



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

August 29, 2025

Flora Khaimov
WG Kinghaven SH, LLC
Suite 100
300 E. Market Street
Louisville, KY 40202

RE: Application #: AH820401136
Atria Kinghaven
14800 King Road
Riverview, MI 48193

Dear Mrs. Khaimov:

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 184 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 (517) 335-5985.

Sincerely,

A handwritten signature in cursive script that reads "Brender Howard".

Brender Howard, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH820401136
Applicant Name:	WG Kinghaven SH, LLC
Applicant Address:	Suite 100 300 E. Market Street Louisville, KY 40202
Applicant Telephone #:	(502) 779-4700
Authorized Representative/ Administrator/Licensee Designee:	Flora Khaimov
Name of Facility:	Atria Kinghaven
Facility Address:	14800 King Road Riverview, MI 48193
Facility Telephone #:	(734) 479-5900
Application Date:	08/09/2019
Capacity:	184
Program Type:	AGED

II. METHODOLOGY

08/09/2019	Enrollment
08/14/2019	Application Incomplete Letter Sent Application needs to check the 1605 boxes and a 1326 for Flora
09/26/2019	Contact - Document Received 1326 & updated app
09/26/2019	Contact - Document Sent 1605 sent
09/26/2019	File Transferred to Field Office Grand Rapids
10/03/2019	Application Incomplete Letter Sent requested p and p
10/24/2019	Comment B. Zabitz had a phone conference with the corporate legal team responsible for licensing documents for document review.
11/01/2019	Contact - Document Received No funds for residents will be held - per AR F. Khaimov letter
05/08/2020	Contact - Document Sent Email to AR Flora Khaimov re: status of paperwork due to Barbara Zabitz.
05/11/2020	Contact - Document Received Email from AR F. Khaimov that she will check into documentation due to B. Zabitz
05/18/2020	Contact - Document Received Flora Khaimov AR emailed that "Regional Vice President" will be following up on documentation to be submitted. I asked who this individual is and contact information. Also asked is this new construction or a conversion.
05/18/2020	Contact - Document Received AR F. Khaimov said the Regional Vice President Linda Marshall will be submitting the required documentation for licensure. linda.marshall@atriaseniorliving.com
05/18/2020	Contact - Document Sent Email to Regional VP linda.marshall@atriaseniorliving.com asking when items listed on #8 of the application incomplete

	letter will be submitted, also a reliable phone number to reach her during regular business hours. CC: AR F. Khaimov & B. Zabitz
05/18/2020	Contact - Document Received Linda Marshall Regional Vice President emailed back that their legal department would be submitting required documentation tomorrow.
05/28/2020	Comment Documents for sister facility Atria Park of Ann Arbor were reviewed and approved 12/23/2019. Facility is using those same documents where applicable. Documents that are substantially different reviewed, approved and uploaded to file in shared drive
06/02/2020	Contact - Document Received Adam Krouse BFS Plan Reviewer wrote a fire alarm contractor submitted a project for this location, but the owner still needs to get an architect/engineer involved to submit floor plans, etc for the building. The fire alarm only submission is not sufficient. This is for BFS only; certainly, HFES will need submittals as well.
06/04/2020	Contact - Document Sent Emailed AR/admin F. Khaimov that Adam Krouse BFS plan reviewer wrote a fire alarm contractor submitted a project for this location, but the owner still needs to get an architect/engineer involved to submit floor plans, etc for the building. The fire alarm only submission is not sufficient. This is for BFS only; certainly HFES will need submittals as well.
11/30/2020	Plan Review Received HFES plan review dated 11/26/20 Kasra Zarbinian - reads, please provide an itemized response to each of the above comments. Include any revised drawings and specifications to illustrate the changes.
06/16/2021	Inspection Completed-Fire Safety : D Disapproved by Larry DeWachter BFS supervisor
06/20/2025	Inspection Completed – Fire Safet
07/01/2025	Occupancy Approval (AH ONLY) Completed by Health Facilities Engineering Section (HFES) engineer Austin Webster. Also provided room sheets of 184 beds.
07/23/2025	Inspection Completed On-site

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Atria Kinghaven is a three-story building initially occupied as an unlicensed facility. It is a three-story building that housed 102 private rooms and 41 semi-private rooms. In 2021, the owner applied for home for the aged licensure for the entire structure. This community is located in the city of Riverview, Michigan, which is centrally located in Wayne County.

Atria Kinghaven offers spacious independent senior apartments in Riverview, Michigan with suites, studio, and one and two-bedroom floor plans. Each apartment features a kitchen, individual thermostat control and an emergency alert system, and private patio or balcony options are available. Each room has linen closet, storage closet, coat closet, kitchen with a stove and a full size refrigerator. The bathrooms are equipped with an emergency cord, sink and a tub with grab bars.

