

Sep 10 2025

STATE HEALTH PLANNING AND
DEVELOPMENT AGENCY

September 10, 2025

Emily T. Marsal
Executive Director
Alabama State Health Planning & Development Agency
100 N. Union St.
Ste. 870
Montgomery, AL 36104

Re: Notice of Change of Ownership/Control
SHPDA ID: 097-S4916
Knollwood Pointe SCALF

Dear Ms. Marsal:

Please find enclosed the Notice of Change of Ownership/Control form for Knollwood Pointe SCALF, a 32-bed Specialized Care Assisted Living Facility "SCALF" located in Mobile, Alabama. This notice proposes the change of ownership of the facility from 5601 Girby Road Holdings LLC (real property seller) to **Girby Road Realty LLC** (proposed real property buyer and new lessor) and the transfer of operational control from Tarantino Senior Living Communities, LLC (outgoing operator/licensee) to **Knollwood Pointe Memory Care LLC** (proposed facility operator/licensee and new lessee).

Upon approval of the change of ownership by the Alabama Department of Public Health and evidenced by the issuance of a new SCALF License, the contemplated transaction will become effective on or after October 1, 2025 (Commencement Date). Girby Road Realty LLC (lessor) and Knollwood Pointe Memory Care LLC (lessee) will enter into a new lease agreement that will be effective on the Commencement Date.

The change of ownership application fee was paid online on September 10, 2025, REF ID: 138898226.

If you have any questions or need additional information, please contact me at (478) 396-4777 or blamberth@newlegacypro.com.

Sincerely,

Brandie P. Lamberth, CPA
President, New Legacy Professional Services

Enclosures

NOTICE OF CHANGE OF OWNERSHIP/CONTROL

The following notification of intent is provided pursuant to all applicable provisions of ALA. CODE § 22-21-270 (1975 as amended) and ALA. ADMIN. CODE r. 410-1-7-.04. This notice must be filed at least twenty (20) days prior to the transaction.

- ☒ Change in Direct Ownership or Control (of a vested Facility; ALA. CODE §§ 22-20-271(d), (e))
☐ Change in Certificate of Need Holder (ALA. CODE § 22-20-271(f))
☐ Change in Facility Management (Facility Operator)
Any transaction other than those above-described requires an application for a Certificate of Need.

Part I: Facility Information

SHPDA ID Number: 097-S4916
(This can be found at www.shoda.alabama.gov, Health Care Data, ID Codes)
Name of Facility/Provider: Knollwood Pointe SCALF
(ADPH Licensure Name)
Physical Address: 5601 Girby Rd
Mobile, AL 36693
County of Location: Mobile
Number of Beds/ESRD Stations: 32
CON Authorized Service Area (Home Health and Hospice Providers Only). Attach additional pages if necessary. N/A

Part II: Current Authority (Note: If this transaction will result in a change in direct ownership or control, as defined under ALA. CODE § 22-20-271(e), please attach organizational charts outlining current and proposed structures.)

Owner (Entity Name) of Facility named in Part I: Tarantino Senior Living Communities, LLC
Mailing Address: 7887 San Felipe, Suite 237
Houston, TX 77063
Operator (Entity Name): Tarantino Senior Living Communities, LLC
d/b/a Knollwood Pointe SCALF

Part III: Acquiring Entity Information

Name of Entity: Girby Road Realty LLC
Mailing Address: 1800 Rockaway Ave, Suite 210
Hewlett, NY 11557

Operator (Entity Name): Knollwood Pointe Memory Care LLC
d/b/a Knollwood Pointe SCALF

Proposed Date of Transaction Is
on or after: October 1, 2025

Part IV: Terms of Purchase

Monetary Value of Purchase: \$ 1,050,000.00

Type of Beds: Specialty Care Assisted Living Facility beds

Number of Beds/ESRD Stations: 32

Financial Scope: to Include Preliminary Estimate of the Cost Broken Down by Equipment, Construction, and Yearly Operating Cost:

