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March 24, 2014

Via Hand Delivery and Email
Kevin McDonald, Chief
Certificate of Need Division
Maryland Health Care Commission
4160 Patterson Avenue
Baltimore, Maryland 21215

Re: Prince George's Post-Acute, LLC
Docket No. No. 13-16-2347

Dear Mr. McDonald:

Attached are six (6) copies of a modification of the above-referenced certificate of need application. A PDF copy of this submission is being sent to you as well.

The principal change is a relocation of the site, as permitted by COMAR 10.25.01.08E. The project remains in the same area of Prince George's County. The new site is between one-half mile and one mile from the site in the initial application. Enclosed with this filing are two full size copies of the drawings for the facility, as it will be constructed on the new site.

The site change did result in some redesign of the building to take advantage of, and adapt to, the new terrain.

The facility's programs and services remain the same, including a focus on rehabilitation services, providing access to individuals who may have additional special needs such as dialysis on-site, bariatric support for care and safer handling, and amenities for residents memory issues and related needs for secure ambulation.

The applicant has continued to work on its project after the initial application was filed. During that process, a superior site was identified:

1. The new site is closer to 495/95, a major interstate. This will enhance access for family, staff and other visitors. The site has improved access for trucks and other commercial vehicles.
2. The elevation of the site will permit a two-story facility to be built that will have access on both floors. This enhances the safety of the facility since direct egress from emergency exits to the outside will be available.

3. The site elevation also has enhanced sight lines to wooded areas and a pond, improving views from resident rooms and common areas.
4. A larger courtyard will be incorporated into the design, as permitted by the placement of the facility on the new site. This will enhance this amenity for residents and visitors, particularly those with memory-related conditions where access to the outside in this kind of secure setting is a beneficial feature.
5. The new site is larger, enabling better long term planning for the facility in relation to future needs of residents, staff, programs and services.

In summary, this new site preserves the planned benefits of this new facility for Prince George's County at a more favorable, accessible site that enhances the experience, safety and services for residents, families and staff.

I hereby certify that a copy of this filing has also been forwarded to the appropriate health planning agency, as noted below.

Regards,

Howard L. Sollins by JJE

Howard L. Sollins

HLS/tjr
Enclosures
cc: Mr. Bill Chan, MHCC
Ms. Ruby Potter, MHCC
Pamela Brown-Creekmur, Health Officer, Prince George's County
Gary L. Attman, President, FutureCare Health and Management
Les Goldschmidt, FutureCare Health and Management
Mr. Andrew L. Solberg
John J. Eller, Esquire

Exhibits

1. Revised CON Application Pages, including new Exhibit 11 to CON application: Executed Property Contract
2. Revised CON Application Exhibit 2 – Project Drawings
3. Affirmations

TAB 1

Exhibit 1
Revised CON Application Pages

MARYLAND HEALTH CARE COMMISSION

MATTER/DOCKET NO.

DATE DOCKETED

COMPREHENSIVE CARE FACILITY (NURSING HOME) APPLICATION FOR CERTIFICATE OF NEED

ALL PAGES THROUGHOUT THE APPLICATION SHOULD BE NUMBERED CONSECUTIVELY.

PART I - PROJECT IDENTIFICATION AND GENERAL INFORMATION

1.a. Prince George's Post Acute, LLC
Legal Name of Project Applicant (ie. Licensee or Proposed Licensee)

b. 8028 Ritchie Highway, Suite 118
Street

c. Pasadena (City) 21122 (Zip) Anne Arundel (County)

d. (410) 766-6484
Telephone

e. Gary L. Attman
Name of Chief Executive

2.a. _____
Legal Name of Project Co-Applicant (ie. if more than one applicant)

b. _____
Street

c. _____ (City) _____ (Zip) _____ (County)

d. _____
Telephone

e. _____
Name of Owner/Chief Executive

3.a. Prince George's Post Acute
Name of Facility

b. Lots 4 and 9, Brightseat Road
Street (Project Site)

c. Landover (City) 20785 (Zip) Prince George's (County)

4. Prince George's Post Acute Real Estate, LLC
Name of Owner (if different than applicant)

5.a. _____
Representative of Co-Applicant

b. _____
Street

c. _____ (City) _____ (Zip) _____ (County)

d. _____
Telephone

9. Current Licensed Capacity and Proposed Changes:

Service	Unit Description	Currently Licensed/ Certified	Units to be Added or Reduced	Total Units if Project is Approved
Comprehensive Care	Beds	0/0	150	150
Assisted Living	Beds	/		
Extended Care	Beds	/		
Adult Day Care	"Slots"	/		
Other (Specify)		/		
Total		0/0	150	150

10. Community Based Services Provided by Facility:

	Existing/Proposed
Respite Care Program (Yes/No)	/ Yes
Dedicated Respite Beds (Number)	/ No
Congregate Meals (Yes/No)	/ No
Telephone Reassurance (Yes/No)	/ No
Child Day Care (Yes/No)	/ No
Transportation (Yes/No)	/ No
Meals on Wheels (Yes/No)	/ No

11. Project Location and Site Control:

A. Site Size 14.4159 acres
B. Have all necessary State and Local land use approvals, including zoning, for the project as proposed been obtained? YES_____ NO X (If NO, describe below the current status and timetable for receiving necessary approvals.)

The Property currently has a I-3 zoning classification, and in order to obtain zoning approval for use of the property as a nursing home, PGPA intends to obtain either a zoning classification change via a text amendment or a special exception. The Prince George's County Planning Board and Prince George's County Council, sitting as the District Council, have the authority to grant the zoning classification change via text amendment or special exception. It is estimated that it will take 6 months from application to have the zoning classification or special exception granted, and PGPA intends to submit such application within 30 days after the date of this response.

The following additional approvals will be needed before construction can commence: (i) Site Development Concept Plan approval from the Prince George's County Department of Permitting, Inspections and Development ("DPIE"); and (ii) Building Plan Examination and Permit approval from DPIE. PGPA intends to submit such plans for approval within 180 days after the date of this response, and it is estimated that such approvals will be received within 90 days after the zoning classification change or special exception for zoning is granted.

C. Site Control:

(1) Title held by: The title for Lot 9 is owned by B.R.P. of Maryland, LLC. The Title for Lot 4 is owned by Wytestone Suites of Landover, LLC

(2) Options to purchase held by: Prince George's Post-Acute Real Estate, LLC. Please see Exhibit 11.
(i) Expiration Date of Option October 1, 2014
(ii) Is Option Renewable? No If yes, Please explain

_____

_____

(iii)Cost of Option _____

(3) Land Lease held by: _____
(i) Expiration Date of Lease _____
(ii) Is Lease Renewable _____ If yes, please explain

_____

_____

(iii)Cost of Lease _____

(4) Option to lease held by: _____
(i) Expiration date of Option _____
(ii) Is Option Renewable?_____ If yes, please explain

_____

_____

(iii) Cost of Option _____

(5) If site is not controlled by ownership, lease, or option, please explain how site control will be obtained_____

15. Project Drawings:

Projects involving renovations or new construction should include architectural schematic drawings of plans outlining the current facility (if applicable), the new facility (if applicable) and the proposed new configuration. These drawings should include:

1) the number and location of nursing stations,
2) approximate room sizes,
3) number of beds to a room,
4) number and location of bath rooms,
5) any proposed space for future expansion, and
6) the "footprint" and location of the facility on the proposed or existing site.

Please see Exhibit 2.

16. Features of Project Construction:

A. Please Complete **"CHART 1. PROJECT CONSTRUCTION CHARACTERISTICS"** describing the applicable characteristics of the project, if the project involves new construction.

B. Explain any plans for bed expansion subsequent to approval which are incorporated in the project's construction plan.

None.

C. Please discuss the availability of utilities (water, electricity, sewage, etc.) for the proposed project, and the steps that will be necessary to obtain utilities.

