



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

Pat McCrory  
Governor

Richard O. Brajer  
Secretary DHHS

Mark Payne  
Assistant Secretary for Audit and  
Health Service Regulation

March 10, 2016

J. Melvin Deaton  
HP6 Greensboro Health Investors, LLC  
P.O. Box 2568  
Hickory, NC 28603-2568

**Exempt from Review – Acquisition of Facility**

**Record #:** 1888  
**Facility Name:** Wellington Oaks  
**Type of Facility:** Adult Care Home  
**FID #:** 920871  
**Acquisition by:** HP6 Greensboro Health Investors, LLC  
**Business #:** 2202  
**County:** Guilford

Dear Mr. Deaton:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency) determined that based on your letter of March 7, 2016, the above referenced proposal is exempt from certificate of need review in accordance with G.S 131E-184(a)(8). Therefore, HP6 Greensboro Health Investors, 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



**Healthcare Planning and Certificate of Need Section**

[www.ncdhhs.gov](http://www.ncdhhs.gov)

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

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

Mailing Address: 2704 Mail Service Center • Raleigh, NC 27699-2704

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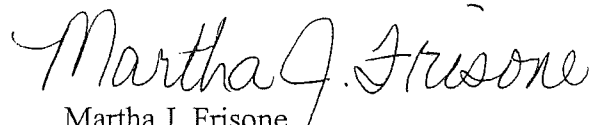


separate determination. If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,



Celia C. Inman  
Project Analyst



Martha J. Frisone,  
Assistant Chief, Certificate of Need

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

# *HP6 Greensboro Health Investors, LLC*

*Post Office Box 2568  
Hickory, North Carolina 28603-2568*

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March 7, 2016



Ms. Martha Frisone, Assistant Chief  
Division of Health Service Regulation  
Healthcare Planning and Certificate of Need Section  
North Carolina Department of Health & Human Services  
2704 Mail Service Center  
Raleigh, NC 27699-2704

**Re: Notice of Exempt Acquisition of Wellington Oaks (FID: 920871) pursuant to Section 131E-184(a)(8) of the North Carolina General Statutes**

Dear Ms. Frisone:

I previously notified the CON Section of the transaction described in the attached letter dated June 12, 2015 (Attachment A), and received approval of the transaction in your letter dated June 22, 2015 (Attachment B); however, the transaction did not close in 2015 as originally planned. The parties anticipate that the transaction will close during the first week in April 2016. The transaction remains exempt from CON review.

I would appreciate a response confirming that the transaction is still exempt from CON review.

Respectfully,

J. Melvin Deaton

Attachments

# HP6 Greensboro Health Investors, LLC

Post Office Box 2568  
Hickory, North Carolina 28603-2568

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June 12, 2015

Ms. Martha Frisone, Assistant Chief  
Division of Health Service Regulation  
Healthcare Planning and Certificate of Need Section  
North Carolina Department of Health & Human Services  
2704 Mail Service Center  
Raleigh, NC 27699-2704

**Re: Notice of Exempt Acquisition of Wellington Oaks (FID: 920871) pursuant to Section 131E-184(a)(8) of the North Carolina General Statutes**

Dear Ms. Frisone:

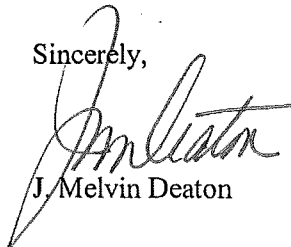
I am writing on behalf of HP6 Greensboro Health Investors, LLC (the "Buyer"), to provide notice to the N.C. Department of Health and Human Services, Division of Health Service Regulation, Healthcare Planning and Certificate of Need Section (the "Agency") of a transaction involving Wellington Oaks (License Number HAL-041-072), a licensed adult care home located at 3004 Dexter Avenue, Greensboro, Guilford County), North Carolina (the "Facility").

The Facility is currently owned by IP Greensboro Properties, LLC. The Facility is leased to and operated by Greensboro Health Holdings, LLC (the "Current Licensee"). Pursuant to the transaction, the Facility will be acquired by Buyer. Following the conclusion of the transaction, the Facility will continue to be operated as an adult care home, and the Facility will continue to be operated by the Current Licensee pursuant to its lease agreement with the Buyer.

The acquisition of the Facility will not involve the development of any new health service facility or otherwise qualify as a "new institutional health service" which would be subject to review under applicable Certificate of Need statutes or regulations. Pursuant to this letter, the Buyer hereby requests that the Agency confirm that the acquisition of the Facility is exempt from Certificate of Need review and approval pursuant to Section 131E-184(a)(8) of the North Carolina General Statutes.

If you require additional information, please contact me at (828) 261-7312. Thank you for your consideration of this request.

Sincerely,



J. Melvin Deaton



JUN 25 2015

ATTACHMENT B

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

Pat McCrory  
Governor

Aldona Z. Wos, M.D.  
Ambassador (Ret.)  
Secretary DHHS

Drexdal Pratt  
Division Director

June 22, 2015

J. Melvin Deaton  
HP6 Greensboro Health Investors, LLC  
P.O. Box 2568  
Hickory, NC 28603-2568

**Exempt from Review – Acquisition of Facility**

**Record #:** 1609  
**Facility Name:** Wellington Oaks  
**Type of Facility:** Adult Care Home  
**FID #:** 920871  
**Acquisition by:** HP6 Greensboro Health Investors, LLC  
**Business #:** 2202  
**County:** Guilford

Dear Mr. Deaton:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency) determined that based on your letter of June 12, the above referenced proposal is exempt from certificate of need review in accordance with G.S 131E-184(a)(8). Therefore, HP6 Greensboro Health Investors, 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."*

Healthcare Planning and Certificate of Need Section

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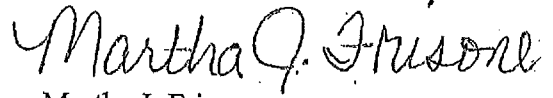


It should be noted that this Agency's position is based solely on the facts represented by you and that any change in facts as represented would require further consideration by this Agency and a separate determination. If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,



Celia C. Inman  
Project Analyst



Martha J. Frisone,  
Assistant Chief, Certificate of Need

cc: Construction Section, DHSR  
Adult Care Licensure Section, DHSR  
Assistant Chief, Healthcare Planning