

Winthrop Manor Health Care Center, LLC

Letter of Intent

December 30, 2016

Phyllis Powell, Assistant Director
Division of Licensing and Regulatory Services
Department of Health and Human Services
#11 State House Station
41 Anthony Avenue
Augusta, ME 04333-0011

Larry Carbone, CPA
Senior Health Care Financial Analyst
Department of Health and Human Services
#11 State House Station
41 Anthony Avenue
Augusta, ME 04333-0011

RE: Letter of Intent to purchase 20 SNF beds at 96 Route 133, Winthrop, ME 04364

Dear Ms. Powell and Mr. Carbone:

I, Nicole Neal, NHA, am interested in the purchase of the former Winthrop Manor Long Term Care and Rehab Center. This correspondence constitutes a Letter of Intent in accordance with section 71.05(A) of the BEAS Policy Manual, Certificate of Need Regulations for Nursing Facility Level of Care Projects.

I seek to initiate the Certificate of Need ("CON") review process to the extent it applies to seek your advice and guidance on the best way to proceed, and to obtain an approval for an additional 20 Skilled Nursing Facility (SNF) beds in Winthrop. It is my intent to purchase MaineCare bed rights in order for this transaction to be MaineCare cost neutral.

I understand that this filing triggers the need for a Technical Assistance Meeting as the appropriate next step. I welcome the opportunity to meet with you and your staff as soon as practicable to discuss CON review process as it relates to purchasing the 20 nursing home beds.

Background

Winthrop Manor Long Term Care and Rehab Center was once a 46 dually licensed skilled nursing facility whose operations closed in June 2016. The facility had a long standing good reputation in the community and had a 3-star health inspection rating, 5-star quality measure, and a 5-star overall rating.

My intent is to purchase the property and reopen the facility as Winthrop Manor Health Care Center, LLC as a Dementia Specialty Care facility. My decision for the purchase is based on the expected increase need to care for the elderly with Alzheimer's and other dementias. This facility will bring back an additional 20 beds to serve the community. Currently, there is one 28 bed nursing facility in Winthrop and at full capacity Winthrop resident will begin to seek residence

10 miles and further. Winthrop Manor Health Care Center, LLC seek to bring back exceptional quality of care this community appreciated focusing on individualized person centered care.

I have worked in long term care setting for over two decades. I hold nursing home licensures in Rhode Island and Massachusetts.

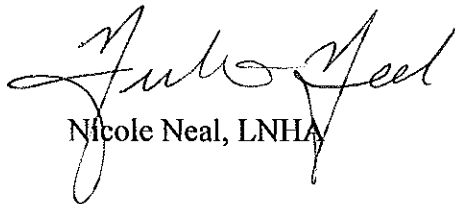
Capital Costs

As Winthrop Manor Long Term Care and Rehab Center was in full operation as early as June this year, I seek to acquire all real estate property for a total cost of \$199,900.00. Moveable equipment will be negotiated. I will incur the cost of renovation to life safety needs in order to be in full compliance prior to opening.

I welcome the opportunity to work with you and look forward to meeting with you soon to receive further information on the Certificate of Need process as it relates to this purchase.

My telephone number is 401-580-5988 and my e-mail is nicktammi106@yahoo.com.

Sincerely,

A handwritten signature in cursive script that reads "Nicole Neal". The signature is fluid and stylized, with the first and last letters of each word being capitalized and prominent.

Nicole Neal, LNHA