



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

SHELLY EDGERTON  
DIRECTOR

April 4, 2017

Shahid Imran  
Investors Lands Holding LLC  
3901 Fortune Boulevard  
Saginaw, MI 48609

RE: Application #: AL250382511  
Hampton Manor Davison 2  
10222 Lapeer Road  
Davison, MI 48423

Dear Mr. Imran:

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 20 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 (810) 787-7031.

Sincerely,

A handwritten signature in cursive script that reads "Crecendra Brown".

Crecendra Brown, Licensing Consultant  
Bureau of Community and Health Systems  
4809 Clio Road  
Flint, MI 48504  
(810) 931-0965

Enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AL250382511
<b>Applicant Name:</b>	Investors Lands Holding LLC
<b>Applicant Address:</b>	3901 Fortune Boulevard Saginaw, MI 48609
<b>Applicant Telephone #:</b>	(989) 714-5007
<b>Administrator/Licensee Designee:</b>	Shahid Imran
<b>Name of Facility:</b>	Hampton Manor Davison 2
<b>Facility Address:</b>	10222 Lapeer Road Davison, MI 48423
<b>Facility Telephone #:</b>	(989) 971-9610
<b>Application Date:</b>	04/18/2016
<b>Capacity:</b>	20
<b>Program Type:</b>	PHYSICALLY HANDICAPPED AGED

## II. METHODOLOGY

04/18/2016	Enrollment
04/26/2016	Contact - Document Received BCAL 1326 Lic.record clearance req and MSP RI-030 Livescan Fingerprint Bk.Ck. request for S.Imran. IRS Federal ID number letter.
04/28/2016	Contact - Document Sent rules and act
04/28/2016	Contact - Document Sent Fire Safety String
04/28/2016	Inspection Report Requested - Fire
04/28/2016	Inspection Report Requested - Health invoice 1025642
04/28/2016	File Transferred To Field Office Flint/Genesee
05/13/2016	Application Incomplete Letter Sent
11/23/2016	Inspection Completed-Fire Safety : D BFS-152823 - 50% completion
03/21/2017	Inspection Completed On-site
03/21/2017	Inspection Completed-Env. Health : A
04/04/2017	Application Complete/On-site Needed
04/04/2017	Recommend License Issuance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Hampton Manor Davison 2 is located at 10222 Lapeer Road, Davison in Genesee County. The physical plant is a one-level vinyl and brick-sided structure with no basement. It consists of a living room, dining room, kitchen, office, salon, spa room, library, laundry room, and 20 single-occupancy resident bedrooms. There are two separate public restrooms and each resident's bedroom has their own private bathroom with a walk-in shower and a closet. The driveway has adequate parking for staff and visitors.

The furnace and hot water heater are located on the main floor in a 1-hour protected enclosure with a 1¾ inch solid core door equipped with an automatic self-closing device. The laundry room is located in the back of the facility. The facility is equipped with interconnected, hardwire smoke detection system, with battery back-up, which was installed by a licensed electrician and is fully operational.

The facility has a public water and sewer system. The facility is also connected to the municipal water supply. The facility was determined to be in substantial compliance with all applicable licensing rules pertaining to environmental health.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Total Square Footage	Total Resident Beds
Bedroom 1	640	1
Bedroom 2	640	1
Bedroom 3	612	1
Bedroom 4	612	1
Bedroom 5	377	1
Bedroom 6	377	1
Bedroom 7	612	1
Bedroom 8	612	1
Bedroom 9	612	1
Bedroom 10	377	1
Bedroom 11	377	1
Bedroom 12	377	1
Bedroom 13	390	1
Bedroom 14	377	1
Bedroom 15	377	1
Bedroom 16	377	1
Bedroom 17	612	1
Bedroom 18	612	1
Bedroom 19	612	1
Bedroom 20	377	1

The living, dining, and sitting room areas measure a total of 1873 square feet of living space. This exceeds the minimum of 35 square feet per resident requirement.

The home has four separate and independent means of egress to the outside. The means of egress were measured at the time of the initial inspection and exceed the 30 inch minimum width requirement. The required exit doors are equipped with positive latching non-locking against egress hardware. All the bedroom and bathroom doors have conforming hardware and proper door width. This home is wheelchair accessible.

The bedrooms have the proper means of egress as required by R 400.15508. The interior of the home is of standard lath and plaster finish or equivalent in all occupied areas. The home meets the environmental and interior finish requirements of rules R 400.15401, R 400.15402, R 400.15403, R 400.15405, R 400.15406 and R 400.15407.

