



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

Pat McCrory
Governor

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Secretary DHHS

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Division Director

October 14, 2015

Charles E. Trefzger, Jr.
Greensboro Propco Holdings, LLC
P.O. Box 2568
Hickory, NC 28603-2468

Exempt from Review – Acquisition of Facility

Record #: 1761
Facility Name: Woodland Place - Greensboro
Type of Facility: Adult Care Home
FID #: 920765
Acquisition by: Greensboro Propco Holdings, LLC
Business #: 2309
County: Guilford

Dear Mr. Trefzger:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency) determined that based on your letter of October 7, 2015, the above referenced proposal is exempt from certificate of need review in accordance with G.S 131E-184(a)(8). Therefore, Greensboro Propco Holdings, LLC may proceed to acquire the above referenced health service facility without first obtaining a certificate of need. However, you need to contact the Agency's Adult Care Licensure Section 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,

Celia C. Inman
Celia C. Inman
Project Analyst

Martha J. Frisone
Martha J. Frisone,
Assistant Chief, Certificate of Need

cc: Adult Care Licensure Section, DHSR
Kelli Fisk, Program Assistant, Healthcare Planning



Healthcare Planning and Certificate of Need Section

www.ncdhhs.gov

Telephone: 919-855-3873 • Fax: 919-715-4413

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

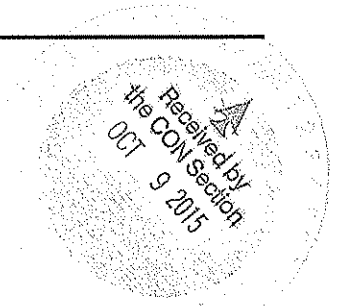
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Greensboro Propco Holdings, LLC

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Hickory, North Carolina 28603-2568*



October 7, 2015

Ms. Martha J. Frisone, Assistant Chief
Certificate of Need Section
Division of Health Service Regulation
Department of Health and Human Services
Dorothea Dix Hospital Campus
809 Ruggles Drive
Raleigh, NC 27603

Re: Exemption Notice for Woodland Place – Greensboro, an Adult Care Home in Guilford County)
Facility ID: 920765
Facility License Number: HAL-041-053

Dear Ms. Frisone:

Greensboro Propco Holdings, LLC (“Greensboro Propco Holdings”) is planning to acquire an adult care home in Guilford County, currently known as Woodland Place - Greensboro (hereafter “the Facility”). The Facility is located at 1915 Boulevard Street, Greensboro, North Carolina. The Facility is listed in the “Inventory of Adult Care Home Beds” in the 2015 State Medical Facilities Plan as having 96 adult care home beds (See Exhibit A).

Greensboro Propco Holdings is seeking to purchase the Facility through a purchase and sale agreement. The anticipated closing date of this transaction is November 16, 2015. The purpose of this letter is to provide prior notice of this acquisition, which is exempt from Certificate of Need (“CON”) review, to the North Carolina Department of Health and Human Services, Division of Health Service Regulation, Certificate of Need Section (the “Agency”). Greensboro Propco Holdings seeks confirmation that it is permitted to acquire the Facility as described herein without CON Review, thus acquiring the Facility’s existing CON rights to own that existing health service facility (as defined in the CON statute) with 96 adult care beds.

I. THE PROPOSAL

As of this date, J&M Greensboro Partners, LLC owns the property and building comprising the Facility, which is an existing “health service facility,” as that term is defined in N.C. Gen. Stat. § 131E-176(9)(b), and Woodland Place Management, Inc. is the Licensee. Greensboro Propco Holdings will purchase the Facility, and the new Licensee will be Greensboro Opco Holdings, LLC. The Facility will still be known as Woodland Place - Greensboro.

II. EXEMPTION NOTICE

Under North Carolina law, a Certificate of Need ("CON") is required only prior to offering or developing a "new institutional health service." "New institutional health service" includes a variety of services and activities, including a capital expenditure exceeding \$2 million. N.C. Gen. Stat. § 131E-176(16)(b).

The North Carolina General Assembly saw fit to exempt certain types of services or proposals from CON review, pursuant to N.C. Gen. Stat. § 131E-184. One such exempt service or proposal includes the acquisition of an existing health service facility, "including equipment owned by the health service facility at the time of acquisition." N.C. Gen. Stat. § 131E-184(a)(8).

This project involves only the acquisition of an existing adult care home, which falls within the purview of the statutory definition of "health service facility." After acquisition, the Licensee, Greensboro Opco Holdings, LLC will operate the Facility as an adult care home. Furthermore, Greensboro Propco Holdings's acquisition of the Facility does not entail the purchase of any major medical equipment or any *per se* reviewable equipment as defined in N.C. Gen. Stat. §§ 131E-176(14)(o) and (16)(f1). Likewise, the acquisition does not include the offering of any *per se* reviewable services. N.C. Gen. Stat. § 131E-176(16)(f). Thus, given that the transaction involves only the acquisition of an existing health services facility, it is exempt from CON review.

