

November 4, 2016

**Jo-Ann Marchica**

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**VIA EMAIL AND FEDEX**

**Reference Number**  
**034745.00000**

Ms. Donna Jerry  
Senior Health Policy Analyst  
Green Mountain Care Board  
3rd Floor City Center  
89 Main Street  
Montpelier, Vermont 05620-3601

Re: Transfer of Real Property Ownership

Dear Ms. Jerry:

We are writing to notify you of a transaction involving the transfer of ownership of the real property comprising the following skilled nursing facilities: (i) Bel-Aire Quality Center, located at 35 Bel-Aire Drive in Newport, Vermont; and (ii) Mountain View Center, located at 9 Haywood Avenue in Rutland, Vermont.

The current owner of the real property comprising both Bel-Aire Quality Center and Mountain View Center is FC-GEN Real Estate LLC ("Current Owner"). Through a series of leases, Current Owner leases Bel-Aire Quality Center to Thirty Five Bel Aire Drive SNF Operations LLC ("Bel-Aire Operator"), which is the licensed operator of Bel-Aire Quality Center. Through a series of leases, Current Owner leases Mountain View Center to Nine Haywood Avenue Operations LLC ("Mountain View Operator"), which is the licensed operator of Mountain View Center. As part of the transaction, which is expected to occur on December 9, 2016, Current Owner will transfer ownership of the real property comprising Bel-Aire Quality Center to CBYW Newport PropCo LLC, which will enter into a direct or indirect lease with Bel-Aire Operator for the continued operations of Bel-Aire Quality Center. In addition, Current Owner will transfer ownership of the real property comprising Mountain View Center to CBYW Rutland PropCo LLC, which will enter into a lease with Mountain View Operator for the continued operations of Mountain View Center. The purchase price for the Bel-Aire property will be approximately \$8,362,653 and the purchase price for the Mountain View property will be approximately \$28,300,370.

Please note that the licensed operators of these facilities will not change as a result of the transaction. Accordingly, there will be no changes to the services provided to patients or the total

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number of beds at either facility. We believe, based on our review of Vermont laws applicable to Certificate of Need, that the transaction will not be subject to further Certificate of Need review. We respectfully request that your office confirm our understanding and acknowledge receipt of this notice.

If you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,



Jo-Ann Marchica

cc: Suzanne Leavitt (via e-mail: [suzanne.leavitt@vermont.gov](mailto:suzanne.leavitt@vermont.gov))  
The Division of Licensing and Protection  
Vermont Department of Disabilities, Aging & Independent Living