

April 7, 2026

Nancy Lane  
President, PDA  
2016 Cameron St UNIT 210  
Raleigh, NC 27605

RE: Notice of Acquisitions of Real Property Only:

- Cumberland Healthcare Center
- Hagerstown Healthcare Center
- Pleasant View Healthcare Center
- Westminster Healthcare Center

Dear Ms. Lane:

Thank you for your letter of January 27, 2026 to the Maryland Health Care Commission (MHCCC or Commission) requesting an exemption from the full acquisition review process for the planned real property-only acquisition of four nursing homes located in Carroll, Washington and Allegany Counties. Please see the table in Appendix 1 below for the name, address, number of beds, purchase price and ownership pre and post transaction for each of the four nursing homes involved in the change of ownership of the real property only.

The acquiring entity has affirmed that there are no unsatisfied conditions related to the facilities' certificates of need, and that there will be no changes to the services provided by the facilities or their bed complement. Your letter also includes an affirmation that none of the principals of the acquiring entity has ever pled guilty to, or been convicted of, a criminal offense in any way connected with the ownership, development, or management of a health care facility.

COMAR 10.24.20.06A(3) states that acquisitions of nursing homes require MHCC's review and approval unless the transaction "involves only changes in the ownership of the real property, provided that: (a) the real property purchaser does not have any overlapping ownership with the bed rights owner or operatorship of the nursing home; and (b) the real property purchaser does not have any direct or indirect role in the operations or management of the nursing home." The bed rights owner and operator are also changing through a separate transaction, which received Commission approval on March 19, 2026. The proposed real property owners have attested that they have no overlapping ownership with the new operating entities and that they will not have any direct or indirect role in the operations or management of the facility.

Additionally, the proposed owner gave notice at least 60 days prior to the proposed closing date of the acquisition of real property. The submitted letters and accompanying acquisition notice forms comply with the requirements in COMAR 10.24.01.03 and .21, and COMAR 10.24.20.04C. A copy of the acquisition notice and affidavit is attached to this letter.

On this basis, I find that neither a Certificate of Need (CON) nor approval under COMAR 10.24.01.21B is required for these four real property acquisitions to proceed. This finding is good for 180 days. You must notify the Commission if any of the facts in this letter are incorrect or if you intend to change any other stated facts or representations.

Please note the following continuing requirement found at COMAR 10.24.01.03A(4):

- If the acquisitions are completed, both buyer and seller must sign a notice of completion of the acquisitions and file it with the Maryland Health Care Commission (MHCC) within 15 days of the completion of the acquisitions. A copy of the completion of acquisitions should also be sent to the Office of Health Care Quality (OHCQ) of the Maryland Department of Health. Failure to document completion of this sale by the end of the 180-day period will require a new determination of coverage.

If you have any questions regarding this letter, please contact Jeanne Marie Gawel, Chief of Facility Planning at (410) 764-3337 or [jeanne-marie.gawel@maryland.gov](mailto:jeanne-marie.gawel@maryland.gov).

Sincerely,



Douglas Jacobs, M.D., MPH  
Executive Director

cc: Meena Seshamani, MD, Ph.D. Health Secretary  
Carmel Roques, Secretary of Aging  
Tia Witherspoon, Office of Health Care Quality  
Anthony G. Brown, Attorney General  
Karrie Craig, State Long-Term Care Ombudsman  
Gena M. Spear, Health Officer, Allegany County  
Matthew Levy, Health Officer, Carroll County  
Earl Stoner, Health Officer, Washington County  
Wynee Hawk, Director, Health Planning, MHCC  
Alexandra Bryden, Chief of Staff, MHCC  
Jeanne Marie Gawel, Chief of Facility Planning, MHCC  
Heather Reed, Office of Health Care Quality, MDH  
Catherine Victorine, Program Manager, MHCC  
Deanna Dunn, Health Care Facilities Coordinator, MHCC  
Alexa Bertinelli, Assistant Attorney General  
Caitlin Tepe, Assistant Attorney General



**Appendix 1: Change of Ownership of the Real Property**

NURSING HOME NAME	ADDRESS	NUMBER OF LICENSED BEDS	CURRENT OWNER OF REAL PROPERTY	AFTER TRANSACTION OWNER OF REAL PROPERTY	PURCHASE PRICE <sup>1</sup>
<b>CUMBERLAND HEALTHCARE CENTER</b>	512 Winifred Road Cumberland, MD 21502	130 beds	CCP Golden/7470 LLC 10123 Alliance Road, Blue Ash OH 45242	512 Winifred Road LLC	\$32,071,641.79
<b>HAGERSTOWN HEALTHCARE CENTER</b>	750 Dual Highway Hagerstown, MD 21740	140 beds	CCP Golden/7470 LLC 10123 Alliance Road Blue Ash, OH 45242	750 Dual Highway LLC	\$28,417,910.45
<b>PLEASANT VIEW HEALTHCARE CENTER</b>	4101 Baltimore National Pike Mount Airy, MD 21771	104 beds	OHI ASSET (MD) MOUNT AIRY, LLC 10123 Alliance Road Blue Ash, OH 45242	4101 Baltimore Natl Pike LLC	\$21,110,447.76
<b>WESTMINSTER HEALTHCARE CENTER</b>	1234 Washington Road Westminster, MD 21157	170 beds	CCP Golden/7470 LLC 10123 Alliance Road Blue Ash, OH 45242	1234 Washington Road LLC	\$32,071,641.79

<sup>1</sup> A combination of third party lender financing and capital contributed by beneficial owners. Equity will be 20% and financing will be 80%