

LATSHA DAVIS & MARSHALL



ATTORNEYS AT LAW

dmarsall@ldylaw.com

September 5, 2025

Palak Raval-Nelson, Ph.D., M.P.H.
Health Commissioner
City of Philadelphia
Department of Public Health
1101 Market Street, 13th Floor
Philadelphia, PA 19107

Via FedEx 884135565941

Elizabeth McCollum Nazario
Philadelphia City Council
City Hall, Room 402
1400 John F. Kennedy Boulevard
Philadelphia, PA 19107

Via FedEx 884135667844

RE: NOTICE OF PLANNED CHANGE OF OWNERSHIP
Cheltenham Nursing and Rehabilitation Center
Our File No.: 252-24

Dear Commissioner Raval-Nelson and Ms. Nazario:

I am writing to notify the City of Philadelphia (the "City") of a planned change of ownership for the nursing facility known as "Cheltenham Nursing and Rehabilitation Center," located at 600 W Cheltenham Avenue, Philadelphia, PA 19126 (the "Facility"). This letter constitutes notice of the proposed transaction pursuant to City of Philadelphia ordinance § 6-409, as revised on June 9, 2021 (the "Ordinance").

The following information regarding the planned transaction is being provided in accordance with the Ordinance:

I. Name and Address of the Nursing Facility:

AHF/Montgomery, Inc. d/b/a Cheltenham Nursing and Rehabilitation Center
600 W Cheltenham Avenue
Philadelphia, PA 19126

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 nursing facility.

The Purchaser here is 600 W Cheltenham Opco, LLC. See the Post-Closing Organizational Chart for this entity attached to this notice as Attachment 1.

600 W Cheltenham Opco, LLC's address is:

170 Liberty Bell Road
Toms River, New Jersey 08755

III. Name of all persons or entities with an ownership interest in the entity seeking to obtain an ownership interest and/or license with respect to the nursing 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. Excluded from this requirement are those persons or entities whose ownership interest consist of shares in a publicly traded corporation.

See the Post-Closing Organizational Chart attached to this notice as Attachment 1.

The primary member of 600 W Cheltenham Opco, LLC is as follows:

Ahron Lieberman (85.3% direct ownership interest)
170 Liberty Bell Road
Toms River, New Jersey 08755

All other individuals and entities holding the remaining 14.7% each hold less than 5% of that remaining interest.

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 nursing care 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 jurisdictions in which those facilities or hospitals are operated and licensed.

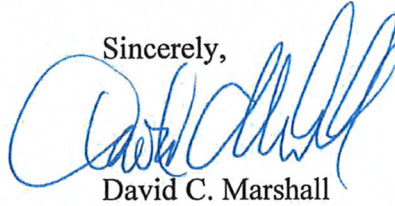
Highland Oaks Health Center
4114 North State Route 376 NW
McConnelsville, Ohio 43756

Resumes listing health care experience, including the names, addresses, and jurisdictions of health care facilities owned or previously owned, for the individuals listed under Section III. is attached to this notice as Attachment 2.

It should also be noted that the Pennsylvania Department of Health has reviewed and approved the proposed change of ownership from AHF/Montgomery, Inc. to 600 W Cheltenham Opco, LLC. The Pennsylvania Department of Health's May 29, 2025 acknowledgement is attached to this notice as Attachment 3. Enclosed as Attachment 4 is a copy of the licensure application filed with the Pennsylvania Department of Health, along with pertinent attachments thereto.

Thank you for your anticipated courtesy and cooperation. Please contact our office immediately if you have any questions or require additional information.

Sincerely,



David C. Marshall

cc: Ahron Lieberman (*via email w/out attachments*)
David Maynard (*via Sharefile w/ attachments*)

Attachments