Note: This Guide lists Retirement Residences and Continuing Care Retirement Communities. The following section “Senior Housing and Residential Care” gives an overview of different types of residential sites for seniors and where to find directories.

Senior Housing and Residential Care
An Overview Of Building And Facility Types

Senior Housing –
Independent living apartments, most for persons 62 and older or 55 and older, many of which are subsidized to provide affordable units for seniors who meet income eligibility requirements. See also HUD website, www.hud.gov/groups/seniors.cfm. Contact Senior Information at 1-800-510-2020 for the Senior Housing Guide.

Retirement Residences and Continuing Care Retirement Communities –
Retirement Residences provide independent living with amenities such as meals, transportation, and activities usually included in a monthly fee. Many facilities also provide assisted living services for an additional monthly fee. Continuing Care Retirement Communities offer a long-term continuing care contract that provides for housing, residential services, and nursing care, usually in one location, and usually for a resident’s lifetime. Contact Senior Information at 1-800-510-2020 for a listing.

Residential Care Facilities for the Elderly (includes retirement residences, assisted living facilities, board and care homes) –
Licensed facilities for residents who need non-medical care. These facilities provide assistance with bathing, dressing and reminders to take medication. Contact Alameda County Long-Term Care Ombudsman Program at 510-638-6878 for a list of these facilities in Alameda County.

Skilled Nursing and Intermediate Care Facilities –
Skilled Nursing Facilities (SNF) are licensed to provide twenty-four hour nursing care including medical, rehabilitative and personal care. Intermediate Care Facilities (ICF) are only required to provide eight hours of licensed nursing care each day. They must offer medical, intermittent nursing, dietary, pharmacy and activity services. Contact Alameda County Long-Term Care Ombudsman Program at 510-638-6878 for a list of these facilities in Alameda County.

Other sources of retirement housing information:
Contact Alameda County Senior Information, 1-800-510-2020, for a list of placement agencies that may assist in selecting a facility. In addition, those with Internet access may check the following web sites:

- Alternatives for Seniors, www.alternativesforseniors.com
- California Registry, www.calregistry.com
- New Lifestyles, www.newlifestyles.com
RETIREMENT RESIDENCES

Most of the facilities listed in this directory are Retirement Residences which provide independent living in a hotel-like setting. Monthly fees may include meals, housekeeping, and other services. Many facilities also provide assisted living services for an additional monthly fee. With Retirement Residences, there are usually no buy-in or entry fees. Rent is usually paid on a month-to-month basis.

Retirement Residences are distinguished from board and care homes by the presence of professional staff, such as social workers or nutritionists, who help administer services and activities. These services tend to enhance the quality of life for those persons who can afford the higher fees charged by these facilities. They are also desirable for those who enjoy being with persons in their own age and social groups. Persons who are interested in Retirement Residences are encouraged to visit several such facilities before making a choice. There is a great deal of variation from location to location.

CONTINUING CARE RETIREMENT COMMUNITIES

A few of the facilities listed in this directory are Continuing Care Retirement Communities (CCRCs) and are noted as such. CCRCs are designed for adults who desire independent living with the security of knowing that 24-hour assisted living services will be available if needed. These facilities usually provide all meals, housekeeping services, transportation, recreational programs, classes, 24-hour security, etc. CCRCs in California are defined by the California Department of Social Services as follows:

A continuing care contract is an agreement between a person 60 years of age or older and a continuing care provider. The contract includes a promise to provide a range of services at a CCRC for a period longer than one year in exchange for payment. Usually, but not always, the promise is effective for the life of the resident. Most continuing care contracts call for payment of an entrance fee and monthly fees. It is the promise to provide care, not the method of payment, which defines a continuing care contract. A continuing care contract may consist of one or a series of agreements.

A life care contract is a specific type of continuing care contract which includes ALL of the following: (1) to provide all levels of care, including acute care and physician’s and surgeon’s services; (2) to provide care for the resident’s life; (3) to provide a comprehensive continuum of care, including skilled nursing, under the ownership and supervision of the provider on, or adjacent to, the premises; (4) that no change will be made in the monthly fee based on level of care or service; and (5) to subsidize residents who become financially unable to pay their monthly care fees.

The terms and services provided under a continuing care contract vary significantly at different CCRCs. Some CCRCs may offer more than one type of contract.

