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No symbol = licensed in PA only

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August 19, 2022

Cheryl Bettigole, M.D., M.P.H.  
 Health Commissioner  
 City of Philadelphia  
 Department of Public Health  
 1101 Market Street (13<sup>th</sup> floor)  
 Philadelphia, PA 19107  
 Email: [gethealthyphilly@phila.gov](mailto: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](mailto:michael.decker@phila.gov)

RE: NOTICE OF INTENT TO ACQUIRE PHILADELPHIA LONG-TERM CARE FACILITY

The Watermark at Logan Square a/k/a The Springs at the Watermark, Two Franklin Town Boulevard, Philadelphia, PA 19103  
 Phila. Code § 6-409(2)

Dear Commissioner Bettigole and Clerk of Council Decker:

This Notice is being sent on behalf of SNR 21 Logan Square Owner, LLC (present owner) and Logan Real Property LLC (future owner); 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 the ownership of the real estate where this long-term care facility currently operates, effective October 20, 2022. This Notice also is being sent on behalf of the current operator of the facility, Watermark Logan, LLC d/b/a The Springs at the Watermark and Logan Operator LLC, the anticipated future operator, of their intent to transfer the license to operate the long-term care facility. The long-term care facility is part of the retirement community also known as The Watermark at Logan Square, of which the entire community and its operations is included in the above-referenced intent to transfer.

**Main Office**  
 2933 North Front Street  
 Harrisburg, PA 17110  
 Ph: (717) 233-4101  
 Fax: (717) 233-4103

**Real Estate & Title Co. Office**  
 355 N. 21<sup>st</sup> Street, Suite 205  
 Camp Hill, PA 17011  
 Ph: (717) 234-3289  
 Fax: (717) 234-1670

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

**Florida Office & Straight Line Title Services LLC**  
 323 Sunny Isles Blvd, Suite 508  
 Sunny Isles Beach, FL 33160  
 Ph: (717) 234-3289

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

I. NAME AND ADDRESS OF THE FACILITY:

The Watermark at Logan Square, including The Springs at the Watermark  
Two Franklin Town Boulevard, Philadelphia, PA 19103

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:

Logan Real Property LLC  
Two Franklin Town Boulevard, Philadelphia, PA 19103 (post-closing address)

Logan Real Property LLC is a Pennsylvania Limited Liability Company. Its current mailing address is 1608 Route 88, Suite 200, Brick, NJ 08724. Logan Real Property, LLC has three members: Quinto Nexgen LLC, UKR Nexgen LLC and another LLC with only a 1.4% interest.

Logan Operator LLC. Two Franklin Town Boulevard, Philadelphia, PA 19103 (post-closing address). Logan Operator LLC is a Pennsylvania Limited Liability Company. Its current mailing address is 1608 Route 88, Suite 200, Brick, NJ 08724. Logan 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 both Logan Operator LLC and Logan Real Property 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 both Logan Operator LLC and Logan Real Property 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. RSBRL 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](mailto:BruceB@CapozziAdler.com)).

Very truly yours,

A handwritten signature in black ink, appearing to read "Bruce G. Baron", with a long, sweeping horizontal line extending to the right.

