

FLOOR PLAN PACKAGE

450 Towne Center Boulevard

Entry level, campus level, expansion wing, and site plan
Drawings by Maisel Architect, Ridgeland, Mississippi

51,122 SF ENCLOSED

55,680 SF GROSS

50 PRIVATE ROOMS

5.14 ACRES

PRESENTED BY

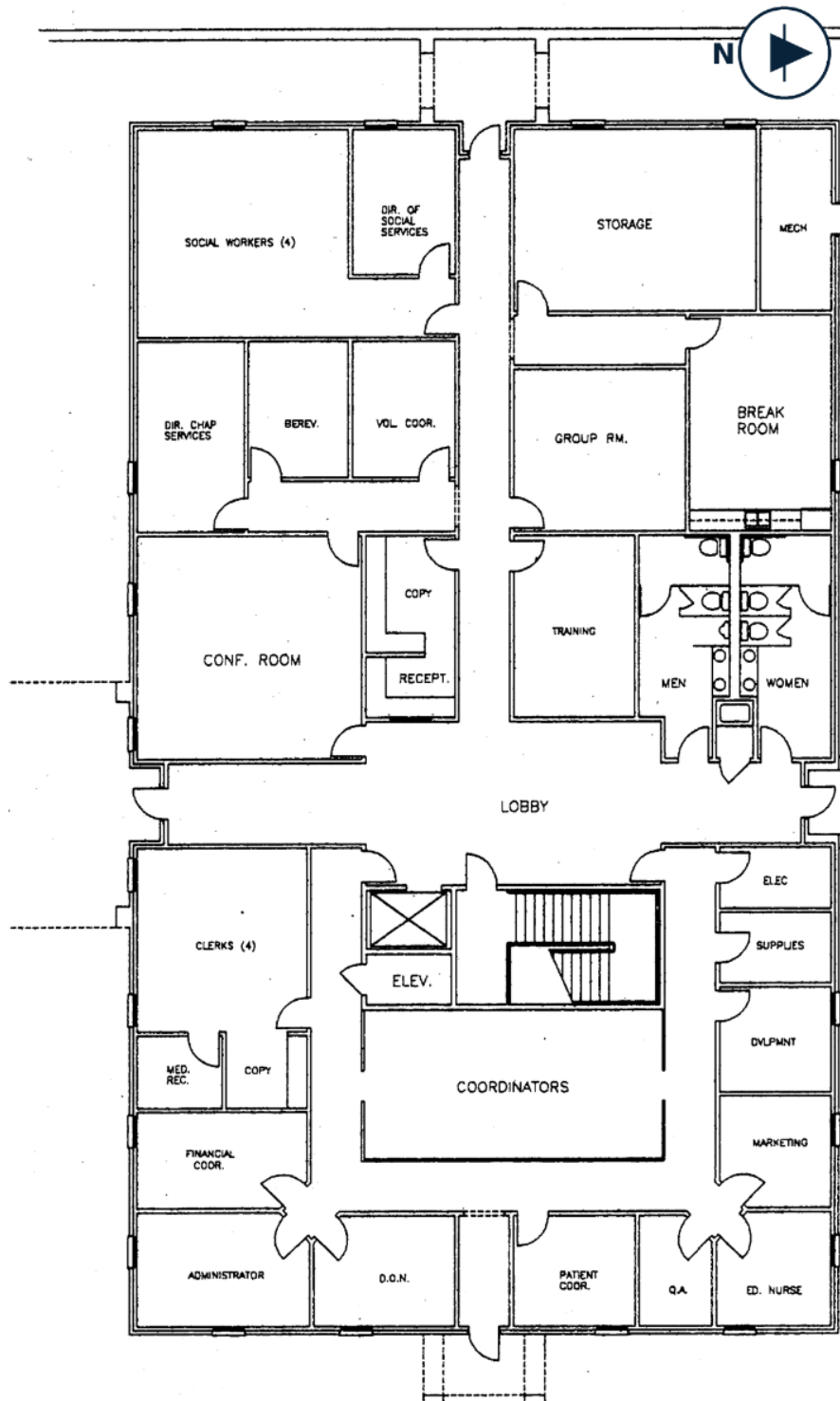


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Prepared September 2026. Plates are schematic and not to scale.
The original drawing set is available in the data room. Recipient
is responsible for independent verification.

Entry level, administration ground floor.

