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January 9, 2026

Latoya Wright, MBA
Delaware Health Care Commission
Delaware Health Resources Board
Margaret O'Neill Building
410 Federal Street, Suite 7
Dover, Delaware 19901
Latoya.Wright@delaware.gov

Dear Ms. Wright:

Attached please find a Notice of Intent to file a Certificate of Public Review application for the establishment of a Cardiovascular Ambulatory Surgery Center in Newark. If you have any questions concerning this Notice of Intent, please contact Stacey Milunsky at 302-753-8215.

Best Regards,

Stacey Milunsky
ChristianaCare
Senior Strategy Partner, Strategy & Planning
ChristianaCare
C 302-753-8215
Stacey.Milunsky@christianacare.org
4000 Nexus Drive | Suite 103 | Wilmington, DE 19803

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NOTICE OF INTENT
CERTIFICATE OF PUBLIC REVIEW

1. Name of Applicant[s]:
   ChristianaCare Atlas JV LLC
   US Health Partners, LLC (USHP)
   Cardiology Physicians, LLC (CP)
2. Address[es]:

Cardiology Physicians, LLC
1 Centurian Drive, Suite 200
Newark, DE 19713

ChristianaCare Atlas JV, LLC
251 Little Falls Drive
Wilmington, DE 19808

US Health Partners, LLC
2000 Tower Oaks Blvd, Suite 480
Rockville, MD 20852

3. Telephone: *Please see below response to # 4 re: Persons to Contact*
4. Persons to Contact:

Stacey Milunsky
ChristianaCare
Senior Strategy Partner, Strategy & Planning
ChristianaCare
C 302-753-8215
Stacey.Milunsky@christianacare.org

5. Type of Ownership:
   ( ) Public
   ( ) Private Non-profit
   ( ) Proprietary (Individual)
   (X) Proprietary (Partnership)
   ( ) Proprietary (Corporation)

6. Anticipated Date of Filing Application: Q1 CY 2026

7. Estimated Capital Expenditure: $9.3 Million (*estimate based on construction and MEPP costs; additional details forthcoming in application).

8. Please attach a brief Narrative (one page or less if possible) which describes the project. *Please see attached Appendix A.*

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9. STATEMENT OF CERTIFICATION:

The statements and information provided herein are true and correct to the best of my knowledge and belief.

Signature of Chief Executive Officer[s]

Signed by: Jennifer Schwartz 3F2060C1EECA43E... Jennifer Schwartz, Esq. Chief Strategy Officer and Legal Officer ChristianaCare Avenue North Campus 4000 Nexus Drive. Suite C3-335 Wilmington, DE 19803 Date: 1 / 9 / 2 6	DocuSigned by: Brian Sarter 42FBA8783AC542D... Brian H Sarter, M.D., F.A.C.C., F.H.R.S Cardiology Physicians, LLC 1 Centurian Drive, Suite 200 Newark, Delaware 19713 Date: 1/9/26
DocuSigned by: Aaron Snyder EB4E7350DA29411... Aaron Snyder, M.D. US Health Partners, LLC 2000 Tower Oaks Blvd, Suite 480 Rockville, MD 20852 Date: 1/9/26	

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Appendix A

Project Narrative

ChristianaCare Atlas LLC, US Health Partners (USHP) and Cardiology Physicians (USHP/CP) have executed a Letter of Intent to establish a new joint venture entity for the purpose of developing and operating a state-of-the-art cardiovascular surgery center with the ability to provide same-day cardiovascular procedures ("The Cardiovascular Surgery Center"). The Cardiovascular Surgery Center facility will include two (2) operating rooms and will be located on ChristianaCare's Newark Campus Healthcare Center at Christiana (HCCC). The Cardiovascular Surgery Center will be jointly owned and operated by the Applicants, in accordance with the Operating Agreement that the parties are currently negotiating, which will be finalized prior to the submission of the Certificate of Public Review Application.

The Cardiovascular Surgery Center will:

- Reduce patient wait times for cardiovascular procedures by addressing limited operating room availability and expanding access to care through increased cardiovascular ASC capacity in New Castle County
- Enhance outpatient access to quality care by solely focusing on outpatient cardiovascular procedures that deliver the right care, in the right place to reduce health risks and increase patient comfort
- Decrease costs of care by transitioning appropriate cardiovascular procedures that are currently performed in an acute hospital setting to the appropriate outpatient setting
- Increase access and care coordination by operating with a primary focus of caring for those in the communities we serve in need of cardiovascular procedures and treatment

The estimated capital expenditure includes space renovation of an existing facility and equipment costs. Additional details about the entity's operating structure and costs will be forthcoming in the Application.