According to Doug Hansford, President of Ben Dyer Associates, Inc, who are Engineers/Surveyors/Planners, which have been involved in this property with the selling owners and are very familiar with it, his research shows no issues with gaining access to water, sewerage, or electric connections to where our site is on the property. There is a restriction not to run any public water within eighty feet of the surrounding beltway, but water can be engineered to bring water to where our facility site is located and abide by that restriction.

Chart 1. Project Construction Characteristics and Costs		
Base Building Characteristics	Complete if Applicable	
	New Construction	Renovation
Class of Construction		
Class A		
Class B		
Class C		
Class D	X	
Type of Construction/Renovation		
Low		
Average		
Good	X	
Excellent		
Number of Stories	2	
Total Square Footage	87,700	
Basement		
First Floor	52,970	
Second Floor	34,730	
Third Floor		
Fourth Floor		
Perimeter in Linear Feet		
Basement		
First Floor	1413' - 4"	
Second Floor	1915' - 8"	
Third Floor		
Fourth Floor		
Wall Height (floor to eaves)		
Basement		
First Floor	13' - 0"	
Second Floor	9' - 4" (13'0"@ Entry areas)	
Third Floor		
Fourth Floor		
Elevators		
Type *Passenger* *Freight*		
Number 2 0		
Sprinklers (Wet or Dry System)	Wet	
Type of HVAC System	Through-wall PTACs in Resident Rooms; split systems in all other areas.	
Type of Exterior Walls	Steel studs with exterior brick veneer and siding.	

Chart 1. Project Construction Characteristics and Costs (cont.)		
	Costs	Costs
Site Preparation Costs	$772,655	$
Normal Site Preparation*	$189,280	
Storm Drains	$ 104,850	
Rough Grading	$ 102,500	
Demolition/Deforestation	$0	
Sediment & Erosion Control	$ 76,834	
Therapy Pool	$55,000	
Site Improvements	$ 37,500	
Landscaping	$ 77,000	
Roads	$ 261,691.00	$
Utilities		
Jurisdictional Hook-up Fees	$100,000	
Signs	$ 25,000	
Canopy	$ 75,000	$
		$

*As defined by Marshall Valuation Service. Copies of the definitions may be obtained by contacting staff of the Commission.

PART II - PROJECT BUDGET

(INSTRUCTION: All estimates for 1.a.-d., 2.a.-h., and 3 are for current costs as of the date of application submission and should include the costs for all intended construction and renovations to be undertaken DO NOT CHANGE THIS FORM OR ITS LINE ITEMS. IF ADDITIONAL DETAIL OR CLARIFICATION IS NEEDED, ATTACH ADDITIONAL SHEET.)

A. Use of Funds

1. Capital Costs:	
a. New Construction	
(1) Building	$10,407,176
(2) Fixed Equipment	In Building
(3) Land Purchase	$2,250,000
(4) Site Preparation	$772,655
(5) Professional Fees	$782,588
(6) Permits	$175,000
Subtotal	$14,387,419
b. Renovations	
(1) Building	
(2) Fixed Equipment	
(3) Architect. Engineering Fees	
(4) Permits	
Subtotal	$0
c. Other Capital costs	
(1) Major Movable Equipment	$1,066,891
(2) Minor Movable Eequipment	$933,109
(3) Contingency (owners)	$1,117,983
(4) Other (Specify)	$0
Subtotal	$3,117,983
Total Current Capital Costs	$17,505,402
d. Non-Current Capital Costs	
(1) Inflation	$508,780
(2) Capitalized Construction Interest	$492,492

Total Proposed Capital Costs	$18,506,675
a. Loan Placement Fees	$503,830
b. Bond discount	$0
c. Legal Fees (CON related)	$40,000
d. Legal Fees (Other)	$0
e. Printing	$0
f. Consultant Fees	$0
CON Application Assistance	$20,000
Other (Specify)	$0
g. Liquidation of Existing Debt	$0
h. Debt Service Reserve Fund	$0
i. Principal Amortization Reserve Fund	$0
j. Other (Specify)	$0
Total (a-j)	$563,830
3. Working Capital Startup costs	$0
TOTAL USES OF FUNDS (1-3)	$19,070,505
B. Sources of Funds for Project:	
1. Cash	$1,970,505
2. Pledges: Gross	
less allowance for uncollectable	
=Net	
3. Gifts, bequests	
4. Interest income	
5. Authorized bonds	
6. Mortgage	$17,100,000
7. Working capital loan	
8. Grants or Appropriation:	
(a) Federal	
(b) State	
(c) Local	
9. Other (specify)	
TOTAL SOURCES OF FUNDS (1-9)	$19,070,505

Lease Costs:

a. Land	$		x	= $
b. Building	$ $90,676.67		x 12	= $ $1,088,120
c. Major Movable Equipment	$		x	= $
d. Minor Movable Equipment	$		x	= $
e. Other (Specify)	$		x	= $

(iii) Assure that no more than two residents share a toilet.

(b) In a renovation project:

(i) Reduce the number of patient rooms with more than two residents per room;
(ii) Provide individual temperature controls in renovated rooms; and
(iii) Reduce the number of patient rooms where more than two residents share a toilet.

(c) An applicant may show evidence as to why this standard should not be applied to the applicant.

PGPA will not have any rooms with more than two beds. Each room will have individual temperature controls. No more than two residents will share a toilet.

(6) Public Water. **Unless otherwise approved by the Commission and the Office of Health Care Quality in accordance with COMAR 10.07.02.26, an applicant for a nursing home shall demonstrate that its facility is, or will be, served by a public water system.**

PGPA's site is served by a public water system.

(7) Facility and Unit Design. **An applicant must identify the special care needs of the resident population it serves or intends to serve and demonstrate that its proposed facility and unit design features will best meet the needs of that population. This includes, but is not limited to:**

(a) Identification of the types of residents it proposes to serve and their diagnostic groups;

(b) Citation from the long term care literature, if available, on what types of design features have been shown to best serve those types of residents;

(c) An applicant may show evidence as to how its proposed model, which is not otherwise documented in the literature, will best serve the needs of

the proposed resident population.

PGPA's design is oriented toward treating Residents requiring comprehensive care, with a special emphasis on rehabilitation, dialysis, and privacy. The entire skilled unit consists of private rooms (44 in total). These rooms are located on the second floor, but the slope of the land allows for building entrance access onto this floor. The skilled rehab unit is located in close proximity to the gym and aqua center, and allows for beautiful outside views of the either the courtyard or grounds that are unobstructed. In all, PGPA is designed to have 80 private rooms, and 35 semi-private rooms. In addition, there is some flexibility in room types and space square footage, so that patients with special needs, i.e. bariatric patients, Hoyer access requirement, might be placed in a setting that allows resident and staff functionality within the room. In addition, all of the resident bathrooms include a shower. This means that no more than two residents will share a bathroom with a shower. Both floors have safe and secure access to the outside at ground level, so that elevator transport can be avoided in emergencies and building evacuation made much easier if need arises.

The facility will be equipped with a Wander Guard monitoring system so that Residents for residents with a condition that included wandering behavior. The courtyard is enclosed on all four sides. Camera security will be provided on the outside grounds which improve safety access and security for all.

PGPA will use Energy Star equipment and energy-saving water systems. PGPA is investigating the feasibility of using ground-source heating and cooling (which is certainly a reasonable alternative to consider, depending on therapy-back). An "extensive" green roof (re: sedum) may used be for part of the facility, over the one-story portion of the building.

Finally, the grounds of this property contain a water pond reservoir on a wooded lot that create great views and ambiances with good views from many of the rooms and common areas. This water and wooded atmosphere will create a pleasant backdrop and atmosphere for patients receiving care at PGPA, adding to the pleasant, holistic environment.

Specific attention has been made to Resident safety in the general description above. PGPA will discuss below the relevant aspects of its design program, using the format the Cornmission has used in the past.

- Visibility of Residents to Staff

The nursing stations position in the unit corridors so that nurses will have great visibility to all actions and movements along the corridors of the area they control. In addition, the work areas for staff are close to the units and access to any patient room is a short distance from the nursing unit.

- The Courtyard is accessible from both the first and second floor, without having to utilize elevators to reach the outside space.

