

Louis J. Capozzi, Jr., Esquire*
Daniel K. Natirboff, Esquire
Donald R. Reavey, Esquire
Craig I. Adler, Esquire**
Andrew R. Eisemann, Esquire***
Mark Gyandoh, Esquire**
Bruce G. Baron, Esquire
Brandon S. Williams, Esquire
Nicholas J. Luciano, Esquire
Lisa W. Basial, Esquire
Gabrielle P. Kelerchian, Esquire**
Garrett H. Rothman, Esquire, of Counsel
Donna M. Desfor, Esquire, of Counsel
Salomon V. Bagdadi, Esquire, of Counsel +
Timothy T. Ziegler, Reimb. Analyst
Karen L. Fisher, Senior Paralegal
Linda Gussler, Paralegal
Kelly A. Galski, Paralegal
Lauren J. Phillips, Paralegal
Jessica L. Murphy, Paralegal

*(Licensed in PA, NJ, and MD)

** (Licensed in PA and NJ)

*** (Licensed in PA and NY)

+ (Licensed in FL)

Capozzi Adler, P.C.

Attorneys at Law



Primary Office:
2933 North Front Street
Harrisburg, PA 17110
Telephone: (717) 233-4101
Facsimile: (717) 233-4103

Mid-Penn Abstract Company:
355 N. 21st Street, Suite 205
Camp Hill, PA 17011
Telephone: (717) 234-3289
Facsimile: (717) 234-1670

Philadelphia Office:
312 Old Lancaster Road
Merion Station, PA 19066
Telephone: (610) 890-0200
Facsimile: (717) 233-4103

www.capozziadler.com

January 7, 2022

Cheryl Bettigole, M.D., M.P.H.
Health Commissioner
City of Philadelphia
Department of Public Health
1101 Market Street (13th floor)
Philadelphia, PA 19107
Email: gethealthyphilly@phila.gov

Michael Decker, Clerk of Council
Philadelphia City Council
City Hall Room 402
1400 JFK Boulevard
Philadelphia, PA 19107
Email: michael.decker@phila.gov

RE: NOTICE OF INTENT TO ACQUIRE PHILADELPHIA LONG-TERM CARE FACILITY
Restore Health at University City, 3609 Chestnut Street, Philadelphia, PA 19104
Phila. Code § 6-409(2)

Dear Commissioner Bettigole and Clerk of Council Decker:

This Notice is being sent on behalf of Chestnut Nursing and Rehabilitation LLC d/b/a Restore Health at University City (Present Operator) and University City Operator, LLC d/b/a University City Rehabilitation and Healthcare Center (New Operator); and constitutes their joint notice pursuant to City of Philadelphia Ordinance § 6-409, as revised June 9, 2021 (the "Ordinance") of their intent to transfer to license to operate this long-term care facility from the Present Operator to the New Operator effective March 1, 2022.

The following additional information is being furnished in accordance with the Ordinance:

I. NAME AND ADDRESS OF THE FACILITY:

Restore Health at University City, 3609 Chestnut Street, Philadelphia, PA 19104

II. NAME, ADDRESS AND DESCRIPTION OF THE CORPORATE ORGANIZATIONAL STRUCTURE OF THE LEGAL ENTITY SEEKING TO OBTAIN AN OWNERSHIP INTEREST AND/OR LICENSE WITH RESPECT TO THE FACILITY:

University City Operator, LLC d/b/a University City Rehabilitation and Healthcare Center
3609 Chestnut Street, Philadelphia, PA 19104 (post-closing address)

University City Operator, LLC is a Pennsylvania Limited Liability Company.

Its current mailing address is 1608 Route 88, Suite 200, Brick, NJ 08724.

University City Operator LLC has three members: Quinto Nexgen LLC, UKR Nexgen LLC and another LLC with only a 1.4% interest.

Quinto Nexgen LLC holds a 78.6% direct interest in the applicant as a member of University City Operator LLC. Quinto Nexgen LLC is a New Jersey Limited Liability Company with a business address 1608 Route 88, Suite 200, Brick, NJ. This LLC is composed of two members: Tryko Nexgen Holdings LLC and RSBRMK Holdings LLC.

UKR Nexgen LLC holds a 20 % direct interest in the applicant as a member of University City Operator LLC. UKR Nexgen, LLC is a New Jersey limited liability company. Its principal place of business is 75 Shady Lane drive, Lakewood, NJ 08701. It is comprised of two members: UAK 2020 Irrevocable Trust (99.999%) and an individual with 0.001%..

