,959	82.03%	22,768
816	206430908	3/1/2006	3/31/2007	06/05/64	SUNNY VIEW MANOR	CUPERTINO	95014	47	16,186	396	1.08493	14,919	18,612	4,028	3,713	16,186	86.97%	16,585
817	206430909	1/1/2007	12/31/2007	10/27/69	SUNNYVALE HEALTH CARE CENTER	SUNNYVALE	94087	99	33,373	365	1.00000	33,373	36,135	22,480	22,480	33,373	92.36%	32,200
818	206430926	1/1/2007	12/31/2007	05/06/1970	WILLOW GLEN CONVALESCENT HOSPITAL	SAN JOSE	95125	152	48,299	365	1.00000	48,299	55,480	36,434	36,434	48,299	87.06%	49,439
819	206431059	1/1/2007	12/31/2007	09/05/63	PALO ALTO NURSING CENTER	PALO ALTO	94301	66	20,735	365	1.00000	20,735	24,090	11,239	11,239	20,735	86.07%	21,467
820	206431125	1/1/2007	12/31/2007	01/06/66	SKYLINE HEALTH CARE - SAN JOSE	SAN JOSE	92158	253	88,559	365	1.00000	88,559	92,345	64,484	64,484	88,559	95.90%	82,289

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) RS Means Median Cost Per Sq Ft <sup>(1)</sup> Updated at 2% annually, or .16667/mo. (Z4)

13  
400  
1/1/2009  
0.166667  
2.16667  
\$ 142.00  
145.08

Land % (AA3) 10% Equip/bed (AB3) 4,000 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 <sup>(1)</sup>	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 = (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"	
781	206420474	19,190	19,978	934	1.037	3,550,490	355,049	236,000	3,786,490	1,469,158	41.53	35.43	37.53	Yes	36.43
782	206420488	17,889	18,783	934	1.037	3,309,779	330,978	220,000	3,529,779	1,369,554	47.23	41.11	43.23	Yes	42.11
783	206420510	20,491	21,675	931	1.065	3,893,568	389,357	252,000	4,145,568	1,608,480	47.73	41.60	43.73	Yes	42.60
784	206420523	16,263	16,615	934	1.037	3,008,890	300,889	200,000	3,208,890	1,245,049	36.35	30.26	32.35	Yes	31.26
785	206420534	26,020	26,020	931	1.065	4,944,213	494,421	320,000	5,264,213	2,042,515	42.98	36.86	38.97	Yes	37.86
786	206420543	9,432	9,598	931	1.065	1,792,277	179,228	116,000	1,908,277	740,412	44.19	38.07	40.18	Yes	39.07
787	206420901	48,788	49,398	931	1.065	9,270,399	927,040	600,000	9,870,399	3,829,715	42.26	36.15	38.25	Yes	37.15
788	206421102	50,740	50,740	931	1.065	9,641,215	964,121	624,000	10,265,215	3,982,903	47.26	41.14	43.26	Yes	42.14
789	206421162	28,622	28,622	934	1.037	5,295,647	529,565	352,000	5,647,647	2,191,287	42.31	35.16	38.30	Yes	36.16
790	206424054	39,030	39,030	934	1.037	7,221,336	722,134	480,000	7,701,336	2,988,118	7.91	6.91	3.91	No	7.91
791	206430716	64,725	64,725	951	1.171	13,522,828	1,352,283	796,000	14,318,828	5,555,705	40.67	34.56	36.67	Yes	35.56
792	206430720	23,744	23,744	950	1.118	4,736,115	473,611	292,000	5,028,115	1,950,909	42.45	36.34	38.45	Yes	37.34
793	206430721	49,439	50,199	940	1.238	10,919,979	1,091,998	608,000	11,527,979	4,472,856	40.32	34.21	36.31	Yes	35.21
794	206430723	21,141	21,141	950	1.118	4,217,089	421,709	260,000	4,477,089	1,737,110	43.43	37.32	39.43	Yes	38.32
795	206430730	19,515	19,515	950	1.118	3,892,697	389,270	240,000	4,132,697	1,603,486	51.33	45.20	47.33	Yes	46.20
796	206430759	25,045	25,765	951	1.171	5,232,451	523,245	308,000	5,540,451	2,149,695	40.90	34.80	36.90	Yes	35.80
797	206430760	43,584	43,678	950	1.118	8,693,690	869,369	536,000	9,229,690	3,581,120	42.58	36.47	38.58	Yes	37.47
798	206430766	11,384	12,246	950	1.118	2,270,740	227,074	140,000	2,410,740	935,367	43.17	37.06	39.17	Yes	38.06
799	206430767	14,636	15,593	950	1.118	2,919,523	291,952	180,000	3,099,523	1,202,615	44.11	37.42	40.11	Yes	38.42
800	206430768	21,792	21,937	951	1.171	4,552,912	455,291	268,000	4,820,912	1,870,514	41.04	34.93	37.03	Yes	35.93
801	206430785	32,200	32,317	951	1.171	6,727,437	672,744	396,000	7,123,437	2,763,894	50.62	44.49	46.62	Yes	45.49
802	206430788	44,885	44,885	940	1.238	9,914,191	991,419	552,000	10,466,191	4,060,882	45.16	39.04	41.16	Yes	40.04
803	206430792	16,913	18,129	950	1.118	3,373,671	337,367	208,000	3,581,671	1,389,688	58.85	52.69	54.85	Yes	53.69
804	206430797	18,865	19,179	951	1.171	3,941,327	394,133	232,000	4,173,327	1,619,251	46.56	40.43	42.55	Yes	41.43
805	206430798	66,677	70,997	950	1.118	13,300,048	1,330,005	820,000	14,120,048	5,478,579	40.77	34.67	36.77	Yes	35.67
806	206430801	60,172	61,158	940	1.238	13,290,764	1,329,076	740,000	14,030,764	5,443,936	52.69	46.55	48.68	Yes	47.55
807	206430810	9,107	9,669	950	1.118	1,816,592	181,659	112,000	1,928,592	748,294	52.35	46.22	48.35	Yes	47.22
808	206430823	43,584	45,658	950	1.118	8,693,690	869,369	536,000	9,229,690	3,581,120	48.24	42.12	44.24	Yes	43.12
809	206430829	17,564	17,674	951	1.171	3,669,511	366,951	216,000	3,885,511	1,507,578	46.70	40.57	42.69	Yes	41.57
810	206430833	24,719	24,719	951	1.171	5,164,497	516,450	304,000	5,468,497	2,121,777	47.46	41.46	43.45	Yes	42.46
811	206430838	30,574	31,938	950	1.118	6,098,559	609,856	376,000	6,474,559	2,512,129	48.12	41.99	44.12	Yes	42.99
812	206430840	27,647	27,647	950	1.118	5,514,654	551,465	340,000	5,854,654	2,271,606	61.68	55.52	57.68	Yes	56.52
813	206430854	21,467	22,487	940	1.238	4,741,570	474,157	264,000	5,005,570	1,942,161	53.30	45.34	49.30	Yes	46.34
814	206430862	54,643	58,161	950	1.118	10,899,552	1,089,955	672,000	11,571,552	4,489,762	44.99	38.87	40.99	Yes	39.87
815	206430863	22,768	22,768	951	1.171	4,756,774	475,677	280,000	5,036,774	1,954,268	42.15	36.04	38.15	Yes	37.04
816	206430908	15,287	15,287	950	1.118	3,049,279	304,928	188,000	3,237,279	1,256,064	45.69	39.57	41.69	Yes	40.57
817	206430909	32,200	33,373	940	1.238	7,112,355	711,235	396,000	7,508,355	2,913,242	40.29	34.19	36.29	Yes	35.19
818	206430926	49,439	49,439	951	1.171	10,328,994	1,032,899	608,000	10,936,994	4,243,554	39.77	33.67	35.77	Yes	34.67
819	206431059	21,467	21,467	943	1.120	4,289,627	428,963	264,000	4,553,627	1,766,807	46.44	40.32	42.44	Yes	41.32
820	206431125	82,289	88,559	921	1.051	15,430,528	1,543,053	1,012,000	16,442,528	6,379,701	44.10	37.99	40.10	Yes	38.99