Projected Equipment Cost: \$ 0

Projected Construction Cost: \$ 0

Projected Yearly Operating Cost: \$ 1,500,000.00

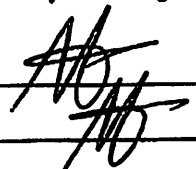
Projected Total Cost: \$ 1,500,000.00

On an Attached Sheet Please Address the Following:

- 1.) The services to be offered by the proposal (the applicant will state whether he has previously offered the service, whether the service is an extension of a presently offered service, or whether the service is a new service).
- 2.) Whether the proposal will include the addition of any new beds.
- 3.) Whether the proposal will involve the conversion of beds.
- 4.) Whether the assets and stock (if any) will be acquired.

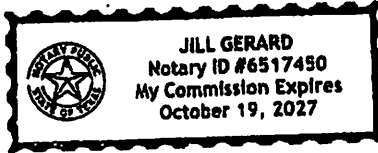
Part V: Certification of Information**Current Authority Signature(s):**

The information contained in this notification is true and correct to the best of my knowledge and belief.

Owner(s):	<u>Tarantino Senior Living Communities, LLC</u>	Anthony Tarantino ✓ 
Operator(s):	<u>Tarantino Senior Living Communities, LLC</u>	Anthony Tarantino ✓
Title/Date:	<u>100% Member</u>	

SWORN to and subscribed before me, this 8th day of September, 2025.

(Seal)



Notary Public

My Commission Expires: 10-19-2027**Acquiring Authority Signature(s):**

I agree to be responsible for reporting of all services provided during the current annual reporting period, as specified in ALA. ADMIN. CODE r. 410-1-3-.12. The information contained in this notification is true and correct to the best of my knowledge and belief.

Purchaser(s): Girby Road Realty LLC ✓Operator(s): Knollwood Pointe Memory Care LLC Jason Salzberg ✓Title/Date: 100% Member

SWORN to and subscribed before me, this _____ day of _____, _____.

(Seal)

Notary Public

My Commission Expires: _____

Author: Alva M. Lambert

Statutory Authority: § 22-21-271(c), Code of Alabama, 1975

History: New Rule

SWORN to and subscribed before me, this _____ day of _____.

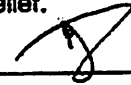
(Seal)

Notary Public

My Commission Expires: _____

Acquiring Authority Signature(s):

I agree to be responsible for reporting of all services provided during the current annual reporting period, as specified in ALA. ADMIN. CODE r. 410-1-3-.12. The information contained in this notification is true and correct to the best of my knowledge and belief.

Purchaser(s): Girby Road Realty LLC ✓ Operator(s): Knollwood Pointe Memory Care LLC Jason Salzberg ✓ Title/Date: 100% Member _____SWORN to and subscribed before me, this 7th day of September, 2025.

(Seal)

Notary Public

My Commission Expires:

AUNDREYA RODGERS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
SEPTEMBER 29, 2027

