



Mayberry Gardens Operational Plan

About Mayberry Gardens: Mayberry Gardens offers assisted living and memory care in the senior living community, offering wonderful care at an affordable price. Mayberry Gardens originally opened its doors in 1999 in Garland, TX. At the time, not many options existed for seniors needing care but who were not ready for skilled nursing. Scott Mayberry, his brother Kevin, and their father Lynn had a vision of a place that provided assistance to Seniors in a homelike environment with a community feel. After opening with 4 homes and over the years Mayberry Gardens Garland, TX has expanded to 11 homes and an activity center on property. In 2015 Mayberry Gardens expanded and completed construction opening doors to its 2nd location in Denton, TX.

Adrian Hewitt and Wes Staub joined the ownership group helping the business and driving the recently completed expansion into Denton, TX. The location in Denton, TX has been very well received and leased to 90% occupancy within 8 months and has stayed above ever since.

The Homes: Mayberry Gardens is designed to look at feel like you are "at home." We consistently receive very positive feedback from visitors at Mayberry Gardens mentioning that each building looks and feels "just like home." Our business philosophy has always been to provide a high level of care to elderly residents in a safe, clean and warm homelike environment. Along with our exceptional care we pride ourselves on providing beauty inside and outside. At Mayberry Gardens Grand Prairie there will be areas for residents to enjoy park benches, walking paths, and beautifully landscaped areas that give it a park like setting. The property is fenced with a wrought iron fence that serves the purpose of keeping our residents safe, but still able to look out unobstructed into the natural areas and the beautiful neighborhoods, trees, and wildlife surrounding the property. Mayberry Gardens offers an all-inclusive, very competitive price that assists in taking a lot of stress and worry away from Seniors planning for their future.

The homes at Mayberry Gardens-Grand Prairie will be designed after our Denton, TX location and will accommodate up to 16 residents per home in 5 homes roughly 8,000 sq ft each. Each home has a central kitchen, dining room, and large front porch for residents to enjoy. Each home will be individually licensed through the Department of Aging and Disability and residents of similar abilities, skills, and aptitudes will be grouped in homes according to their abilities and needs. There will also be an Amenity Center on property that will consist of a large activity space for the residents, administration and management offices, and property storage.

Staff. Mayberry Gardens never closes, employing roughly 50 staff when reaching steady occupancy. We staff each home with a manager, caregivers, cooks, and attendants that will provide 24 hour care, basic

Exhibit C - Operational Plan

Page 2 of 3

meals, and help with activities of daily living such as showering, dressing, personal grooming, medication management and laundry. Staff do not live on site at Mayberry Gardens but work in 8 to 12-hour shifts and a staff member is always available 24 hours a day inside each home. There is a full time Activity Director and activities will be offered to each resident in the homes and in our activity center including things like socials, parties, musical performances, pet therapy, arts and crafts, movie nights, karaoke, etc.

Mayberry Gardens from time to time may receive deliveries from suppliers like Sam's Club, Wedge Supply Company, and Wal-Mart, but functions more as a residential home instead of a bulk commercial facility. The majority of food and supplies are purchased online at Wal-Mart and picked up by staff members in a personal or company car. On rare occasions do deliveries come by large trucks.

Why Grand Prairie? Grand Prairie has been on the radar of our ownership group for many years. Grand Prairie has a large population of seniors who are very underserved and have limited options for assisted living. The demographics of Grand Prairie fit right along with the targets and demographics of our existing locations in Garland and Denton. The ownership team feels very strongly that there are many seniors who could benefit from our approach to assisted living and who are underserved or cannot afford other options and are unsafe or can no longer meet their own needs in their current living conditions.

Mayberry Gardens has been able to have a positive impact on the senior community in both Garland and Denton and has a solid reputation in each of these communities. Workers and Administrators at these locations provide volunteer service to the community, serve on some non-profit boards, and provide training to other assisted living managers throughout the state of TX.

Mayberry Gardens fully expects to add value to the seniors and surrounding communities, add jobs, and be involved and a respected business in the wonderful community of Grand Prairie, TX.

Development Review Response To Comments

Current Planning: Item 6.

House 2 will be designated as a memory care home. Our memory care home will be licensed as a Type B Assisted Living Home and will have a special certification as a Certified Alzheimer's and Dementia Home. To receive this special certification, staff must go through additional training, the home must be locked and secured, and a specific activity program must be offered to residents including a mix of cognitive, social, and personal care activities.

This home will function similarly as other homes but will have an increased staff to resident ratio and a specially designed activity program and activity director that will tailor activities to meet the resident's needs on a more individual basis and help to prevent negative behaviors like wandering, anxiety, and aggression.

Despite providing care for residents with Alzheimer's and Dementia, this home will not provide full time medical care or nursing services. Services offered are assistance with activities of daily living such as bathing, dressing, and grooming. Residents needing full time medical care are better suited to transfer to a long-term care facility or skilled nursing.

The home will have an electromagnetic lock on the front door and back courtyard gate that are tied to our fire detection system and will automatically open when an alarm is sounded. This feature helps provide a secure environment for residents who struggle with wandering and elopement. This home will also have an additional room dedicated as a quiet room for relaxation and stress release if residents exhibit anxiety or stress.

A gated courtyard is provided for residents in this home which will allow them to enjoy outdoor features in an environment that reduces the risk of wandering and elopement.

Current Planning Item 7

Meal times at Mayberry Gardens are the best times of the day and are at 8:15am, 12:15pm and 5pm. Mayberry Gardens does not offer restaurant style dining. We pride ourselves on making simple, delicious, easy to prepare home cooked meals that you would eat in your own home, see attached menu. In our Garland and Denton locations these meals are prepared in simple residential style kitchens using residential stoves, ovens, and microwaves. Food items such as french fries, bacon or sausage are generally cooked and heated in the oven or microwave and not fried. A standard size home freezer and refrigerator are provided in every kitchen. Each home at Mayberry Gardens accommodates up to 16 residents (normally 15) and residents eat meals together in the dining room of the home they live in. Meals are not served to residents inside their rooms to encourage them get out of their rooms and socialize. All meals are served in the dining room area inside each home.

Mayberry Gardens accommodates some dietary restrictions like a low sugar or a low sodium diet. Salt is not added to foods during cooking and we purchase low sodium products. We do not accommodate gluten-free diets or other special diets.