



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF COMMUNITY AND HEALTH SYSTEMS

MIKE ZIMMER  
DIRECTOR

March 25, 2016

Kristie Nagle  
KP-Carmax LLC assumed name Beacon Square Northville  
Suite 230  
5480 Corporate Drive  
Troy, MI 48098

RE: Application #: AH820381235  
Beacon Square Northville  
40033 W. Eight Mile  
Northville, MI 48167

Dear Mrs. Nagle:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 109 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (248) 975-5053.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff  
Bureau of Community and Health Systems  
4th Floor, Suite 4B  
51111 Woodward Avenue  
Pontiac, MI 48342  
(586) 256-1632

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF COMMUNITY AND HEALTH SYSTEMS  
LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

**License #:** AH820381235

**Applicant Name:** KP-Carmax LLC assumed name Beacon Square Northville

**Applicant Address:** Suite 230  
5480 Corporate Drive  
Troy, MI 48098

**Applicant Telephone #:** 248-723-2100

**Authorized Representative:** Kristie Nagle

**Name of Facility:** Beacon Square Northville

**Facility Address:** 40033 W. Eight Mile  
Northville, MI 48167

**Facility Telephone #:** (248) 349-0400

**Application Date:** 01/22/2016

**Capacity:** 109

**Program Type:** AGED  
ALZHEIMERS

## II. METHODOLOGY

01/22/2016	Enrollment
01/29/2016	Contact - Document Sent Rules & Act booklets
01/29/2016	Application Incomplete Letter Sent
03/02/2016	Contact - Document Received Division Director Jay Calewarts approved one lead corporation as being the licensee representing the four tenants in common.
03/21/2016	Inspection Completed On-site
03/25/2016	Contact - Document Received Confirmation that the facility sale has been completed.

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

The facility located at 40033 W. Eight Mile Northville, MI 48167, was constructed at the northwest corner of Wayne County in 2014-2015, as a single-story home for the aged. The facility was known as Beacon Square Northville, and the new applicant intends to maintain this name. The home faces north on 8 Mile Road, bordered by a major shopping complex to the east and woods with a deep ravine to the south and west of the building. Tall decorative fencing is present in the back yard. Parking is available at the front and rear of the building.

The home is comprised of four hallways that complete a square surrounding an outdoor courtyard accessible from all four hallways via non-alarmed doors. The facility's primary exit doors leading away from the building are alarmed and require a key fob to disable the alarm. Facility windows have stops preventing the windows from being opened more than a few inches.

Beacon Square Northville has 71 resident "apartments" with a total capacity for 109 residents. The main entrance and 100-hall of resident apartments is referred to as the "Grand Haven" area of the facility. Grand Haven has 24 apartments, with 12 apartments designated for double occupancy (Specifically, rooms #101, 102, 108, 110, 112, 120, 122, 123, 125, 127, 129, and 131), for a total capacity of 36 residents. This area will serve residents requiring "assisted living."

The next area at the rear of the building with the 200-hall of apartments is known as the "Copper Harbor" area of the facility. Copper Harbor has 24 apartments with 14 apartments designated for double occupancy (Specifically, rooms #202, 203, 204, 205, 206, 207, 208, 209, 211, 213, 215, 218, 220, and 230), for a total capacity of 38

residents. According to the authorized representative Kristie Nagle, it is uncertain whether the Copper Harbor area will be designated to provide assisted living.

The next area of the building is known as “Eagle Harbor.” Eagle Harbor is designated the memory care unit intended for individuals who have been diagnosed with Alzheimer’s disease or a related condition. Eagle Harbor has 23 resident apartments with 12 apartments designated for double occupancy (Specifically, room #302, 303, 304, 305, 306, 316, 326, 327, 328, 329, 330, and 331) for a total capacity of 35 residents. Eagle Harbor has its own dining/living/activity room and laundry room. The facility also has a basement which houses mechanical components and provides an area for equipment and furniture maintenance and repair, as well as storage of maintenance equipment and supplies. There are two access points to the facility’s roof; one in Copper Harbor and one in Eagle Harbor.