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions	AG								T-bond rate for CY	Calculate Rate of Return on Estimated Value	
		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	
781	206420474			36.43	yes	0.65567	0.34433	1,303,794	1,469,158	1,824,207	127,695	6.39	
782	206420488			42.11	yes	0.75792	0.24208	854,496	1,369,554	1,700,532	119,037	6.34	
783	206420510			42.60	yes	0.76687	0.23313	966,461	1,608,480	1,997,837	139,849	6.45	
784	206420523			31.26	no	0.56267	0.43733	1,403,337	1,403,337	1,704,226	119,296	7.18	
785	206420534		36.77	36.77	yes	0.66194	0.33806	1,779,644	2,042,515	2,536,936	177,586	6.82	
786	206420543			39.07	yes	0.70328	0.29672	566,226	740,412	919,639	64,375	6.71	
787	206420901			37.15	yes	0.66866	0.33134	3,270,500	3,829,715	4,756,755	332,973	6.74	
788	206421102			42.14	yes	0.75851	0.24149	2,478,965	3,982,903	4,947,025	346,292	6.82	
789	206421162			36.16	yes	0.65085	0.34915	1,971,893	2,191,287	2,720,852	190,460	6.65	
790	206424054			7.91	no	0.14237	0.85763	6,604,877	6,604,877	7,327,011	512,891	13.14	
791	206430716			35.56	yes	0.64013	0.35987	5,152,900	5,555,705	6,907,988	483,559	7.47	
792	206430720		35.64	35.64	yes	0.64147	0.35853	1,802,738	1,950,909	2,424,520	169,716	7.15	
793	206430721			35.21	yes	0.63379	0.36621	4,221,697	4,472,856	5,564,854	389,540	7.76	
794	206430723			38.32	yes	0.68970	0.31030	1,389,219	1,737,110	2,158,819	151,117	7.15	
795	206430730			46.20	yes	0.83159	0.16841	695,987	1,603,486	1,992,756	139,493	7.15	
796	206430759			35.80	yes	0.64431	0.35569	1,970,675	2,149,695	2,672,940	187,106	7.26	
797	206430760			37.47	yes	0.67451	0.32549	3,004,189	3,581,120	4,450,489	311,534	7.13	
798	206430766			38.06	yes	0.68503	0.31497	759,304	935,367	1,162,441	81,371	6.64	
799	206430767			38.42	yes	0.69160	0.30840	955,896	1,202,615	1,494,567	104,620	6.71	
800	206430768			35.93	yes	0.64672	0.35328	1,703,125	1,870,514	2,325,805	162,806	7.42	
801	206430785			45.49	yes	0.81885	0.18115	1,290,393	2,763,894	3,436,637	240,565	7.44	
802	206430788			40.04	yes	0.72074	0.27926	2,922,813	4,060,882	5,052,301	353,661	7.88	
803	206430792			53.69	yes	0.96649	0.03351	120,015	1,389,688	1,727,055	120,894	6.67	
804	206430797			41.43	yes	0.74582	0.25418	1,060,778	1,619,251	2,013,383	140,937	7.35	
805	206430798			35.67	yes	0.64200	0.35800	5,054,977	5,478,579	6,808,584	476,601	6.71	
806	206430801		47.00	47.00	yes	0.84595	0.15405	2,161,460	5,443,936	6,773,013	474,111	7.75	
807	206430810			47.22	yes	0.84989	0.15011	289,510	748,294	929,953	65,097	6.73	
808	206430823			43.12	yes	0.77611	0.22389	2,066,391	3,581,120	4,450,489	311,534	6.82	
809	206430829			41.57	yes	0.74833	0.25167	977,875	1,507,578	1,874,529	131,217	7.42	
810	206430833			42.46	yes	0.76424	0.23576	1,289,277	2,121,777	2,638,227	184,676	7.47	
811	206430838			42.99	yes	0.77385	0.22615	1,464,206	2,512,129	3,121,985	218,539	6.84	
812	206430840			56.52	yes	1.01739	(0.01739)	(101,833)	2,271,606	2,823,071	197,615	7.15	
813	206430854			46.34	yes	0.83413	0.16587	830,286	1,942,161	2,416,318	169,142	7.52	
814	206430862			39.87	yes	0.71774	0.28226	3,266,213	4,489,762	5,579,717	390,580	6.72	
815	206430863			37.04	yes	0.66679	0.33321	1,678,319	1,954,268	2,429,946	170,096	7.47	
816	206430908			40.57	yes	0.73028	0.26972	873,163	1,256,064	1,560,992	109,269	7.15	
817	206430909			35.19	yes	0.63339	0.36661	2,752,612	2,913,242	3,624,477	253,713	7.60	
818	206430926			34.67	yes	0.62400	0.37600	4,112,310	4,243,554	5,276,453	369,352	7.47	
819	206431059			41.32	yes	0.74375	0.25625	1,166,848	1,766,807	2,195,770	153,704	7.16	
820	206431125			38.99	yes	0.70175	0.29825	4,903,917	6,379,701	7,922,754	554,593	6.26	

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)	365
Rate Period Mid-Point (M3)	2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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.)	
821	206431468	1/1/2007	12/31/2007	05/03/68	VISTA MANOR	SAN JOSE	95116	99	32,744	365	1.00000	32,744	36,135	18,710	18,710	32,744	90.62%	32,200
822	206431530	10/1/2006	9/30/2007	04/22/79	LINCOLN GLEN SKILLED NURSING	SAN JOSE	95125	59	20,656	365	1.00000	20,656	21,535	9,233	9,233	20,656	95.92%	19,190
823	206431532	1/1/2007	12/31/2007	03/01/77	WHITE BLOSSOM CARE CENTER	SAN JOSE	95128	153	53,373	365	1.00000	53,373	55,845	32,387	32,387	53,373	95.57%	49,764
824	206431585	1/1/2007	12/31/2007	03/11/46	VASONA CREEK HEALTHCARE CENTER	LOS GATOS	95030	148	52,437	365	1.00000	52,437	54,020	21,990	21,990	52,437	97.07%	48,138
825	206431686	1/1/2007	12/31/2007	04/08/68	CEDAR CREST NURSING AND REHAB CENTER	SUNNYVALE	94087	90	30,346	365	1.00000	30,346	32,850	13,197	13,197	30,346	92.38%	29,273
826	206431815	1/1/2007	12/31/2007	02/20/62	GRANT CUESTA NURSING & REHAB CENTER	MOUNTAIN V	94035	102	33,237	365	1.00000	33,237	37,230	18,413	18,413	33,237	89.27%	33,176
827	206431820	1/1/2007	12/31/2007	06/30/59	SAN TOMAS CONVALESCENT HOSPITAL	SAN JOSE	95117	130	45,764	365	1.00000	45,764	47,450	33,097	33,097	45,764	96.45%	42,283
828	206431832	1/1/2007	12/31/2007	06/13/63	BELLEROSE CONVALESCENT HOSPITAL	SAN JOSE	95218	39	13,684	365	1.00000	13,684	14,235	12,260	12,260	13,684	96.13%	12,685
829	206431833	7/1/2006	6/30/2007	11/05/79	VILLA SIENA	MT. VIEW	94040	20	7,245	365	1.00000	7,245	7,300	3,607	3,607	7,245	99.25%	6,505
830	206431865	4/1/2006	3/31/2007	06/08/83	LYTTON GARDENS HEALTH CARE CENTER	PALO ALTO	94301	145	47,485	365	1.00000	47,485	52,925	24,388	24,388	47,485	89.72%	47,162
831	206434001	1/1/2007	12/31/2007	03/20/87	PACIFIC HILLS MANOR	MORGAN HIL	95037	99	33,736	365	1.00000	33,736	36,135	17,639	17,639	33,736	93.36%	32,200
832	206434018	1/1/2007	12/31/2007	06/13/89	MISSION DE LA CASA	SAN JOSE	95121	163	55,064	365	1.00000	55,064	59,495	46,593	46,593	55,064	92.55%	53,016
833	206434026	6/1/2006	5/31/2007	11/29/90	MANOR CARE NURSING CENTER OF SUNNYVALE	SUNNYVALE	94087	140	44,334	365	1.00000	44,334	51,100	1,261	1,261	44,334	86.76%	45,536
834	206434058	10/1/2006	9/30/2007	01/27/93	THE TERRACES OF LOS GATOS	LOS GATOS	95032	59	18,860	365	1.00000	18,860	21,535	3,308	3,308	18,860	87.58%	19,190
835	206440750	1/1/2007	12/31/2007	07/01/67	CRESTHAVEN NURSING HOME	SANTA CRUZ	95062	20	6,775	365	1.00000	6,775	7,300	6,685	6,685	6,775	92.81%	6,505
836	206440758	1/1/2007	12/31/2007	02/19/64	DRIFTWOOD HEALTHCARE- SANTA CRUZ	SANTA CRUZ	95062	92	31,382	365	1.00000	31,382	33,580	11,782	11,782	31,382	93.45%	29,923
837	206440764	1/1/2007	12/31/2007	07/21/65	PACIFIC COAST MANOR	CAPITOLA	95010	99	34,099	365	1.00000	34,099	36,135	16,445	16,445	34,099	94.37%	32,200
838	206440809	7/1/2006	6/30/2007	05/21/69	SANTA CRUZ HEALTHCARE CENTER	SANTA CRUZ	95062	149	50,946	365	1.00000	50,946	54,385	29,085	29,085	50,946	93.68%	48,463
839	206440914	1/1/2007	12/31/2007	10/19/69	VALLEY CONVALESCENT HOSPITAL	WATSONVILL	95076	59	19,901	365	1.00000	19,901	21,535	12,533	12,533	19,901	92.41%	19,190
840	206441678	1/1/2007	12/31/2007	06/26/56	GOLDEN AGE CONVALESCENT HOSPITAL	CAPITOLA	95010	40	13,295	365	1.00000	13,295	14,600	12,472	12,472	13,295	91.06%	13,010
841	206441702	2/1/2007	12/31/2007	08/09/68	COUNTRY VILLA WATSONVILLE WEST NURSING AND REHABILITAT	WATSONVILL	95076	95	24,339	334	0.91507	26,598	31,730	19,561	21,377	24,339	76.71%	28,275
842	206441703	2/1/2007	12/31/2007	09/21/64	COUNTRY VILLA WATSONVILLE EAST NURSING AND REHABILITAT	WATSONVILL	95076	87	20,417	334	0.91507	22,312	29,058	16,389	17,910	20,417	70.26%	25,894
843	206450798	1/1/2007	12/31/2007	09/01/63	BEVERLY LIVINGCENTER-REDDING	REDDING	96001	89	30,719	365	1.00000	30,719	32,485	23,168	23,168	30,719	94.56%	28,948
844	206450841	4/1/2007	12/31/2007	02/05/71	WINDSOR REDDING CARE CENTER	REDDING	96001	113	27,540	275	0.75342	36,553	42,875	22,887	30,377	27,540	88.62%	27,691
845	206451017	1/1/2007	12/31/2007	05/22/70	SHASTA HEALTHCARE	REDDING	96002	180	53,136	365	1.00000	53,136	65,700	34,130	34,130	53,136	80.88%	58,546
846	206452301	1/18/2007	12/31/2007	06/07/82	OAK RIVER REHAB	ANDERSON	96007	143	35,750	348	0.95342	37,496	49,764	24,527	25,725	35,750	71.84%	44,345
847	206454002	1/3/2007	12/31/2007	09/06/88	COPPER RIDGE CARE CENTER	REDDING	96002	122	40,547	363	0.99452	40,770	44,286	29,537	29,700	40,547	91.56%	39,464
848	206454003	7/1/2006	6/30/2007	03/27/89	CANYONWOOD NURSING CENTER	REDDING	96003	115	40,104	365	1.00000	40,104	41,975	26,484	26,484	40,104	95.54%	37,404
849	206471079	2/1/2007	12/31/2007	06/16/67	SHASTA VIEW NURSING CENTER	WEED	96094	59	15,791	334	0.91507	17,257	19,706	11,150	12,185	15,791	80.13%	17,560
850	206480917	1/1/2007	12/31/2007	11/15/66	EVERGREEN HLTHCR CTR OF VALLEJO-SPRINGS ROAD	VALLEJO	94591	65	21,205	365	1.00000	21,205	23,725	17,035	17,035	21,205	89.38%	21,141
851	206480965	1/1/2007	12/31/2007	10/19/61	EVERGREEN HLTHCR CTR OF VALLEJO-HEARTWOOD	VALLEJO	94591	60	19,840	365	1.00000	19,840	21,900	17,065	17,065	19,840	90.59%	19,515
852	206480995	1/1/2007	12/31/2007	08/11/69	LA MARIPOSA CARE & REHABILITATION CENTER	FAIRFIELD	94533	99	31,678	365	1.00000	31,678	36,135	20,732	20,732	31,678	87.67%	32,200
853	206481011	4/1/2007	12/31/2007	07/29/70	WINDSOR VALLEJO CARE CENTER	VALLEJO	94590	166	39,017	275	0.75342	51,786	45,650	26,185	34,755	39,017	85.47%	40,679
854	206481084	1/1/2007	12/31/2007	01/27/64	FAIRFIELD NURSING & REHAB CENTER	FAIRFIELD	94533	99	33,999	365	1.00000	33,999	36,135	17,433	17,433	33,999	94.09%	32,200
855	206481086	1/1/2007	12/31/2007	01/22/64	GREENFIELD CARE CENTER OF FAIRFIELD	FAIRFIELD	94533	90	21,658	365	1.00000	21,658	32,850	17,877	17,877	21,658	65.93%	29,273
856	206481105	1/1/2007	12/31/2007	08/06/65	WINSOR HOUSE CONVALESCENT HOSPITAL	VACAVILLE	95688	87	21,516	365	1.00000	21,516	31,755	15,083	15,083	21,516	67.76%	28,297
857	206484004	1/1/2007	12/31/2007	04/13/89	VACAVILLE CONVALESCENT & REHABILITATION CENTER	VACAVILLE	95687	120	37,341	365	1.00000	37,341	43,800	23,146	23,146	37,341	85.25%	39,030
858	206490940	1/1/2007	12/31/2007	08/12/69	CREEKSIDE CONV & MENTAL REHAB PROGRAM	SANTA ROSA	95404	181	61,231	365	1.00000	61,231	66,065	26,655	26,655	61,231	92.68%	58,871
859	206490947	1/1/2007	12/31/2007	04/11/66	FIRCREST CONVALESCENT HOSPITAL	SEBASTOPOL	95472	50	17,687	365	1.00000	17,687	18,250	13,246	13,246	17,687	96.92%	16,263
860	206490954	1/1/2007	12/31/2007	11/23/64	HEALDSBURG SENIOR LIVING COMMUNITY	HEALDSBURC	95448	38	12,611	365	1.00000	12,611	13,870	6,531	6,531	12,611	90.92%	12,360

