

Paula G. Sanders

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September 15, 2022

VIA EMAIL (GETHEALTHYPHILLY@PHILA.GOV; MICHAEL.DECKER@PHILA.GOV)

Cheryl Bettigole, M.D., M.P.H.
Health Commissioner
City of Philadelphia
Department of Public Health
1101 Market Street (13th Floor)
Philadelphia, PA 19107

Michael Decker
Clerk of Council
Philadelphia City Council
City Hall Room 402
1400 JFK Boulevard
Philadelphia, PA 19107

**Re: NOTICE OF INTENT TO ACQUIRE EMBASSY IVY HILL
PA Dept. of Health # 591902
Phila. Code § 6-409(2)**

Dear Commissioner Bettigole and Mr. Decker:

We are counsel to Ivy Hill Post Acute Nursing & Rehabilitation LLC (“Entering Operator”) and are writing to provide notice of the intended acquisition of the facility located at 1401 Ivy Hill Road, Philadelphia, Pennsylvania 19150 (the “Facility”). This Notice is being sent on behalf of Entering Operator, 1401 Ivy Hill, LLC (“Entering Property Owner”), and Embassy Ivy Hill, LLC (“Exiting Property Owner and Operator”), as joint notice of the sale pursuant to City of Philadelphia Ordinance § 6-409, as revised June 9, 2021 (the “Ordinance”) of their intent to transfer ownership of the real estate and operations of this long-term care facility, effective November 1, 2022.

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

I. NAME AND ADDRESS OF THE FACILITY

Ivy Hill Post Acute Nursing & Rehabilitation Center
1401 Ivy Hill Road
Philadelphia, PA 19150

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 EACH FACILITY

- A. Entering Operator. Entering Operator is a Pennsylvania limited liability company whose sole member is Ivy Hill 2 LLC, also a Pennsylvania limited liability company with an address of 1401 Ivy Hill Road, Philadelphia, PA 19150. Ivy Hill 2 LLC has two members that each hold 50% interest: AZ 22TR and ZA 22, both of which are trusts. The trust, AZ 22TR will be responsible for the overall business direction of the Entering Operator through its trustee, Avraham Rosenberg.
- B. Entering Property Owner. Entering Property Owner is a Pennsylvania limited liability company whose sole member is 1401 Ivy Hill 2 LLC, another Pennsylvania limited liability company. The mailing address of Entering Property Owner and its sole member is 10400 Roosevelt Blvd., Philadelphia, PA 19116.

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 ADDRESS 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 in response to 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

None.

Cheryl Bettigole, M.D., M.P.H.
Michael Decker
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Thank you for your attention to this matter. Should you require any additional information or have any questions, please contact me.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Paula G. Sanders". The signature is fluid and cursive, with a long horizontal stroke at the end.

Paula G. Sanders

PGS/cln