- The different type rooms have been designed to allow flexibility with the patient need, such as some larger sized rooms for bariatric patients, and locating room's not too distant from the dialysis suite for ease of transport and efficiency.

- Automation Where Possible (i.e., centralize scheduling, visual and audio call system, bar coding medications)

- PGPA will have a centralized scheduling system and nurse call system on each floor.

- Immediate Accessibility of Information (close Proximity to Resident)

PGPA is being designed to accommodate wireless electronic technology, providing a platform for electronic medical records that allow point of care nursing. This technology will allow for greater accuracy and efficiency in clinical services delivery, as well as contribute to health care coordination with other providers in the care spectrum. (hospitals, home health agencies, community physicians).

- Noise Reduction

The materials and communication processes in PGPA will be designed to reduce noise as much as possible. Most areas will use materials that are durable, yet take into account noise factors. Phone systems may be substituted with communications systems such as mobile phones, pagers and walkie-talkies to reduce reliance on overhead paging.

- Resident Involvement in Care

PGPA will promote Resident and family involvement in care. The facility will hold routine care planning meetings with resident or family participation. A resident Council will be formed to solicit resident and family input in how care will be planned and rendered.

- Design for Vulnerable Residents

PGPA's first floor is designed around an enclosed courtyard, to allow residents to safely be outside.

- Precarious Events

The building will be fully sprinklered. All staff will be trained to be able to react quickly and appropriately to precarious events.

- Efficient Use of Staff Time

As stated previously, nursing stations are located central to the units, reducing the amount of walking the nurses will have to do.

Elevator locations are at the front and backside of the building which will promote staff efficiency and reduce travel time to locations in the facility.

- Human Factor Review

FutureCare takes Resident and worker safety very seriously and has several program policies on safety. FutureCare's Work Safety Program, Maintaining A Safe Work Environment Policy, New Employee Orientation to FutureCare's Work Safety Program - Information for the Instructor, Safe Resident Handling And Movement Program, and Gait/Transfer Belt Policy are included in Exhibit 5.

- Failure Modes and Effects Analysis (MFEA) on Current and New Facility

PGPA will have an active safety committee to ensure the facility's work safety program is implemented and followed appropriately through assessment, evaluation, and education. The purpose of the safety committee is to provide direct oversight activities to ensure the health and safety of residents, visitors and employees as well as providing services that could prevent or diminish a significant hazard to the health and safety of either residents, staff or visitors. Anyone is welcome to attend a safety committee meeting. However the following individuals are required to attend monthly:

a. The facility Administrator
b. The Performance Improvement Manager
c. The Human Resources Manager
d. The Environmental Services Director
e. The Maintenance Director
f. A representative from the nursing department, non-managerial
g. A representative from the housekeeping/laundry, non-managerial
h. A representative from activities, non-managerial.
i. Staff educator

- Flexibility, Scalability, and Accessibility to Adapt to Changes in Technology and Work Processes

Because of the large day/activities area in front of the nursing stations, PGPA will have flexibility and scalability. In addition, trusses will be used that can accommodate to changes in Resident lifting devices.

- The dialysis unit is located to a nursing unit where we anticipate the majority of long term end stage renal patients will cluster, to create efficiency of transport time. The placement of ESRD patients on this one unit, will also allow professional staff to receive specialized training in kidney and renal failure, to help better manage the disease process
- The rehab unit is close to both the gym and aquatic center to again gain efficiencies in access of transport.

(8) Disclosure. **An applicant shall disclose whether any of its principals have ever pled guilty to, or been convicted of, a criminal offense in any way connected with the ownership, development, or management of a health care facility.**

None of PGPA's nor FutureCare's principals have ever pled guilty to, or been convicted of, a criminal offense in any way connected with the ownership, development, or management of a health care facility.

(9) Collaborative Relationships. **An applicant shall demonstrate that it has established collaborative relationships with other types of long term care providers to assure that each resident has access to the entire long term care continuum.**

10.24.01.08G(3)(c). Availability of More Cost-Effective Alternatives.

For purposes of evaluating an application under this subsection, the Commission shall compare the cost-effectiveness of providing the proposed service through the proposed project with the cost-effectiveness of providing the service at alternative existing facilities, or alternative facilities which have submitted a competitive application as part of a comparative review.

Please explain the characteristics of the Project which demonstrate why it is a less costly or a more effective alternative for meeting the needs identified.

For applications proposing to demonstrate superior patient care effectiveness, please describe the characteristics of the Project which will assure the quality of care to be provided. These may include, but are not limited to: meeting accreditation standards, personnel qualifications of caregivers, special relationships with public agencies for patient care services affected by the Project, the development of community-based services or other characteristics the Commission should take into account.

Providing The Service At Alternative Existing Facilities

As stated above, the Commission has found a need for 357 beds by 2016. None of the existing facilities has submitted competing CON applications to accommodate these beds. County-wide occupancy is in excess of 90 percent.

Cost Effectiveness of Construction

FCOC's Project Costs are Reasonable.

As shown below, the cost per square foot for new construction in this project is lower than the MVS benchmark for Convalescent Hospitals.

I. Marshall Valuation Service
Valuation Benchmark

Type		Convalescent Hospital	
Construction Quality/Class		D/Good	
Stories		2	
Perimeter		1,664	
Height of Ceiling		11.53	
Square Feet		87,700	
f.1	Average floor Area	43,850	
A. Base Costs			
	Basic Structure	$171.70	11/13

Elimination of HVAC cost for adjustment	0	
HVAC Add-on for Mild Climate	0	
HVAC Add-on for Extreme Climate	0	
Total Base Cost	$171.70	
B. Additions		
Elevator (If not in base)	$5.46	
Other	$0.00	
Subtotal	$5.46	
Total	$177.16	
C. Multipliers		
Perimeter Multiplier	0.944733028	
Product	$167.37	
Height Multiplier (plus/minus from 12')	0.989299624	
Product	$165.58	
Multi-story Multiplier (0.5%/story above 3)	1	
Product	$165.58	
D. Sprinklers		
Sprinkler Amount	2.91	
Subtotal	$168.49	
E. Update/Location Multipliers		
Update Multiplier	1.02	3/14
Product	$171.86	
Location Multiplier	1.04	1/14
Product	$178.73	
Final Square Foot Cost Benchmark	**$178.73**	

II. Cost of New Construction

A. Base Calculations	Actual	Per Sq. Foot
New Construction	$10,407,176	$118.67
Fixed Equipment	In Building	
Site Preparation	$772,655	$8.81
Architectual Fees	$782,588	$8.92
Capitalized Construction Interest + Loan Placement Fee	$854,292	$9.74
Permits	$175,000	$2.00
Subtotal	$12,991,711	$148.14

However, there are costs that are not included in the MVS benchmark that have to be deducted from the $12,991,711.

B. Extraordinary Cost Adjustments

	Project Costs	Associated A&E Fees	Associated Cap Interest	Total	
Storm Drains	$104,850	$7,340		**$112,190**	Site
Rough Grading	$102,500	$7,175		**$109,675**	Site
Demolition/Deforestation	$0	$0		**$0**	
Sediment & Erosion Control	$76,834	$5,378			
Therapy Pool	$55,000	$3,850	$3,871	**$62,721**	Building
Site Improvements	$37,500	$2,625		**$40,125**	Site
Landscaping	$77,000	$5,390		**$82,390**	Site
Roads	$261,691	$18,318		**$280,009**	Site
Utilities		$0		**$0**	
Jurisdictional Hook-up Fees	$100,000	$7,000		**$107,000**	Permits
Signs	$25,000	$1,750	$1,760	**$28,510**	Building
Canopy	$75,000	$5,250	$5,279	**$85,529**	Building
Total Cost Adjustments	$915,375	$64,076	$10,910	**$908,149**	
Per Square Foot				**$10.36**	

C. Adjusted Project Cost	$12,083,562
Per square foot	$137.78

- Signs, Canopy, Jurisdictional Hook-up Fees, Impact Fees, Paving and Roads, Storm Drains, Site Improvements (including Sediment and Erosion Control), Rough Grading, and Landscaping– These costs are specifically excluded from the Marshall & Swift Valuation base square foot cost per Section 1, page 3 of the Marshall Valuation Service.
- Therapy Pool - PGPA will include a therapy pool. Such pools are not usual in most facilities, and the cost of one would not be in the MVS benchmark.