Entrance fees for CCRCs in Alameda County may range from $35,000-$775,000 depending upon the size of the apartment unit and the facility selected. In addition to entrance fees, residents must also pay a monthly service charge. It should be noted that prospective applicants are screened, and conditions such as health status and financial portfolios may be considered when applying for admission. Applicants may be expected to have Medicare Parts A and B, however, one should verify this with the administration.

Interested persons are encouraged to contact the California Department of Social Services, Continuing Care Contracts Branch, 744 P Street, M/S8-3-90, Sacramento, CA 95814, 916-657-2592, www.calccrc.ca.gov, for more information regarding contracts with these facilities. One may also wish to consult an elder law attorney regarding the contract.
ALAMEDA

NAME: Cardinal Point at Mariner Square Continuing Care Retirement Community
ADDRESS: 2431 Mariner Square Drive, Alameda, CA 94501
PHONE: 510-337-1033
FAX: 510-337-1111
WEB: www.oakmontseniorliving.com
MEALS: 1 to 3 daily
MONTHLY CHARGES:
Continuing Care Entrance Fees –
$5,000-775,500 for Independent/CCRC/up to 100% refundable; $5,000-25,000 for Assisted Living; Call for one-time community fee and income-qualified rates information
Monthly Fees $1,960 & up for Independent/CCRC; $2,730 & up for Assisted Living
FEATURES:
Continuing Care Retirement Community. Independent Living and Assisted Living. Nurse on staff. Services and amenities include meals, housekeeping, 24-hour emergency call system, heated pool, spa, movie theater, cocktail lounge, beauty salon/barber shop, fitness center, ballroom, free cable tv, free high speed internet.

BERKELEY

NAME: The Berkshire
ADDRESS: 2235 Sacramento Street, Berkeley, CA 94702
PHONE: 510-841-4844
FAX: 510-845-2897
WEB: www.vintagesenior.com
MEALS: 3 daily, 7 days per week
MONTHLY CHARGES:
Assisted Living / Independent Living – Studios starting at $2,795; Deluxe Studios starting at $3,995; One Bedrooms $4,995/month; $3,000 (one-time community/entrance fee)
FEATURES:
Independent Living, Assisted Living, Alzheimer’s and Dementia care programs. Private & non-private rooms available in Memory Care Unit. Included in the monthly rent: housekeeping, laundry and linen service, 3 meals per day, PG&E, cable for tv, community activities and outings, scheduled transportation, and concierge services.
CASTRO VALLEY

NAME: Baywood Court Retirement Community
ADDRESS: 21966 Dolores Street, Castro Valley, CA 94546
PHONE: 24-hour Phone 510-733-2102; Health Center 510-733-2414
FAX: 510-733-2480
WEB: www.baywoodcourt.org
MEALS: 2 daily (IL), 3 daily (AL), 3 daily (Health Center/Skilled Nursing)
MONTHLY CHARGES:
One Bedroom $2,905-$3,230; Two Bedroom $3,593-$3,924;
Assisted Living Studio Apartments $3,913-$4,054/month
(Levels 2-5 available for additional care)
Health Center—call for more information 510-733-2414
FEATURES:
Newly remodeled one or two bedroom apartments in Independent Living; newly remodeled
studio, one and two bedroom apartments in Assisted Living. Standard services are
supplemented by resident garden, woodshop, pool, spa, gallery, library, putting green, bocce
ball and scheduled transportation as well as resident-planned trips. Varied social programs,
volunteer and leadership opportunities. Call for a tour.

FREMONT

NAME: Aegis Gardens
ADDRESS: 36281 Fremont Boulevard, Fremont, CA 94536
PHONE: 510-739-0909
FAX: 510-739-0946
WEB: www.aegisgardens.com
MEALS: 3 daily
MONTHLY CHARGES:
Daily Rates – Studios start at $125/day; One Bedrooms start at $150/day
FEATURES:
Independent Living, Assisted Living, Dementia Care. Asian community. Services include
Asian food and Asian related activities, scheduled transportation, housekeeping, laundry,
registered nurse, emergency communications systems, beauty salon, library, and 24-hour
snack and drink cafeteria.
FREMONT (continued)

NAME: Carlton Plaza  
ADDRESS: 3800 Walnut Ave., Fremont, CA 94538  
PHONE: 510-505-0555  
FAX: 510-505-0639  
WEB: www.carltonseniorliving.com  
MEALS: 3 daily  
MONTHLY CHARGES:  
$2,895 (Studio); $3,295 (One Bedroom); $4,195 (Two Bedroom)  
FEATURES:  
Ages: 55 and older. Alcove, one and two bedroom units. Independent living to assisted living services are available. Housekeeping, transportation, laundry services, emergency call system, social & recreational activities, utilities included. Pets welcome. Respite/trial stays available.