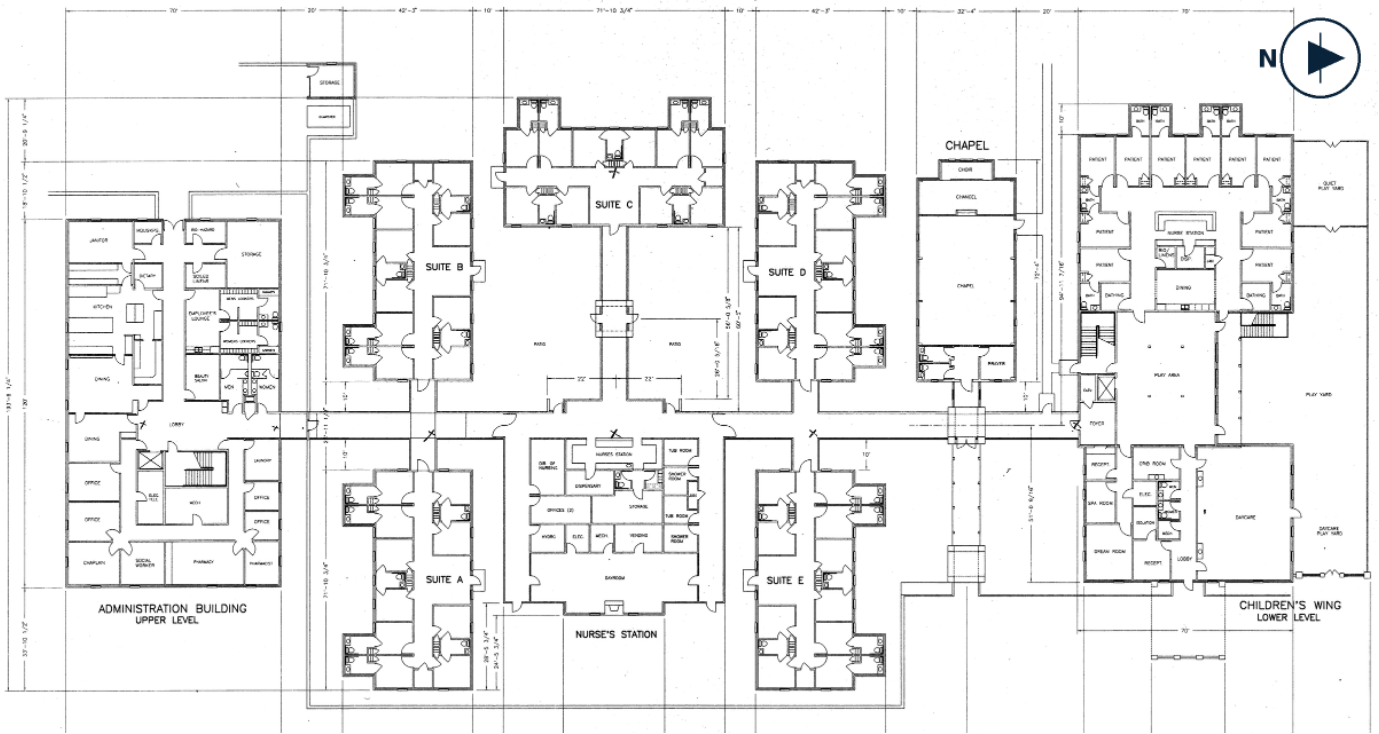
The administration building's ground floor at the front of the property, entered under the covered porte cochere, with the reception lobby, conference and training rooms, and administrative offices. This is not the main campus floor. The campus connects to this building's second level and runs north from there, which keeps administrative functions and visitor traffic separate from the operating side of the campus. The campus level is shown on the following plate.



Maisel Architect sheet A1.2, July 21, 1997. North is to the right, as on the architect's sheet. Not to scale. The architect's sheet titles invert, each sheet drawing two different elevations, so this package is organized by elevation and function rather than by sheet title. The wing labelled Children's Wing on the original drawings is called the expansion wing throughout this package.

Campus level.

The campus level at elevation 326.00. Five residential suites, the nursing core, the chapel and the chaplain’s offices run at a single story, tied together by the enclosed walkway, with the commercial kitchen and dietary suite entered directly from the west side at this level.



