



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**
Division of Health Service Regulation

ROY COOPER • Governor
MANDY COHEN, MD, MPH • Secretary
MARK PAYNE • Director

May 8, 2018

Timothy Walsh
2334 S. 41st Street
Wilmington, NC 28403

No Review

Record #: 2574
Facility Name: Bradley Creek Healthcare Center at Carolina Bay
FID #: 130064
Business Name: See Attachment A
Business #: See Attachment A
Project Description: Change in ownership
County: New Hanover

Dear Mr. Walsh:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency) received your letter of April 19, 2018 regarding the above referenced proposal. Based on the CON law **in effect on the date of this response to your request**, the proposal described in your correspondence is not governed by, and therefore, does not currently require a certificate of need. However, please note that if the CON law is subsequently amended such that the above referenced proposal would require a certificate of need, this determination does not authorize you to proceed to develop the above referenced proposal when the new law becomes effective.

However, you need to contact the Agency's Nursing Home Licensure and Certification Section to determine if they have any requirements for development of the proposed project.

It should be noted that this determination is binding only for the facts represented in your correspondence. Consequently, if changes are made in the project or in the facts provided in your correspondence referenced above, a new determination as to whether a certificate of need is required would need to be made by this office. Changes in a project include, but are not limited to: (1) increases in the capital cost; (2) acquisition of medical equipment not included in the original cost estimate; (3) modifications in the design of the project; (4) change in location; and (5) any increase in the number of square feet to be constructed.

NC DEPARTMENT OF HEALTH AND HUMAN SERVICES • DIVISION OF HEALTH SERVICE REGULATION

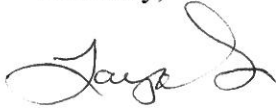
HEALTHCARE PLANNING AND CERTIFICATE OF NEED SECTION

LOCATION: 809 Ruggles Drive, Edgerton Building, Raleigh, NC 27603
MAILING ADDRESS: 2704 Mail Service Center, Raleigh, NC 27699-2704
www.ncdhhs.gov/dhsr/ • TEL: 919-855-3873

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

Please contact this office if you have any questions. Also, in all future correspondence you should reference the Facility ID # (FID) if the facility is licensed.

Sincerely,



Tanya S. Rupp
Project Analyst



Martha J. Frisone, Chief
Healthcare Planning and Certificate of Need Section

cc: Construction Section, DHSR
Nursing Home Licensure and Certification Section, DHSR
Amy Craddock, Assistant Chief, Healthcare Planning, DHSR

Faenza, Julie M

From: Timothy J. Walsh <TWalsh@libertyhcare.com>
Sent: Thursday, April 19, 2018 8:44 AM
To: Frisone, Martha; Faenza, Julie M
Subject: [External] CON Exemption Requests
Attachments: Bradley Creek Health Center_Exemption Request_4-19-18.pdf; The Barclay at SouthPark_Exemption Request_4-19-18.pdf; The Terrace at Brightmore of South Charlotte_Exemption Request_4-19-18.pdf

CAUTION: External email. Do not click links or open attachments unless verified. Send all suspicious email as an attachment to [REDACTED]

Good morning Ms. Frisone and Ms. Halatek:

Please let the attachments serve as the official written notice of the proposed transfer of ownership between Affiliated Entities. We respectfully request a letter from the Certificate of Need Section for each proposal stating that they are exempt from certificate of need review in accordance with G.S. 131E-184(a)(8).

Thank you in advance for your assistance and please let me know if you have any questions.

Regards,

Timothy J. Walsh

Senior Financial Analyst
Liberty Healthcare Management, Inc.
2334 S. 41st St
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TWalsh@libertyhcare.com
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Liberty Healthcare Management

2334 S. 41st Street • Wilmington, NC 28403
(910) 815-3122 • FAX: (910) 815-3111

April 19, 2018

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

Subject: Notice of Proposed Transfer of Ownership between Affiliated Entities

Dear Ms. Frisone:

Please let this serve as the official written notice of the proposed transfer of ownership of: (i) Carolina Bay Properties of Wilmington, LLC from Liberty Real Properties III, LLC to Wilmington AH Senior Housing JV PROPCO, LLC; (ii) Carolina Bay of Wilmington, LLC from Liberty Real Properties, LLC to Wilmington AH Senior Housing JV OPCO, LLC; and Carolina Bay Healthcare Center of Wilmington, LLC d/b/a Bradley Creek Health Center (“Bradley Creek”) from Liberty Senior Living, LLC to Wilmington AH Senior Housing JV OPCO, LLC. The licensee and CON holders shall remain as they are, only the parent entities are changing. The details of the current license and Certificate of Need of Bradley Creek are as follows:

- Licensee: Carolina Bay Healthcare Center of Wilmington, LLC
- CON Holders: Carolina Bay Properties of Wilmington, LLC; Carolina Bay of Wilmington, LLC; and Carolina Bay Healthcare Center of Wilmington, LLC
- Facility ID: 130064
- License No: NH0649
- County: New Hanover

The operations and residents will not be interrupted or affected in any way. We respectfully request a letter from the Certificate of Need Section stating that this proposal is exempt from certificate of need review in accordance with G.S. 131E-184(a)(8).

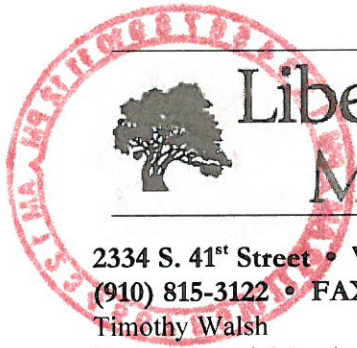
Thank you in advance for your assistance and please let me know if you have any questions.

Best Regards,

NR 2574



VIA EMAIL ONLY



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Timothy Walsh

Senior Financial Analyst

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(910) 332-1982

ATTACHMENT A
Bradley Creek Healthcare Center Change of Corporate Ownership
May 4, 2018

FACILITY	FID #	BUSINESS	BUSINESS ID #	CURRENT OWNER	NEW OWNER
Bradley Creek Health Center at Carolina Bay	130064	Carolina Bay Properties of Wilmington, LLC	2259	Liberty Real Property III, LLC	Wilmington AH Senior Housing JV Propco, LLC
Bradley Creek Health Center at Carolina Bay	130064	Carolina Bay of Wilmington, LLC	2260	Liberty Real Property, LLC	Wilmington AH Senior Housing JV Propco, LLC
Bradley Creek Health Center at Carolina Bay	130064	Carolina Bay Healthcare Center of Wilmington, LLC	2730	Liberty Senior Living, LLC	Wilmington AH Senior Housing JV Propco, LLC