

**1104 WELSH ROAD OPCO, LLC
9526 W Pico Blvd.
Los Angeles CA 90035**

NOTICE OF FILING OF LICENSE APPLICATION

DATE: AUGUST 31, 2026

TO: ALL EMPLOYEES

This Notice is being provided to you pursuant to PA. Department of Health Regulation, 28 PA. CODE § 201.12a, to advise that:

An application to transfer the ownership and operation of Chapel Manor, located at 1104 Welsh Road, Philadelphia, PA 19115, has been submitted to the Pennsylvania Department of Health, by 1104 Welsh Road Opco, LLC, 9526 W. Pico Blvd., Los Angeles CA 90035. Additional information regarding the application, including the ability to comment on the application, may be found on the Department's web site at:

<https://sais.health.pa.gov/CommonPOC/Licensing/IPA-NCF/PublicReviewFacList.aspx>. A copy of this Notice is also being provided to the State Long-Term Care Ombudsman, who may be contacted at: Office of the State Long-Term Care Ombudsman, Pennsylvania Department of Aging, 555 Walnut Street (5th floor), Harrisburg, PA 17101-1919 (Telephone: 717-783-8975); (Email: LTC-ombudsman@pa.gov).

Sincerely,

1104 WELSH ROAD OPCO, LLC

By: _____

Jai Chung

August 31, 2026

Palak Raval-Nelson PhD, MPH
Health Commissioner
City of Philadelphia
Department of Public Health
1101 Market Street (13th floor)
Philadelphia, PA 19107
Email: palak.raval-nelson@phila.gov

Elizabeth McCollum-Nazario
Chief Clerk of the Council
City of Philadelphia
City Hall Room 402
1400 JFK Boulevard
Philadelphia, PA 19107
Email: elizabeth.mccollum@phila.gov

RE: NOTICE OF INTENT TO ACQUIRE PHILADELPHIA
LONG-TERM CARE FACILITY
Chapel Manor, 1104 Welsh Road, Philadelphia PA 19115
PHILA. CODE § 6-409(2)

Dear Commissioner Raval-Nelson and Clerk of the Council McCollum:

This Notice is being sent on behalf of 1104 Welsh Road Operations LLC d/b/a Chapel Manor (Present Owner) and 1104 Welsh Road Opco, LLC d/b/a Chapel Manor Post Acute (Legal Entity Seeking to Obtain the License to Operate); 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 license to operate the currently licensed 238-bed nursing facility, projected to be effective as of 09/30/2026, or as otherwise consistent with regulatory approvals, which will be operated under a lease with ET Sub-Belvedere Limited Partnership LLP, at its current location.

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

- I. NAME AND ADDRESS OF THE FACILITY:
Chapel Manor
1104 Welsh Road, Philadelphia PA 19115

II. NAME, ADDRESS AND DESCRIPTION OF THE CORPORATE ORGANIZATIONAL STRUCTURE OF THE LEGAL ENTITY SEEKING TO OBTAIN THE LICENSE OF THE FACILITY:

1104 Welsh Road Opco, LLC, a Pennsylvania limited liability company, with a current registered office at (Vcorp) 600 N 2nd Street, Suite 401, Harrisburg PA 17101-1071. It has one (1) member (owner): **Ventas Tenant Holdings, LLC**, a Delaware limited liability company, holding a 100% membership interest.

Ventas Tenant Holdings, LLC, a Delaware limited liability company, has one (1) member (owner): **101 W. State Street Holdings, LLC**, holding 100% membership interest.

101 W. State Street Holdings LLC, a Delaware limited liability company, has two (2) members (owners): **WSHH Trust 1**, dated March 6, 2026, EIN: 41-6981194, holding 50% membership interest; and **WSHH Trust 2** dated March 6, 2026, EIN: 41-6981192, holding 50% membership interest.

A corporate diagram of 1104 Welsh Road Opco, LLC is attached hereto as Exhibit A.

III. NAMES OF ALL ENTITIES WITH AN OWNERSHIP INTEREST IN THE ENTITY SEEKING TO OBTAIN THE LICENSE WITH RESPECT TO THE FACILITY; THE PERCENTAGE OF EACH SUCH OWNERSHIP INTEREST; THE NAMES AND ADDRESSES OF ANY MEMBERS OF THE BOARD OR EX-OFFICIO CORPORATE OFFICERS; AND ANY NON-PROFIT ORGANIZATIONS WITH SUCH OWNERSHIP INTERESTS.

See the description of ownership interests above in Section II and the attached Exhibit A.

IV. NAMES AND ADDRESSES OF LONG-TERM CARE FACILITIES CURRENTLY OR PREVIOUSLY OWNED OR MANAGED BY THE ENTITY SEEKING TO OBTAIN THE LICENSE WITH RESPECT TO THE FACILITY, OR BY ANY OF THE ENTITIES HOLDING A DIRECT OR INDIRECT CONTROLLING INTEREST IN THE ENTITY SEEKING TO OBTAIN THE LICENSE, AND THE NAME OF THE JURISDICTION IN WHICH THOSE FACILITIES ARE OPERATED OR LICENSED.

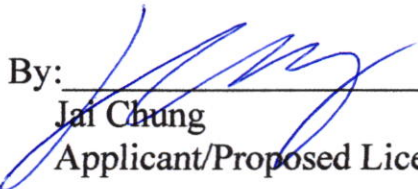
Not applicable for applicant entity, 1104 Welsh Road Opco, LLC.
See Exhibit B for list of facilities indirectly owned or managed by indirect owner entities listed in Exhibit A.

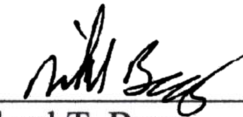
If you have any questions concerning this Notice, please contact Virginia Lovelace at (505-803-0687) or email virginia.lovelace@genesishcc.com)

Very truly yours,

1104 Welsh Road Opco, LLC

1104 Welsh Road Operations LLC

By: 
Jai Chung
Applicant/Proposed Licensee

By: 
Michael T. Berg
Current/Exiting Licensee

Exhibits A/B attached