Author: Alva M. Lambert

Statutory Authority: § 22-21-271(c), Code of Alabama, 1975

History: New Rule

Alabama State Health Planning & Development Agency

NOTICE OF CHANGE OF OWNERSHIP/CONTROL

Part IV: Terms of Purchase - Attachment

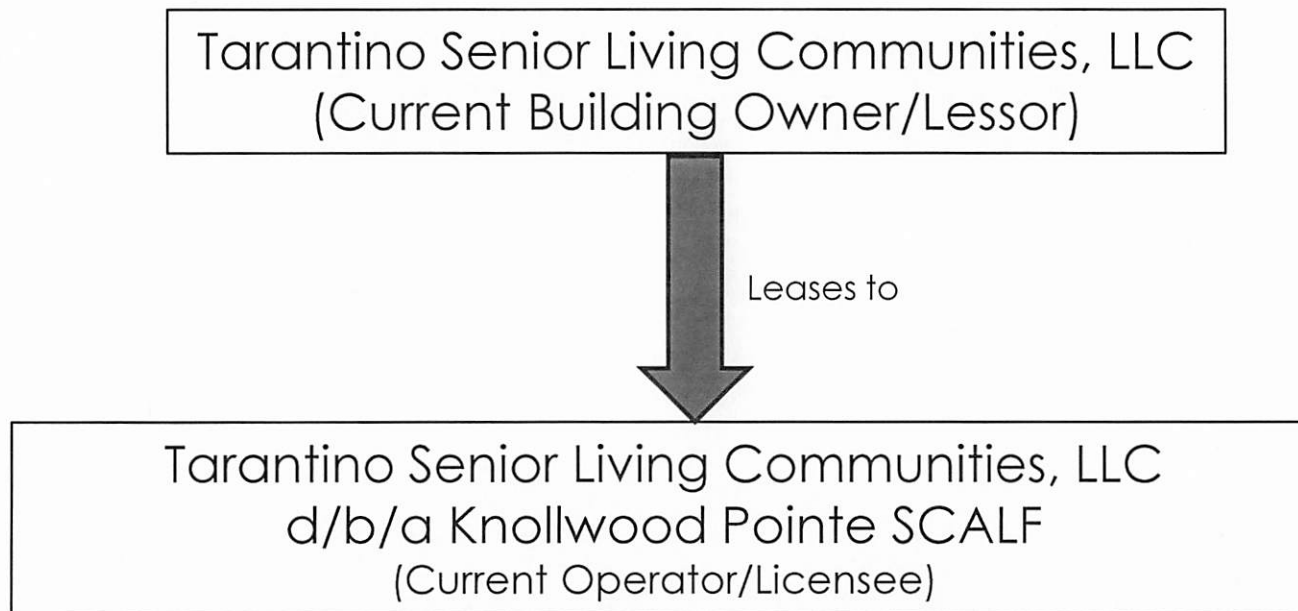
1. The services provided will be specialty care assisted living services as offered by the previous operator.
2. There will be no new beds added.
3. There will be no conversion of beds.
4. The proposed transaction will be a sale of assets (real property, personal property, equipment, and operational control). The operations will be transferred from Tarantino Senior Living Communities, LLC to Knollwood Pointe Memory Care LLC. The real estate will be transferred from 5601 Girby Road Holdings LLC to Girby Road Realty LLC. There will be a new lease agreement executed between Knollwood Pointe Memory Care LLC and Girby Road Realty LLC once the sale has occurred.

Note:

The projected yearly operating costs of \$1,050,000 represent amounts which are consistent with current facility operating costs and no substantial increases are expected.

