

AMERICAN RETIREMENT VILLAS PROPERTIES II

Form SC TO-C

December 15, 2003

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**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549**

**SCHEDULE TO  
(Rule 14d-100)  
Tender Offer Statement under Section 14(d)(1) or 13(e)(1)  
of the Securities Exchange Act of 1934**

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**AMERICAN RETIREMENT VILLAS PROPERTIES II,**

**A CALIFORNIA LIMITED PARTNERSHIP  
(Name of Subject Company (Issuer))**

**ARV ASSISTED LIVING, INC.  
(Name of Filing Person (Offeror))**

**LIMITED PARTNERSHIP UNITS  
(Title of Class of Securities)**

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**(CUSIP Number of Class of Securities)**

**John A. Moore  
Chief Executive Officer  
ARV Assisted Living, Inc.  
245 Fischer Avenue, Suite D-1  
Costa Mesa, CA 92626  
(714) 751-7400**

**(Name, address and telephone numbers of person authorized to  
receive notice and communications on behalf of filing person)**

**With a copy to:  
Lee Parks, Esq.  
Fried, Frank, Harris, Shriver & Jacobson  
One New York Plaza  
New York, New York 10004  
(212) 859-8000**

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- x Check the box if filing relates solely to preliminary communications made before the commencement of a tender offer.  
Check the appropriate boxes below to designate any transactions to which the statement relates:
- x third-party tender offer subject to Rule 14d-1.
  - o issuer tender offer subject to Rule 13e-4.
  - x going-private transaction subject to Rule 13e-3.
  - o amendment to Schedule 13D under Rule 13d-2
- Check the following box if the filing is a final amendment reporting the results of the tender offer: o
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**SCHEDULE TO**

On December 15, 2003, American Retirement Villas Properties II, a California limited partnership (the Partnership ), of which ARV Assisted Living, Inc, a Delaware corporation, is the general partner, issued its press release responding to an unsolicited mini tender offer. A copy of the press release, together with the related Appraisals (as defined in the press release), were filed with the Securities and Exchange Commission (the SEC ) on December 15, 2003 as Exhibits to the Form 8-K filed on such date by the Partnership. This press release and the related Appraisals are incorporated herein by reference.

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<b>Exhibit</b>	<b>Description</b>
99.1	Press Release, dated December 15, 2003 (filed as Exhibit 99.1 to Form 8-K of the Partnership, filed with the SEC on December 15, 2003)
99.2	Retirement Inn of Burlingame Property Appraisal (filed as Exhibit 99.2 to Form 8-K of the Partnership, filed with the SEC on December 15, 2003)
99.3	Retirement Inn of Campbell Property Appraisal (filed as Exhibit 99.3 to Form 8-K of the Partnership, filed with the SEC on December 15, 2003)
99.4	Retirement Inn of Daly City Property Appraisal (filed as Exhibit 99.4 to Form 8-K of the Partnership, filed with the SEC on December 15, 2003)
99.5	Retirement Inn of Fremont Property Appraisal (filed as Exhibit 99.5 to Form 8-K of the Partnership, filed with the SEC on December 15, 2003)
99.6	Retirement Inn of Fullerton Property Appraisal (filed as Exhibit 99.6 to Form 8-K of the Partnership, filed with the SEC on December 15, 2003)
99.7	Montego Heights Lodge Property Appraisal (filed as Exhibit 99.7 to Form 8-K of the Partnership, filed with the SEC on December 15, 2003)
99.8	Retirement Inn of Sunnyvale Property Appraisal (filed as Exhibit 99.8 to Form 8-K of the Partnership, filed with the SEC on December 15, 2003)
99.9	Valley View Lodge Property Appraisal (filed as Exhibit 99.9 to Form 8-K of the Partnership, filed with the SEC on December 15, 2003)
99.10	Covina Villa Property Appraisal (filed as Exhibit 99.10 to Form 8-K of the Partnership, filed with the SEC on December 15, 2003)
99.11	Willow Glen Property Appraisal (filed as Exhibit 99.11 to Form 8-K of the Partnership, filed with the SEC on December 15, 2003)