III. CONCLUSION

Based on the foregoing information, we hereby request the Agency's confirmation that the proposal described above is exempt from CON review, pursuant to N.C. Gen. Stat. § 131E-184(a)(8), and thus Greensboro Propco Holdings may acquire the Facility with all its existing CON rights without a CON.

In addition, we respectfully request that this request be considered on an expedited basis because the parties wish to proceed with this transaction as soon as possible. If you require additional information to consider this request, please contact us at (828) 261-7318 as soon as possible. We thank you for your consideration of this request.

Sincerely,



Charles E. Trefzger, Jr.
Manager

Exhibit A

Table 11A: Inventory of Adult Care Homes (Assisted Living) Beds

County	Facility Name	Licensed Beds in Nursing Homes	Licensed Beds in Hospitals	Licensed Beds in Adult Care Facilities	Total Licensed Beds	CON Approved/ License Pending		Available in SMFP	Total Available	Sum of Exclusions	Total Planning Inventory
						CON	CON Bed Transfer				
Guilford	Maryfield Nursing Home	36	0	0	36	0	0	0	36	13	23
Guilford	Morningview at Irving Park	0	0	105	105	0	0	0	105	0	105
Guilford	Piedmont Christian Home	0	0	93	93	0	0	0	93	0	93
Guilford	River Landing at Sandy Ridge	56	0	0	56	0	0	0	56	0	56
Guilford	Serenity Care Rest Home	0	0	29	29	0	0	0	29	0	29
Guilford	Skeet Club Manor	0	0	79	79	0	0	0	79	0	79
Guilford	Spring Arbor of Greensboro	0	0	100	100	0	0	0	100	0	100
Guilford	St. Gales Estates	0	0	60	60	0	0	0	60	0	60
Guilford	The Arboretum at Heritage Greens	0	0	48	48	0	0	0	48	0	48
Guilford	Verra Springs at Heritage Greens	0	0	45	45	0	0	0	45	0	45
Guilford	Well-Spring	72	0	0	72	0	0	0	72	0	72
Guilford	Westchester Harbour	0	0	90	90	0	0	0	90	0	90
Guilford	WhiteStone: A Masonic & Eastern Star Community	12	0	0	12	0	0	0	12	0	12
Guilford	Woodland Place - Greensboro	0	0	96	96	0	0	0	96	0	96
	Guilford Totals	389	0	1980	2369	0	0	0	2369	13	2356
Halifax	Carolina Rest Home	0	0	40	40	0	0	0	40	0	40
Halifax	Liberty Commons Nsg & Rehab Center of Halifax County	25	0	0	25	0	0	0	25	0	25
Halifax	Our Community Hospital, Inc.	0	20	0	20	0	0	0	20	0	20
Halifax	Woodhaven Rest Home #1 (Replacement facility)	0	0	0	0	0	60	0	60	0	60
Halifax	Woodhaven Rest Home #1 (Closed)	0	0	60	60	0	-60	0	0	0	0
Halifax	Woodhaven Rest Home #2	0	0	60	60	0	0	0	60	0	60
	Halifax Totals	25	20	160	205	0	0	0	205	0	205
Harnett	Alzheimer's Related Care	0	0	36	36	0	0	0	36	0	36
Harnett	Cornerstone Nursing & Rehabilitation Center	8	0	0	8	0	0	0	8	0	8
Harnett	Green Leaf Care Center	0	0	105	105	0	0	0	105	0	105
Harnett	Johnson Better Care Facility	0	0	50	50	0	0	0	50	0	50
Harnett	Oak Hill Living Center	0	0	122	122	0	0	0	122	0	122
Harnett	Pinecrest Gardens	0	0	60	60	0	0	0	60	0	60
Harnett	Primrose Villa Retirement Home II	0	0	12	12	0	0	0	12	0	12
Harnett	Primrose Villa Retirement III	0	0	12	12	0	0	0	12	0	12
Harnett	Senior Citizens Village	0	0	65	65	0	0	0	65	0	65
Harnett	Senior's Rest Home	0	0	50	50	0	0	0	50	0	50
Harnett	Stage Coach Manor	0	0	40	40	0	0	0	40	0	40
Harnett	Universal Health Care/Lillington	106	0	0	106	0	0	0	106	0	106
Harnett	Unprecedented Care	0	0	12	12	0	0	0	12	0	12
	Harnett Totals	114	0	564	678	0	0	0	678	0	678
Haywood	Ann Davis Rest Home (Closed. Bed transfer to Haywood House.)	0	0	10	10	0	-10	0	0	0	0
Haywood	Autumn Care of Waynesville	10	0	0	10	0	0	0	10	0	10