Fair Rental Value System (FRVS) Model - 2009/10 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 <sup>(1)</sup> \$ 142.00  
 Updated at 2% annually, or .16667/mo. (Z4) 0.166667 2.16667 \$ 145.08  
 Land % (AA3) 10%  
 Equip/bed (AB3) 4,000  
 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 <sup>(1)</sup>	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 = (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"	
821	206431468	32,200	32,744	951	1.171	6,727,437	672,744	396,000	7,123,437	2,763,894	41.78	35.67	37.78	Yes	36.67
822	206431530	19,190	20,656	951	1.171	4,009,281	400,928	236,000	4,245,281	1,647,169	30.80	29.45	26.80	No	30.45
823	206431532	49,764	53,373	951	1.171	10,396,948	1,039,695	612,000	11,008,948	4,271,472	32.95	30.26	28.94	No	31.26
824	206431585	48,138	52,437	950	1.118	9,601,986	960,199	592,000	10,193,986	3,955,267	63.94	51.05	59.94	Yes	52.05
825	206431686	29,273	30,346	940	1.238	6,465,777	646,578	360,000	6,825,777	2,648,401	41.85	35.74	37.84	Yes	36.74
826	206431815	33,176	33,237	940	1.238	7,327,880	732,788	408,000	7,735,880	3,001,522	47.98	41.86	43.98	Yes	42.86
827	206431820	42,283	45,764	951	1.171	8,834,008	883,401	520,000	9,354,008	3,629,355	50.63	44.49	46.62	Yes	45.49
828	206431832	12,685	13,684	952	1.070	2,421,620	242,162	156,000	2,577,620	1,000,116	46.67	40.55	42.67	Yes	41.55
829	206431833	6,505	7,245	940	1.238	1,436,839	143,684	80,000	1,516,839	588,534	30.26	29.19	26.26	No	30.19
830	206431865	47,162	47,485	943	1.120	9,424,180	942,418	580,000	10,004,180	3,881,622	26.67	25.60	22.67	No	26.60
831	206434001	32,200	33,736	950	1.118	6,422,950	642,295	396,000	6,818,950	2,645,753	22.89	21.83	18.88	No	22.83
832	206434018	53,016	55,064	951	1.171	11,076,487	1,107,649	652,000	11,728,487	4,550,653	20.65	19.60	16.65	No	20.60
833	206434026	45,536	45,536	940	1.238	10,057,875	1,005,788	560,000	10,617,875	4,119,736	19.19	18.03	15.19	No	19.03
834	206434058	19,190	19,190	950	1.118	3,827,819	382,782	236,000	4,063,819	1,576,762	17.02	15.84	13.02	No	16.84
835	206440750	6,505	6,775	950	1.118	1,297,566	129,757	80,000	1,377,566	534,495	42.62		38.62	Yes	37.62
836	206440758	29,923	31,382	950	1.118	5,968,802	596,880	368,000	6,336,802	2,458,679	45.98	39.86	41.98	Yes	40.86
837	206440764	32,200	34,099	950	1.118	6,422,950	642,295	396,000	6,818,950	2,645,753	44.56	38.45	40.56	Yes	39.45
838	206440809	48,463	50,946	950	1.118	9,666,865	966,686	596,000	10,262,865	3,981,991	40.73	31.79	36.73	Yes	32.79
839	206440914	19,190	19,901	950	1.118	3,827,819	382,782	236,000	4,063,819	1,576,762	40.32	33.61	36.31	Yes	34.61
840	206441678	13,010	13,295	950	1.118	2,595,131	259,513	160,000	2,755,131	1,068,991	53.64	47.50	49.64	Yes	48.50
841	206441702	30,899	30,899	950	1.118	6,163,437	616,344	380,000	6,543,437	2,538,854	41.51	35.40	37.51	Yes	36.40
842	206441703	28,297	28,297	950	1.118	5,644,411	564,441	348,000	5,992,411	2,325,055	45.39	39.28	41.39	Yes	40.28
843	206450798	28,948	30,719	960	1.075	5,552,084	555,208	356,000	5,908,084	2,292,337	46.45	39.70	42.45	Yes	40.70
844	206450841	36,754	36,754	960	1.075	7,049,275	704,928	452,000	7,501,275	2,910,495	39.02	32.64	35.01	Yes	33.64
845	206451017	58,546	58,546	960	1.075	11,228,934	1,122,893	720,000	11,948,934	4,636,186	39.73	33.62	35.72	Yes	34.62
846	206452301	46,511	46,511	960	1.075	8,920,764	892,076	572,000	9,492,764	3,683,193	27.67	26.60	23.67	No	27.60
847	206454002	39,681	40,770	960	1.075	7,610,722	761,072	488,000	8,098,722	3,142,304	21.42	20.37	17.42	No	21.37
848	206454003	37,404	40,104	960	1.075	7,174,041	717,404	460,000	7,634,041	2,962,008	20.87	19.81	16.86	No	20.81
849	206471079	19,190	19,190	960	1.075	3,680,595	368,060	236,000	3,916,595	1,519,639	42.66		38.66	Yes	37.66
850	206480917	21,141	21,205	945	1.114	4,202,001	420,200	260,000	4,462,001	1,731,256	43.24	37.13	39.24	Yes	38.13
851	206480965	19,515	19,840	945	1.114	3,878,770	387,877	240,000	4,118,770	1,598,083	48.32	42.19	44.32	Yes	43.19
852	206480995	32,200	32,200	945	1.114	6,399,970	639,997	396,000	6,795,970	2,636,836	40.50	34.40	36.50	Yes	35.40
853	206481011	53,992	53,992	945	1.114	10,731,263	1,073,126	664,000	11,395,263	4,421,362	39.54	33.44	35.54	Yes	34.44
854	206481084	32,200	33,999	945	1.114	6,399,970	639,997	396,000	6,795,970	2,636,836	46.05	39.93	42.04	Yes	40.93
855	206481086	29,273	29,273	945	1.114	5,818,155	581,815	360,000	6,178,155	2,397,124	46.06	39.94	42.06	Yes	40.94
856	206481105	28,297	28,297	956	1.089	5,497,999	549,800	348,000	5,845,999	2,268,248	44.52	37.43	40.52	Yes	38.43
857	206484004	39,030	39,030	956	1.089	7,583,448	758,345	480,000	8,063,448	3,128,618	20.82	19.77	16.82	No	20.77
858	206490940	58,871	61,231	954	1.129	11,858,509	1,185,851	724,000	12,582,509	4,882,013	40.50	34.40	36.50	Yes	35.40
859	206490947	16,263	17,687	954	1.129	3,275,831	327,583	200,000	3,475,831	1,348,622	43.84	37.73	39.84	Yes	38.73
860	206490954	12,360	12,611	954	1.129	2,489,632	248,963	152,000	2,641,632	1,024,953	45.22	44.22	No	45.22	