UAK 2020 Irrevocable Trust holds a 19.9998% indirect interest in the applicant as a member of UKR Nexgen LLC. Its mailing address is 1608 Route 88 (Ste 200), Brick, NJ 08724

RSBRMK Holdings LLC holds a 21.80364% indirect interest in the applicant as a member of Quinto Nexgen LLC. RSBRMK Holdings LLC is a New Jersey limited liability company. The address for this LLC is 44 Lisa Court, Lakewood, NJ 08701. It is comprised of two members NFR 2020 Irrevocable Trust (99.999%) and an individual with 0.001%.

NFR 2020 Irrevocable Trust holds a 21.8034% indirect interest in the applicant as a member of RSBRMK Holdings LLC. The mailing address for the Trustee is 1608 Route 88 (Ste 200), Brick, NJ 08724.

Tryko Nexgen Holdings LLC holds a 56.79636 % indirect interest in the applicant as a member of Quinto Nexgen LLC. This LLC is a New Jersey limited liability company. Its principal place of business is 1608 Route 88, Suite 200, Brick, NJ 08724. This LLC is composed of three members: YR Nexgen Trust, SK Nexgen Trust and YK Nexgen Trust.

YK Nexgen Trust holds a 14.1985% indirect interest in the applicant as a member of Tryko Nexgen Holdings LLC. The mailing address for the Trustee is PO Box 1030, Brick, NJ 08723

SK Nexgen Trust holds a 14.1985% indirect interest in the applicant as a member of Tryko Nexgen Holdings LLC. The mailing address for the Trustees is P.O. Box 1030, Brick N.J. 08723.

YR Nexgen Trust holds a 28.3993% indirect interest in the applicant as member of Tryko Nexgen Holdings LLC. The mailing address for the Trustee is P.O. Box 1030, Brick, NJ 08723.

III. NAMES OF ALL PERSONS AND ENTITIES WITH AN OWNERSHIP INTEREST IN THE ENTITY SEEKING TO OBTAIN AN OWNERSHIP INTEREST AND/OR LICENSE WITH RESPECT TO THE FACILITY; THE PERCENTAGE OF EACH SUCH OWNERSHIP INTEREST; THE NAMES AND ADDRESSES OF ANY MEMBERS OF THE BOARDS OR EX-OFFICIO CORPORATE OFFICERS; AND ANY NON-PROFIT ORGANIZATIONS WITH SUCH AN OWNERSHIP INTEREST.

See the description of ownership interests above in Section II.

IV. NAMES AND ADDRESSES OF LONG-TERM CARE FACILITIES AND HOSPITALS CURRENTLY OR PREVIOUSLY OWNED OR MANAGED BY THE ENTITY SEEKING TO OBTAIN AN OWNERSHIP INTEREST AND/OR LICENSE WITH RESPECT TO THE FACILITY, OR BY ANY OF THE PERSONS OR ENTITIES HOLDING A DIRECT OR INDIRECT CONTROLLING INTEREST IN THE ENTITY SEEKING TO OBTAIN SUCH AN INTEREST OR LICENSE, AND THE NAME OF THE JURISDICTION IN WHICH THOSE FACILITIES OR HOSPITALS ARE OPERATED OR LICENSED.

See Attachment 1.

If you have any questions concerning this Notice, please contact me by phone (717-233-4101) or email (BruceB@CapozziAdler.com).

Very truly yours,



Bruce G. Baron, Esquire

Attachment

New Jersey:

- 1. Coral Harbor Rehabilitation and Healthcare Center**
2050 Sixth Avenue, Neptune City, NJ 07753
License No. 061317

- 2. Willow Springs Rehabilitation and Healthcare Center**
1049 Burnt Tavern Road, Brick, NJ 08724
License No. 061518

- 3. Laurel Brook Rehabilitation and Healthcare Center**
3718 Church Road, Mt. Laurel, NJ 08054
License No. 03015

- 4. Oakland Rehabilitation and Healthcare Center**
20 Breakneck Road, Oakland, NJ 07436
License No. 060223

- 5. Spring Grove Rehabilitation and Healthcare Center**
144 Gales Road, New Providence, NJ 07974
License No. 062008

- 6. Crest Pointe Rehabilitation and Healthcare Center**
1515 Hulse Road, Point Pleasant, NJ 07753
License No. 061502

- 7. Arbor Ridge Rehabilitation and Healthcare Center**
261 Terhune Drive, Wayne, NJ 07470
License No. 061625

- 8. Cambridge Rehabilitation and Healthcare Center (SNF)**
- 9. Cambridge Enhanced Senior Living (ALF)**
255 E Main Street, Moorestown, NJ 08057
SNF License No. 030305 ALF License No. 03A006

- 10. Jewish Healthcare Center, Inc.**
1151 W Main Street, Freehold, NJ 07728
License No. 13011