NAME: Fremont Hills Assisted Living & Memory Care  
ADDRESS: 35490 Mission Blvd. Fremont, CA 94536  
PHONE: 510-796-4200  
FAX: 510-796-2295  
WEB: www.fremontassistedliving.com  
MEALS: All day open dining, Western and Asian cuisine  
MONTHLY CHARGES:  
Assisted Living (shared also available in AL, call for details) –  
$3,000 (studio); $3,600 (deluxe studio); $4,400 (one bedroom); $750 (second person)  
Memory Care –  
$4,450 including Deluxe Care (shared); $5,550 including Enhance Care (shared)  
$6,450 including Deluxe Care (private); $7,050 including Enhance Care (private)  
Community Fee $3,000  
FEATURES:  
Studio, deluxe studio and one bedroom units. Independent Living, Assisted Living, Memory Care, Respite Stays. Hospice service also available. Transportation, activities, medication assistance, and 24 hour care attendants available.

NAME: Fremont Village  
ADDRESS: 38801 Hastings St., Fremont, CA 94536  
PHONE: 510-792-5411  
FAX: 510-792-7173  
WEB: www.elderlodging.com  
MEALS: 3 daily  
MONTHLY CHARGES:  
$1,500 & up (independent living); $3,200 & up (assisted living);  
$800 (one-time administrative fee); monthly charges include utilities and basic cable  
FEATURES:  
Semi-private and private studio and one bedroom units. Independent living to 7 levels of assisted living and memory loss care (assisted living includes bathing & dressing assistance, medication management). Activities, transportation, housekeeping, and laundry services.
FREMONT (continued)

NAME: Merrill Gardens at Fremont  
ADDRESS: 2860 Country Drive, Fremont, CA 94536  
PHONE: 510-790-1645  
FAX: 510-790-1594  
WEB: www.merrillgardens.com  
MEALS: All day dining with fruit & salad bar (7am-7pm)  
MONTHLY CHARGES:  
$2,395 (studio); $2,795 (one bedroom); $4,250 (two bedroom); $750 (one-time pet fee)  
$2,500 (one-time Community Fee upon entry)  
FEATURES:  
Studio, one and two bedroom units. Weekly housekeeping and linen services. Transportation, social activities, fitness programs. 24-hour security and emergency services. Personal care available at extra charge. Heated swimming pool, billiard room, hair salon, resident store.

HAYWARD

NAME: Casa Sandoval  
ADDRESS: 1200 Russell Way, Hayward, CA 94541  
PHONE: 510-727-1700  
FAX: 510-727-6734  
WEB: www.casasandoval.com  
MEALS: 3 daily, Sunday Brunch Buffet  
MONTHLY CHARGES:  
$2,180-$2,390 (studio); $2,540-$2,940 (one bedroom); $3,570-$4,340 (two bedroom)  
Note: Assisted living units also available Call for information.  
FEATURES:  
Studio, alcove, one and two bedroom units. Weekly linen laundry service, housekeeping services, transportation, physical fitness programs, scheduled social/cultural/educational activities, weekly scenic drives and excursions, daily ice cream social, covered gated parking, utilities and cable TV service included, 24/7 staffing, library with internet access, day rooms, recreation lounges, billiard and card game rooms, private dining room.
HAYWARD (continued)

NAME: Emeritus at Landmark Villa
ADDRESS: 21000 Mission Boulevard, Hayward, CA 94541
PHONE: 510-276-2872
FAX: 510-276-2875
WEB: www.emeritus.com
MEALS: 3 daily (served restaurant style) plus snacks, drinks
MONTHLY CHARGES:
$2,450-$2,650 (studio); $2,550-$2,750 (one bedroom); $2,650-$2,850 (one bedroom deluxe)
$1,695-$1,800 (shared apartment)
Community Fee—one time charge $1,000 (community fee options: increase to $3,000 and reduce monthly rent by $125; increase to $5,000 and reduce monthly rent by $250)
FEATURES:
Independent and Assisted Living (five levels of care). Weekly maid service and laundry.
Utilities (except telephone and cable), health clinics, library, exercise, bingo, scenic trips and drives, speakers, music, beauty salon, barber, transportation to stores and church and appointments, urgent care response system.