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions								T-bond rate for CY	Calculate Rate of Return on Estimated Value	
	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	
821	206431468	36.22	36.22	yes	0.65204	0.34796	2,478,637	2,763,894	3,436,637	240,565	7.35	
822	206431530		30.45	no	0.54803	0.45197	1,918,730	1,918,730	2,319,658	162,376	7.86	
823	206431532	31.04	31.04	no	0.55874	0.44126	4,857,754	4,857,754	5,897,449	412,821	7.73	
824	206431585	51.06	51.06	yes	0.91913	0.08087	824,417	3,955,267	4,915,465	344,083	6.56	
825	206431686		36.74	yes	0.66128	0.33872	2,312,036	2,648,401	3,294,979	230,649	7.60	
826	206431815	41.48	41.48	yes	0.74665	0.25335	1,959,896	3,001,522	3,734,310	261,402	7.86	
827	206431820		45.49	yes	0.81890	0.18110	1,693,996	3,629,355	4,512,756	315,893	6.90	
828	206431832		41.55	yes	0.74789	0.25211	649,856	1,000,116	1,242,278	86,959	6.35	
829	206431833		30.19	no	0.54334	0.45666	692,673	692,673	836,357	58,545	8.08	
830	206431865		26.60	no	0.47887	0.52113	5,213,490	5,213,490	6,155,908	430,914	9.07	
831	206434001		22.83	no	0.41095	0.58905	4,016,697	4,016,697	4,658,992	326,129	9.67	
832	206434018		20.60	no	0.37082	0.62918	7,379,334	7,379,334	8,486,982	594,089	10.79	
833	206434026	18.92	18.92	no	0.34058	0.65942	7,001,616	7,001,616	8,007,404	560,518	12.31	
834	206434058	16.67	16.67	no	0.30001	0.69999	2,844,633	2,844,633	3,227,415	225,919	11.77	
835	206440750		37.62	yes	0.67715	0.32285	444,754	534,495	664,252	46,498	6.86	
836	206440758		40.86	yes	0.73554	0.26446	1,675,824	2,458,679	3,055,559	213,889	6.82	
837	206440764		39.45	yes	0.71007	0.28993	1,977,048	2,645,753	3,288,048	230,163	6.75	
838	206440809		32.79	no	0.59024	0.40976	4,205,327	4,205,327	5,172,014	362,041	7.11	
839	206440914		34.61	yes	0.62291	0.37709	1,532,431	1,576,762	1,959,544	137,168	6.89	
840	206441678		48.50	yes	0.87295	0.12705	350,037	1,068,991	1,328,504	92,995	6.99	
841	206441702		36.40	yes	0.65523	0.34477	2,255,984	2,538,854	3,155,197	220,864	7.15	
842	206441703		40.28	yes	0.72497	0.27503	1,648,109	2,325,055	2,889,496	202,265	7.15	
843	206450798		40.70	yes	0.73255	0.26745	1,580,105	2,292,337	2,847,545	199,328	6.49	
844	206450841		33.64	no	0.60558	0.39442	2,958,631	2,958,631	3,663,559	256,449	6.98	
845	206451017		34.62	yes	0.62321	0.37679	4,502,202	4,636,186	5,759,080	403,136	6.89	
846	206452301	25.93	25.93	no	0.46676	0.53324	5,061,878	5,061,878	5,953,954	416,777	8.96	
847	206454002	20.68	20.68	no	0.37223	0.62777	5,084,122	5,084,122	5,845,194	409,164	10.04	
848	206454003		20.81	no	0.37466	0.62534	4,773,904	4,773,904	5,491,308	384,392	9.58	
849	206471079		37.66	yes	0.67788	0.32212	1,261,594	1,519,639	1,887,698	132,139	6.89	
850	206480917		38.13	yes	0.68636	0.31364	1,399,459	1,731,256	2,151,456	150,602	7.10	
851	206480965		43.19	yes	0.77749	0.22251	916,460	1,598,083	1,985,960	139,017	7.01	
852	206480995		35.40	yes	0.63718	0.36282	2,465,712	2,636,836	3,276,833	229,378	7.12	
853	206481011		34.44	yes	0.61987	0.38013	4,331,694	4,421,362	5,494,488	384,614	7.12	
854	206481084		40.93	yes	0.73667	0.26333	1,789,568	2,636,836	3,276,833	229,378	6.75	
855	206481086		40.94	yes	0.73692	0.26308	1,625,361	2,397,124	2,978,939	208,526	7.12	
856	206481105		38.43	yes	0.69171	0.30829	1,802,247	2,268,248	2,818,048	197,263	6.97	
857	206484004		20.77	no	0.37382	0.62618	5,049,172	5,049,172	5,807,517	406,526	10.42	
858	206490940		35.40	yes	0.63713	0.36287	4,565,800	4,882,013	6,067,864	424,750	6.94	
859	206490947		38.73	yes	0.69708	0.30292	1,052,892	1,348,622	1,676,206	117,334	6.63	
860	206490954		45.22	yes	0.81395	0.18605	491,488	1,024,953	1,273,916	89,174	7.07	