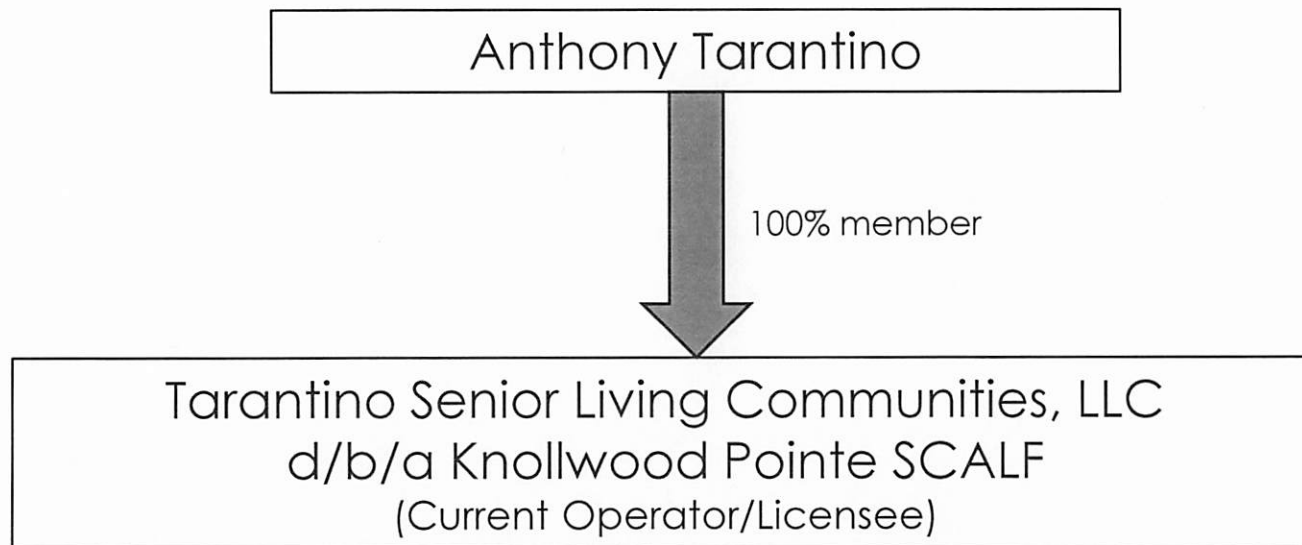
Part II: Current Authority

Tarantino Senior Living Communities, LLC



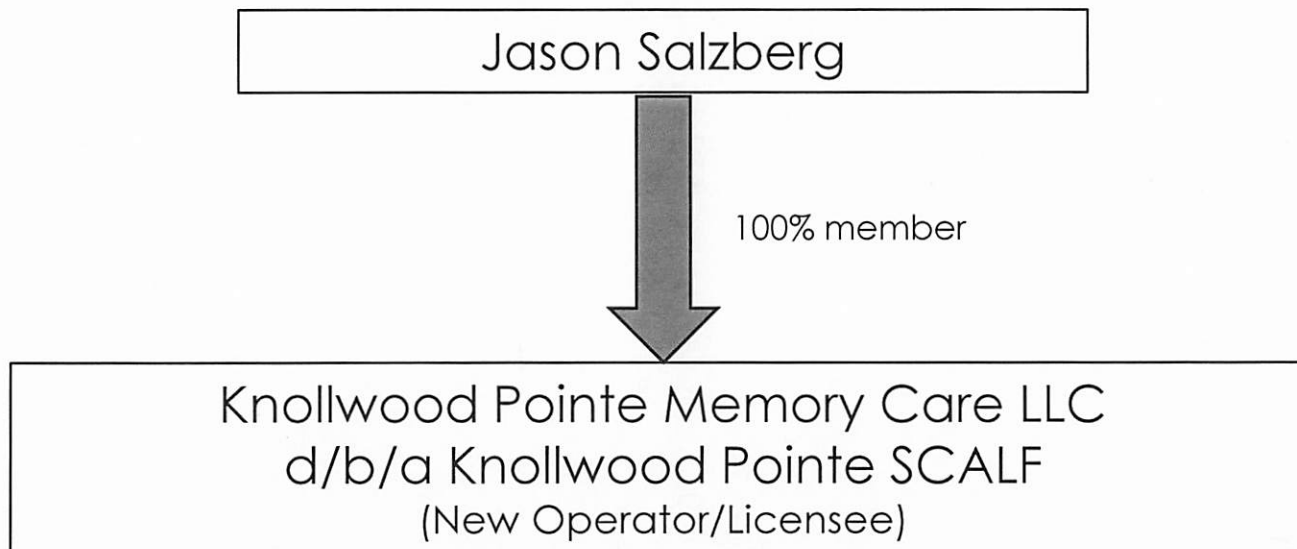
Part II: Current Authority

Tarantino Senior Living Communities, LLC



Part III: Acquiring Entity Information

Knollwood Pointe Memory Care LLC



Part III: Acquiring Entity Information

Knollwood Pointe Memory Care LLC