NAME: St. Regis Retirement Center
ADDRESS: 23950 Mission Boulevard, Hayward, CA 94544
PHONE: 510-881-7888
FAX: 510-582-0812
WEB: www.stregiscenter.com
MEALS: 3 daily + snacks
MONTHLY CHARGES:
$1,595 (Studio, Independent Living); $1,995 (One Bedroom, Independent Living);
$2,650 (Studio, Assisted Living); $3,495 (One Bedroom, Assisted Living);
$3,495 (Alzheimer's, Semi-private); $4,495 (Alzheimer's, Private)
FEATURES:
Studios, one bedroom, double suites, Alzheimer’s program. 24 hour staffing. Planned activities, housekeeping, transportation, beauty & barber services, podiatrist. 5 acre property with spacious grounds.

LIVERMORE

NAME: Heritage Estates
ADDRESS: 900 E. Stanley Blvd. Livermore, CA 94550
PHONE: 925-373-3636
FAX: 925-373-7676
WEB: www.HeritageEstatesRetirement.com
MEALS: 2-3 daily
MONTHLY CHARGES:
Independent living begins at $4,365/month;
Assisted living begins at $4,520/month (plus care as assessed by RN)
Income-qualified affordable living options (40% of the units; long wait list).
FEATURES:
One and two bedroom apartments. Housekeeping, linen services, activity and game rooms, library, transportation services, spa, salons. Utilities included, except for phone and internet.
LIVERMORE (continued)

NAME: Rosewood Gardens
ADDRESS: 35 Fenton Street, Livermore, CA 94550
PHONE: 925-443-7200
FAX: 925-443-7212
WEB: www.rosewoodgardensseniorliving.com
MEALS: 3 daily + snacks
MONTHLY CHARGES:
Starting at $3,600
FEATURES:
Independent and Assisted Living (residents who transition from Independent to Assisted do not have to move into another room or section). Memory Care unit now open. Studios and One Bedrooms, housekeeping, laundry services, scheduled transportation, social/cultural activity programs, beauty/barber shop, 24 hour staffing, emergency call system.

OAKLAND

NAME: AgeSong at Lake Merritt
ADDRESS: 1800 Madison Street, Oakland, CA 94612
PHONE: 510-903-3600
FAX: 510-832-7150
WEB: www.agesonglm.com
MEALS: 2 daily plus complimentary continental breakfast provided by The Terrace Room; Restaurant open to the public
MONTHLY CHARGES:
Studios start at $3,495 and One Bedrooms start at $5,095
FEATURES:
An all embracing independent community. Art deco historic landmark hotel rehabbed for seniors. Fees are bundled with amenities and services and include utilities, cable, wifi, transportation, activities, fine dining, 24 hour concierge, life alert, spa, fitness room, and personal trainer. Many apartments and dining room have view of Lake Merritt and the Oakland Hills. Adjacent to the arts and culture of downtown Oakland and BART. Social programs, volunteer and leadership opportunities.
NAME: Grand Lake Gardens  
ADDRESS: 401 Santa Clara Avenue, Oakland, CA 94610  
PHONE: 510-893-3329  
FAX: 510-893-1657  
WEB: www.grandlakegardens.com  
MEALS: 1-2 meals per day. My Choice dining program available.

MONTHLY CHARGES:  
Continuing Care Entrance Fees $40,000-$128,000  
Monthly Fee $1,890-$3,484 (fees depend on apartment size)  
Month-to-month Rental Plan (studio, one and two bedroom only) $2,415-$2,982

FEATURES:  
**Continuing Care Retirement Community.** Entrance fee guarantees assisted living and skilled nursing services as needed. Monthly fee covers utilities except cable and telephone; one to two meals per day; activities and excursions; transportation and housekeeping; variety of wellness programs.