Based on the above information, it is concluded that this facility can accommodate **20** residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

## **B. Program Description**

The applicant, Investors Lands Holdings LLC, submitted a copy of the required documentation. Admission and discharge policies, program statement, refund policy, personnel policies, and standard procedures for the facility were reviewed and accepted as written. The applicant intends to provide 24-hour supervision, protection and personal care to twenty (20) male or female adults whose diagnosis is aged and/or physically handicapped in the least restrictive environment possible. The program will include social interaction skills, personal hygiene, personal adjustment skills, and public safety skills. An assessment plan will be designed and implemented for each resident's social and behavioral developmental needs.

If required, behavioral intervention and crisis intervention programs will be developed as identified in the assessment plan. These programs shall be implemented only by trained staff, and only with the prior approval of the resident, guardian and the responsible agency.

Investors Lands Holdings LLC will ensure that the resident's transportation and medical needs are met. Investors Lands Holdings LLC has transportation available for residents to access community-based resources and services. The facility will make provision for a variety of leisure and recreational equipment. It is the intent of this facility to utilize local community resources including public schools and libraries, local museums, shopping centers, and local parks.

## **C. Applicant and Administrator Qualifications**

On 04/18/2016, Investors Lands Holdings LLC submitted an application to provide foster care services to twenty adults at 10222 Lapeer Road, Davison, Michigan.

The applicant, Investors Lands Holdings LLC, which is a "Michigan Domestic Limited Liability Company", was established in Michigan, on 04/04/2016. The company is an experienced adult foster care provider, currently operating several licensed adult foster care facilities in the State of Michigan. The applicant submitted a financial statement and established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility. The applicant has a board of directors that oversee the company.

Investors Lands Holdings LLC submitted a written statement naming Shahid Imran as the licensee designee and as the facility administrator. Shahid Imran submitted a licensing record clearance request that was completed with no LEIN convictions recorded. He also submitted a medical clearance request with statements from a physician documenting his good health and current TB-test negative results. Shahid Imran has provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

The staffing pattern for the original license of this 20-bed facility is adequate and includes a minimum of 1 staff to 15 residents per shift. All staff shall be awake during sleeping hours.

The applicant acknowledges an understanding of the training and qualification requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff 1 to 15 resident ratios.

The applicant acknowledged an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, “direct access” to residents or the resident information or both. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website ([www.miltcpartnership.org](http://www.miltcpartnership.org)), L-1 Identity Solutions™ (formerly Identix ®), and the related documents required to be maintained in each employees record to demonstrate compliance.

The applicant acknowledges an understanding of the administrative rules regarding medication procedures and that only those direct care staff that have received medication training and have been determined competent by the licensee, can administer medication to residents. In addition, the applicant has indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

The applicant acknowledges their responsibility to obtain all required documentation and signatures that are to be completed prior to each direct care staff or volunteer working with residents. In addition, the applicant acknowledges their responsibility to maintain a current employee record on file in the home for the licensee, administrator, and direct care staff or volunteer and the retention schedule for all of the documents contained within each employee’s file.

The applicant acknowledges an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. The applicant indicated that it is their intent to achieve and maintain compliance with these requirements.

The applicant acknowledges an understanding of the administrative rules regarding the written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause. The applicant has indicated their intention to

achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee and/or visitor.

The applicant acknowledges an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply.

The applicant acknowledges their responsibility to obtain all of the required forms and signatures that are to be completed prior to, or at the time of each resident's admission to the home as well as the required forms and signatures to be completed for each resident on an annual basis. In addition, the applicant acknowledges their responsibility to maintain a current resident record on file in the home for each resident and the retention schedule for all of the documents contained within each resident's file.

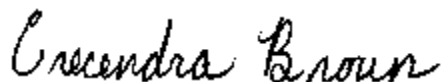
The applicant acknowledges their responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

#### **D. Rule and Statutory Violations**

The applicant was in compliance with the licensing act and administrative rules related to the physical plant. Compliance with administrative rules related to quality of care will be assessed during the temporary license period.

#### **IV. RECOMMENDATION**

I recommend issuance of a temporary license to this AFC adult large group home (capacity 13-20).



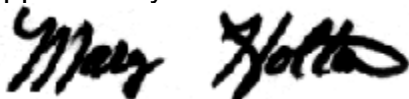
April 4, 2017

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Crecendra Brown  
Licensing Consultant

Date

Approved By:



April 5, 2017

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Mary E Holton  
Area Manager

Date