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JUN 02 2016

STATE HEALTH PLANNING
AND DEVELOPMENT AGENCY

May 27, 2016

To Whom It May Concern:

Affinity Living Group, LLC is applying with ADPH to become the licensee on two SCALFs in Alabama: Oxtan Court of Opelika and Oxtan Court at Waterford Place.

On Wednesday, May 25th, representatives of our company met with members of the ADPH Division of Healthcare Facilities, including Dennis Blair, Dr. Walter T. Geary, Kelley Mitchell, and Sancha Howard to discuss our desire to become the licensee for these two facilities, plus an ALF in Montgomery that is currently closed. They indicated a willingness to work with us and encouraged us to submit CHOW applications for each of these facilities.

Our intentions are to become the licensed operators for each of these facilities, to become the governing authority that hires or fires the administrator, determines patient care issues, makes payment for facility obligations, etc. To that end, we have entered into sub-management contracts with the owner of these properties. We have attached those contracts to this application.

Attached you will find our two completed SHPDA Change of Ownership applications. (We understand that a SHPDA Change of Ownership application is not required for the ALF.) As required, we will overnight you a \$2,500 check per facility upon submission of each application so that you will have within the required one business day.

Please contact me should you have any questions or need additional information.

Sincerely,

James Walters
Regional Director of Operations
Meridian Senior Living

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CHANGE OF OWNERSHIP

STATE HEALTH PLANNING
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Part I: Purchasing Organization Information

Name of Organization: Affinity Living Group, LLC

Facility Name:
(ADPH Licensure name) Oxton Court at Waterford Place

SHPDA ID Number: P5103

Address (PO Box #): 3920 Antoinette Dr.

City, State, Zip, County: Montgomery, AL 36111

Number/Type Licensed Beds: 50

Owner(s): Charles E. Trefger, Jr.

Operator(s): Andrew Carle, James Walters

Part II: Selling Organization Information

Name of Organization: Manor House of Waterford Place, LLC

Address (PO Box #): P.O. Box 1436

City, State, Zip, County: Social Circle, GA 30025

Number/Type Licensed Beds: 50

Owner(s): Dwayne Edwards

Operator(s): Dwayne Edwards

Part III: Value of Consideration Not a purchase. See attached cover

Monetary Value of Purchase: \$ _____ No./Type Beds: _____ letter.

Terms of Purchase: Not a purchase. Management contract
(add more pages as necessary to describe the sale) attached.

Part IV: List of Certificate of Need Authority

Number of Beds: 50

Types of Institutional Health Services: SCALE

List Service Area by County for Home Health Agencies: Montgomery

On an Attached Sheet Please Address the Following:

- *1.) The financial scope of the project to include the preliminary estimate of costs broken down by equipment, construction, and yearly operating costs.
- *2.) The services to be offered by the proposal (the applicant will state whether he has previously offered the service and whether the service is an extension of a presently offered service, or whether the service is a new service).
- *3.) Whether the proposal will include the addition of any new beds.
- *4.) Whether the proposal will involve the conversion of beds.
- *5.) Whether the assets and stock (if any) will be acquired.

Part V: Certification of Information

I certify that I agree to provide the information necessary (financial, utilization of services and beds, etc.) so the new owner can have the necessary information to complete reports as necessary for the entire fiscal year. The purchaser has agreed to these terms,

Seller(s) Signature(s):

Owner(s):

Operator(s):

Title/Date:

I certify that I will be responsible for retaining records as necessary to complete reports required for the entire fiscal year, and agree to these terms. I have enclosed a check in the amount of \$2,500 made payable to 'Alabama State Health Planning and Development Agency' to cover the cost of the change of ownership.

☒ YES☐ NO

The above Purchaser and Seller have agreed to these purchase terms.

Purchaser Signature:

Title/Date:

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**STATE HEALTH PLANNING
AND DEVELOPMENT AGENCY**

**SUB-MANAGEMENT AGREEMENT
FOR
MANOR HOUSE OF WATERFORD PLACE
3920 ANTOINETTE DRIVE
MONTGOMERY, ALABAMA 36111**

MAY 1, 2016

Owner: Waterford Place ALF, LLC

**License
Holder: Manor House of Waterford Place, LLC**

Manager: Affinity Living Group, LLC