NAME: Lake Park Retirement Residence  
ADDRESS: 1850 Alice Street, Oakland, CA 94612  
PHONE: 510-835-5511  
FAX: 510-273-0529  
WEB: www.lakeparkretirement.org  
MEALS: 3 daily  
MONTHLY CHARGES:  
Continuing Care Entrance Fees $36,881-$250,757  
Monthly Service Charges $2,301-$4,124 for one person; $4,151-$5,653 for two people (fees depend on unit size)

FEATURES:  
**Continuing Care Retirement Community.** Must be 65 years of age or older. Medicare Parts A and B. Services and amenities include meals, housekeeping, blood pressure clinic, billiards, sewing room, beauty salon/barbershop. Social, spiritual, and recreational activities. Priority access to assisted living and skilled nursing services on site.

NAME: Mercy Retirement & Care Center  
ADDRESS: 3431 Foothill Boulevard, Oakland, CA 94601  
PHONE: 510-534-8540  
FAX: 510-261-5046  
WEB: www.mercyretirementcenter.org  
MEALS: 3 daily (and snacks)  
MONTHLY CHARGES:  
$3,215-$3,620 (studio); $3,925 (one bedroom); $5,680-$5,855 (Memory Care)

FEATURES:  
**Continuing Care Retirement Community.** 4-acre campus offers Assisted Living, Memory Care, and Skilled Nursing services. Eden Alternative Program resident-centered philosophy. Monthly fee includes meals, housekeeping, laundry, driver services, recreational and enrichment programs. Daily Mass. Sponsor: Sisters of Mercy, affiliated with Elder Care Alliance.

August 2012
NAME: Monarch Place  
ADDRESS: 4500 Gilbert Street, Oakland, CA 94611  
PHONE: 510-658-9266  
FAX: 510-658-9407  
WEB: [www.monarchplace.cc](http://www.monarchplace.cc)  
MEALS: 3 meals + snacks. Restaurant style fine dining.  
MONTHLY CHARGES: Studios apartments $3,200; One bedrooms $4,995  
Features:  
Weekly housekeeping and personal laundry, transportation for local medical appointments and shopping, life enrichment activities, classes, outings, all utilities except phone and cable. Newly renovated.

NAME: Piedmont Gardens  
ADDRESS: 110 – 41st Street, Oakland, CA 94611  
PHONE: 510-596-2600  
FAX: 510-428-0371  
WEB: [www.piedmontgardens.com](http://www.piedmontgardens.com)  
MEALS: 3 daily/Assisted Living; 1 daily/ Residential Living  
MONTHLY CHARGES:  
Continuing Care Entrance Fees $35,000-$266,000 depending on unit size  
Monthly Fees – Independent Living $2,198-$4,859; Assisted Living $4,765-$7,461;  
Memory Care $6,750  
Features:  
**Continuing Care Retirement Community.** Near Piedmont Avenue shops and restaurants. Entrance fee assures access to on-site nursing home and assisted living services as needed. Fee supports capital costs and provides reserve funds. Residential Living: studio, one bedroom, two bedroom; includes kitchen, housekeeping, transportation to doctors, access to gym and all activities. Assisted Living: medication monitoring, assistance with dressing and bathing, housekeeping and laundry, other assistance as needed.

NAME: Salem Lutheran Home  
ADDRESS: 2361 E. 29th Street, Oakland, CA 94606  
PHONE: 510-534-3637  
FAX: 510-534-0851  
WEB: [www.salemlutheranhome.org](http://www.salemlutheranhome.org)  
MEALS: 3 daily  
MONTHLY CHARGES: $2,055-$5,780 (fees depend on unit size/services needed)  
Features:  
**Continuing Care Retirement Community.** This facility offers independent living options, assisted living, memory care and skilled nursing programs. Residents agree to month-to-month contracts with no initial buy in. Services and amenities include all meals, 24-hour gated security, housekeeping, weekly laundry services, daily monitoring, scheduled transportation, maintenance, activities and social services. Salem is an Eden Alternative Community open to residents of all faiths and backgrounds. Sponsor: Affiliated with Elder Care Alliance.
OAKLAND (continued)