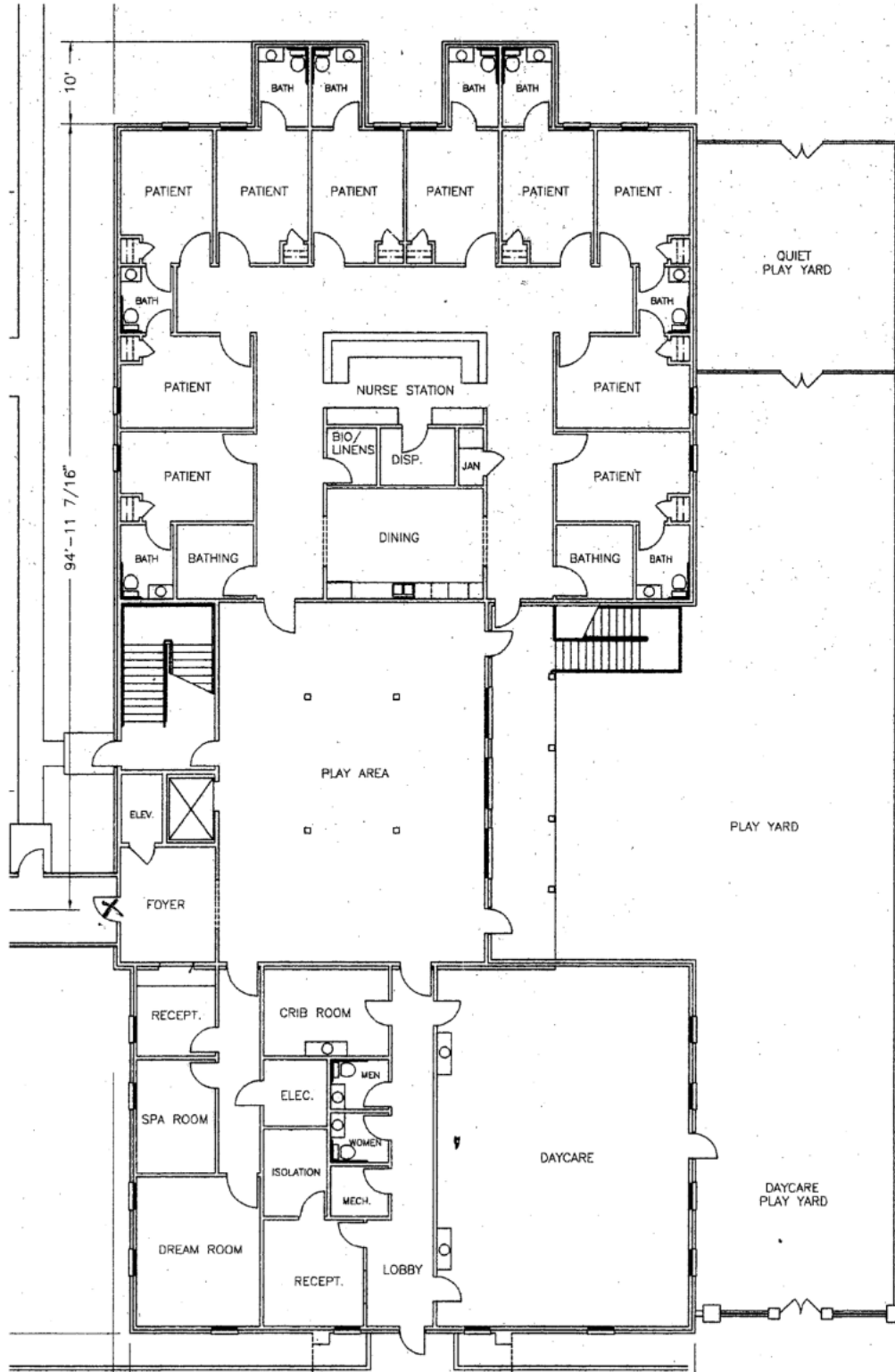
AREA SCHEDULE, PER THE ARCHITECT

Administration building, two levels	16,800 SF
Expansion wing, two levels	15,432 SF
Residential suites A through E, 2,598 SF each	12,990 SF
Nurse station and dayroom core	3,646 SF
Chapel	2,254 SF
Enclosed area	51,122 SF
Enclosed walkways	4,366 SF
Detached storage building	192 SF
Total per the architect's area schedule	55,680 SF

Maisel Architect sheet A1.1, revised December 4, 1997. The campus level at elevation 326.00, with the administration building’s upper level at 328.00 at the south end and the expansion wing at its lower level at the north. North is to the right. Not to scale.

Expansion wing, campus level.