III. Comparison

A. Adjusted Project Cost/Sq. Ft.	$137.78
B. Marshall Valuation Service Benchmark	$178.73

The project is consistent with the MVS benchmark.

(INSTRUCTIONS: Table 3, "Revenue and Expenses - Entire Facility (including the proposed project)" is to be completed by existing facility applicants only. Applicants for new facilities should not complete Table 3. Table 4, "Revenues and Expenses - Proposed Project," is to be completed by each applicant for the proposed project only. Table 5, "Revenues and Expenses (for the first full year of utilization", is to be completed by each applicant for each proposed service in the space provided. Specify whether data are for calendar year or fiscal year. All projected revenue and expense figures should be presented in current dollars. Medicaid revenues for all years should be calculated on the basis of Medicaid rates and ceilings in effect at the time of submission of this application. Specify sources of non-operating income. State the assumptions used in projecting all revenues and expenses.)

TABLE 3: REVENUES AND EXPENSES - ENTIRE FACILITY

			1	2	3
	CY or FY (Circle)		CY 20X1	CY 20X2	CY 20X3
1.	**Revenue**				
a.	Inpatient Services		8,228,648	16,258,236	16,504,851
b.	Outpatient Services		-	-	-
c.	Gross Patient Services Revenues		8,228,648	16,258,236	16,504,851
d.	Allowance for Bad Debt		(132,060)	(260,905)	(264,860)
e.	Contractual Allowance & Adjustments				
f.	Charity Care				
g.	Net Patient Services Revenue		8,096,588	15,997,331	16,239,991
	Other Operating Revenues				
	Miscellaneous Revenue		25,104	98,300	98,912
h.	Total Other Operating Revenue		25,104	98,300	98,912
i.	Net Operating Revenues		8,121,692	16,095,631	16,338,903
	Expenses				
a.	Salaries, Wages and Professional Fees	(inc. benefits)	4,632,001	7,828,701	7,850,520
b.	Contractual Services		1,178,349	1,848,002	1,848,334
c.	Interest on Current Debt		-	-	-
d.	Interest on Project Debt		-	-	-
e.	Current Depreciation		-	-	-
f.	Project Depreciation		-	-	-

g.	Current Amortization		-	-	-
h.	Project Amortization		-	-	-
i.	Supplies		231,391	515,714	524,967
j.	Other Expenses		-	-	-
	Pharmacy		441,809	748,492	749,104
	Management Fee		480,000	1,020,000	1,128,000
	Other Administration		336,832	471,414	467,209
	Food		144,992	326,551	332,538
	Utilities		169,178	308,383	314,037
	Taxes/Property/Insurance		532,501	1,019,173	1,039,819
	Rental of Facility		1,088,120	1,088,120	1,088,120
	Equipment Rental/Repairs & Maint		127,010	232,883	236,114
	Lab, Xray, Ambulance Services		120,069	215,857	215,857
j.	Total Other Expenses	-	3,440,511	5,430,873	5,570,798
k.	Total Operating Expenses	-	9,482,251	15,623,290	15,794,619
3.	**Income (Loss)**				
a.	Income from Operation	-	(1,360,559)	472,342	544,284
b.	Non-Operating Income				
c.	Subtotal	-	(1,360,559)	472,342	544,284
d.	Income Taxes				
e.	Net Income (Loss)	-	(1,360,559)	472,342	544,284
4.	**Patient Mix**				
A.	Percent of Net Patient Revenue				
1)	Medicare		53.21%	46.19%	45.50%
2)	Medicaid		35.03%	45.91%	46.69%
3)	Commercial Insurance		5.61%	3.84%	3.78%
4)	Self-Pay		4.63%	2.67%	2.63%
5)	Part B therapy, Other Patient Revenues		1.51%	1.39%	1.40%
6)	Total		100.00%	100.00%	100.00%

B. Percent of Patient Days by Payer Source

1)	Medicare	39.05%	29.73%	29.20%
2)	Medicaid	48.93%	63.58%	64.23%
3)	Commercial Insurance	4.89%	2.97%	2.92%
4)	Self-Pay	5.87%	2.97%	2.92%
5)	Hospice	1.26%	0.74%	0.73%
	Total	100.00%	100.00%	100.00%

C. Medicaid Analysis	Patient Days	Patient Days	Patient Days
a. Light	854	2,496	2,567
b. Moderate	4,267	12,488	12,847
c. Heavy	5,015	14,673	15,096
d. Heavy Special	533	1,563	1,610
e. Total	10,669	31,220	32,120

C. Medicaid Analysis	Daily Rate	Daily Rate	Daily Rate
a. Light	239.47	209.90	210.95
b. Moderate	262.07	232.26	233.29
c. Heavy	266.18	236.38	237.39
d. Heavy Special	296.55	266.28	267.12
e. Additional Services	7.09	5.67	5.51

TAB 11

Exhibit 11
Executed Property Contract

CONTRACT FOR SALE OF REAL ESTATE

This Contract for Sale of Real Estate ("Contract")is made as of March 17, 2014 (the "Effective Date"), between WYTESTONE SUITES OF LANDOVER, L.L.C., a Maryland limited liability company and B.R.P. OF MARYLAND, L.L.C., a Maryland limited liability company (hereinafter collectively referred to as "Seller") and PRINCE GEORGE'S POST ACUTE REAL ESTATE, LLC, a limited liability company ("Purchaser").

WITNESSETH:

In consideration of the Purchaser's payments described in paragraph 3 herein in the aggregate amount of $75,000 ("Non-Refundable Payments") and the mutual covenants hereinafter provided, Seller agrees to sell, and Purchaser agrees to buy, the following parcels of real estate together with any improvements thereon, as more fully described in that certain legal description attached hereto as Exhibit A (the "Property"). The purchase and sale of the Property shall be on the following terms and conditions:

1. **Purchase Price**. Purchaser agrees to pay as the full purchase price for the Property the sum of $2,250,000 (the "Purchase Price) at settlement in cash, by wire transfer or by certified or cashier's check.

2. **Settlement and Possession**. Unless earlier terminated as provided for herein, Closing shall take place on or before October 1, 2014, (the "Closing Date") at the offices of a mutually agreed upon title insurance company, which shall be the settlement agent in connection with this transaction. Possession of the Property shall be delivered to Purchaser at settlement following payment of the Purchase Price. Notwithstanding any other provision of this Contract, Seller and Buyer hereby agree that Closing must occur on or before October 1, 2014 and in the event Closing has not taken place by the October 1, 2014 for any reason whatsoever, then either Buyer of Seller may thereafter declare this Contract null and void, in which event the Non-Refundable Payments set forth in paragraph 3 herein shall be retained by Seller and neither Buyer nor Seller shall thereafter have any rights or liabilities hereunder, "Closing" as used in this Contract to mean that the fully-executed deed has been delivered to Purchaser or its attorney, escrow agent or other designated representative and the Purchase Price has been received by the Seller. TIME IS OF THE ESSENCE AS TO THE COMPLETION OF SETTLEMENT.