The fourth hallway is known as the “Amenities Area”. This hallway includes the main kitchen, staff lounge, a small theater, a chapel and a physical therapy room.

Emergency pull cords are present in all bathrooms, to call for staff assistance when needed. Residents will also be provided electronic pendants to wear. Pressing the pendant’s button will alert staff to the resident’s need for attention. Resident rooms are equipped with motion detectors and door alarms that can be activated; if it is determined the resident requires this type of monitoring. The facility’s monitoring system also includes moisture sensors that can be activated, if needed, to alert staff when incontinence occurs in a resident’s bed. This system allows the resident a good night’s rest and no need for scheduled brief checks to prevent skin breakdown. The facility’s monitoring system also includes video cameras in the hallways, in common areas and at doors.

The facility is equipped with a fire suppression system and a generator in the event of a power failure. The facility has public water and sewage. On 11/10/2015, Larry DeWachter, State Fire Marshall Inspector with the Department of Licensing and Regulatory Affairs Bureau of Fire Services provided approval of the fire safety system.

## **B. Program Description**

Beacon Square Northville was previously owned and operated as a licensed home for the aged. It is now owned by four tenants in common: KP-Carmax LLC, HL-Carmax LLC, Cedarbrooke-Carmax LLC and Nastic One LLC. According to a business entity search of Michigan’s Department of Licensing and Regulatory Affairs, all four owners KP-Carmax LLC, HL-Carmax LLC, Cedarbrooke-Carmax LLC and Nastic One LLC are registered as Foreign Limited Liability Companies, each with the same formation date of 02/08/216, and the jurisdiction of origin being Delaware.

The application for home for this home for the aged licensure lists KP-Carmax LLC, as the lead corporation for the four owners. KP-Carmax LLC has a registered assumed name of Beacon Square Northville and requests to use this name as the licensee.

KP-Carmax LLC, assumed name Beacon Square Northville, has entered into a management agreement with Beacon Square Management LLC. According to a business entity search of Michigan's Department of Licensing and Regulatory Affairs, Beacon Square Management LLC is a Domestic Limited Liability Company with a formation date of 12/10/2012, the jurisdiction of origin being Michigan and it was formerly registered with the name Beacon Square Northville LLC. According to the management agreement, Beacon Square Management LLC will be responsible for the day-to-day operation of the facility, on behalf of the licensee.

Beacon Square Northville, as a licensed home for the aged, will provide room, board, and supervised personal care to unrelated, nontransient, individuals aged 60 years of age or older. The facility also represents to the public the provision of services to individuals with Alzheimer's disease or related conditions. Initial and ongoing training is provided to all staff including specialized training for those working in the memory care unit.

Beacon Square Northville has a strict no smoking policy and there will be no smoking allowed by residents, staff or visitors in the facility or on the property.

Beacon Square Northville is a pet friendly community. According to the facility's policy, one dog or cat weighing no more than 35 lbs. will be permitted, provided that the resident is capable of caring for their pet.

Beacon Square Northville does not provide residents personal or medical transportation services. However, staff will assist residents in scheduling medical and dental appointments using transit transportation, if requested.

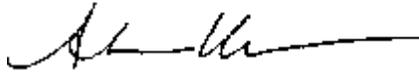
The facility will hold no resident funds; therefore no surety bond is required.

## **B. Rule/Statutory Violations**

Technical assistance was provided to the applicant's authorized representative of Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a home for the aged. The facility is in substantial compliance with home for the age public health code and administrative rules.

**IV. RECOMMENDATION**

Issuance of a 6-month temporary license to this home for the aged for both aged and Alzheimer's programs is recommended.



03/25/2016

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Andrea Krausmann  
Licensing Staff

Date

Approved By:



3/25/16

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Betsy Montgomery  
Area Manager

Date