



CO2024-030

RECEIVED

July 25, 2024

STATE HEALTH PLANNING AND
DEVELOPMENT AGENCY

July 25, 2024

Emily T. Marsal
Executive Director
Alabama State Health Planning & Development Agency
100 N. Union St.
Ste. 870
Montgomery, AL 36104

Re: Notice of Change of Ownership/Control
SHPDA ID: 089-N0002
Signature Healthcare of Whitesburg Gardens

Dear Ms. Marsal:

Please find enclosed the Notice of Change of Ownership/Control form for Signature Healthcare of Whitesburg Gardens, a 159-bed skilled nursing facility located in Huntsville, Alabama. This notice proposes the change of ownership of the facility from CCP Whitesburg 0791 LLC (real property seller) to **Whitesburg SNF Realty Holdings LLC** (proposed real property buyer and new lessor) and the transfer of operational control from LP Huntsville, LLC (outgoing operator/licensee) to **Whitesburg SNF Operations LLC** (proposed facility operator/licensee and new lessee). The details of this transaction are outlined in the Purchase and Sale Agreement which will be provided upon request.

Upon approval of the change of ownership by the Alabama Department of Public Health and evidenced by the issuance of a new Nursing Home License, the contemplated transaction will become effective on or after September 1, 2024 (Commencement Date). Whitesburg SNF Realty Holdings LLC (lessor) and Whitesburg SNF Operations LLC (lessee) will enter into a new lease agreement that will be effective on the Commencement Date.

The change of ownership application fee was paid online on July 17, 2024, REF ID: 119149486.

If you have any questions or need additional information, please contact me at (478) 396-4777 or blamberth@newlegacypro.com.

Sincerely,

Brandie P. Lamberth, CPA
President, New Legacy Professional Services

Enclosures

Aug 30 2024

STATE HEALTH PLANNING AND
DEVELOPMENT AGENCY

State Health Planning and Development Agency

Alabama CON Rules & Regulations

NOTICE OF CHANGE OF OWNERSHIP/CONTROL

The following notification of intent is provided pursuant to all applicable provisions of ALA. CODE § 22-21-270 (1975 as amended) and ALA. ADMIN. CODE r. 410-1-7-.04. This notice must be filed at least twenty (20) days prior to the transaction.

- ☒ Change in Direct Ownership or Control (of a vested Facility; ALA. CODE §§ 22-20-271(d), (e))
☐ Change in Certificate of Need Holder (ALA. CODE § 22-20-271(f))
☐ Change in Facility Management (Facility Operator)
Any transaction other than those above-described requires an application for a Certificate of Need.

Part I: Facility Information

SHPDA ID Number: 089-N0002
(This can be found at www.shpda.alabama.gov, Health Care Data, ID Codes)
Name of Facility/Provider: LP Huntsville, LLC d/b/a Signature
(ADPH Licensure Name) Healthcare of Whitesburg Gardens
Physical Address: 105 Teakwood Dr SW
Huntsville, AL 35801
County of Location: Madison
Number of Beds/ESRD Stations: 159
CON Authorized Service Area (Home Health and Hospice Providers Only). Attach additional pages if necessary. N/A

Part II: Current Authority (Note: If this transaction will result in a change in direct ownership or control, as defined under ALA. CODE § 22-20-271(e), please attach organizational charts outlining current and proposed structures.)

Owner (Entity Name) of Facility named in Part I: CCP Whitesburg 0791 LLC (Landlord)
Mailing Address: 1781 Flight Way
Tustin, CA 92782
Operator (Entity Name): LP Huntsville, LLC (CON Holder/Tenant)
105 Teakwood Dr SW, Huntsville, AL 35801

Part III: Acquiring Entity Information

Name of Entity: Whitesburg SNF Realty Holdings LLC
Mailing Address: 1777 Ave of the States, Ste. 204
Lakewood, NJ 08701

Operator (Entity Name): Whitesburg SNF Operations LLC

Proposed Date of Transaction is on or after: 09/01/2024

Part IV: Terms of Purchase

Monetary Value of Purchase: \$ 14,800,000.00

Type of Beds: Skilled Nursing Facility Beds

Number of Beds/ESRD Stations: 159

Financial Scope: to include Preliminary Estimate of the Cost Broken Down by Equipment, Construction, and Yearly Operating Cost:

