

NC DEPARTMENT OF  
**HEALTH AND  
HUMAN SERVICES**

ROY COOPER • Governor  
MANDY COHEN, MD, MPH • Secretary  
MARK PAYNE • Director, Division of Health Service Regulation

December 6, 2019

Mary Ellen Pisanelli  
Welltower Kisco RIDEA Landlord LLC  
4500 Dorr Street  
Toledo OH 43615

**Exempt from Review – Acquisition of Facility**

**Record #:** 3149  
**Facility Name:** Woodland Terrace  
**Type of Facility:** Adult Care Home  
**FID #:** 000001  
**Acquisition by:** Welltower Kisco RIDEA Holdco LP  
**Business #:** 3155  
**County:** Wake

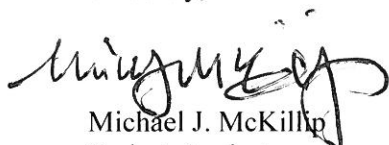
Dear Ms. Pisanelli:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency) determined that based on your representations, the above referenced proposal is exempt from certificate of need (CON) review in accordance with N.C. Gen. Stat. §131E-184(a)(8). Therefore, the above referenced business may proceed to acquire the health service facility identified above without first obtaining a CON. The Agency's determination is limited to the question of whether or not the above referenced business would have to obtain a CON if the current owners of the health service facility do in fact sell it to the business listed above. Note that pursuant to N.C. Gen. Stat. §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."*

In the event that the business listed above does acquire the facility, you should contact the Agency's Adult Care Licensure Section to obtain instructions for changing ownership of the existing facility.

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 regarding whether or not a certificate of need would be required. If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

  
Michael J. McKillop  
Project Analyst

  
Martha J. Frisone  
Chief

cc: Adult Care Licensure Section, DHSR

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: 809 Ruggles Drive, 2704 Mail Service Center, Raleigh, NC 27699-2704  
<https://info.ncdhhs.gov/dhsr/> • TEL: 919-855-3873

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER



Welltower Kisco RIDEA Landlord, LLC  
c/o Welltower Inc.  
4500 Dorr Street  
Toledo, Ohio 43615

December 2, 2019

**VIA FEDEX and E-MAIL (mike.mckillip@dhhs.nc.gov)**

Mr. Michael McKillip  
Division of Health Service Regulation  
Department of Health and Human Services  
809 Ruggles Drive  
Raleigh, North Carolina 27603

**Re: REQUEST FOR CERTIFICATE OF NEED EXEMPTION  
Adult Care Home Transfer of Real Property**

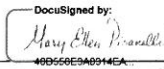
Dear Mr. McKillip:

We are writing to request an exemption from Certificate of Need review pursuant to N.C.G.S.A. § 131E-184 in connection with a transaction involving the transfer of real property comprising the licensed adult home care known as Woodland Terrace, located at 300 Kildaire Woods Drive, Cary, North Carolina 27511 (the "Facility"). The Facility's license number is HAL-092-206. The owner of the real property is Welltower Kisco RIDEA Landlord, LLC ("Owner") and the current licensed operator of the Facility is Kisco RIDEA Tenant, LLC ("Licensee"). For certain corporate reorganization reasons, Owner intends to deed fee ownership of the Facility to Welltower Kisco RIDEA Holdco LP ("New Owner"), a wholly-owned direct subsidiary of Owner. Following such deed to New Owner, the Facility will continue to be master leased to and operated by Licensee. Owner intends to deed the Facility to New Owner on or prior December 31, 2019.

3155

Please do not hesitate to contact Sharon Makowsky, of Welltower Inc., at (646) 677-8753 if you have any questions. Thank you.

Welltower Kisco RIDEA Landlord, LLC

By:   
Name: Mary Ellen Pisanelli 1489  
Title: Authorized Signatory

# State of North Carolina

## Department of Health and Human Services Division of Health Service Regulation

*Effective January 1, 2019, this license is issued to*

*Welltower Kisco RIDEA Tenant, LLC*

*to operate an Adult Care Home known as*

*Woodland Terrace*

*located at 300 Kildaire Woods Drive*

*Cary, NC, Wake County.*

*This license is issued subject to the statutes of the State of North  
Carolina, is not transferable and shall expire*

*December 31, 2019.*

*License Number: HAL-092-206*

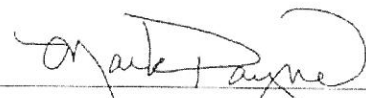
*Capacity: 84*

*Special Care Units: X Yes    No      Type: *Alzheimer's/Dementia* 44*

Authorized by:



Secretary, N.C. Department of Health and  
Human Services



Director, Division of Health Service Regulation