NAME: St. Paul’s Towers
ADDRESS: 100 Bay Place, Oakland, CA 94610
PHONE: 510-835-4700
FAX: 510-891-8018
WEB: www.jtm-esc.org
MEALS: flexible meal plan
MONTHLY CHARGES:
Continuing Care Entrance Fees $58,275-$1,058,000
Monthly Fees $2,610- $5,970 (for one person; 2nd person fee $1,750)
(fees depend on unit size/services needed)
Life Care Entrance Fees $55,500-$1,007,900
Monthly Fees $3,480-$7,715 (for one person; 2nd person fee $2,770)
FEATURES:
Continuing Care Retirement Community. For seniors 62 or older with Medicare Parts A
and B (may be able to compensate when there is no Medicare coverage). Services and
amenities include fine dining, housekeeping, linen service, maintenance and utilities,
emergency call systems, 24 hour security, underground parking, rooftop garden and fitness
center, scheduled transportation, social, intellectual, spiritual opportunities and cultural
events. Wireless internet access available to residents and guests.

SAN LEANDRO

NAME: Carlton Plaza of San Leandro
ADDRESS: 1000 East 14th Street, San Leandro, CA 94577
Phone: 510-636-0660
Fax: 510-636-0668
WEB: www.carltonseniorliving.com
MEALS: Meals served all day until 6:30 pm
MONTHLY CHARGES: Alcove Apartments starting at $2,995; Large Alcove Apartments
starting at $3,295; One Bedroom Apartments starting at $3,895; Two Bedroom Apartments
starting at $4,595; All Exclusive Memory Care Suite $5,695
Respite starting at $130 per day based on care, 30-day minimum
Family Caregiver Alliance respite grants welcome.
FEATURES:
Independent Living, Assisted Living and Memory Care for ages 65 and older. All units
include meals, 24-hour care and support. Short term and Long term stays. Respite stays for
recuperative residency and monthly occupancy. Amenities include housekeeping, laundry
and linen services, entertainment and social programs, 24 hour café, rehab center,
transportation to and from medical visits. Diabetic Management Services. Pets welcome.
SAN LEANDRO (continued)

NAME: Marymount Villa
ADDRESS: 345 Davis St., San Leandro, CA 94577
PHONE: 510-895-5007
FAX: 510-352-3159
WEB: www.marymountvilla.com
MEALS: 3 daily + snacks
MONTHLY CHARGES: $2,000 (Semi-private); $2,400 and up (Private)
$200/day (Respite services, 2 week minimum)
Note: A pre-move assessment determines the level of care and monthly fee for those needing additional services.
FEATURES:
Private and semi-private apartments. Memory care now available. 24-hour trained attendants. Weekly housekeeping, activity program, scheduled transportation to doctor appointments. Emergency pull cords in apartments, utilities (water, gas, electric) included.

NAME: Pacifica Senior Living
ADDRESS: 348 W. Juana Ave., San Leandro, CA 94577
PHONE: 510-357-1691
FAX: 510-357-1692
WEB: www.pacificasanleandro.com
MEALS: 3 daily
MONTHLY CHARGES: Studios starting at $2,900; One Bedrooms starting at $3,200
FEATURES:
Studios & 1-bedroom units, parking, housekeeping services, activities, transportation, laundry service.

UNION CITY

NAME: Acacia Creek at Union City
ADDRESS: 34400 Mission Boulevard, Union City, CA 94587
PHONE: 510-429-6479
WEB: www.acaciacreek.org
MEALS: 1 daily
MONTHLY CHARGES:
Continuing Care Entrance Fees start in the low $200,000s
Monthly Fees start at $2,523
FEATURES:
Continuing Care Retirement Community.
Facility affiliated with Masonic Homes for Adults and open to the general public.
NAME: Masonic Home for Adults  
ADDRESS: 34400 Mission Blvd., Union City, CA 94587  
PHONE: 510-471-3434  
FAX: 510-476-6329  
WEB: www.masonichome.org  

MONTHLY CHARGES:  
Continuing Care Entrance Fee 75% of assets (Contact facility for details)  
Monthly Fees – No monthly charge  

FEATURES:  
Continuing Care Retirement Community. This facility is open to Masonic Order Members (or their widows or widowers), and they must be 60 years of age or older.

Note: While every effort is made to keep this listing up to date, monthly charges/fees quoted are subject to change without notice. The Area Agency on Aging assumes no responsibility for errors or omissions in this listing.
Alameda County Area Agency on Aging, Senior Information and Assistance  
Toll Free: 1-800-510-2020