



CO2026-069

RECEIVED

Jun 04 2026

STATE HEALTH PLANNING AND  
DEVELOPMENT AGENCY

June 4, 2026

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**

**CHOW effective date: June 24, 2026**

**SHPDA ID Number: 059-N0003**

**Arabella Health & Wellness of Red Bay Opco LLC**

Dear Ms. Marsal:

Please find enclosed the Notice of Change of Ownership/Control form for Arabella Health & Wellness of Red Bay Opco LLC, a 90-bed skilled nursing facility located in Red Bay, Alabama. This notice proposes the change of ownership of the facility from Arabella Health & Wellness of Red Bay Propco LLC (real property seller) to **106 10<sup>th</sup> Realty** (proposed CON Holder, real property buyer and new lessor) and the transfer of operational control from Arabella Health & Wellness of Red Bay Opco LLC (outgoing operator/licensee) to **Red Bay Opco LLC** (proposed facility operator/licensee and new lessee). The details of this transaction are outlined in the Purchase and Sale Agreement and Operations Transfer Agreement which will be provided upon request.

Upon approval of the change of ownership by the Alabama Department of Public Health and evidenced by the issuance of a new Nursing Home License, the contemplated transaction will become effective on or after June 24, 2026 (Commencement Date). 106 10<sup>th</sup> Realty LLC (CON authority holder/lessor) and Red Bay Opco 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 June 1, 2026, and the reference ID is 148706886.

If you have any questions or need additional information, please contact me at (478) 396-4777 or [blamberth@newlegacypro.com](mailto: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: 059-N0003  
(This can be found at [www.shpda.alabama.gov](http://www.shpda.alabama.gov), Health Care Data, ID Codes)

Name of Facility/Provider: Arabella Health & Wellness of Red Bay Opco LLC  
(ADPH Licensure Name)

Physical Address: 106 10th Ave NW  
Red Bay, AL 35582  
FRANKLIN

County of Location: \_\_\_\_\_

Number of Beds/ESRD Stations: 90

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: Arabella Health & Wellness of Red Bay Propco LLC

Mailing Address: 106 10th Ave NW  
Red Bay, AL 35582

Operator (Entity Name): Arabella Health & Wellness of Red Bay Opco LLC

### Part III: Acquiring Entity Information

Name of Entity: 106 10th Realty LLC

Mailing Address: 106 10th Ave NW  
Red Bay, AL 35582

Operator (Entity Name): Red Bay Opco LLC

Proposed Date of Transaction is on or after: June 24, 2026

**Part IV: Terms of Purchase**

Monetary Value of Purchase: \$ CONFIDENTIAL

Type of Beds: Skilled Nursing Facility beds

Number of Beds/ESRD Stations: 90

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

Projected Equipment Cost: \$ -

Projected Construction Cost: \$ -

Projected Yearly Operating Cost: \$ 5,500,000.00

Projected Total Cost: \$ 5,500,000.00

**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): Arabella Health & Wellness of Red Bay Propco LLC ✓ 

Operator(s): Arabella Health & Wellness of Red Bay Opco LLC ✓ 

Title/Date:  6/4/26



SWORN to and subscribed before me, this 4 day of June, 2020.

(Seal) ★ STATE OF MISSISSIPPI ★  
JASON MICHAEL PALCULICT, NOTARY PUBLIC  
LEE COUNTY  
MY COMMISSION EXPIRES JUNE 3, 2029  
COMMISSION NUMBER 495721

[Signature]  
Notary Public  
My Commission Expires: 6-3-29

**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): \_\_\_\_\_  
Operator(s): \_\_\_\_\_  
Title/Date: \_\_\_\_\_

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

State Health Planning and Development Agency

Alabama CON Rules & Regulations

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): 106 10th Realty LLC ✓ [Signature]

Operator(s): Red Bay Opco LLC ✓ [Signature]

Title/Date: Authorized Signatory 6-4-26

\* SWORN to and subscribed before me, this 4<sup>th</sup> day of June, 2026.

(Seal)

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

RACHEL SHAKOW  
Notary Public, State of New Jersey  
Comm. # 50077126  
My Commission Expires 2/20/2028