- 11. Allendale Rehabilitation and Healthcare Center (SNF)**
- 12. Allendale Senior Living (ALF)**
85 Harreton Road, Allendale, NJ 07401
SNF License No. 060201 ALF License No. 05C001
- 13. Seacrest Rehabilitation and Healthcare Center (SNF)**
1001 Center Street, Little Egg Harbor, NJ 08087

14. The Terraces at Seacrest Village (ALF)

281 Mathistown Road, Little Egg Harbor NJ, 08087
License No. (SNF) 061522 License No. (ALF) 15A113

Pennsylvania:

15. Kearsley Rehabilitation and Nursing Center

2102 N. 49th Street, Unit B, Philadelphia, PA 19131
License No. 032502

16. New Eastwood Healthcare and Rehabilitation Center

2125 Fairview Avenue, Easton, PA 18042
License No. 050102

17. Oxford Rehabilitation and Healthcare Center (SNF)

Oxford Crossing (PCH)
300 and 290 E Winchester Road, Langhorne, PA 19047
License No. Pending

18. Providence Rehabilitation and Healthcare Center at Mercy Fitzgerald

600 S. Wycombe Avenue, Yeadon, PA 19050
License No. 074902

19. Roosevelt Rehabilitation and Healthcare Center

7800 Bustleton Avenue, Philadelphia, PA 19152
License No. 210102

20. Springfield Rehabilitation and Healthcare Center (SNF)

21. Springfield Crossings (PCH)

463 West Sproul Road, Springfield, PA 19064
SNF License No. 080402 ALF License No. 146510

22. Markley Rehabilitation and Healthcare Center

550 E Fornance Street, Norristown, PA
License No. 182002

23. Riverton Rehabilitation and Healthcare Center (SNF)

24. Riverton Crossings (PCH)

803 N Wahneta Street, Allentown, PA
License No. Pending

Maryland:

25. Westgate Hills Rehabilitation and Healthcare Center

10 N. Rock Glen Road, Baltimore, MD 21229
License No. 30099

26. Orchard Hill Rehabilitation and Healthcare Center

111 West Road, Towson, MD 21204
License No. 03011

27. Meadow Park Rehabilitation and Healthcare Center
1525 N Rolling Road, Catonsville, MD 21228
License No. 02-079

28. Collingswood Rehabilitation and Healthcare Center
299 Hurley Ave, Rockville, MD 20850
License No. 1404

Massachusetts:

29. Webster Park Rehabilitation and Healthcare Center
56 Webster Street, Rockland, MA 02370
License No. 0609

30. Briarwood Rehabilitation and Healthcare Center
150 Lincoln Street, Needham, MA 02492
License No. 0784

31. The Brentwood Rehabilitation and Healthcare Center
56 Liberty Street, Danvers, MA 01923
License No. 0781

32. Chestnut Woods Rehabilitation and Healthcare Center
73 Chestnut Street, Saugus, MA 01906
License No. 0719

33. Blueberry Hill Rehabilitation and Healthcare Center
75 Brimbal Avenue, Beverly, MA 01915
License No. 0279

34. River Terrace Rehabilitation and Healthcare Center
1675 Main Street, Lancaster, MA 01523
License No. 0090

35. Mont Marie Rehabilitation and Healthcare Center
36 Lower Westfield Road, Holyoke, MA 01040
License No. 0938

36. Cedar View Rehabilitation and Healthcare Center

480 Jackson Street, Methuen, MA 01844
License No. 0261

37. **North End Rehabilitation and Healthcare Center**
70 Fulton Street, Boston, MA 02109
License No. 0862

Rhode Island:

38. **Elmhurst Rehabilitation and Healthcare Center**
50 Maude Street, Providence, RI 02908
License No. LTC00805

39. **Lincolnwood Rehabilitation and Healthcare Center**
610 Smithfield Road, North Providence, RI 02904
License No. LTC00815

40. **Bayview Rehabilitation and Healthcare Center at Scalabrini**
860 N Quidnessett Rd, North Kingstown, RI 02852
License No. LTC00819

Virginia:

41. **Canterbury Rehabilitation and Healthcare Center**
1776 Cambridge Drive, Richmond, VA 23238
License No. NH2505

42. **Westmoreland Rehabilitation and Healthcare Center**
2400 McKinney Blvd, Colonial Beach, VA 22443
License No. NH2627

43. **Woodbine Rehabilitation and Healthcare Center**
2729 King Street, Alexandria, VA 22302
License No. NH 2732

Florida:

44. **West Gables Health Care Center**
2525 SW 75th Avenue
Miami, FL 33155