



North Carolina Department of Health and Human Services  
Division of Health Service Regulation

Pat McCrory  
Governor

Aldona Z. Wos, M.D.  
Ambassador (Ret.)  
Secretary DHHS

Drexdal Pratt  
Division Director

January 12, 2015

Josh Greenbaum  
317 Eastwood Road  
Woodmere, NY 11598

**Exempt from Review – Acquisition of Facility**

Facility: Hermitage Retirement Center of Rockingham  
Type of Facility: Adult Care Home  
Acquisition by: Senior Living Realty, LLC  
County: Richmond  
FID #: 921196

Dear Mr. Greenbaum:

In response to your letter of December 8, 2014, the above referenced proposal is exempt from certificate of need review in accordance with G.S 131E-184(a)(8). Therefore, Senior Living Realty, LLC may proceed to acquire the above referenced health service facility without first obtaining a certificate of need. However, you need to contact the Adult Care Licensure Section of the Division of Health Service Regulation to obtain instructions for changing ownership of the existing facility. Note that pursuant to G.S. 131E-181(b): *“A recipient of a certificate of need, or any person who may subsequently acquire, in any manner whatsoever permitted by law, the service for which that certificate of need was issued, is required to materially comply with the representations made in its application for that certificate of need.”*

It should be noted that this Agency's position is based solely on the facts represented by you and that any change in facts as represented would require further consideration by this Agency and a separate determination. If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

Tanya S. Rupp  
Project Analyst

Martha J. Frisone, Assistant Chief  
Certificate of Need

cc: Construction Section, DHHS  
Adult Care Licensure Section, DHHS  
Assistant Chief, Healthcare Planning



**Healthcare Planning and Certificate of Need Section**

[www.ncdhhs.gov](http://www.ncdhhs.gov)

Telephone: 919-855-3873 • Fax: 919-733-8139

Location: Edgerton Building • 809 Ruggles Drive • Raleigh, NC 27603

Mailing Address: 2704 Mail Service Center • Raleigh, NC 27699-2704

An Equal Opportunity/ Affirmative Action Employer



## Rupp, Tanya

---

**From:** Josh Greenbaum <josh@optimumdiagnostics.com>  
**Sent:** Monday, January 05, 2015 10:58 AM  
**To:** Rupp, Tanya  
**Subject:** Re: FW: Change of ownership inquiry  
**Attachments:** Senior Living Realty LLC EIN.pdf; SENIOR LIVING REALTY, LLC.pdf

Tanya, thank you for your reply, I am not sure what happened to that email but regardless, I am attaching the formation documents for Senior Living realty LLC. I am the principal of the LLC, let me know if you need anything else.

Thank you again.

Regards,  
Josh Greenbaum

On Mon, Jan 5, 2015 at 10:42 AM, Rupp, Tanya <[tanya.rupp@dhhs.nc.gov](mailto:tanya.rupp@dhhs.nc.gov)> wrote:

Mr. Greenbaum,

Attached is a copy of the email I sent to you on December 19, which will clarify the additional information our office needs from you.

Thank you; I look forward to hearing from you. Have a good day.

Tanya S. Rupp, J.D.

N.C. Department of Health and Human Services

Project Analyst, CON Section – Division of Health Service Regulation

809 Ruggles Drive, Raleigh, NC 27603

[Tanya.rupp@dhhs.nc.gov](mailto:Tanya.rupp@dhhs.nc.gov)

[www.ncdhhs.gov/dhsr](http://www.ncdhhs.gov/dhsr)

[\(919\) 855-3873](tel:(919)855-3873)



**EIN Assistant**

Your Progress: 1. Identity 2. Authenticate 3. Addresses 4. Details 5. EIN Confirmation

**Summary of your information**

Please review the information you are about to submit. If any of the information below is incorrect, you will need to [start a new application](#).

Click the "Submit" button at the bottom of the page to receive your EIN.

**Organization Type: LLC**

**LLC Information**

Legal name:	SENIOR LIVING REALTY
County:	NASSAU
State/Territory:	NY
Start date:	JANUARY 2015
State/Territory where articles of organization are (or will be) filed:	DE

**Addresses**

Physical Location:	317 EASTWOOD RD WOODMERE NY 11698
Phone Number:	917-295-3617

**Responsible Party**

Name:	JOSH GREENBAUM SOLE MBR
SSN/ITIN:	XXX-XX-1665

**Principal Business Activity**

What your business/organization does:	REAL ESTATE
Principal products/services:	REAL ESTATE COMMERCIAL RENTING

**Additional LLC Information**

Owens a 55,000 pounds or greater highway motor vehicle:	NO
Involves gambling/wagering:	NO
Involves alcohol, tobacco or firearms:	NO
Files Form 720 (Quarterly Federal Excise Tax Return):	NO
Has employees who receive Forms W-2:	NO
Reason for Applying:	STARTED A NEW BUSINESS

We strongly recommend you print this summary page for your records as this will be your only copy of the application. You will not be able to return to this page after you click the "Submit" button.

Click "Submit" to send your request and receive your EIN.

Once you submit, please wait while your application is being processed. It can take up to two minutes for your application to be processed.

Date of this notice: 12-02-2014

Employer Identification Number:  
47-2434365

Form: SS-4

Number of this notice: CP 575 G

SENIOR LIVING REALTY  
JOSH GREENBAUM SOLE MBR  
317 EASTWOOD RD  
WOODMERE, NY 11598

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

**WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER**

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 47-2434365. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

**IMPORTANT REMINDERS:**

- \* Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is SENI. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

Keep this part for your records.

