

---

Mark L. Mattioli

mmattioli@postschell.com  
215-587-1113 Direct  
215-587-1444 Direct Fax

March 1, 2024

***VIA EMAIL (HEALTHDEPT@PHILA.GOV)***

Frank A. Franklin, PhD., JD, MPH  
Interim Health Commissioner  
City of Philadelphia  
Department of Public Health  
1101 Market Street, 13th Floor  
Philadelphia, PA 191107

ACTING  
Clerk of Council  
Philadelphia City Council  
City Hill, Room 402  
1400 JFK Boulevard  
Philadelphia, PA 19107

**Re: Notice of Intent To Acquire Tulip Special Care, LLC  
PA Dept. of Health #24780201  
Phila. Code § 6-409(2)**

Dear Commissioner Franklin and Acting Clerk of Council:

We are counsel to East Falls Healthcare LLC (“Entering Operator”) and are writing to provide notice of the intended acquisition of the facility located at 3300 Henry Avenue, Suite 700, Philadelphia, Pennsylvania 19129 (the “Facility”). This Notice is being sent on behalf of Entering Operator and Tulip Special Care, LLC (“Exiting 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 operations of this long-term care facility, effective May 1, 2024 .

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

**I. NAME AND ADDRESS OF THE FACILITY**

East Falls Healthcare LLC d/b/a AristaCare at East Falls  
3300 Henry Avenue, Suite 700  
Philadelphia, PA 19129

**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**

Entering Operator. Entering Operator is a Pennsylvania limited liability company with a corporate address of 245 Birchwood Avenue, Cranford, New Jersey 07016. It has the

Frank A. Franklin, PhD., JD, MPH  
Acting Clerk of Council  
March 1, 2024  
Page 2

following members, Sidney Greenberger (40%), Zvi Klein (40%), Mordechai Perlow (10%), Brian G. McElwee (5%) and Michale F. Young (5%)

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

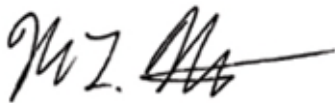
See the description of ownership interests in response to Section II.

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

See Attached.

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 black ink, appearing to read 'M.L. Mattioli', with a long horizontal flourish extending to the right.

Mark L. Mattioli

MLM/cln  
Attachment

AristaCare Facilities  
(In order of acquisition)

ARISTACARE AT NORWOOD TERRACE (Acquired 2000)

40 Norwood Avenue  
Plainfield, NJ

ARISTACARE AT MEADOW SPRINGS (Acquired 2006)

845 Germantown Pike  
Plymouth Meeting, PA

ARISTACARE AT CEDAR OAKS (Acquired 2007)

1311 Durham Avenue  
South Plainfield, NJ

ARISTACARE AT WHITING (Acquired 2008)

23 Schoolhouse Road  
Whiting, NJ

ARISTACARE AT CHERRY HILL (Acquired 2012)

1399 Chapel Ave West  
Cherry Hill, NJ

ARISTACARE AT MANCHESTER (Acquired 2014)

1770 Tobias Avenue  
Manchester, NJ

ARISTACARE AT PARKSIDE (Acquired 2017)

400 W Stimpson Ave  
Linden, NJ