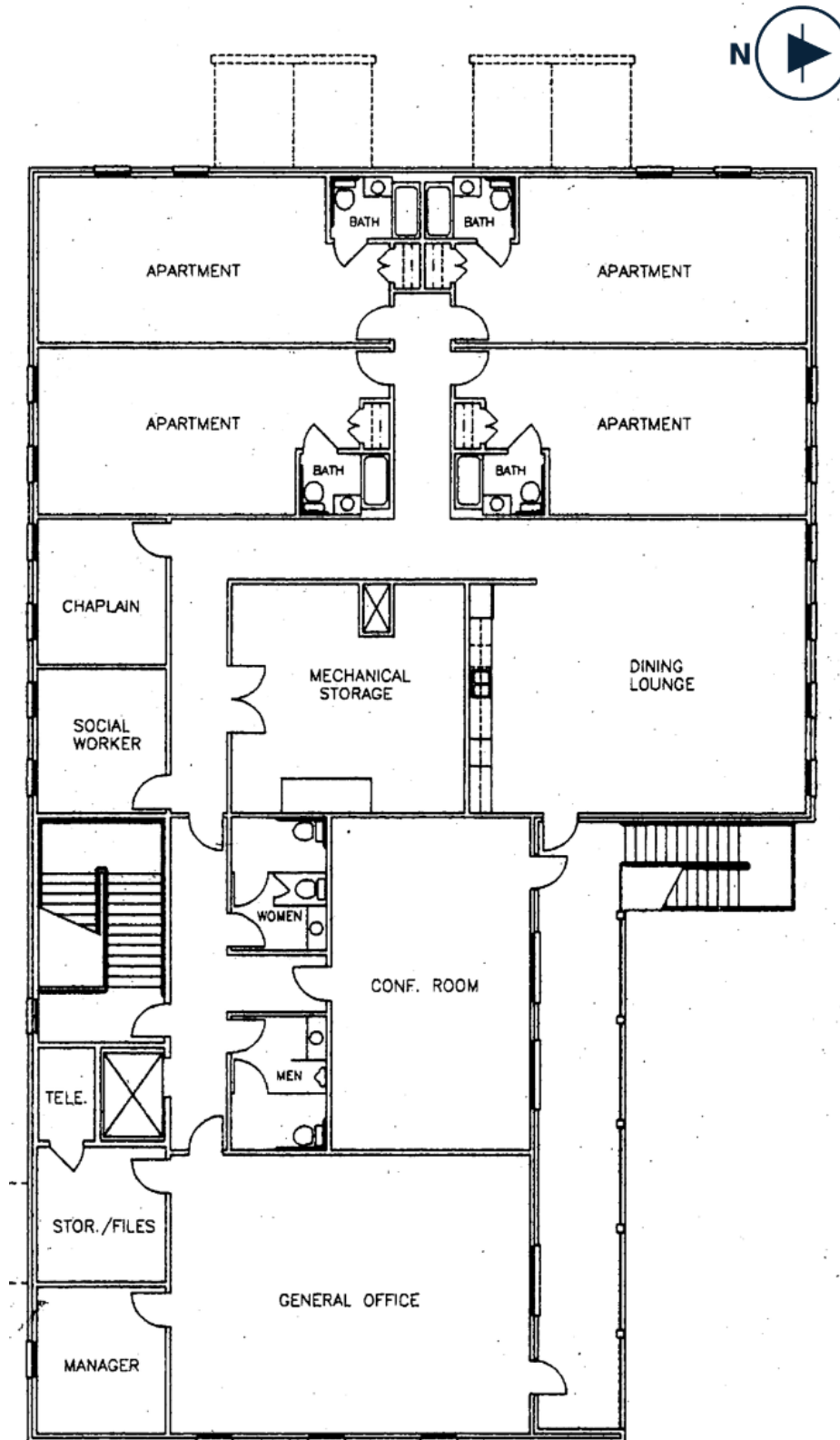
The expansion wing anchors the north end of the campus at elevation 326.00. The architect drew it with its own entry and covered arrival, reception, resident rooms with baths, a nurse station, dining, bathing and spa rooms, an isolation room and enclosed yards. It is framed and slabbed but was never completed, so a purchaser builds it to its own program rather than to the 1997 plan.



Maisel Architect sheet A1.1, revised December 4, 1997. Framed and slabbed but never completed. North is to the right. Not to scale.

Expansion wing, upper level.

