

WINDSOR NOTICE – 10/5/2022

- 1) A copy of Schedule 1 to the Purchase and Sale Agreement**

EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 10, 11, 12, 13, 14, 15 AND 16 IN BLOCK "A" OF TRACT NO. 5271, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 86, PAGES 99](#) AND 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 9 IN BLOCK "A" OF TRACT NO. 5271, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 86, PAGES 99](#) AND 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: **[5679-032-001](#), 5679-032-004, 5679-032-005, 5679-032-008 and 5679-032-016**

PLOTTED EASEMENTS

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7) A list of the primary languages spoken at the health facility or facility that provides similar health care and the threshold languages for Medi-Cal beneficiaries, as determined by the State Department of Health Care Services for the county in which the health facility or facility that provides similar health care is located.

SECTION 999.5(d)(5)(L)

(L) A list of the primary languages spoken at the health facility or facility that provides similar health care and the threshold languages for Medi-Cal beneficiaries, as determined by the State Department of Health Care Services for the county in which the health facility or facility that provides similar health care is located.

The primary languages spoken at Windsor is English. Some residents also speak Armenian and Chinese, but these residents are also fluent in English.

As of January 2022, the threshold languages for Medi-Cal beneficiaries as determined by DHCS in Los Angeles County include Arabic, Armenian, Cambodian, Cantonese, Farsi, Korean, Mandarin, Russian, Spanish Tagalog and Vietnamese.

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8) A description of the Ararat's policies, procedures, and eligibility requirements for the provision of charity care

Ararat Home of Los Angeles, Inc.
Charity Care Policy

Ararat Home of Los Angeles, Inc. ("Ararat") has adopted the following charity care policy at its communities.

1. Possibility of Alternative Arrangements. If a resident is unable to pay the Monthly Fees or other charges promptly, Ararat may, in its discretion and consistent with its financial ability to do so, extend the time to make payment or work out another alternative payment arrangement. To qualify for and maintain such alternative payment arrangement, a resident must comply with the other terms of this Policy.
2. Eligibility. A resident will not qualify for an alternative payment arrangement if he or she (i) transfers (by gift or bargain sale) his or her assets for less than their fair market value after signing the admission agreement; (ii) encumbers his or her assets or otherwise dilutes their value; (iii) made material misrepresentations as to his or her financial status in any admission documents; (iv) invests his or her assets in vehicles or takes other actions that enable the resident to qualify prematurely for Medi-Cal benefits; or (v) inappropriately spends his or her assets (e.g., by spending down, irresponsible expenditures, or waste) before or after being accepted for residency at the community, which, in Ararat's judgment, impairs the resident's ability to pay all foreseeable charges during his or her residency at the Community.
3. Application for Public Benefits. To qualify for an alternative payment arrangement, the resident must first seek the benefits of any public assistance program for which he or she qualifies, such as Social Security, SSI/SSP, Aid to the Blind, veterans' pensions, or Medi-Cal.
4. Change in Apartment. A resident seeking public assistance or a subsidy may be asked to transfer to an apartment that bears a lower monthly fee, if appropriate.
5. Increase in Assets; Preservation of Assets; Repayment Instruments. To maintain an alternative payment arrangement with Ararat, a resident must: (1) report promptly to Ararat any material increase in his or her assets (whether by gift, inheritance, appreciation in value, or otherwise) and state their value; (2) refrain from transferring, giving or selling any assets for less than their fair market value; (3) if requested by Ararat, make arrangements for the preservation and management of the resident's property by others; and (4) if Ararat deems necessary, execute promissory notes or other instruments to facilitate repayment of loans by Ararat.
6. Repayment. If a resident's financial situation improves while at the Community, Ararat's subsidy may be decreased or eliminated, as determined by Ararat in its discretion. If his or her financial situation improves to the extent that the resident is able to repay all or part of Ararat's subsidy, the resident will be asked to make repayment on terms established by Ararat.
7. Skilled Nursing Facility Residents. Ararat accepts Medi-Cal beneficiaries and accepts the financial terms of the Medi-Cal program, including its prohibition against balance billing.