3. Early Termination / Non-Refundable Payments. This Contract shall automatically terminate and be of no further force and effect, unless:

(a) On or before April 17, 2014 (i) Purchaser shall pay to Seller, and Seller must have received, immediately available funds in the amount of $25,000, (ii) Seller and Purchaser shall have agreed in writing as to the final form of deed of conveyance of the Property and (iii) Seller shall have received from Purchaser written notice and certification accepting title to the Property as marketable, or waiving any exceptions to title, as to matters of record prior to April 17, 2014, such payment being deemed earned by Seller and non-refundable to Purchaser and not required to be returned to Purchaser under any circumstance; provided, however, that, in the event of Closing provided for herein, the aforesaid payment shall be credited against the Purchase Price; and,

(b) On or before June 17, 2014 (i) Purchaser shall pay to Seller, and Seller must have received, immediately available funds in the additional amount of $25,000 and (ii) Seller shall have received from Purchaser written notice and certification certifying that Purchaser has completed its due diligence inspection of the Property and is accepting the Property in "as is" condition and is prepared to complete the Closing with respect to title and condition of the Property, such payment being deemed earned by Seller and non-refundable to Purchaser and not required to be returned to Purchaser under any circumstance; provided, however, that, in the event of Closing provided for herein, the aforesaid payment shall be credited against the Purchase Price.

(c) On or before July 17, 2014 (i) Purchaser shall pay to Seller, and Seller must have received, immediately available funds in the additional amount of $25,000 and (ii) Seller shall have received from Purchaser written notice and certification certifying that Purchaser is prepared to Close on the Property on or before the Closing Date, such payment being deemed earned by Seller and non-refundable to Purchaser and not required to be returned to Purchaser under any circumstance; provide, however, that, in the event of Closing provided for herein, the aforesaid payment shall be credited against the Purchase Price.

4. **Title**. Seller shall convey the Property to Purchaser by Special Warranty Deed, subject to all encumbrances of record prior to April 17, 2014. In addition, if an owner's title insurance policy can be obtained without extraordinary exception or with affirmative protection over any title defect, Purchaser shall waive its objection to the title defect.

5. **Proration at Settlement and Settlement Costs**. Real estate taxes and other apportionable items (if any) will be prorated at Closing. Seller shall pay the cost of preparing the deed and ½ of title company escrow fees, if any, and Purchaser shall pay all recording costs, state and local transfer taxes, recordation taxes, fees, and closing expenses. Each party hereto shall be responsible for paying its own legal fees incurred under this Contract, whether or not Closing occurs.

6. **Eminent Domain**. In the event of a taking of the Property or any portion thereof by eminent domain after the Effective Date but before the Closing Date, Purchaser shall, within ten (10) days after the taking, either (i) terminate this Contract by written notice to Seller, in which event Purchaser shall be entitled to the return of any Non-Refundable Payments and neither party shall thereafter have any further liability to the other, or (ii) elect to proceed to settlement without a reduction in the Purchase Price, in which event Seller shall convey to Purchaser the portion of the Property not taken and shall assign to Purchaser all of Seller's right, title, and interest in any condemnation award arising from and pertaining to the taking of the Property.

7. **PROPERTY CONDITION, REPRESENTATION & WARRANTIES. PURCHASER EXPRESSLY AGREES THAT THE PROPERTY IS OR WILL BE SOLD "AS IS, WHERE IS, WITH ALL FAULTS"AND WITHOUT ANY WARRANTY OR REPRESENTATION, EXPRESS, IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO (A) ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (B) THE ACCURACY OR COMPLETENESS OF ANY MATERIAL OR INFORMATION PROVIDED BY SELLER AND (C) THE ENVIRONMENTAL CONDITION OF THE PROPERTY, PURCHASER HEREBY ASSUMING SOLE RESPONSIBILITY AND HEREBY AGREEING TO INDEMNIFY AND HOLD HARMLESS SELLER AND ITS AFFILIATES, AGENTS, DIRECTORS, MEMBERS, EMPLOYEES, SUSSCESSORS OR ASSIGNS AND ATTORNEYS ("INDEMNITEES") FROM ANY RIGHT, ACTION, CLAIM OR CAUSE OF ACTION, WHETHER AT LAW OR IN EQUITY, MADE BY PURCHASER, ITS SUCCESSORS OR ASSIGNS AGAINST ANY INDEMNITEE OR INDEMNITEES FOR THE MATTERS SET FORTH HEREIN. THE PROVISIONS OF THIS PARAGRAPH SHALL SURVIVE THE CLOSING.**

8. **Default**. If Purchaser defaults hereunder, Seller, as Seller's sole remedy, may retain the Non-Refundable Payments and the Seller expressly and unconditionally waives and releases any other claim, demand, injury, or cause of action, whether at law or in equity. If Seller defaults hereunder, Purchaser's sole remedy shall be the return of the Non-Refundable Payments and the Purchaser expressly and unconditionally waives and releases any other claim, demand, injury, or cause of action, whether at law or in equity; provided, however, that Purchaser shall have the limited right of specific performance if Purchaser (i) gives Seller notice at least ten (10) days before the Closing Date that Purchaser intends to acquire the Property and (ii) places the full Purchase Price (less the Non-Refundable Payments and adjustment for the apportionment items agreed to in this Contract and Purchaser's closing costs) in immediately available funds with the title company responsible to conduct the Closing, with instructions to the title company to deliver the funds to the Seller upon the execution, acknowledgement and delivery by Seller to the escrow agent of the deed (the form of which was previously agreed upon by Purchaser and Seller), then the Purchaser shall have the right to compel the Seller, by action for specific performance, to execute, acknowledge and deliver Seller's deed. A termination of this

Contract pursuant to the termination provisions set forth in paragraphs 2, 3, and 6 this Contract shall not be deemed to be a default of either party hereunder.

10. **Broker Representation / Miscellaneous.** Each party hereto represents that it has not involved any agent, broker, or finder in this transaction and agrees to indemnify, defend, and hold the other party harmless from any claim in connection therewith. The provisions of this Contract shall survive the Closing. The parties hereto acknowledge that neither has relied upon any verbal representation of the other and that this Contract represents the final and complete understanding between the parties. This Contract can not be modified or amended, and no waiver or any provision hereof shall be effective, unless in writing executed by the parties hereto. This Contract shall be construed, performed and enforced in accordance with the laws of the State of Maryland. The risk of loss or taking shall remain with Seller until settlement. This Contract shall inure to the benefit of and will bind the parties hereto and their respective heirs, personal representatives, successors and assigns. Purchaser may not assign its rights under this Contract without the prior written consent of Seller, which consent Seller may withhold in their sole and absolute discretion. Any such assignment to which Seller may consent shall not release Purchaser from any liability hereunder. This Contract may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Contract. Notwithstanding any other provision of this Agreement, or any agreements, contracts or obligations that may derive herefrom, nothing herein shall be construed to make the parties hereto partners or joint ventures or to render either party liable for any of the debts or obligations of the other party, it being the intention of this Contract merely to create the relationship of seller and purchaser with regard to the Property. All parties to this Contract have been represented by counsel or have had the opportunity to be so represented. Accordingly, the rule of construction of contract language against the drafting party is hereby waived by both parties. If any provision of this Contract or the application thereof is deemed unenforceable for any reason, the remainder of this Contract shall not be affected thereby and shall remain in full force and effect. Notwithstanding any mention of specific acreage in any description of the Property, the parties hereby agree that the Property is being sold in gross and not by the acre. The parties' rights and obligations hereunder shall not be affected if a subsequent survey of the Property reveals a different acreage.

12. Like-Kind Exchange. Purchaser and Seller each hereby acknowledge that the sale and purchase of the Property pursuant to this Agreement may comprise part of an independent like-kind (tax deferred) exchange under Section 1031 of the Internal Revenue Code, provided that same will not delay the Closing, cause additional expense to either party, increase either party's liabilities or obligations or otherwise modify any of the terms or provisions of this Agreement. Seller's and/or Purchaser's rights, as the case may be, under this Agreement may be assigned to a qualified intermediary for the purpose of completing such an exchange. Each party agrees to reasonably cooperate with the other party and the other party's qualified intermediary for the purpose of effectuating or facilitating such like-kind exchange.

WITNESS the following signatures and seals:

SELLER:

Wytestone Suites of Landover, L.L.C.
By_____ (SEAL)

B.R.P. of Maryland, L.L.C.
By_____ (SEAL)

PURCHASERS:

Prince George's Post Acute Real Estate, LLC
By_____(SEAL)

Exhibit A.