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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)	R = M * T2 (T2 = avg. occ.)
861	206490956	1/1/2007	12/31/2007	04/17/68	APPLE VALLEY CONVALESCENT HOSPITAL	SEBASTOPOL	95472	95	33,900	365	1.00000	33,900	34,675	19,454	19,454	33,900	97.76%	30,899	
862	206490961	1/1/2007	12/31/2007	11/18/69	EVERGREEN HEALTH & REHAB OF PETALUMA	PETALUMA	94952	98	31,966	365	1.00000	31,966	35,770	23,596	23,596	31,966	89.37%	31,875	
863	206491000	1/1/2007	12/31/2007	11/03/67	BEVERLY LIVINGCENTER - SANTA ROSA	SANTA ROSA	95407	99	34,205	365	1.00000	34,205	36,135	27,549	27,549	34,205	94.66%	32,200	
864	206491001	1/1/2007	12/31/2007	09/22/64	BEVERLY LIVINGCENTER - LONDON HOUSE SONOMA	SONOMA	95476	83	28,915	365	1.00000	28,915	30,295	20,571	20,571	28,915	95.44%	26,996	
865	206491003	1/1/2007	12/31/2007	06/01/67	CLOVERDALE HEALTHCARE CENTER	CLOVERDALE	95425	72	22,682	365	1.00000	22,682	26,280	17,232	17,232	22,682	86.31%	23,418	
866	206491017	1/1/2007	12/31/2007	09/25/68	SONOMA HEALTHCARE CENTER	SONOMA	95476	137	41,346	365	1.00000	41,346	50,005	27,744	27,744	41,346	82.68%	44,560	
867	206491032	1/1/2007	12/31/2007	06/27/80	OAKS CONVALESCENT HOSPITAL	PETALUMA	94952	59	18,994	365	1.00000	18,994	21,535	3,283	3,283	18,994	88.20%	19,190	
868	206491035	1/1/2007	12/31/2007	04/11/69	PETALUMA CARE & REHABILITATION	PETALUMA	94952	90	30,496	365	1.00000	30,496	32,850	13,104	13,104	30,496	92.83%	29,273	
869	206491058	1/1/2007	12/31/2007	05/15/69	PARK VIEW GARDENS AT MONTGOMERY	SANTA ROSA	95405	120	36,852	365	1.00000	36,852	43,800	21,326	21,326	36,852	84.14%	39,030	
870	206491062	1/1/2007	12/31/2007	06/10/66	SANTA ROSA CONVALESCENT HOSPITAL	SANTA ROSA	95407	62	21,966	365	1.00000	21,966	22,630	17,876	17,876	21,966	97.07%	20,166	
871	206491085	1/1/2007	12/31/2007	06/08/67	SUMMERFIELD HEALTHCARE CENTER	SANTA ROSA	95405	70	20,512	365	1.00000	20,512	25,550	13,213	13,213	20,512	80.28%	22,768	
872	206492251	1/1/2007	12/31/2007	07/05/73	BEVERLY LIVINGCENTER - PETALUMA	PETALUMA	94954	99	31,118	365	1.00000	31,118	36,135	24,284	24,284	31,118	86.12%	32,200	
873	206500820	1/1/2007	12/31/2007	12/10/71	HY-LOND CONVALESCENT HOSPITAL - MODESTO	MODESTO CA	95355	120	41,970	365	1.00000	41,970	43,800	24,958	24,958	41,970	95.82%	39,030	
874	206500821	1/1/2007	12/31/2007	08/09/65	CASA DE MODESTO	MODESTO	95350	59	21,177	365	1.00000	21,177	21,535	11,951	11,951	21,177	98.34%	19,190	
875	206500827	1/1/2007	12/31/2007	03/22/65	GARDEN CITY HEALTHCARE CENTER	MODESTO	95350	104	33,769	365	1.00000	33,769	37,960	14,853	14,853	33,769	88.96%	33,826	
876	206500855	1/1/2007	12/31/2007	01/06/65	ACACIA PARK NURSING & REHAB CENTER	MODESTO	95355	99	30,089	365	1.00000	30,089	36,135	24,278	24,278	30,089	83.27%	32,200	
877	206500872	1/1/2007	12/31/2007	03/01/83	EVERGREEN REHABILITATION CARE CENTER	MODESTO	95350	175	59,238	365	1.00000	59,238	63,875	49,621	49,621	59,238	92.74%	56,919	
878	206500997	7/1/2006	6/30/2007	12/12/63	RIVERBANK NURSING CENTER	RIVERBANK	95367	99	29,559	365	1.00000	29,559	36,135	23,832	23,832	29,559	81.80%	32,200	
879	206501094	2/1/2007	12/31/2007	12/07/67	COUNTRY VILLA MODESTO NURSING AND REHABILITATION CENT	MODESTO	95350	99	30,078	334	0.91507	32,870	33,066	24,636	26,923	30,078	90.96%	29,465	
880	206501354	1/1/2007	12/31/2007	10/11/61	MODESTO CONVALESCENT HOSPITAL	MODESTO	95350	70	23,338	365	1.00000	23,338	25,550	16,206	16,206	23,338	91.34%	22,768	
881	206501355	1/1/2007	12/31/2007	10/11/67	SAN LUIS CONVALESCENT HOSPITAL	NEWMAN CA	95360	71	23,029	365	1.00000	23,029	25,915	18,457	18,457	23,029	88.86%	23,093	
882	206501989	1/1/2007	12/31/2007	09/04/62	BEL-AIR LODGE CONVALESCENT HOSPITAL	TURLOCK	95380	31	11,188	365	1.00000	11,188	11,315	8,456	8,456	11,188	98.88%	10,083	
883	206501990	1/1/2007	12/31/2007	02/01/66	ELNESS CONVALESCENT HOSPITAL	TURLOCK	95380	99	34,714	365	1.00000	34,714	36,135	30,895	30,895	34,714	96.07%	32,200	
884	206502207	1/1/2007	12/31/2007	04/12/71	CRESTWOOD MANOR - MODESTO	MODESTO	95355	194	64,040	365	1.00000	64,040	70,810	61,575	61,575	64,040	90.44%	63,099	
885	206502269	1/1/2007	12/31/2007	01/18/57	HA LE ALOHA CONVALESCENT HOSPITAL	CERES	95307	46	16,279	365	1.00000	16,279	16,790	13,710	13,710	16,279	96.96%	14,962	
886	206502364	1/1/2007	12/31/2007	03/07/85	ENGLISH OAKS CONVALESCENT AND REHABILITATION HOSPITAL	MODESTO	95350	180	62,101	365	1.00000	62,101	65,700	25,523	25,523	62,101	94.52%	58,546	
887	206504002	1/1/2007	12/31/2007	09/25/86	TURLOCK NURSING & REHAB CENTER	TURLOCK	95382	144	48,781	365	1.00000	48,781	52,560	27,449	27,449	48,781	92.81%	46,837	
888	206504004	1/1/2007	12/31/2007	05/04/89	VINTAGE FAIRE NURSING & REHAB CENTER	MODESTO	95356	99	33,442	365	1.00000	33,442	36,135	17,034	17,034	33,442	92.55%	32,200	
889	206504035	2/1/2006	1/31/2007	08/03/99	COVENANT VILLAGE CARE CENTER	TURLOCK	95382	50	17,510	365	1.00000	17,510	18,250	6,457	6,457	17,510	95.95%	16,263	
890	206510856	1/1/2007	12/31/2007	05/27/63	YUBA CITY CARE CENTER	YUBA CITY	95991	59	19,218	365	1.00000	19,218	21,535	10,738	10,738	19,218	89.24%	19,190	
891	206514003	7/1/2006	6/30/2007	07/11/90	THE FOUNTAINS	YUBA CITY C.	95991	99	34,342	365	1.00000	34,342	36,135	20,294	20,294	34,342	95.04%	32,200	
892	206514008	1/1/2007	12/31/2007	12/16/92	LIVE OAK MANOR	LIVE OAK	95953	99	33,873	365	1.00000	33,873	36,135	27,196	27,196	33,873	93.74%	32,200	
893	206522099	7/1/2006	6/30/2007	10/11/65	BRENTWOOD SNF & REHABILITATION CENTER	RED BLUFF	96080	55	18,816	365	1.00000	18,816	20,075	13,934	13,934	18,816	93.73%	17,889	
894	206522221	1/1/2007	12/31/2007	01/24/66	RED BLUFF HEALTHCARE CENTER	RED BLUFF C.	96080	58	19,795	365	1.00000	19,795	21,170	15,146	15,146	19,795	93.50%	18,865	
895	206540075	1/1/2007	12/31/2007	08/26/85	WESTGATE GARDENS CONVALESCENT CENTER	VISALLIA	93277	140	43,484	365	1.00000	43,484	51,100	30,744	30,744	43,484	85.10%	45,536	
896	206540707	1/1/2007	12/31/2007	03/04/63	DELTA NURSING AND REHABILITATION CENTER	VISALLIA	93291	44	15,667	365	1.00000	15,667	16,060	9,110	9,110	15,667	97.55%	14,311	
897	206540709	10/1/2006	9/30/2007	07/01/64	NEW COVENANT CARE CENTER OF DINUBA	DINUBA	93618	99	32,603	365	1.00000	32,603	36,135	28,784	28,784	32,603	90.23%	32,200	
898	206540723	1/1/2007	12/31/2007	01/20/64	SIERRA VALLEY REHAB CENTER	PORTERVILLE	93257	139	44,967	365	1.00000	44,967	50,735	36,786	36,786	44,967	88.63%	45,210	
899	206540762	1/1/2007	12/31/2007	02/17/70	MERRITT MANOR CONVALESCENT HOSPITAL	TULARE	93274	99	32,941	365	1.00000	32,941	36,135	26,158	26,158	32,941	91.16%	32,200	
900	206540809	1/1/2007	12/31/2007	12/07/64	TULARE NURSING AND REHABILITATION CENTER	TULARE	93274	97	32,556	365	1.00000	32,556	35,405	24,976	24,976	32,556	91.95%	31,550	

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft Square Feet Per Bed (Z2) RS Means Median Cost Per Sq Ft <sup>(1)</sup> Updated at 2% annually, or .16667/mo. (Z4)