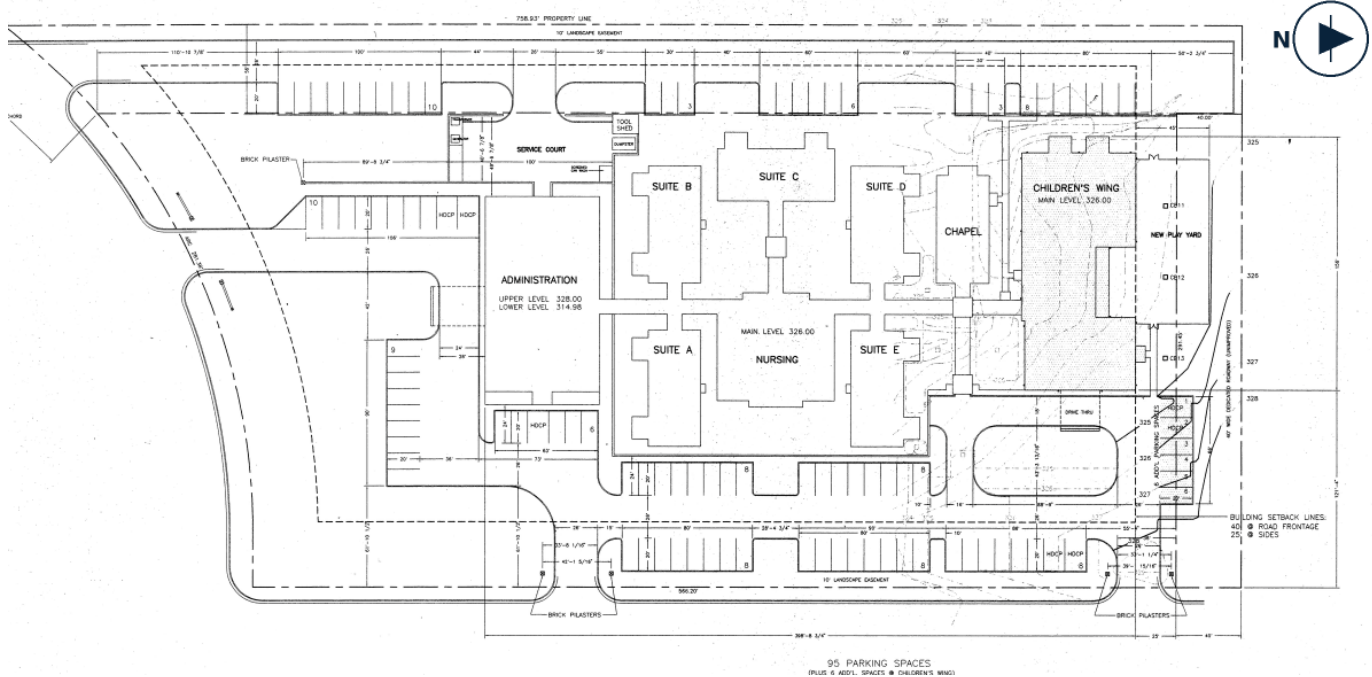
The upper level stands in stud condition on a finished slab, which is what allows a purchaser to build the level to its own program at shell-to-finish cost.



Maisel Architect sheet A1.2, July 21, 1997. Drawn with four apartments, a chaplain office, a social worker office, a conference room, dining and lounge, and general office. North is to the right. Not to scale.

Site plan.

Site improvements include three surface parking fields, brick pilaster entries, landscaped interior courtyards, a pergola, enclosed play yards, and mature trees and shrub planting.



PARKING

101 striped spaces on three asphalt fields, approximately 1.98 per 1,000 SF, with ADA stalls at the administration, nursing, and expansion wing entries.

SITE

5.14 acres, 223,898 SF, in four contiguous parcels, with a 192 SF detached storage building.

ACCESS

Two curb cuts on the north side of Towne Center Boulevard, plus two more along an easement on the east boundary.

ENCLOSED WALKWAYS

4,366 SF of heated and cooled walkway ties the administration building, the residential suites, the nursing core, the chapel and the expansion wing together at the campus level.

SETBACKS

Front yard 40 feet, side and rear yards 25 feet, and a 20 foot minimum between buildings. The campus appears conforming as built.

SERVICE COURT

A separate screened service court off the north parking field, with dumpster and tool shed. The building transformer and a standby generator sit within it.

Maisel Architect sheet C3.1, sealed March 16, 1998. 95 parking spaces plus 6 additional at the expansion wing. Setbacks 40 feet at road frontage, 25 feet at sides, 20 feet minimum between buildings. North is to the right. Boundaries, easement location and setback lines are subject to survey. No current ALTA survey is on file. Boundaries and site dimensions are taken from the architect's 1998 site plan and the county parcel records, and a purchaser should verify both in diligence.