LEGAL DESCRIPTION

ALL those certain lots or parcels of land situate, lying and being in Kent Election District (13th Election District) in Prince George's County, Maryland, and being more particularly described as follows:

Lot Four (4) as shown on the Plat entitled "Lots 2, 3 and 4 Corporate Center" as per Plat thereof recorded among the Land Records of Prince George's Country, Maryland, in Plat Book NLP No. 126, Page No. 50.

TOGETHER WITH AND SUBJECT TO a non-exclusive right of way and easement for ingress and egress as contained in a Deed of Easement recorded in Liber 10713, folio 234.

And being more particularly described as follows:

BEGINNING FOR THE SAME at a point on the easterly right of way line of Brightseat Road, variable width, said point being the from common corner of Lots 3 and 4 as shown on the aforesaid Plat recorded in Plat Book NLP 126 at Plat No. 50, and running thence with said easterly right of way line and the outline of said Lot 4, the following courses

1. 156.95 feet along the arc of a curve, deflecting to the left, having a radius of 810.00 feet and a chord bearing North 09 degrees 36 minutes 56 seconds West 156.70 feet to a point of tangency;

2. North 15 degrees 10 minutes 00 seconds West 100.00 feet to a point of curvature;

3. 407.90 feet along the arc of a curve, deflecting to the right, having a radius of 560.00 feet and a chord bearing North 05 degrees 42 minutes 00 seconds East 398.94 feet to a point of tangency;

4. North 26 degrees 34 minutes 00 seconds East 104.13 feet to a point of curvature; and

5. 116.45 feet along the arc of a curve, deflecting to the left having a radius of 640.00 feet and a chord bearing North 21 degrees 21 minutes 15 seconds East 116.29 feet to a point; thence continuing with the outline of said Lot 4;

6. South 80 degrees 23 minutes 50 seconds East 257.51 feet to a point;

7. South 09 degrees 36 minutes 10 seconds West 160.00 feet to a point of curvature;

8. 618.44 feet along the arc of a curve, deflecting to the left, having a radius of 280.00 feet, and a chord bearing South 53 degrees 40 minutes 18 seconds East 500.18 feet to a point at the north end of the North 08 degrees 52 minutes 50 seconds East 350.65 foot easterly line of Lot 4, said point being on the westerly right of way line of the Capital Beltway, Interstate 95, 300 feet wide;

9. South 08 degrees 52 minutes 50 seconds West 350.65 feet to the easterly end of the line of division of said Lots 3 and 4; thence with said line;

10. South 89 degrees 28 minutes 40 seconds West 652.27 feet to the place of beginning.

CONTAINING 411,505 square feet or 9.4469 acres of land.

AND

Lot Nine (9) as shown on the Plat entitled "Lot 9, Corporate Center, Reservation Plat of Land for Public Use, Proposed Interchange of Capital Centre Road -- Extended and the Capital Beltway, Interstate 95", as per Plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 115, plat 28.

SAVING AND EXCEPTING THEREFROM that portion of the aforesaid Lot 9 which was dedicated to public use by virtue of that certain Plat entitled "Brightseat Road, Street Dedication, Corporate Center, Thirteenth Election District, Prince George's County, Maryland" recorded in Plat Book NLP 116 at Plat No. 80 among the Land Records of Prince George's County, Maryland. Said land also being described by metes and bounds prepared by Ben Dyer Associates, Inc. and dated January 24, 1996, as follows:

BEGINNING FOR THE SAME at a point on the east right of way line of Brightseat Road, variable width as shown on "Brightseat Road Street Dedication, Corporate Center" as per Plat thereof recorded among the aforesaid Land Records in Plat Book NLP No. 116 at Plat No. 80 at a point on the North 80 degrees 23 minutes 50 seconds West 705.09 foot line of the aforesaid Lot 9 and running thence with part of said line,

1. South 80 degrees 23 minutes 50 seconds East 698.01 feet to a point on the right of way line of the Capital Beltway, 300 feet wide, thence with said right of way with Lot 9;

2. South 08 degrees 52 minutes 50 seconds West 534.98 feet to a point; thence with the outline of the aforesaid Lot 9;

3. 618.44 feet along the arc of a curve deflecting to the right, having a radius of 280.00 feet and a chord bearing North 53 degrees 40 minutes 18 seconds West 500.18 feet to a point of tangency,

4. North 09 degrees 36 minutes 10 seconds East 160.00 feet to a point; and

5. North 80 degrees 23 minutes 50 seconds West 257.51 feet to a point on the aforesaid right of way line of Brightseat Road; thence with said right of way line;

6. 150.35 feet along the arc of a curve deflecting to the left, having a radius of 640.00 feet and a chord bearing North 09 degrees 24 minutes 43 seconds East 150.01 feet to the place of beginning, containing 280,244 square feet or 6.4335 acres of land.

AND ALSO SAVING AND EXCEPTING so much of the property as contained in a Deed dated March 2, 1997 to The State of Maryland to the use of The State Highway Administration of the Department of Transportation and recorded among the Land Records of Prince George's County in Liber 11364, folio 446 from CPBP, Inc.

The remaining lands of Lot 9 now being more particularly described as follows:

BEGINNING FOR THE SAME at a point, on the North 80 degrees 23 minutes 50 seconds West 705.09 foot line of the aforesaid Lot 9, distant 25.18 feet easterly from the easterly right of way line of Brightseat Road; variable width, as shown on "Brightseat Road Street Dedication, Corporate Center", as per Plat thereof recorded among the aforesaid Land Records in Plat Book NLP No. 116 at Plat no. 80, and running thence with part of said line,

1. South 80 degrees 23 minutes 50 seconds East 387.35 feet to a point, thence with the right of way line of Ramp B, Washington Redskins Stadium Access, Parcel 2, State Highway Administration Right of Way Plat No. 87841 the following five (5) courses;

2. South 22 degrees 24 minutes 08 seconds East 142.39 feet to a point;

3. South 19 degrees 57 minutes 36 seconds East 100.32 feet to a point;

4. South 28 degrees 09 minutes 26 seconds East 76.90 feet to a point;

5. South 58 degrees 00 minutes 00 seconds East 33.97 feet to a point; and

6. South 17 degrees 07 minutes 34 seconds East 195.16 feet to a point on the westerly right of way line of Capital Beltway, Interstate 95, 300 feet wide, said point being South 08 degrees 52 minutes 50 seconds West 534.98

foot line of said Lot 9, distant 78.90 feet northerly from the southerly end thereof; thence with part of said line,

7. South 08 degrees 52 minutes 50 seconds West 78.90 feet to the southeast corner of the aforesaid Lot 9; thence with the outline of said Lot 9,

8. 618.44 feet along the arc of a curve, deflecting to the right, having a radius of 280.00 feet, and a chord bearing North 53 degrees 40 minutes 18 seconds West 500.18 feet to a point of tangency;

9. North 09 degrees 36 minutes 10 seconds East 160.00 feet to a point; and

10. North 80 degrees 23 minutes 50 seconds West 257.51 feet to a point on the aforesaid right of way line of Brightseat Road, thence with said right of way line,

11. 137.35 feet along the arc of a curve, deflecting to the left, having a radius of 640.00 feet and a chord bearing North 09 degrees 59 minutes 44 seconds East 137.08 feet to a point, thence with the right of way line of Parcel 1 of the aforesaid State Highway Administration Right of Way Plat No. 87841;

