

EXHIBIT 13

ENHANCED ASSISTED LIVING RESIDENCE (EALR)

Services

The following services will be provided by Juniper Glen Alzheimer's Special Care Center:

- Customized activities and programs
- Specialized trained staff in Alzheimer's and related dementias
- Blood glucose monitoring
- Catheter care
- Colostomy care
- Enemas
- Inhalers
- Injections
- Nasal sprays
- Nebulizer treatments
- Non-sterile dressing changes
- Ophthalmic med administration
- Otic med administration
- Oxygen therapy
- Physical assistance of 1 or 2 persons to transfer
- Physical assistance of 1 or 2 persons to another person to ambulate or climb/descend stairs
- Physical assistance of 1 or 2 persons to another person to transfer via wheelchair
- Suppositories

Admission/Retention

1. Juniper Glen Alzheimer's Special Care Center will admit from its ALR into its EALR, any person who:
 - a. Is chronically unable to transfer, or requires physical assistance of another person to transfer;
 - b. Chronically requires the physical assistance of another person in order to walk, or climb/descend stairs, unless assigned on a floor with ground-level egress;
 - c. Is dependent on medical equipment and require more than intermittent or occasional assistance from medical personnel;
 - d. Has chronic unmanaged urinary or bowel incontinence.
2. Residents that require 24-hour skilled nursing care will not be admitted to or retained in the EALR unless each of the following conditions are met:
 - a. Resident or Resident Representative/Legal Representative hires appropriate nursing, medical or hospice staff to care for Resident's needs; AND
 - b. Resident physician and a home care services agency both determine and document that with the provision of such additional nursing, medical or hospice care, Resident can be safely cared for in the Facility, and would not require placement in a hospital, nursing home or other facility licensed under Public Health Law Article 28 or Mental Hygiene Law Articles 19, 31 or 32; AND
 - c. Operator agrees to retain Resident and to coordinate the care provided by Facility and the additional nursing, medical, or hospice staff; AND
 - d. Resident is otherwise eligible to reside at Facility.

3. Prior to admission, the resident must:
 - a. Submit to the required pre-admission evaluation utilizing the Personal Data and Resident Evaluation Form (Department Form 4397), conducted by the Health Services Director, within 30 days prior to admission and supply all necessary information for the Community to determine if the individual is appropriate for admission to the Community, and at what level.
 - b. Provide the Community with a Medical Evaluation (Department Form 3122). The medication evaluation must have been completed within 30 days prior to the date of admission and whenever a change in condition warrants, but no less than once every 12 months. The evaluation must include a statement as to whether the resident is medically and mentally suited for care in the EALR, where applicable, and must be signed by the physician. The evaluation will include:
 - i. The date of the examination, significant medical history and current conditions, known allergies, prescribed medication regimen, including the information on the resident's ability to self-administer medications, recommendations for diet, exercise, recreations, frequency of medical examinations, cognitive and mental health status, and assistance needed with activities of daily living.
 - ii. A statement that the resident is or is not medically suited for care in the Assisted Living Residence, Enhanced Assisted Living Residence or Special Needs Assisted Living Residence.
 - iii. A statement that the resident is or is not mentally suited for care in the Special Needs Assisted Living Residence.
 - iv. A statement that the resident is or is not in need of long-term medical or nursing care supervision, which would require placement in a hospital or nursing home.
 - v. A statement that the resident is or is not in need of twenty-four hour skilled nursing care.
 - c. A written Individualized Service Plan (ISP) will be developed for each Resident by the Health Services Director, along with the Resident, Resident's representative/legal representative. The initial Individualized Service Plan will be developed in conjunction with the Resident's physician and such consultation will be documented on the ISP. The ISP will be developed within 30 days of admission and will include the services to be provided and by whom. The ISP will be reviewed and revised every six months and whenever ordered by the resident's physician or upon significant change to the resident.
 - d. Executes a Department approved Residency Agreement and acknowledge receipt of the Disclosure Statement, NYS DOH Consumer Information Guide and all exhibits.
4. In addition to #2 above, prior to admission to the EALR, the following requirements must be met:
 - a. An interview conducted by the Health Services Director with the resident, resident's representative/legal representative, will take place to:
 - i. Include an explanation of the conditions of residency including, but not limited to, the Residency Agreement, resident rights and responsibilities, and the adult home rules and regulations.
 - ii. Ascertain that the adult home can:

1. Meet the physical needs and personal care needs of the resident, including dietary needs occasioned by cultural or religious practice or preference or medical prescription.
 2. Meet the psycho-social needs of the resident.
 3. The interview must be summarized in writing, including the date of the interview and identification of those present.
- b. A mental health evaluation if a proposed resident has a known history of Chronic mental disability, or the medical evaluation or resident interview suggests the existence of such a disability. The evaluation must be a written and signed report from a psychiatrist, physician, registered nurse, certified psychologist or certified social worker who has experience in the assessment and treatment of mental illness, which includes:
- i. A significant mental health history and current conditions;
 - ii. A statement that the resident is mentally suited for care in the adult home
 - iii. A statement that the resident does not need placement in a hospital or residential treatment facility;
 - iv. A dated statement indicating that the person signing the report has conducted a face-to-face examination of the resident dated within 30 days prior to admission.
 - v. A completed and approved functional assessment that includes:
 1. Personal activities of daily living
 2. Instrumental activities of daily living
 3. Sensory impairments
 4. Behavioral characteristics
 5. Daily habits
5. Prior to move-in to EALR, the resident/responsible party/legal representative will receive copies of:
- a. The Residency Agreement
 - b. Copy of Resident Rights
 - c. Program rules relating to resident activities, office and visiting hours and other pertinent information concerning the operation of the program.
 - d. Long-Term Ombudsman Program fact sheet
 - e. Listing of legal services or advocacy agencies that are available
 - f. Upon request the resident/responsible party/legal representative will have the opportunity to review the most recent inspection report issued by the department.
 - i. If the resident is sight-impaired, hearing-impaired, or otherwise unable to comprehend English or printed matter, the community will arrange for the transmission of these documents in a manner that is comprehensible to the resident.

Staffing

Staffing levels will be maintained according to all applicable laws and regulations. Nurses will be scheduled to be on-site for as often as necessary to meet the needs of the EALR residents. Pursuant to the acuity of the residents, nurses and care aides will be staffed 24-hours per day. There is a comprehensive activities program with activity staff that plans and conducts meaningful programs aimed at keeping all residents engaged while living in the Facility.

Staff Education and Training

Each one of the Facility's personal care aides and nurses receive comprehensive training on cognitive impairment and mental illness training. This training consists of:

- Overview of cognitive impairment, mental illness, Alzheimer's disease and related dementias
- Stages of Alzheimer's disease
- Differing dementia from other conditions
- Meaningful programming and activities
- Challenging behaviors
- Special care needs of Residents with dementia
- End of life care needs
- Creating meaning for families and caregivers

Environmental Modifications

Enhanced Assisted Living Residents will reside in a secure area. The Facility is equipped with a sprinkler system throughout, emergency call bells in resident rooms and bathrooms, smoke corridors, and supervised smoke detection systems for resident safety.