Projected Equipment Cost: \$ 0.00

Projected Construction Cost: \$ 0.00

Projected Yearly Operating Cost: \$ 10,800,000.00

Projected Total Cost: \$ 10,800,000.00

On an Attached Sheet Please Address the Following:

- 1.) The services to be offered by the proposal (the applicant will state whether he has previously offered the service, whether the service is an extension of a presently offered service, or whether the service is a new service).
- 2.) Whether the proposal will include the addition of any new beds.
- 3.) Whether the proposal will involve the conversion of beds.
- 4.) Whether the assets and stock (if any) will be acquired.

Part V: Certification of Information**Current Authority Signature(s):**

The information contained in this notification is true and correct to the best of my knowledge and belief.


Owner(s): CCP Whitesburg 0791 LLC, Peter Nyland

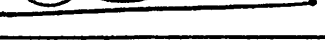
of Facility


Operator(s): LP Huntsville, LLC, Maria Doyle

and Owner of CON Executive VP- Asset Mgmt (Nyland)

Title/Date: General Counsel/CTO (Doyle)

✓ 

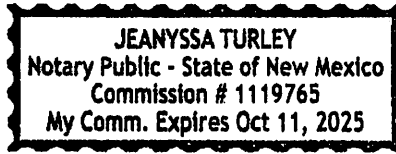
✓ 

✓ 

SWORN to and subscribed before me, this 24 day of July, 2024:

*

(Seal)



Notary Public

My Commission Expires 10.11.2025

Acquiring Authority Signature(s):

I agree to be responsible for reporting of all services provided during the current annual reporting period, as specified in ALA. ADMIN. CODE r. 410-1-3-.12. The information contained in this notification is true and correct to the best of my knowledge and belief.

Purchaser(s):	Whitesburg SNF Realty Holdings LLC, Susan Strauss	✓
Operator(s):	Whitesburg SNF Operations LLC, Susan Strauss	✓
Title/Date:	Manager	✓

SWORN to and subscribed before me, this ____ day of _____, _____.

*

(Seal)

Notary Public

My Commission Expires: _____

Author: Alva M. Lambert

Statutory Authority: § 22-21-271(c), Code of Alabama, 1975

History: New Rule

Operator (Entity Name): Whitesburg SNF Operations LLCProposed Date of Transaction is
on or after: 09/01/2024**Part IV: Terms of Purchase**Monetary Value of Purchase: \$ 14,800,000.00Type of Beds: Skilled Nursing Facility BedsNumber of Beds/ESRD Stations: 159**Financial Scope:** to Include Preliminary Estimate of the Cost Broken Down by Equipment, Construction, and Yearly Operating Cost:Projected Equipment Cost: \$ 0.00Projected Construction Cost: \$ 0.00Projected Yearly Operating Cost: \$ 10,800,000.00Projected Total Cost: \$ 10,800,000.00**On an Attached Sheet Please Address the Following:**

- 1.) The services to be offered by the proposal (the applicant will state whether he has previously offered the service, whether the service is an extension of a presently offered service, or whether the service is a new service).
- 2.) Whether the proposal will include the addition of any new beds.
- 3.) Whether the proposal will involve the conversion of beds.
- 4.) Whether the assets and stock (if any) will be acquired.

Part V: Certification of Information**Current Authority Signature(s):**

The information contained in this notification is true and correct to the best of my knowledge and belief.

Owner(s): CCP Whitesburg 0791 LLC, Peter NylandOperator(s): LP Huntsville, LLC, Maria Doyleand Owner of CON Executive VP- Asset Mgmt (Nyland)
General Counsel/CTO (Doyle)

Title/Date:

✓

✓

✓

By Maria Doyle, General Counsel
CTO

SWORN to and subscribed before me, this 24th day of July, 2024.

(Seal)



Notary Public

My Commission Expires: 6/19/2025**Acquiring Authority Signature(s):**

I agree to be responsible for reporting of all services provided during the current annual reporting period, as specified in ALA. ADMIN. CODE r. 410-1-3-.12. The information contained in this notification is true and correct to the best of my knowledge and belief.