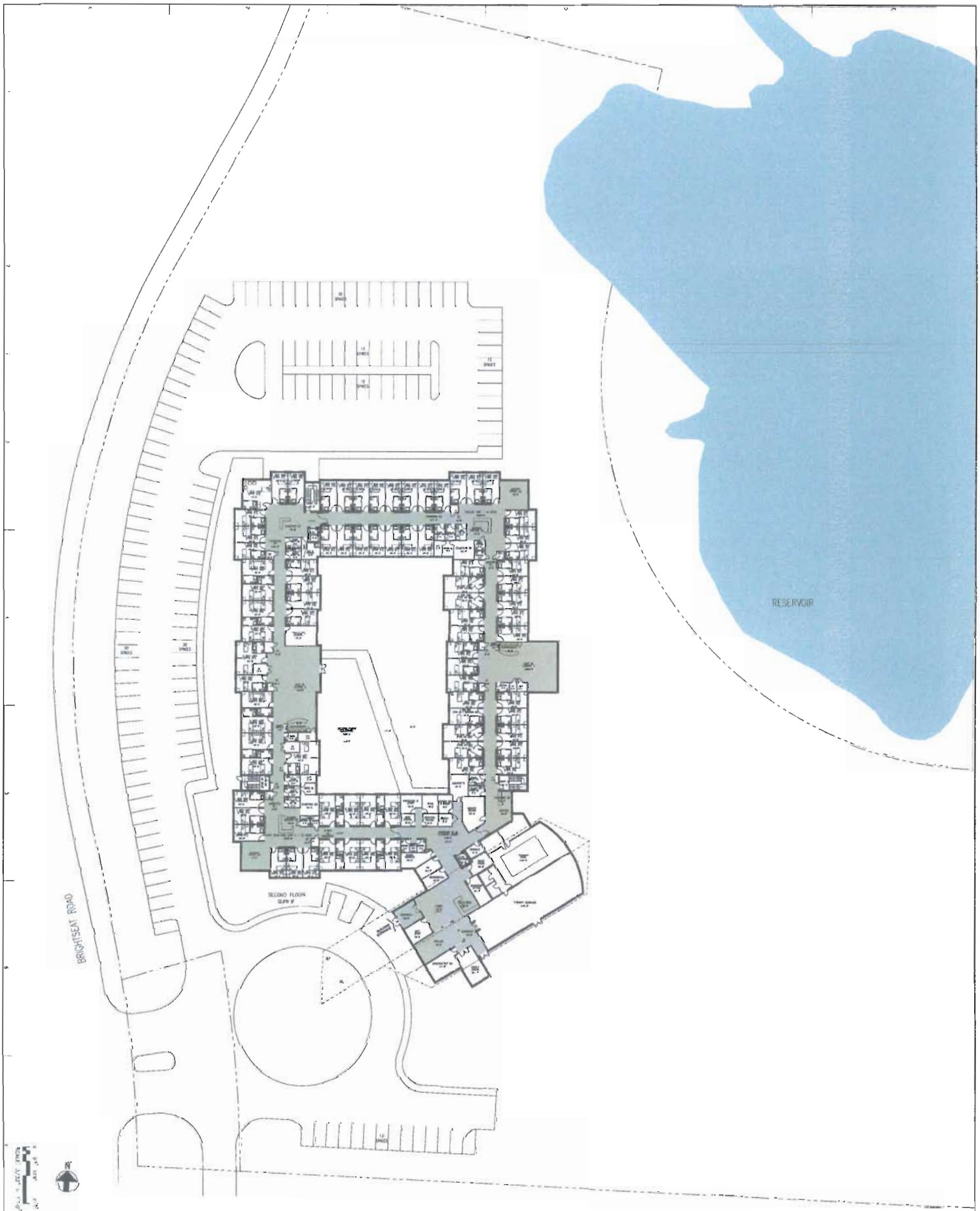
12. North 71 degrees 02 minutes 50 seconds East 27.02 feet to the place of beginning.

CONTAINING 216,450 square feet or 4.9690 acres.

G:\Dept\RE\JC\National Bank of Fredericksburg\Wytestone\Prop. Des..doc

TAB 2

Exhibit 2
Revised CON Application Exhibit 2 – Project Drawings



AS

ARCHITECTURAL SITE & SECOND FLOOR PLAN

FUTURECARE - SKILLED NURSING FACILITY

PRINCE GEORGE'S COUNTY, MARYLAND

A1

FIRST FLOOR PLAN

FUTURECARE - SKILLED NURSING FACILITY

PRINCE GEORGE'S COUNTY, MARYLAND

A2

SECOND FLOOR PLAN

FUTURECARE - SKILLED NURSING FACILITY

PRINCE GEORGE'S COUNTY, MARYLAND

GROSS FLOOR AREAS

SPACE NAME	AREA
FIRST FLOOR	34,730 SF
SECOND FLOOR	52,970 SF
	87,700 SF

OUTDOOR SPACES & AREAS

SPACE NAME	AREA
OUTDOOR TERRACE--1	517 SF
SECOND FLOOR COURTYARD	5,397 SF
FIRST FLOOR COURTYARD	9,918 SF
	15,832 SF

FIRST FLOOR GROSS AREA

SPACE NAME	AREA
FIRST FLOOR	34,730 SF

FIRST FLOOR - UNIT TYPES & FLOOR AREA

SPACE NAME	AREA
LONG TERM CARE UNIT 1 - 53 BEDS	20,888 SF

FIRST FLOOR LONGTERM CARE UNIT - 1 TYPES & AREAS

No.	SPACE NAME	AREA
11	1 BED UNIT (TYPE A1)	245 SF
3	1 BED UNIT (TYPE A3)	271 SF
4	1 BED UNIT (TYPE A4-BR)	322 SF
1	1 BED UNIT (TYPE A5 - ISOLATION RM)	271 SF
1	2 BED UNIT (TYPE B1)	401 SF
1	2 BED UNIT (TYPE B2)	456 SF
8	2 BED UNIT (TYPE B3)	307 SF
7	2 BED UNIT (TYPE B4)	307 SF
36		10,536 SF

FIRST FLOOR ONE BED UNIT TYPES & AREAS - LONGTERM CARE UNIT - 1

No.	SPACE NAME	AREA
11	1 BED UNIT (TYPE A1)	245 SF
3	1 BED UNIT (TYPE A3)	271 SF
4	1 BED UNIT (TYPE A4-BR)	322 SF
1	1 BED UNIT (TYPE A5 - ISOLATION RM)	271 SF
19		5,067 SF

FIRST FLOOR TWO BED UNIT TYPES & AREAS - LONGTERM CARE UNIT -1

No.	SPACE NAME	AREA
1	2 BED UNIT (TYPE B1)	401 SF
1	2 BED UNIT (TYPE B2)	456 SF
8	2 BED UNIT (TYPE B3)	307 SF
7	2 BED UNIT (TYPE B4)	307 SF
17		5,469 SF

FIRST FLOOR BUILDING PROGRAM & AREAS

No.	SPACE NAME	AREA
1	CENTRAL SUPPLY	251 SF
1	CHARTING 1A	193 SF
1	CLEAN LAUNDRY	626 SF
1	CLEAN UTILITY 1A	83 SF
1	CLEAN UTILITY 1B	82 SF
1	CORRIDOR 02	550 SF
1	CORRIDOR 03	176 SF
1	CORRIDOR 04	1,238 SF
1	DIALYSIS UNIT	1,768 SF
1	DRINK'G FOUT'N 2	14 SF
1	ELEV. 01 (4500#)	73 SF
1	ELEV. 02 (4500#)	73 SF
1	ELEVATOR MACH. RM.	94 SF
1	FAMILY RM. LOUNGE	307 SF
1	FOOD SERVICE	2,398 SF
1	HOUSEKEEPING	288 SF
1	I.T.	112 SF
1	JANITOR'S CL.	28 SF
1	M/E	80 SF
1	M/E	42 SF
1	M/E	60 SF
1	MAINTENANCE	288 SF
1	MECHANICAL / ELECTRICAL (M/E)	827 SF
1	MED. RM. 1A	81 SF
1	MEDICAL GAS	414 SF
1	MEDICAL RECORDS	352 SF
1	OFFICE 1A	86 SF
1	RESTRM.	57 SF
1	RESTRM.	44 SF
1	SOILED LAUNDRY	517 SF
1	SOILED UTILITY 1A	83 SF
1	SOILED UTILITY 1B	83 SF
1	SPA (1)	479 SF
1	SPA (2)	269 SF
1	ST.	30 SF
2	ST.	20 SF
1	ST.	80 SF
2	ST.	15 SF
1	ST.	11 SF
1	ST.	28 SF
1	STAFF LOUNGE	438 SF
1	STAFF RESTRM.	48 SF
2	STAFF RESTRM.	56 SF
1	STAIR 01	245 SF
1	STAIR 02	201 SF
1	STAIR 03	201 SF
1	STORAGE	339 SF
1	STORAGE	52 SF
1	STORAGE	89 SF
1	STORAGE	482 SF
1	TRASH	338 SF
54		14,871 SF

