



Enhanced Assisted Living Residence Addendum to Residency Agreement

This is an addendum to a Residency Agreement previously made between TP Onondaga Operator, LLC (the “Operator”), _____, (the “Resident or You”), _____, (the “Resident’s Representative”), and _____, (the “Resident’s Legal Representative”, if any). Such Residency Agreement is dated _____.

This addendum adds new sections and amends, if any, only the sections specified in this addendum. All other provisions of the Residency Agreement shall remain in effect, unless otherwise amended in accordance with this Agreement. This Addendum must be attached to the Residency Agreement between the parties.

I. Enhanced Assisted Living Certificates

The Operator is currently certified by the New York State Department of Health to provide Enhanced Assisted Living at:

Peregrine Senior Living at Onondaga Hill
4701 Peregrine Way, Syracuse, NY 13207

II. Physician Report

You have submitted to The Operator a written report from Your physician which states that:

- a. Your physician has physically examined you within the last month prior to Your admission into this Enhanced Assisted Living Residence; and
- b. You are not in need of 24-hour skilled nursing care or medical care which would require placement in a hospital or nursing home.

III. Request for and Acceptance of Admission

You have requested to become a Resident at this Enhanced Assisted Living Residence, (the “Residence”) and The Operator has accepted Your request.

IV. Specialized Programs, Staff Qualifications and Environmental Modifications

Attached below as EALR # 1 and made a part of this Agreement is a written description of:

1. Specialized services to be provided in the Enhanced Assisted Living Residence
2. Staffing levels.
3. Staff education and training work experience and any professional affiliations or special characteristics relevant to serving persons in the Enhanced Assisted Living Residence.
4. Any environmental modifications that have been made to protect the health, safety and welfare of persons in the Residence and

V. Aging in Place

The Operator has notified You that while The Operator will make reasonable efforts to facilitate Your ability to age in place according to Your Individualized Service Plan, there may be a point reached where Your needs cannot be safely or appropriately met at the Residence: If this occurs, The Operator will communicate with You regarding the need to relocate to a more appropriate setting, in accordance with law.

VI. If 24 Hour Skilled Nursing or Medical Care is Needed

If You reach the point where You are in need of 24-hour skilled nursing care or medical care that is required to be provided by a hospital, nursing home or a facility licensed under the Mental Hygiene Law, The Operator will initiate proceedings for the termination of this Agreement and to discharge You from residency, UNLESS each of the following conditions are met:

1. You hire appropriate nursing, medical or hospice staff to care for Your increased needs; AND
2. Your physician and a home care services agency both determine and document that with the provision of such additional nursing, medical or hospice care, You can be safely cared for in the Residence, 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
3. The Operator agrees to retain You as Resident and to coordinate the care provided by The Operator and the additional nursing, medical or hospice staff; AND
4. You are otherwise eligible to reside at the Residence.

VII. Addendum Agreement Authorization

We, the undersigned, have read this Enhanced Assisted Living Residence Addendum to the Residency Agreement, have received a duplicate copy thereof, agree to abide by the terms and conditions therein and at the Total Monthly Rate of : \$ _____ / month established as in Exhibit III(A.1) of the Residency Agreement.

Dated: _____
(Signature of Resident)

Dated: _____
(Signature of Resident's Representative)

Dated: _____
(Signature of Resident's Legal Representative)

Dated: _____
(Signature of Operator or Operator's Representative)



EALR Exhibit #1

ADDITIONAL DISCLOSURES FOR ALL ENHANCED ASSISTED LIVING RESIDENTS

EXHIBIT EALR #1

Resident Services

The specialized services available in this community include:

- assistance with medical equipment to include oxygen, continuous positive air pressure machine (C-PAP), bilevel positive air pressure (BiPAP) ostomies and catheters.
- assistance with non-sterile clean bandage.
- assistance with PRN medications.
- assistance with eye drops, ear drops, nasal sprays, inhalers, suppositories and enemas and topical medication.
- nebulizer set-up and assistance.
- periodic or On-going Skilled Nursing Assessments.
- full assistance with bathing.
- full assistance with dressing and grooming; and
- toileting and hygiene support with incontinence as necessary.

Enhanced Staffing Levels

Staffing levels will be maintained in compliance with all applicable laws and regulations appropriate for the level of care needed to provide required supervision and perform all the tasks necessary to meet the Residents' needs. The enhanced program will be staffed with personal care aides, home health aides and registered nurses to provide supervision and meet the needs of Residents at all times. The staffing plan will be adjusted to meet the needs and census of Residents enrolled in the enhanced program. There is a comprehensive activities program with an activities staff that plans and conducts activities designed to promote Residents' activity in the Residence.

EALR Exhibit #1

Staff Education, Training and Experience

- A Licensed Registered Nurse on call 24/7 with experience in caring for older adults with memory loss and supervising resident services staff who provide support to residents to complete the residents' Activities of Daily Living (ADL). The RN will also oversee the staff training and supervision of the EALR skilled services.
- LPN Memory Care Coordinator- Completes the 40 hours of training which includes medication procedure and protocol specific to the Assisted Living and Enhanced Level of care, supervisory duties, and overall resident care training, which is specific to caring for an older adult population.
- Shift Supervisory Staff (Team Leader)- Completes 40 hours of training which includes medication procedure and protocol specific to the Assisted Living and Enhanced Level of care, supervisory duties, and overall resident care training, which is specific to caring for an older adult population including Dementia and have demonstrated leadership skills.
- Medication Aide - Completes 40 hours of training approved by the NYS Department of Health, which includes medication procedure and protocol specific to the Assisted Living and Enhanced Level of care, supervisory duties, and overall resident care training, which is specific to caring for an older adult population including Dementia and have demonstrated leadership skills.
- Home Health Aide completes a Department of Health approved training program and maintains certification by the Department of Health. In addition, they complete 40 hours of training which includes medication procedure and protocol specific to the Assisted Living and Enhanced Level of care, supervisory duties, and overall resident care training, which is specific to caring for an older adult population including Dementia and have demonstrated leadership skills.
- Resident Care Aides - Complete 40 hours of training specific to caring for an older adult population residing in an Assisted/Enhanced /Special Needs Level of Care.



EALR Exhibit #1

Environmental Modifications

- Enhanced Assisted Living residents may reside throughout the building. The entire Residence is equipped with a sprinkler system, emergency call bells in Resident rooms and bathrooms, smoke barriers, and supervised smoke detection systems for Resident safety. In addition, for security and resident safety, all exits are equipped with secured access, door alarms and delayed egress in windows are stopped at 4 inches to reduce the risk of elopement.