



December 13, 2022

**Ms. Donna Jerry
c/o Green Mountain Care Board
144 State Street
Montpelier, VT 05633**

Subject: Request for a Jurisdictional Determination for a New Assisted Living Project

Dear Ms. Jerry;

We are writing to request a Jurisdictional Determination regarding our newly proposed, privately developed assisted living project – Vergennes Grand in Vergennes, VT.

Who we are and what we do.

Grand Senior Living is a developer and operator of assisted living facilities in New Hampshire, Vermont and D.C. We have many years of experiences in Vermont, having developed and managed several assisted living facilities here over the past two decades. We assist owners with their planning and operations for creating or expanding their current assisted living projects. We also own and operate our own facilities, Summercrest in Newport, NH, Abrams Assisted Living in Washington, D.C., and we presently manage Margaret Pratt Community in Bradford, VT.

What we propose to do.

We also own and operate Vergennes Residential Care in Vergennes, VT. This is a proposed project to expand and replace the current 18-bed residential care facility with an 84-bed assisted living facility, with 23 of those beds in a secure memory care wing. All beds will be licensed as assisted living with no residential care beds upon completion. We will provide assisted living services as defined under Vermont's assisted living regulations.

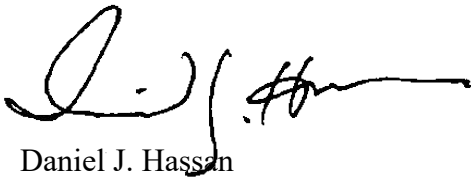
- The services include housekeeping, transportation, three meals per day, social/recreational activities, assistance with ambulating, dressing and medication management.
- All beds will be licensed as assisted living, including the 23 memory care beds, and licensed by the Department of Disabilities, Aging, and Independent Living (DAIL).
- Total project costs are anticipated to be between \$23M - \$24M
- Annual capital costs are estimated to be \$1.5M
- Annual operating costs are estimated to be \$4.35M
- We are not, nor are we affiliated with any healthcare system, organization, or provider in the state of Vermont or elsewhere.

- This is a privately funded venture between Grand Senior Living and a group of local Vermont individual investors. We are in the process of securing funding from local commercial lenders utilizing the USDA Guaranty Loan Program. The lenders and USDA have asked about the requirement for a CON, and therefore this request is being made for a formal determination.

Please feel free to contact me with any questions you have regarding this request. My contact information is below:

Grand Senior Living
c/o Daniel Hassan, President
111 Chesapeake Drive
Shelburne, VT 05482
c. (508) 813-6601
dhassan@grandseniorliving.com

Sincerely,

A handwritten signature in black ink, appearing to read 'D. J. Hassan', with a long horizontal flourish extending to the right.

Daniel J. Hassan
President