FIRST FLOOR BUILDING PROGRAM & AREAS (Resident Corridors & Areas Open to Resident Corridors)

No.	SPACE NAME	AREA
1	ACTIVITY SPACE 01	413 SF
1	CAFE & LOUNGE 1	1,298 SF
1	CHARTING 2D	126 SF
1	CORRIDOR 01	3,296 SF
1	ELEVATOR LOBBY	341 SF
1	NOURISHMENT 1	96 SF
1	NURSES STATION 1A	234 SF
7		5,773 SF

KANN PARTNERS
33 SOUTH GAY STREET, SUITE 400 | BALTIMORE, MD 21202
P 410-234-0900
F 410-539-4921
WWW.KANNPARTNERS.COM

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Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

FUTURECARE LARGO SNF

PRINCE GEORGE'S COUNTY MARYLAND

Mark	No.	Date
PRELIMINARY DESIGN		10/1/13

KANN project Number: 13035
SM CWC
PM VT
© KANN Partners, registered [illegible] Date 2013
name of Kann & Associates, Inc. DC

Sheet Title:
FIRST FLOOR UNIT COUNT & AREAS

A3

SECOND FLOOR GROSS AREA

SPACE NAME	AREA
SECOND FLOOR	52,970 SF

SECOND FLOOR - UNIT TYPES & FLOOR AREA

SPACE NAME	AREA
LONG TERM CARE UNIT 2 - 53 BEDS	20,287 SF
SKILLED UNIT - 44 BEDS	20,630 SF

SECOND FLOOR SKILLED UNIT - TYPES & AREAS

No.	SPACE NAME	AREA
35	1 BED UNIT (TYPE A1)	245 SF
4	1 BED UNIT (TYPE A3)	271 SF
4	1 BED UNIT (TYPE A4-BR)	322 SF
1	1 BED UNIT (TYPE A5 - ISOLATION RM)	271 SF
44		11,214 SF

SECOND FLOOR LONGTERM CARE UNIT - 2 TYPES & AREAS

No.	SPACE NAME	AREA
14	1 BED UNIT (TYPE A1)	245 SF
1	1 BED UNIT (TYPE A2)	413 SF
2	1 BED UNIT (TYPE A3)	271 SF
1	2 BED UNIT (TYPE B1)	401 SF
1	2 BED UNIT (TYPE B2)	456 SF
8	2 BED UNIT (TYPE B3)	307 SF
8	2 BED UNIT (TYPE B4)	307 SF
35		10,160 SF

SECOND FLOOR ONE BED UNIT TYPES & AREAS - LONGTERM CARE UNIT - 2

No.	SPACE NAME	AREA
14	1 BED UNIT (TYPE A1)	245 SF
1	1 BED UNIT (TYPE A2)	413 SF
2	1 BED UNIT (TYPE A3)	271 SF
17		4,383 SF

SECOND FLOOR TWO BED UNIT TYPES & AREAS - LONGTERM CARE UNIT -2

No.	SPACE NAME	AREA
1	2 BED UNIT (TYPE B1)	401 SF
1	2 BED UNIT (TYPE B2)	456 SF
8	2 BED UNIT (TYPE B3)	307 SF
8	2 BED UNIT (TYPE B4)	307 SF
18		5,776 SF

SECOND FLOOR BUILDING PROGRAM & AREAS

No.	SPACE NAME	AREA
1	ACTIVITIES DIR. & STORAGE	132 SF
1	ADMINIST'R	221 SF
1	ADMISSIONS	150 SF
1	BEAUTY SALON	340 SF
1	BUSINESS OFFICE	198 SF
1	CHARTING 2A	193 SF
1	CHARTING 2B	193 SF
1	CLEAN UTILITY 2A	81 SF
1	CLEAN UTILITY 2B	83 SF
1	CLEAN UTILITY 2C	82 SF
1	CLEAN UTILITY 2D	82 SF
1	CLOSET	85 SF
1	CONFERENCE RM	317 SF
1	D.O.N.	144 SF
1	DRINK'G FOUT'N 1	30 SF
2	DRINK'G FOUT'N 2	14 SF
1	ELEV. 01 (4500#)	73 SF
1	ELEV. 02 (4500#)	73 SF
1	FAMILY DINING	333 SF
1	FAMILY RM. LOUNGE	318 SF
1	GIFT SHOP	208 SF
1	HR	150 SF
2	JANITOR'S CL.	28 SF
2	M/E	60 SF
1	M/E	75 SF
1	M/E	42 SF
1	M/E & STORAGE	149 SF
1	MDS COORD.	85 SF
1	MED. RM. 2A	83 SF
1	MED. RM. 2B	81 SF
2	OFFICE 2A	86 SF
1	PHYSICIAN & STAFF	180 SF
2	RESTRM.	57 SF
2	RESTRM.	44 SF
2	RESTRM.	56 SF
1	SOCIAL WORKER	218 SF
1	SOILED UTILITY 2A	83 SF
1	SOILED UTILITY 2B	83 SF
1	SOILED UTILITY 2C	83 SF
1	SOILED UTILITY 2D	83 SF
3	ST.	28 SF
1	ST.	30 SF
3	ST.	20 SF
2	ST.	11 SF
1	ST.	15 SF
1	ST.	48 SF
2	ST.	80 SF
2	STAFF RESTRM.	48 SF
1	STAFFING COORD.	92 SF
1	STAIR 01	201 SF
1	STAIR 02	201 SF

SECOND FLOOR BUILDING PROGRAM & AREAS

No.	SPACE NAME	AREA
1	STAIR 03	201 SF
1	STORAGE	93 SF
1	THERAPY POOL	2,131 SF
1	THERAPY SERVICES	2,436 SF
1	WORK ROOM	166 SF
70		11,459 SF

SECOND FLOOR BUILDING PROGRAM & AREAS (Corridors & Areas Open to Corridors)

No.	SPACE NAME	AREA
1	ACTIVITY SPACE 2A	413 SF
1	ACTIVITY SPACE 2B	413 SF
1	CAFE & LOUNGE 1	1,298 SF
1	CAFE & LOUNGE 2	1,376 SF
1	CHARTING 2C	159 SF
1	CHARTING 2D	129 SF
1	CORRIDOR 01	343 SF
1	CORRIDOR 02 & ELEVATOR LOBBY	1,185 SF
1	CORRIDOR 03	3,411 SF
1	CORRIDOR 04	3,497 SF
1	LOBBY	975 SF
2	NOURISHMENT 1	96 SF
1	NURSES STATION 2A	234 SF
1	NURSES STATION 2B	234 SF
1	PARLOR	529 SF
1	RECEPTION	199 SF
1	SEATING	140 SF
1	VESTIBULE	236 SF
19		14,964 SF

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Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

FUTURECARE LARGO SNF

PRINCE GEORGE'S COUNTY MARYLAND

Milestone	Date
PRELIMINARY DESIGN	10/1/13

KANN Project Number	13035
SM	CWC
PM	VT
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Sheet Title:
SECOND FLOOR UNIT COUNT & AREAS

A4

TAB 3

Exhibit 3
Affirmations

I hereby declare and affirm under the penalties of perjury that the facts stated in this CON application modification and its attachments are true and correct to the best of my knowledge, information, and belief.

Leslie D. Goldschmidt
Signature

3/21/14
Date

I hereby declare and affirm under the penalties of perjury that the facts stated in this CON application modification and its attachments are true and correct to the best of my knowledge, information, and belief.

Signature _____ Date 3/21/14

I hereby declare and affirm under the penalties of perjury that the facts stated in this CON Application Modification and its attachments are true and correct to the best of my knowledge, information, and belief.

Signature

3/21/14
Date