Purchaser(s): Whitesburg SNF Realty Holdings LLC, Susan Strauss ✓Operator(s): Whitesburg SNF Operations LLC, Susan Strauss ✓Title/Date: Manager ✓

SWORN to and subscribed before me, this _____ day of _____, _____.



(Seal)

Notary Public

My Commission Expires: _____

Author: Alva M. Lambert

Statutory Authority: § 22-21-271(c), Code of Alabama, 1975

History: New Rule

SWORN to and subscribed before me, this _____ day of _____.

*

(Seal)

Notary Public

My Commission Expires: _____

Acquiring Authority Signature(s):

I agree to be responsible for reporting of all services provided during the current annual reporting period, as specified in ALA. ADMIN. CODE r. 410-1-3-.12. The information contained in this notification is true and correct to the best of my knowledge and belief.

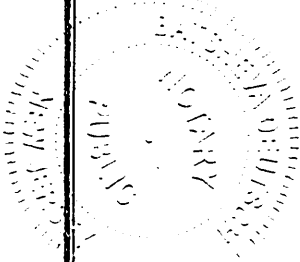
Purchaser(s): Whitesburg SNF Realty Holdings LLC, Susan Strauss ✓ Operator(s): Whitesburg SNF Operations LLC, Susan Strauss ✓ Title/Date: Manager ✓ 7/18/2024SWORN to and subscribed before me, this 18th day of July, 2024.

*

(Seal)

BATSHEVA DEUTSCH
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 1/30/29
COMMISSION # 50218248

Notary Public

My Commission Expires: 01/30/2024

Author: Alva M. Lambert

Statutory Authority: § 22-21-271(c), Code of Alabama, 1975

History: New Rule

Alabama State Health Planning & Development Agency

NOTICE OF CHANGE OF OWNERSHIP/CONTROL

Part IV: Terms of Purchase - Attachment

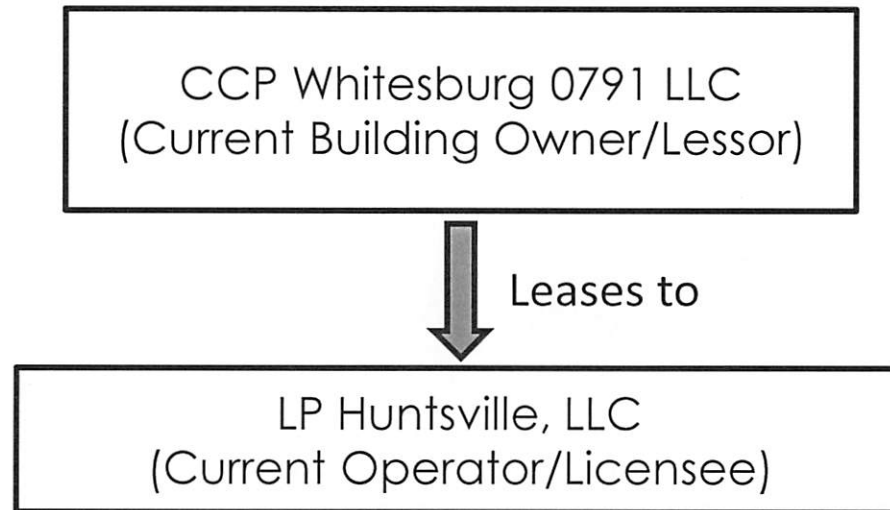
1. The services provided will be skilled nursing care as offered by the previous operator.
2. There will be no new beds added.
3. There will be no conversion of beds.
4. The proposed transaction will be a sale of assets (real property, personal property, equipment, and operational control). The operations will be transferred from LP Huntsville, LLC to Whitesburg SNF Operations LLC. The real estate will be transferred from CCP Whitesburg 0791 LLC to Whitesburg SNF Realty Holdings LLC. There will be a new lease agreement executed between Whitesburg SNF Operations LLC and Whitesburg SNF Realty Holdings LLC once the sale has occurred.

Note:

The projected yearly operating costs of \$10,800,000.00 represent amounts which are consistent with current facility operating costs and no substantial increases are expected.