Bruce G. Baron, Esquire

Attachment

## **ATTACHMENT 1**

### **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

**15. Mount Holly Rehabilitation and Healthcare Center**

62 Richmond Avenue, Lumberton, NJ 08048

License No. 60310

**16. Berlin Rehabilitation and Healthcare Center**

100 Long-A-Coming Lane, Berlin, NJ 08009

License No. 156001

**Pennsylvania:**

**17. Kearsley Rehabilitation and Nursing Center**

2102 N. 49th Street, Unit B, Philadelphia, PA 19131

License No. 032502

**18. New Eastwood Healthcare and Rehabilitation Center**

2125 Fairview Avenue, Easton, PA 18042

License No. 050102

**19. Oxford Rehabilitation and Healthcare Center (SNF)**

**20. Oxford Enhanced Senior Living**

**21. Oxford Crossing (PCH)**

290, 300 and 310 E Winchester Road, Langhorne, PA 19047

License No. (SNF) 014002 (PCH) 148580

**22. Providence Rehabilitation and Healthcare Center at Mercy Fitzgerald**

600 S. Wycombe Avenue, Yeadon, PA 19050

License No. 074902

**23. Roosevelt Rehabilitation and Healthcare Center**

7800 Bustleton Avenue, Philadelphia, PA 19152

License No. 210102

**24. Springfield Rehabilitation and Healthcare Center (SNF)**

**25. Springfield Crossings (PCH)**

463 West Sproul Road, Springfield, PA 19064

SNF License No. 080402 ALF License No. 146510

**26. Markley Rehabilitation and Healthcare Center**

550 E Fornance Street, Norristown, PA

License No. 182002

**27. Riverton Rehabilitation and Healthcare Center (SNF)**

**28. Riverton Crossings (PCH)**

803 N Wahneta Street, Allentown, PA  
License No. (SNF) 124102 (PCH) 230440

**29. University City Rehabilitation and Healthcare Center**

3609 Chestnut Street, Philadelphia, PA 19104  
License No. 180102

**30. Capitol Rehabilitation and Healthcare Center (SNF)**

4000 Linglestown Road, Harrisburg PA 17112  
License No. 102002

**31. The Terraces at Capitol Village (PCH)**

4004 Linglestown Road, Harrisburg PA 17112  
License No. 337980

**Maryland:**

**32. Westgate Hills Rehabilitation and Healthcare Center**

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

**33. Orchard Hill Rehabilitation and Healthcare Center**

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

**34. Meadow Park Rehabilitation and Healthcare Center**

1525 N Rolling Road, Catonsville, MD 21228  
License No. 02-079

**35. Collingswood Rehabilitation and Healthcare Center**

299 Hurley Ave, Rockville, MD 20850  
License No. 1404

**Massachusetts:**

**36. Webster Park Rehabilitation and Healthcare Center**

56 Webster Street, Rockland, MA 02370  
License No. 0609

**37. Briarwood Rehabilitation and Healthcare Center**

150 Lincoln Street, Needham, MA 02492  
License No. 0784

**38. The Brentwood Rehabilitation and Healthcare Center**

56 Liberty Street, Danvers, MA 01923

License No. 0781

**39. Chestnut Woods Rehabilitation and Healthcare Center**

73 Chestnut Street, Saugus, MA 01906

License No. 0719

**40. Blueberry Hill Rehabilitation and Healthcare Center**

75 Brimbal Avenue, Beverly, MA 01915

License No. 0279

**41. River Terrace Rehabilitation and Healthcare Center**

1675 Main Street, Lancaster, MA 01523

License No. 0090

**42. Mont Marie Rehabilitation and Healthcare Center**

36 Lower Westfield Road, Holyoke, MA 01040

License No. 0938

**43. Cedar View Rehabilitation and Healthcare Center**

480 Jackson Street, Methuen, MA 01844

License No. 0261

**44. North End Rehabilitation and Healthcare Center**

70 Fulton Street, Boston, MA 02109

License No. 0862

**45. Aspen Hill Rehabilitation and Healthcare Center**

190 North Avenue, Haverhill, MA 01830

License No. 0806

**Rhode Island:**

**46. Elmhurst Rehabilitation and Healthcare Center**

50 Maude Street, Providence, RI 02908

License No. LTC00805

**47. Lincolnwood Rehabilitation and Healthcare Center**

610 Smithfield Road, North Providence, RI 02904

License No. LTC00815

**48. Bayview Rehabilitation and Healthcare Center at Scalabrini**

860 N Quidnessett Rd, North Kingstown, RI 02852

License No. LTC00819



**Virginia:**

**49. Canterbury Rehabilitation and Healthcare Center**

1776 Cambridge Drive, Richmond, VA 23238

License No. NH2505

**50. Westmoreland Rehabilitation and Healthcare Center**

2400 McKinney Blvd, Colonial Beach, VA 22443

License No. NH2627

**51. Woodbine Rehabilitation and Healthcare Center**

2729 King Street, Alexandria, VA 22302

License No. NH 2732

**Florida:**

**52. West Gables Health Care Center**

2525 SW 75th Avenue

Miami, FL 33155