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APRIL 15, 2024

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Interim Health Commissioner
City of Philadelphia
Department of Public Health
1101 Market Street (13th floor)
Philadelphia, PA 19107
Email: frank.franklin@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
St. Ignatius Nursing & Rehab Center, 4401 Haverford Avenue, Philadelphia, PA 19104
Phila. Code § 6-409(2)

Dear Commissioner Franklin and Clerk of Council Decker:

This Notice is being sent on behalf of St. Ignatius Nursing Home (Present Owner) and 4401 Haverford Avenue LLC; 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 June 1, 2024. This Notice also is being sent on behalf of the current operator of the facility, St. Ignatius Nursing Home and 4401 Haverford Avenue OPCO LLC of their intent to transfer the license to operate the long-term care facility.

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

I. NAME AND ADDRESS OF THE FACILITY:

St. Ignatius Nursing & Rehab Center, 4401 Haverford Avenue, Philadelphia, PA 19104

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

Real Estate & Title Co. Office
355 N. 21st 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

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:

4401 Haverford Avenue LLC, a Pennsylvania LLC, with a registered office at 78 Woodbine Lane, Danville, PA 17821. It has two members, Ben Kurland (97%), who is the Managing Member; and Isaac Rubin (3%).

4401 Haverford Avenue OPCO LLC is a Pennsylvania LLC, with a registered office at 78 Woodbine Lane, Danville, PA 17821. It has three members: Ben Kurland (92%), who is the Managing Member; Isaac Rubin (3%) and Chava Goldschmidt (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 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,

/S/ BRUCE G. BARON
Bruce G. Baron, Esquire

Attachment

ATTACHMENT I –

LIST OF RELATED FACILITIES

Name of Facility	Address of Facility
Grandview Nursing and Rehabilitation center	78 Woodbine Lane Danville PA 17821
Morris View Healthcare Center/AHS	540 W Hanover Avenue Morristown, NJ 07960
Allaire Rehab and Nursing	115 Dutch Lane Rd freehold NJ 07728
Morristown Post Acute Rehabilitation and Nursing	77 Madison Ave Morristown NJ 07960
The Center for Living and Rehabilitation	160 Hospital Dr Bennington VT 05201
Riverview Estates	303 Bank Ave Riverton NJ 08077
Claremont Nursing and Rehabilitation Center LLC	1000 Claremont RD Carlisle PA 17013
Spring Creek Healthcare Center	1 Lindbergh Ave Perth Amboy NJ 08861
Grove Park Healthcare & Rehabilitation center	101 N Grove St East Orange NJ 07017
Fallsview rehab and nursing at Boonton township	199 Powerville Rd Boonton NJ 07005
Lock haven rehabilitation and senior living	22 cree dr lock haven pennsylvania , 17745
The Center for Rehabilitation and Nursing at Washington Township	535 Egg Harbor Road Sewell NJ 08080
Susanna Wesley Health Center	5300 W 16th Avenue haileah FL 33012
Las Palmas Senior Living	5300 W 16th Avenue haileah FL 33012
Bradford Hills Nursing & Rehabilitation Center	15900 US 6 Troy PA 16947
Brookmont Healthcare and Rehabilitation Center	510 Brookmont Dr, Effort PA 18330,9534
Jewel Healthcare and Rehabilitation Center	535 N 17th street , Allentown Pa 18104
Sunset Ridge Healthcare and Rehabilitation Center	3298 Ridge Road, Bloomsburg, PA 17815