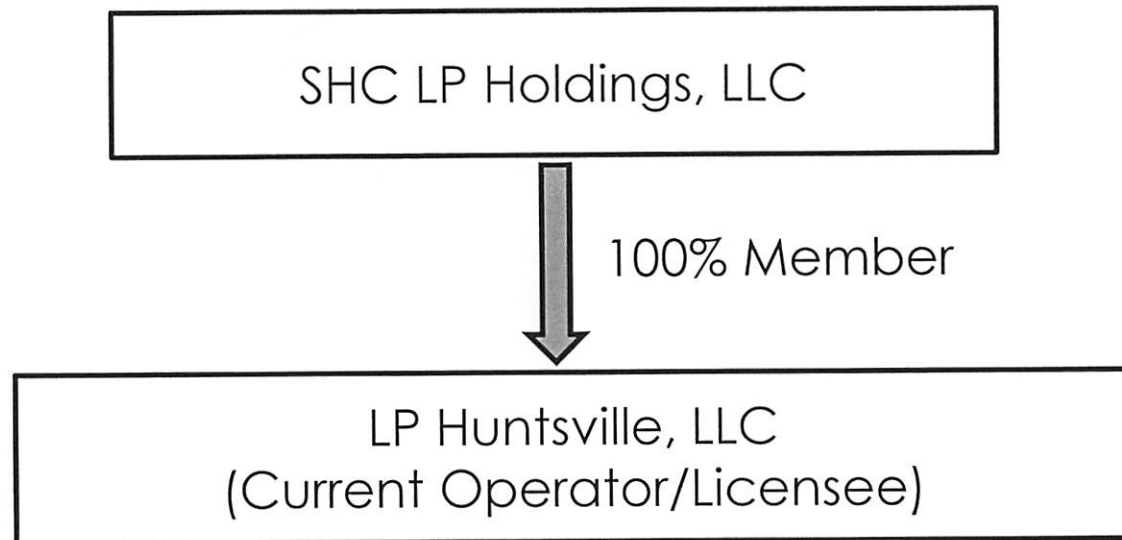
Part II: Current Authority

Signature Healthcare of Whitesburg Gardens



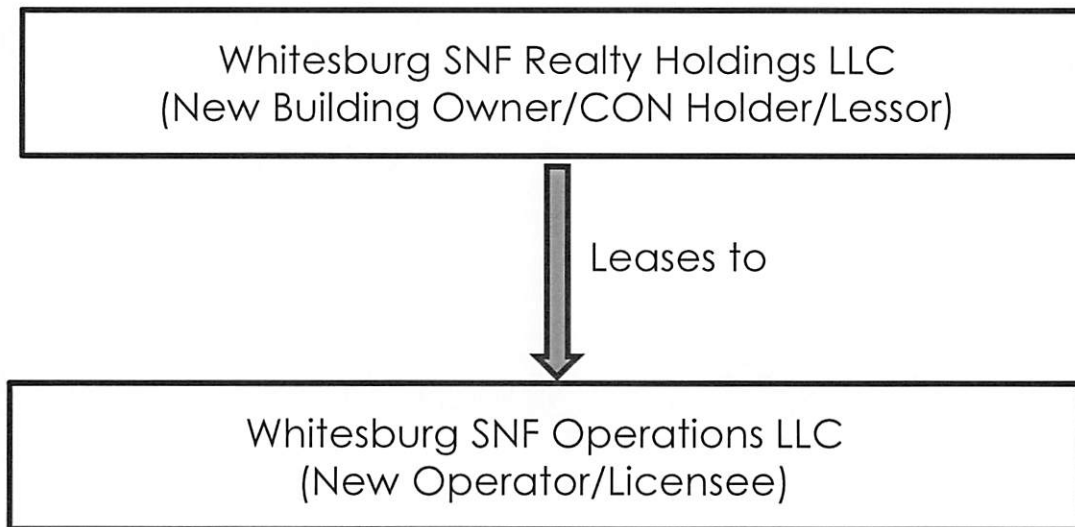
Part II: Current Authority

Signature Healthcare of Whitesburg Gardens



Part III: Acquiring Entity Information

Rocket City Rehabilitation and Healthcare Center



Part III: Acquiring Entity Information

Rocket City Rehabilitation and Healthcare Center