13  
400  
1/1/2009 \$ 142.00  
0.166667 2.16667 \$ 145.08

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 <sup>(1)</sup>	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 = (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"	
861	206490956	30,899	33,900	954	1.129	6,224,079	622,408	380,000	6,604,079	2,562,383	41.82	35.71	37.82	Yes	36.71
862	206490961	31,875	31,966	949	1.153	6,557,117	655,712	392,000	6,949,117	2,696,257	40.23	34.13	36.23	Yes	35.13
863	206491000	32,200	34,205	954	1.129	6,486,146	648,615	396,000	6,882,146	2,670,273	42.28	36.17	38.27	Yes	37.17
864	206491001	26,996	28,915	954	1.129	5,437,880	543,788	332,000	5,769,880	2,238,713	45.39	37.16	41.39	Yes	38.16
865	206491003	23,418	23,418	954	1.129	4,717,197	471,720	288,000	5,005,197	1,942,016	42.70	36.15	38.70	Yes	37.15
866	206491017	44,560	44,560	954	1.129	8,975,777	897,578	548,000	9,523,777	3,695,226	41.38	35.27	37.38	Yes	36.27
867	206491032	19,190	19,190	949	1.153	3,947,652	394,765	236,000	4,183,652	1,623,257	29.62	28.54	25.62	No	29.54
868	206491035	29,273	30,496	949	1.153	6,021,842	602,184	360,000	6,381,842	2,476,155	40.84	34.73	36.84	Yes	35.73
869	206491058	39,030	39,030	954	1.129	7,861,995	786,199	480,000	8,341,995	3,236,694	40.75	34.08	36.74	Yes	35.08
870	206491062	20,166	21,966	954	1.129	4,062,031	406,203	248,000	4,310,031	1,672,292	43.68	37.56	39.67	Yes	38.56
871	206491085	22,768	22,768	954	1.129	4,586,164	458,616	280,000	4,866,164	1,888,071	42.68	36.21	38.68	Yes	37.21
872	206492251	32,200	32,200	949	1.153	6,624,027	662,403	396,000	7,020,027	2,723,770	36.60	29.89	32.60	Yes	30.89
873	206500820	39,030	41,970	953	1.069	7,444,174	744,417	480,000	7,924,174	3,074,579	38.17	32.07	34.17	Yes	33.07
874	206500821	19,190	21,177	953	1.069	3,660,052	366,005	236,000	3,896,052	1,511,668	44.51	38.40	40.51	Yes	39.40
875	206500827	33,826	33,826	953	1.069	6,451,617	645,162	416,000	6,867,617	2,664,636	44.90	38.41	40.89	Yes	39.41
876	206500855	32,200	32,200	953	1.069	6,141,443	614,144	396,000	6,537,443	2,536,528	45.10	38.98	41.10	Yes	39.98
877	206500872	56,919	59,238	953	1.069	10,856,087	1,085,609	700,000	11,556,087	4,483,762	26.94	25.19	22.94	No	26.19
878	206500997	32,200	32,200	953	1.069	6,141,443	614,144	396,000	6,537,443	2,536,528	46.17	40.05	42.17	Yes	41.05
879	206501094	32,200	32,870	953	1.069	6,141,443	614,144	396,000	6,537,443	2,536,528	42.18	36.07	38.18	Yes	37.07
880	206501354	22,768	23,338	953	1.069	4,342,435	434,243	280,000	4,622,435	1,793,505	48.34	42.22	44.34	Yes	43.22
881	206501355	23,093	23,093	953	1.069	4,404,470	440,447	284,000	4,688,470	1,819,126	42.34	36.23	38.34	Yes	37.23
882	206501989	10,083	11,188	953	1.069	1,923,078	192,308	124,000	2,047,078	794,266	47.44	41.32	43.44	Yes	42.32
883	206501990	32,200	34,714	953	1.069	6,141,443	614,144	396,000	6,537,443	2,536,528	44.03	37.49	40.03	Yes	38.49
884	206502207	63,099	64,040	953	1.069	12,034,748	1,203,475	776,000	12,810,748	4,970,570	38.84	37.83		No	38.83
885	206502269	14,962	16,279	953	1.069	2,853,600	285,360	184,000	3,037,600	1,178,589	53.07	46.75	49.07	Yes	47.75
886	206502364	58,546	62,101	953	1.069	11,166,261	1,116,626	720,000	11,886,261	4,611,869	24.92	23.69	20.92	No	24.69
887	206504002	46,837	48,781	953	1.069	8,933,009	893,301	576,000	9,509,009	3,689,495	23.37	22.31	19.37	No	23.31
888	206504004	32,200	33,442	953	1.069	6,141,443	614,144	396,000	6,537,443	2,536,528	20.76	19.71	16.76	No	20.71
889	206504035	16,263	17,510	953	1.069	3,101,739	310,174	200,000	3,301,739	1,281,075	10.51	9.48	6.50	No	10.48
890	206510856	19,190	19,218	959	1.070	3,663,476	366,348	236,000	3,899,476	1,512,997	46.72	40.60	42.72	Yes	41.60
891	206514003	32,200	34,342	959	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	19.58	18.53	15.57	No	19.53
892	206514008	32,200	33,873	959	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	17.14	16.10	13.14	No	17.10
893	206522099	17,889	18,816	960	1.075	3,431,063	343,106	220,000	3,651,063	1,416,613	44.34	38.22	40.34	Yes	39.22
894	206522221	18,865	19,795	960	1.075	3,618,212	361,821	232,000	3,850,212	1,493,882	44.05	37.94	40.05	Yes	38.94
895	206540075	45,536	45,536	932	1.058	8,595,502	859,550	560,000	9,155,502	3,552,335	24.45	23.39	20.45	No	24.39
896	206540707	14,311	15,667	932	1.058	2,701,444	270,144	176,000	2,877,444	1,116,448	46.95	40.83	42.95	Yes	41.83
897	206540709	32,200	32,603	936	1.072	6,158,679	615,868	396,000	6,554,679	2,543,215	45.62	39.50	41.62	Yes	40.50
898	206540723	45,210	45,210	932	1.058	8,534,106	853,411	556,000	9,090,106	3,526,961	46.07	39.95	42.06	Yes	40.95
899	206540762	32,200	32,941	932	1.058	6,078,248	607,825	396,000	6,474,248	2,512,008	39.98	33.98	35.98	Yes	34.98
900	206540809	31,550	32,556	932	1.058	5,955,455	595,546	388,000	6,343,455	2,461,261	45.18	39.07	41.18	Yes	40.07

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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
		Effective Age After Improvements and Bed Additions										
		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
861	206490956			36.71	yes	0.66084	0.33916	2,239,865	2,562,383	3,184,791	222,935	6.58
862	206490961		34.50	34.50	yes	0.62099	0.37901	2,633,791	2,696,257	3,351,969	234,638	7.34
863	206491000			37.17	yes	0.66900	0.33100	2,277,990	2,670,273	3,318,887	232,322	6.79
864	206491001			38.16	yes	0.68694	0.31306	1,806,313	2,238,713	2,782,501	194,775	6.74
865	206491003		33.64	33.64	no	0.60550	0.39450	1,974,560	1,974,560	2,446,280	171,240	7.31
866	206491017		35.79	35.79	yes	0.64424	0.35576	3,388,178	3,695,226	4,592,803	321,496	7.21
867	206491032			29.54	no	0.53179	0.46821	1,958,841	1,958,841	2,353,606	164,752	8.59
868	206491035			35.73	yes	0.64318	0.35682	2,277,167	2,476,155	3,078,339	215,484	7.07
869	206491058			35.08	yes	0.63137	0.36863	3,075,086	3,236,694	4,022,893	281,603	7.21
870	206491062			38.56	yes	0.69413	0.30587	1,318,304	1,672,292	2,078,495	145,495	6.62
871	206491085			37.21	yes	0.66973	0.33027	1,607,149	1,888,071	2,346,688	164,268	7.21
872	206492251		30.68	30.68	no	0.55221	0.44779	3,143,502	3,143,502	3,805,905	266,413	8.27
873	206500820			33.07	no	0.59533	0.40467	3,206,692	3,206,692	3,951,110	276,578	6.59
874	206500821			39.40	yes	0.70913	0.29087	1,133,240	1,511,668	1,877,673	131,437	6.21
875	206500827		39.04	39.04	yes	0.70265	0.29735	2,042,084	2,664,636	3,309,797	231,686	6.85
876	206500855			39.98	yes	0.71970	0.28030	1,832,413	2,536,528	3,150,672	220,547	6.85
877	206500872			26.19	no	0.47134	0.52866	6,109,231	6,109,231	7,194,840	503,639	8.50
878	206500997			41.05	yes	0.73893	0.26107	1,706,701	2,536,528	3,150,672	220,547	6.85
879	206501094			37.07	yes	0.66733	0.33267	2,174,825	2,536,528	3,150,672	220,547	6.71
880	206501354			43.22	yes	0.77789	0.22211	1,026,711	1,793,505	2,227,748	155,942	6.68
881	206501355			37.23	yes	0.67013	0.32987	1,546,580	1,819,126	2,259,573	158,170	6.85
882	206501989			42.32	yes	0.76175	0.23825	487,708	794,266	986,574	69,060	6.17
883	206501990			38.49	yes	0.69284	0.30716	2,008,046	2,536,528	3,150,672	220,547	6.35
884	206502207		38.49	38.49	yes	0.69278	0.30722	3,935,722	4,970,570	6,174,045	432,183	6.75
885	206502269			47.75	yes	0.85945	0.14055	426,944	1,178,589	1,463,949	102,476	6.30
886	206502364		22.68	22.68	no	0.40815	0.59185	7,034,830	7,034,830	8,151,457	570,602	9.19
887	206504002			23.31	no	0.41961	0.58039	5,518,966	5,518,966	6,412,267	448,859	9.20
888	206504004		19.82	19.82	no	0.35669	0.64331	4,205,632	4,205,632	4,819,776	337,384	10.09
889	206504035			10.48	no	0.18870	0.81130	2,678,685	2,678,685	2,988,859	209,220	11.95
890	206510856			41.60	yes	0.74872	0.25128	979,855	1,512,997	1,879,344	131,554	6.85
891	206514003			19.53	no	0.35149	0.64851	4,243,311	4,243,311	4,858,030	340,062	9.90
892	206514008			17.10	no	0.30777	0.69223	4,529,388	4,529,388	5,144,107	360,087	10.63
893	206522099			39.22	yes	0.70603	0.29397	1,073,293	1,416,613	1,759,719	123,180	6.55
894	206522221			38.94	yes	0.70087	0.29913	1,151,718	1,493,882	1,855,703	129,899	6.56
895	206540075			24.39	no	0.43903	0.56097	5,135,937	5,135,937	5,995,487	419,684	9.22
896	206540707			41.83	yes	0.75285	0.24715	711,153	1,116,448	1,386,592	97,061	6.20
897	206540709			40.50	yes	0.72900	0.27100	1,776,318	2,543,215	3,159,083	221,136	6.78
898	206540723			40.95	yes	0.73702	0.26298	2,390,549	3,526,961	4,380,372	306,626	6.78
899	206540762			34.98	yes	0.62965	0.37035	2,397,707	2,512,008	3,119,833	218,388	6.63
900	206540809			40.07	yes	0.72118	0.27882	1,768,680	2,461,261	3,056,806	213,976	6.57