CP 575 G (Rev. 7-2007)


Return this part with any correspondence  
so we may identify your account. Please  
correct any errors in your name or address.

CP 575 G

9999999999

Your Telephone Number ( ) - \_\_\_\_\_  
Best Time to Call \_\_\_\_\_

DATE OF THIS NOTICE: 12-02-2014  
EMPLOYER IDENTIFICATION NUMBER: 47-2434365  
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023  


SENIOR LIVING REALTY  
JOSH GREENBAUM SOLE MBR  
317 EASTWOOD RD  
WOODMERE, NY 11598

## Rupp, Tanya

---

**From:** Rupp, Tanya  
**Sent:** Friday, December 19, 2014 12:30 PM  
**To:** 'seniorLivingProperties@gmail.com'  
**Subject:** Change of ownership inquiry

Mr. Greenbaum,

Celia Inman forwarded your December 9, 2014 notice to the CON Agency regarding a change of ownership of the Hermitage Retirement Center in Rockingham, Richmond County. I am the project analyst responsible for Richmond County.

CON law requires that the entity proposing the acquisition of an existing health service facility provide notice to the Agency; therefore, the Agency needs written notice from Senior Living Realty, LLC regarding their intent to acquire Hermitage Retirement Center of Rockingham from Rockingham Realty, LP and Rockingham Healthcare, Inc.

Thank you for your inquiry; as soon as I receive the notice from the appropriate entity, I will issue a response from the Agency. In the interim, if you have any questions, please feel free to contact me.

Tanya S. Rupp, J.D.  
N.C. Department of Health and Human Services  
Project Analyst, CON Section – Division of Health Service Regulation  
809 Ruggles Drive, Raleigh, NC 27603  
[Tanya.rupp@dhhs.nc.gov](mailto:Tanya.rupp@dhhs.nc.gov)  
[www.ncdhhs.gov/dhsr](http://www.ncdhhs.gov/dhsr)  
(919) 855-3873

## Rupp, Tanya

---

**From:** Inman, Celia C  
**Sent:** Tuesday, December 09, 2014 2:32 PM  
**To:** Rupp, Tanya  
**Subject:** FW: Prior written notice relative to the acquisition of a facility  
**Attachments:** Notice of License Change.docx

This is the email. I did respond to him that I rec'd the request and that the Section would respond.  
Thanks,

Celia C. Inman  
N.C. Department of Health and Human Services  
Project Analyst, CON Section - Division of Health Service Regulation  
809 Ruggles Drive  
Raleigh, NC 27603  
(Office) 919-855-3873  
[celia.inman@dhhs.nc.gov](mailto:celia.inman@dhhs.nc.gov)  
[www.ncdhhs.gov/dhsr](http://www.ncdhhs.gov/dhsr)

**From:** Josh Greenbaum [mailto:josh@optimumdiagnostics.com]  
**Sent:** Monday, December 08, 2014 12:35 PM  
**To:** Inman, Celia C  
**Subject:** Prior written notice relative to the acquisition of a facility

Celia, thank you for your help and prompt response on Friday.

Please see the attached notice of license change and confirm receipt.

Thank you again and I look forward to working with the department for many years to come.

Regards,  
Josh Greenbaum

---

Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized State official. Unauthorized disclosure of juvenile, health, legally privileged, or otherwise confidential information, including confidential information relating to an ongoing State procurement effort, is prohibited by law. If you have received this email in error, please notify the sender immediately and delete all records of this email.

December 8, 2014

Martha Frisone, Interim Chief  
Certificate of Need Section, DHR  
2704 Mail Service Center  
Raleigh, NC 27699-2704



**RE: Notice for Hermitage Retirement Center of Rockingham  
Adult Care Home in Richmond County  
License # HAL-077-011**

Dear Ms. Frisone:

Rockingham Realty, LP and Rockingham Healthcare, Inc and Southern Healthcare, Inc own and operate an Adult Care Home in Richmond County known as Hermitage Retirement Center of Rockingham (hereafter the "facility"). The facility is located at 139 Mallard Lane, Rockingham, NC. The facility is licensed by the State of North Carolina, Department of Health and Human Services, Division of Health Service Regulation for 114 beds including 54 special care units of Alzheimer's/Dementia (license attached).

The purpose of this letter is to provide prior notice of ownership change of the land & building to Senior Living Realty, LLC. Additionally, the owner of the operations will change to MTC Adult Care, LLC. MTC Adult Care, LLC leases the facility through a lease agreement.

Please respond to this notice and if you require any additional information, please contact me at 917-295-3617 or by email at [SeniorLivingProperties@Gmail.com](mailto:SeniorLivingProperties@Gmail.com)

Sincerely,

A handwritten signature in black ink, appearing to read 'Josh Greenbaum'.

Josh Greenbaum



# State of North Carolina

Department of Health and Human Services  
Division of Health Service Regulation

*Effective October 13, 2013, this license is issued to*

*Rockingham Healthcare, Inc*

*to operate an Adult Care Home known as*

*Hermitage Retirement Center of Rockingham*

*located at 139 Mallard Lane*

*Rockingham, NC, Richmond County.*

*This license is issued subject to the statutes of the State of North  
Carolina, is not transferable and shall expire*

*December 31, 2014.*

*License Number: HAL-077-011*

*Capacity: 114*

*Special Care Units:  Yes  No      Type: Alzheimer's/Dementia 54*

Authorized by:



Secretary, N.C. Department of Health and  
Human Services



Director, Division of Health Service Regulation