Atria Kinghaven has residential units with a total approved capacity of 184 resident beds. The basement houses the staff break room, the main kitchen, and commercial laundry area that serve the home for the aged. The main entrance doors are locked at night when there is no receptionist on duty. All exit doors are equipped with numbered keypads that can be unlocked with staff assistance. There are elevators and three sets of stairs within the home for the aged.

There are 46 residents' rooms on the first floor: Rooms 100-107, 110-112, 115-119, 121, 123-127, 130-132, 135-136, 138-139, 141-145 (single occupancy) and Rooms 108-109, 113-114, 120, 122, 133-134, 137, 140, 146-147 (double occupancy).

There are 48 residents' rooms on the second floor: Rooms 200-207, 210-212, 217-221, 224-231, 234-236, 241-245 (single occupancy) and Rooms 208-209, 215-216, 222-223, 232-233, 237, 239-240, 246-247 (double-occupancy). Each resident room has a private balcony or a patio. There are two studio apartments on the second floor.

There are 49 residents' rooms on the third floor: Rooms 301-307, 311-312, 317-321, 324-331, 334-336, and 341-350 (single occupancy); Rooms 308-309, 313, 315-316, 322-323, 332-333, 327, 340, and 346-349 (double occupancy). There are two studio apartments on the third floor.

Studio apartments do not have balconies or patio.

All hallways have a laundry room for residents only. There is a total of six laundry rooms and a main laundry room located in the basement of the building.

There are no two persons assist or Hoyer lifts in the facility. The staff is based on acuity. There are three shifts: morning shift from 7-3, evening shift 3-11 and midnight shift 11-7. A receptionist is at the front desk seven days a week from 7-7. After seven the front door is locked. The current staff consists of four aides and two medication technicians on the first shift, four aides and one medication technician on the second shift and one aide and one medication technician on the midnight shift.

All residents' rooms are equipped with individual HVAC thermostat controls. With the exception of certain visitor bathrooms, pull cords are present in all bathrooms to summon assistance from staff. Residents are provided with emergency call pendants. Activation of this emergency call system will notify staff by way of a pager system planned to be implemented.

The facility has a billiard room, activity room, exercise room, a great room and a theater room for entertainment for the residents.

The facility has its own dining room with a meal service area, a staff office/desk area, laundry room, and activity space. Meals are prepared in the main kitchen by a contract company who prepare the meals on site. Meals are served in restaurant style where residents can order what they want off the posted menu. Each resident is given a menu as well as the menu being posted on the wall.

A bed and bedside table along with towels, washcloths, and bedding are available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort. The facility is equipped with a whole home fire suppression system. Residents of a home for the aged are expected to "shelter-in-place" in case of fire. If smoke and/or fire are present within the residents' immediate area, then those residents move to the adjacent unaffected smoke compartment/safe area of refuge. Residents evacuate the building if/when determined necessary by the fire department. This facility has city water and sewer.

The facility is equipped with a whole home fire suppression system. Residents of a home for the aged constructed to health care facility standards are expected to "shelter in-place" in case of fire. Residents evacuate the building if/when determined necessary by the fire department.

Bureau of Fire Services state fire marshal inspector Larry Dewatcher conducted an inspection of the facility on 6/16/2021 and rechecked inspection by Gordon Poyhonen for the current licensee on 6/20/2025 and issued an acceptable fire safety certification.

The home has a diesel fueled 100-kilowatt emergency generator that meets compliance to MCL333.21335 to provide lighting in all residents' rooms, all entrances and exits and to operate equipment to maintain fire detection, alarm, and extinguishing systems, telephone switchboards, heating plant controls, and other

critical mechanical equipment essential to the safety and welfare of the residents, personnel, and visitors.

On 07/23/2025, I conducted an on-site inspection of the building with licensee authorized representative/administrator Flora Khaimov and found the facility compliant with state licensing laws and administrative rules.

B. Program Description

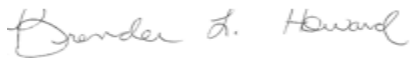
The property is owned by WG Kinghaven SH, LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed WG Kinghaven LLC is a foreign limited liability company with a Delaware organization date of 11/12/2010, and a Michigan qualification date of 03/16/2011. WG Kinghaven SH, LLC filed a certificate of assumed name Atria Kinghaven under which business is to be transacted on 07/19/2011. As a licensed home for the aged, Atria Kinghaven proposes to provide room, board, and supervised personal care to individuals aged 55 and older. Initial and ongoing training will be provided for all staff. Atria Kinghaven will have an activity director and will provide transportation to residents upon request. WG Kinghaven SH, LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

C. Rule/Statutory Violations

The study has determined substantial compliance with Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged.

IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued. The terms of the license will enable the licensee to operate a home for the aged with 184 licensed beds and programs for aged.



08/29/2025

Brender Howard
Licensing Staff

Date

Approved By:



08/29/2025

Andrea L. Moore, Manager
Long-Term-Care State Licensing Section

Date