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Days in Calendar Year (M2)  
Rate Period Mid-Point (M3)

365
2/1/10

FRVS Variables:  
Statewide Average NF-B Occupancy (T2): 89.11%

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.)	
901	206540823	1/1/2007	12/31/2007	01/23/50	VALLEY CARE CENTER	PORTERVILLE	93257	62	18,481	365	1.00000	18,481	22,630	13,698	13,698	18,481	81.67%	20,166
902	206540828	1/1/2007	12/31/2007	01/07/63	VISALIA CONVALESCENT HOSPITAL	VISALIA	93292	176	56,745	365	1.00000	56,745	64,240	49,352	49,352	56,745	88.33%	57,245
903	206541695	1/1/2007	12/31/2007	03/18/68	KAWEAH MANOR	VISALIA	93277	99	33,515	365	1.00000	33,515	36,135	26,910	26,910	33,515	92.75%	32,200
904	206541740	1/1/2007	12/31/2007	02/23/66	SUN VILLA	PORTERVILLE	93257	99	26,886	365	1.00000	26,886	36,135	22,558	22,558	26,886	74.40%	32,200
905	206542063	1/1/2007	12/31/2007	04/16/80	LINWOOD GARDENS CARE CENTER	VISALIA	93277	98	32,814	365	1.00000	32,814	35,770	20,468	20,468	32,814	91.74%	31,875
906	206544041	1/1/2007	12/31/2007	12/28/95	PORTERVILLE CONVALESCENT HOSPITAL INC	PORTERVILLE	92284	99	33,512	365	1.00000	33,512	36,135	24,524	24,524	33,512	92.74%	32,200
907	206544043	1/1/2007	12/31/2007	04/22/96	LINDSAY GARDENS	LINDSAY	93247	99	33,491	365	1.00000	33,491	36,135	25,317	25,317	33,491	92.68%	32,200
908	206554007	1/1/2007	12/31/2007	05/04/99	AVALON CARE CENTER - SONORA	SONORA	95370	120	42,295	365	1.00000	42,295	43,800	30,649	30,649	42,295	96.56%	39,030
909	206560465	1/1/2007	12/31/2007	09/17/59	LOS ROBLES CARE CENTER	OJAI	93023	50	16,860	365	1.00000	16,860	18,250	14,202	14,202	16,860	92.38%	16,263
910	206560471	1/1/2007	12/31/2007	09/27/63	VENTURA CONVALESCENT HOSPITAL	VENTURA	93003	71	21,956	365	1.00000	21,956	25,915	10,451	10,451	19,969	84.72%	23,093
911	206560482	1/1/2007	12/31/2007	07/01/69	GLENWOOD CARE CENTER	OXNARD	93030	99	33,084	365	1.00000	33,084	36,135	17,451	17,451	33,084	91.56%	32,200
912	206560495	1/1/2007	12/31/2007	07/01/64	MARY HEALTH OF THE CONVALESCENT & NURSING HOSPITAL INC	NEWBURY PA	91320	61	21,736	365	1.00000	21,736	22,265	9,198	9,198	21,736	97.62%	19,840
913	206560503	1/1/2007	12/31/2007	02/01/65	COUNTRY VILLA OXNARD MANOR HC	OXNARD	93030	82	28,313	365	1.00000	28,313	29,930	19,024	19,024	28,313	94.60%	26,671
914	206560509	1/1/2007	12/31/2007	01/22/70	SHORELINE NURSING & REHAB CENTER	OXNARD	93033	193	67,212	365	1.00000	67,212	70,445	48,936	48,936	67,212	95.41%	62,774
915	206560520	1/1/2007	12/31/2007	04/16/64	SANTA PAULA HEALTHCARE	SANTA PAUL	93060	49	15,504	365	1.00000	15,504	17,885	10,147	10,147	15,504	86.69%	15,937
916	206560531	1/1/2007	12/31/2007	07/01/65	THOUSAND OAKS HEALTH CARE CENTER	THOUSAND C	91360	124	42,201	365	1.00000	42,201	45,260	24,651	24,651	42,201	93.24%	40,331
917	206560532	1/1/2007	12/31/2007	07/12/68	TWIN PINES HEALTHCARE	SANTA PAUL	93060	99	27,612	365	1.00000	27,612	36,135	20,728	20,728	27,612	76.41%	32,200
918	206560536	1/1/2007	12/31/2007	07/09/69	SIMI VALEY CARE CENTER	SIMI VALLEY	93063	99	31,268	365	1.00000	31,268	36,135	22,889	22,889	31,268	86.53%	32,200
919	206560547	1/1/2007	12/31/2007	05/15/77	FILLMORE CONVALESCENT CENTER	FILLMORE CA	93015	99	31,488	365	1.00000	31,488	36,135	22,968	22,968	31,488	87.14%	32,200
920	206560823	1/1/2007	12/31/2007	08/01/71	CAMARILLO HEALTHCARE CENTER	CAMARILLO	93010	114	33,478	365	1.00000	33,478	41,610	19,480	19,480	33,478	80.46%	37,079
921	206560922	10/1/2006	9/30/2007	01/01/56	ST. JOSEPH'S HEALTH AND RETIREMENT CENTER	OJAI	93023	28	9,291	365	1.00000	9,291	10,220	4,942	4,942	9,291	90.91%	9,107
922	206564024	1/1/2007	12/31/2007	07/24/91	VICTORIA CARE CENTER	VENTURA	93003	188	53,488	365	1.00000	53,488	68,620	33,936	33,936	53,488	77.95%	61,148
923	206564120	1/1/2007	12/31/2007	05/23/02	WESTLAKE HEALTH CARE CENTER	WESTLAKE VI	91361	99	29,761	365	1.00000	29,761	36,135	19,057	19,057	29,761	82.36%	32,200
924	206570854	7/1/2006	6/30/2007	04/08/68	COURTYARD HEALTH CARE CENTER	DAVIS	95616	112	35,480	365	1.00000	35,480	40,880	28,817	28,817	35,480	86.79%	36,428
925	206570896	1/1/2007	12/31/2007	09/15/69	COTTONWOOD HEALTHCARE CENTER	WOODLAND	95695	98	33,612	365	1.00000	33,612	35,770	25,206	25,206	33,612	93.97%	31,875
926	206571033	1/1/2007	12/31/2007	02/08/68	SOMERSET NURSING CENTER	WEST SACRA	95691	99	33,433	365	1.00000	33,433	36,135	28,599	28,599	33,433	92.52%	32,200
927	206571047	10/1/2006	9/30/2007	10/30/69	STOLLWOOD CONVALESCENT HOSPITAL	WOODLAND	95695	48	16,790	365	1.00000	16,790	17,520	6,029	6,029	16,790	95.83%	15,612
928	206571087	1/1/2007	12/31/2007	09/23/69	WOODLAND SKILLED NURSING FACILITY	WOODLAND	95695	91	30,465	365	1.00000	30,465	33,215	25,690	25,690	30,465	91.72%	29,598
929	206571828	1/1/2007	12/31/2007	12/23/66	SIERRA HEALTH CARE CENTER	DAVIS	95616	132	41,898	365	1.00000	41,898	48,180	27,754	27,754	41,898	86.96%	42,933
930	206572209	10/1/2006	9/30/2007	07/09/46	ALDERSON CONVALESCENT HOSPITAL	WOODLAND	95695	140	43,048	365	1.00000	43,048	51,100	33,006	33,006	43,048	84.24%	45,536
931	206580934	1/1/2007	12/31/2007	10/01/65	MARYSVILLE CARE & REHABILITATION CENTER	MARYSVILLE	95901	86	30,262	365	1.00000	30,262	31,390	22,286	22,286	30,262	96.41%	27,972

Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Number of Months to Update Cost Per Sq Ft  
Square Feet Per Bed (Z2)  
RS Means Median Cost Per Sq Ft <sup>(1)</sup>  
Updated at 2% annually, or .16667/mo. (Z4)