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

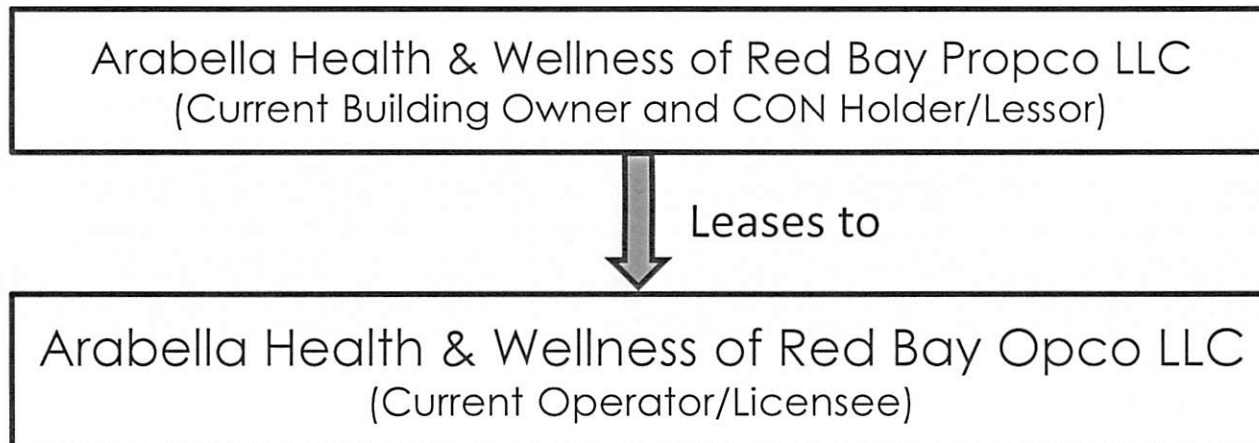
1. The services provided will be skilled nursing care as offered by the previous operator.
2. There will be no new beds added.
3. There will be no conversion of beds.
4. The proposed transaction will be a sale of assets (real property, personal property, equipment, and operational control). The operations will be transferred from Arabella Health & Wellness of Red Bay Opco LLC to Red Bay Opco LLC. The real estate will be transferred from Arabella Health & Wellness of Red Bay Propco LLC to 106 10<sup>th</sup> Realty LLC. There will be a new lease agreement executed between Red Bay Opco LLC and 106 10<sup>th</sup> Realty LLC once the sale has occurred.

Note:

The projected yearly operating costs of \$5,500,000 represent amounts which are consistent with current facility operating costs and no substantial increases are expected.

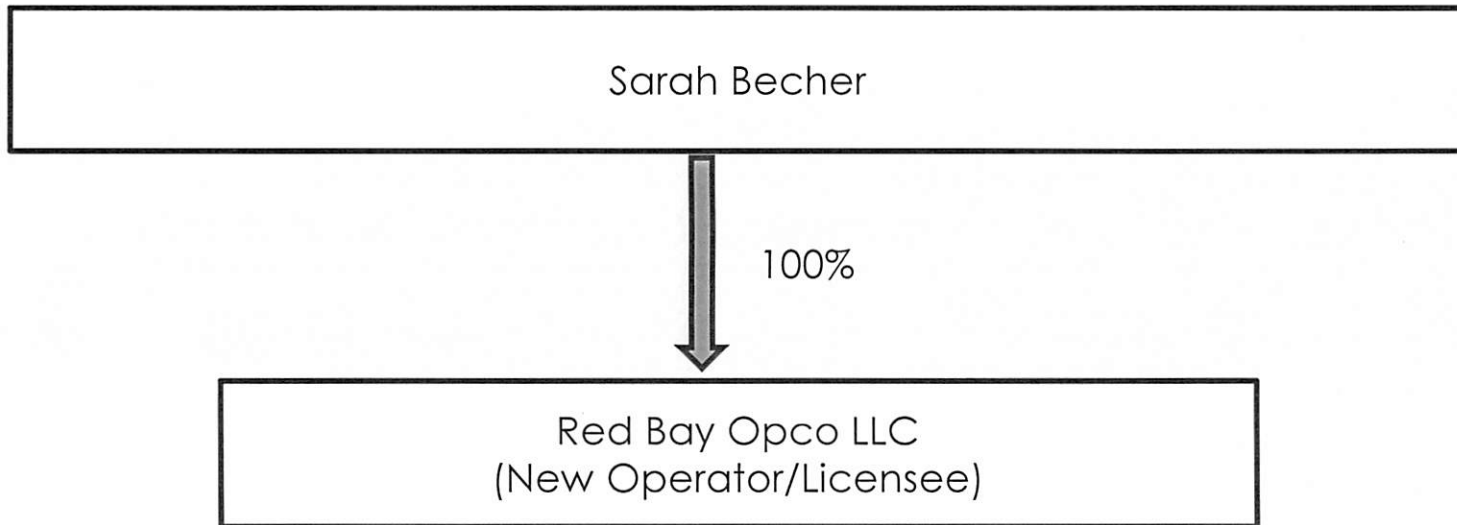
Part II: Current Authority

Arabella Health & Wellness of Red Bay



Part III: Acquiring Entity Information

Red Bay Opco LLC



Part III: Acquiring Entity Information

Red Bay Opco LLC

