

## 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: 117-S3724  
 (This can be found at [www.shpda.alabama.gov](http://www.shpda.alabama.gov), Health Care Data, ID Codes)

Name of Facility/Provider:  
 (ADPH Licensure Name) SPECIALTY CARE AT DANBERRY AT INVERNESS

Physical Address: 235 INVERNESS CENTER DR  
Hoover, AL 35242

County of Location: Shelby

Number of Beds/ESRD Stations: 24

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: ALI Danberry Owner, LLC

Mailing Address: 400 Locust Street, Suite 820  
Des Moines, IA 50309

Operator (Entity Name): ALI Danberry Lessee, LLC

### Part III: Acquiring Entity Information

Name of Entity: KRE Danberry Propco LLC

Mailing Address: 800 North Orange Ave, Suite 210  
Orlando, FL 32801

Operator (Entity Name): KRE Danberry Opco LLC

Proposed Date of Transaction is on or after: 4/20/2022

**Part IV: Terms of Purchase**

Monetary Value of Purchase: \$ 85,000,000

Type of Beds: Specialty Care Assisted Living

Number of Beds/ESRD Stations: 24 existing; 0 new beds

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

Projected Equipment Cost: \$ N/A

Projected Construction Cost: \$ N/A

Projected Yearly Operating Cost: \$ 9,800,000

Projected Total Cost: \$ 9,800,000

**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.

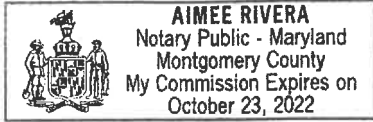
Owner(s): ACI Danberry Opco, LLC 

Operator(s): ACI Danberry Opco, LLC

Title/Date: Authorized Officer 3/2/22

SWORN to and subscribed before me, this 2nd day of March, 2022.

(Seal)



Aimee Rivera  
Notary Public

My Commission Expires: 10-23-22

**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

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): \_\_\_\_\_

Operator(s): \_\_\_\_\_

Title/Date: \_\_\_\_\_

SWORN to and subscribed before me, this 2<sup>nd</sup> day of MARCH, 2022.

(Seal)



Notary Public

ORANGE COUNTY, FL

My Commission Expires: 6-24-22

Author: Alva M. Lambert

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

History: New Rule

# Attachment 1

## Part IV Citations 1-4

## **Part IV: Terms of Purchase Attachment**

1. Danberry at Inverness is a senior living community located in Hoover, which offers independent living, assisted living and memory care. Assisted living services are provided in 56 beds in the community. Memory care is provided in 24 beds in a dedicated area of the assisted living building at Danberry at Inverness. The services currently offered at the facility and that will continue to be offered after the change of ownership are the following:

### **Services included in the monthly fee:**

- Private residence which includes a bathroom, bedroom, and fixtures
- Three meals daily and snack and beverage service
- Weekly housekeeping
- Weekly flat laundry service
- Scheduled transportation to planned social and recreational events
- Assistance in arranging access to medical services or other related services
- Nursing care
- Administration of medication
- Assistance with self-administration of medication
- Storage of medication
- Assessment of physical, functional and cognitive status
- Daily assistance with activities of daily living
- Utilities including electricity, heat, water, air conditioning, and sewer
- Planned lifestyle programs – social, cultural, spiritual, physical, intellectual and recreational activities
- Use of recreational and other common area amenities
- Maintenance of residence and all common areas
- Basic groundskeeping care – lawn service and snow removal
- Exits monitored by electronic monitoring system

### **Services available for an extra charge:**

- Nursing or other medical and miscellaneous supplies and services associated with medical treatment
- Personal care supplies for grooming, hygiene, or incontinence
- Additional housekeeping
- Transportation for personal matters or business affairs
- Other services unrelated to care in the residence as requested by the resident, resident's legal representative, or resident's responsible party and as approved by the community

2. The change of ownership will not include any addition of new beds. The bed count will be kept the same.
3. The change of ownership will not involve the conversion of beds. All of the beds will be continued to be used for the same purpose post-change of ownership.
4. The purchase is an equity purchase. The sale will include the real estate (land/building), FF&E, inventory, etc. Furthermore, the monetary value of purchase price listed as "Monetary Value of Purchase" encompasses the entire purchase of the facility. The monetary value of purchase amount reflects all beds located at the facility as a whole (both ALF and SCALF), as they are being purchased as a package and not as separate facilities. Therefore, there is no further breakdown of the value of purchase.