1/1/2009	0.166667	2.16667	\$ 142.00	10%	4,000	38.800%
			\$ 145.08			

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 <sup>(1)</sup>	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 = (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"	
901	206540823	20,166	20,166	932	1.058	3,806,580	380,658	248,000	4,054,580	1,573,177	60.07	50.61	56.06	Yes	51.61
902	206540828	57,245	57,245	932	1.058	10,805,774	1,080,577	704,000	11,509,774	4,465,792	47.10	40.98	43.10	Yes	41.98
903	206541695	32,200	33,515	932	1.058	6,078,248	607,825	396,000	6,474,248	2,512,008	41.90	35.80	37.90	Yes	36.80
904	206541740	32,200	32,200	932	1.058	6,078,248	607,825	396,000	6,474,248	2,512,008	43.97	37.86	39.97	Yes	38.86
905	206542063	31,875	32,814	932	1.058	6,016,852	601,685	392,000	6,408,852	2,486,634	29.82	28.74	25.81	No	29.74
906	206544041	32,200	33,512	922	1.024	5,882,917	588,292	396,000	6,278,917	2,436,220	14.11	13.07	10.10	No	14.07
907	206544043	32,200	33,491	932	1.058	6,078,248	607,825	396,000	6,474,248	2,512,008	13.79	12.76	9.79	No	13.76
908	206554007	39,030	42,295	953	1.069	7,444,174	744,417	480,000	7,924,174	3,074,579	10.76	9.73	6.75	No	10.73
909	206560465	16,263	16,860	930	1.070	3,104,641	310,464	200,000	3,304,641	1,282,201	50.41	44.41	46.41	Yes	45.41
910	206560471	23,093	23,093	930	1.070	4,408,590	440,859	284,000	4,692,590	1,820,725	46.38	40.26	42.38	Yes	41.26
911	206560482	32,200	33,084	930	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	40.62	33.71	36.61	Yes	34.71
912	206560495	19,840	21,736	913	1.040	3,681,465	368,147	244,000	3,925,465	1,523,081	45.62	39.50	41.62	Yes	40.50
913	206560503	26,671	28,313	930	1.070	5,091,611	509,161	328,000	5,419,611	2,102,809	45.03	38.91	41.03	Yes	39.91
914	206560509	62,774	67,212	930	1.070	11,983,913	1,198,391	772,000	12,755,913	4,949,294	40.05	33.95	36.05	Yes	34.95
915	206560520	15,937	15,937	930	1.070	3,042,548	304,255	196,000	3,238,548	1,256,557	45.83	39.83	41.82	Yes	40.83
916	206560531	40,331	42,201	913	1.040	7,483,635	748,363	496,000	7,979,635	3,096,098	44.62	38.50	40.62	Yes	39.50
917	206560532	32,200	32,200	930	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	41.59	35.48	37.58	Yes	36.48
918	206560536	32,200	32,200	930	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	40.59	11.71	36.59	Yes	12.71
919	206560547	32,200	32,200	930	1.070	6,147,189	614,719	396,000	6,543,189	2,538,757	32.74	31.66	28.74	No	32.66
920	206560823	37,079	37,079	930	1.070	7,078,581	707,858	456,000	7,534,581	2,923,417	38.53	32.53	34.53	Yes	33.53
921	206560922	9,107	9,291	930	1.070	1,738,599	173,860	112,000	1,850,599	718,032	54.12	47.98	50.12	Yes	48.98
922	206564024	61,148	61,148	930	1.070	11,673,449	1,167,345	752,000	12,425,449	4,821,074	18.54	17.49	14.54	No	18.49
923	206564120	32,200	32,200	913	1.040	5,974,837	597,484	396,000	6,370,837	2,471,885	7.70	6.69	3.70	No	7.69
924	206570854	36,428	36,428	956	1.089	7,077,884	707,788	448,000	7,525,884	2,920,043	41.85	35.74	37.84	Yes	36.74
925	206570896	31,875	33,612	956	1.089	6,193,149	619,315	392,000	6,585,149	2,555,038	40.41	34.30	36.41	Yes	35.30
926	206571033	32,200	33,433	956	1.089	6,256,344	625,634	396,000	6,652,344	2,581,110	42.01	35.90	38.01	Yes	36.90
927	206571047	15,612	16,790	956	1.089	3,033,379	303,338	192,000	3,225,379	1,251,447	40.28	34.18	36.28	Yes	35.18
928	206571087	29,598	30,465	956	1.089	5,750,781	575,078	364,000	6,114,781	2,372,535	40.39	33.38	36.38	Yes	34.38
929	206571828	42,933	42,933	956	1.089	8,341,792	834,179	528,000	8,869,792	3,441,479	43.14	36.22	39.14	Yes	37.22
930	206572209	45,536	45,536	956	1.089	8,847,355	884,736	560,000	9,407,355	3,650,054	63.61	57.44	59.61	Yes	58.44
931	206580934	27,972	30,262	959	1.070	5,339,982	533,998	344,000	5,683,982	2,205,385	44.37	38.25	40.36	Yes	39.25

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Fair Rental Value System (FRVS) Model - 2009/10 Rate Year

Count	OSHPD ID	Capital Supplemental Information		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	Rental Factor Calculation		FRVS Final Per Diem
		Effective Age After Improvements and Bed Additions	AG								T-bond rate for CY	Calculate Rate of Return on Estimated Value	
		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	
901	206540823			50.67	yes	0.91208	0.08792	356,469	1,573,177	1,953,835	136,768	6.78	
902	206540828			50.67	yes	0.75561	0.24439	2,812,913	4,465,792	5,546,370	388,246	6.78	
903	206541695			36.80	yes	0.66231	0.33769	2,186,279	2,512,008	3,119,833	218,388	6.52	
904	206541740			38.86	yes	0.69939	0.30061	1,946,201	2,512,008	3,119,833	218,388	6.78	
905	206542063			29.74	no	0.53533	0.46467	2,978,015	2,978,015	3,579,700	250,579	7.64	
906	206544041			14.07	no	0.25333	0.74667	4,688,292	4,688,292	5,276,584	369,361	11.02	
907	206544043			13.76	no	0.24762	0.75238	4,871,076	4,871,076	5,478,900	383,523	11.45	
908	206554007			10.73	no	0.19318	0.80682	6,393,379	6,393,379	7,137,797	499,646	11.81	
909	206560465			45.41	yes	0.81735	0.18265	603,599	1,282,201	1,592,665	111,487	6.61	
910	206560471			41.26	yes	0.74267	0.25733	1,207,534	1,820,725	2,261,584	158,311	6.86	
911	206560482			34.71	yes	0.62485	0.37515	2,454,676	2,538,757	3,153,476	220,743	6.67	
912	206560495			40.50	yes	0.72900	0.27100	1,063,801	1,523,081	1,891,227	132,386	6.09	
913	206560503			39.91	yes	0.71843	0.28157	1,526,020	2,102,809	2,611,970	182,838	6.46	
914	206560509			34.95	yes	0.62911	0.37089	4,730,980	4,949,294	6,147,686	430,338	6.40	
915	206560520			40.83	yes	0.73489	0.26511	858,561	1,256,557	1,560,811	109,257	6.86	
916	206560531			39.50	yes	0.71105	0.28895	2,305,722	3,096,098	3,844,462	269,112	6.38	
917	206560532			36.48	yes	0.65661	0.34339	2,246,888	2,538,757	3,153,476	220,743	6.86	
918	206560536		12.09	12.09	no	0.21766	0.78234	5,118,986	5,118,986	5,733,705	401,359	12.46	
919	206560547			32.66	no	0.58780	0.41220	2,697,081	2,697,081	3,311,800	231,826	7.20	
920	206560823		31.51	31.51	no	0.56720	0.43280	3,260,952	3,260,952	3,968,810	277,817	7.49	
921	206560922			48.98	yes	0.88166	0.11834	219,008	718,032	891,892	62,432	6.72	
922	206564024			18.49	no	0.33290	0.66710	8,288,997	8,288,997	9,456,341	661,944	10.83	
923	206564120			7.69	no	0.13834	0.86166	5,489,469	5,489,469	6,086,952	426,087	13.23	
924	206570854			36.74	yes	0.66128	0.33872	2,549,177	2,920,043	3,627,832	253,948	6.97	
925	206570896			35.30	yes	0.63546	0.36454	2,400,557	2,555,038	3,174,353	222,205	6.61	
926	206571033			36.90	yes	0.66423	0.33577	2,233,661	2,581,110	3,206,744	224,472	6.71	
927	206571047			35.18	yes	0.63325	0.36675	1,182,921	1,251,447	1,554,785	108,835	6.48	
928	206571087			34.38	yes	0.61893	0.38107	2,330,186	2,372,535	2,947,613	206,333	6.77	
929	206571828			37.22	yes	0.67001	0.32999	2,926,940	3,441,479	4,275,659	299,296	6.97	
930	206572209			58.44	yes	1.05197	(0.05197)	(488,874)	3,650,054	4,534,789	317,435	6.97	
931	206580934			39.25	yes	0.70652	0.29348	1,668,109	2,205,385	2,739,383	191,757	6.34	