



NC DEPARTMENT OF  
**HEALTH AND  
HUMAN SERVICES**

**ROY COOPER • Governor**  
**KODY H. KINSLEY • Secretary**  
**MARK PAYNE • Director, Division of Health Service Regulation**

VIA EMAIL ONLY

October 18, 2024

Asher Husain  
[husainasher@gmail.com](mailto:husainasher@gmail.com)

**Exempt from Review – Acquisition of Facility**

**Record #:** 4614  
**Date of Request:** October 11, 2024  
**Facility Name:** Lawndale Manor  
**Type of Facility:** Adult Care Home  
**FID #:** 920654  
**Acquisition by:** Lawndale Manor Real Estate, LLC  
**Business #:** 3884  
**County:** Wake

Dear Asher Husain:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency) determined that the project described above is exempt from certificate of need (CON) review in accordance with G.S. 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 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 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.*"

If the business listed above does acquire the facility, you should contact the Agency's & (Section Name) 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 a certificate of need would be required. If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

Crystal Kearney  
Project Analyst

Micheala Mitchell  
Chief

cc: Adult Care Licensure and Certification 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

October 11, 2024

To,  
**Micheala Mitchell, JD**  
Section Chief  
Healthcare Planning and CON Section  
809 Ruggles Drive, Edgerton Building  
Raleigh, NC 27699-2704  
[Micheala.Mitchell@dhhs.nc.gov](mailto:Micheala.Mitchell@dhhs.nc.gov)

**Lisa Pitman**  
Assistant Chief  
Healthcare Planning and CON Section  
809 Ruggles Drive, Edgerton Building  
Raleigh, NC 27699-2704  
[lisa.pittman@dhhs.nc.gov](mailto:lisa.pittman@dhhs.nc.gov)

**Tiffany Stancil**  
Administrative Specialist  
Healthcare Planning and CON Section  
809 Ruggles Drive, Edgerton Building  
Raleigh, NC 27699-2704  
[Tiffany.Stancil@dhhs.nc.gov](mailto:Tiffany.Stancil@dhhs.nc.gov)

***Re: Lawndale Manor  
Lawndale Manor, Inc (Operating Entity) & Lawndale Manor Associates LLC (Real Estate  
Company)  
601 Lakeside Drive Garner, NC 27529  
License Number: HAL-092-017***

Dear Micheala,

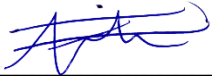
I represent Lawndale Manor Business LLC and Lawndale Manor Real Estate LLC. Lawndale Manor Real Estate LLC proposes to acquire real estate property constituting the existing health care facility as an adult care home known as Lawndale Manor and Lawndale Manor Business LLC plans to acquire the operations of the facility from Cyrus Max, Inc (Licensee: Lawndale Manor, Inc, 807 601 Lakeside Drive Garner, NC 27529 (Wake County), License Number: HAL-092-017; Real Property owner Lawndale Manor Associates LLC). After the acquisition, Lawndale Manor Business LLC will operate the adult care home pursuant to a lease with Lawndale Manor Real

Estate LLC. After Lawndale Manor Business LLC receives its license to operate the facility, the adult care home will continue to be known as Lawndale Manor.

Therefore, we would like to request you to provide us with a “no CON review” letter. And we would really appreciate it if it could be done at your earliest convenience.

Should you need any information from us, please let us know.

Thank You.



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**Asher Husain**

Owner

Email: [husainasher@gmail.com](mailto:husainasher@gmail.com)

Phone: (903) 618-0731

**From:** [Mitchell, Micheala L](#)  
**To:** [Stancil, Tiffany C](#)  
**Subject:** FW: [External] No Review Letter (CON) - Lawndale Manor  
**Date:** Friday, October 11, 2024 11:20:02 AM  
**Attachments:** [CON Request - LM.pdf](#)

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You probably already know, but this goes to Crystal.

Thanks!

Micheala Mitchell, JD  
[NC Department of Health and Human Services](#)  
[Division of Health Service Regulation](#)  
Section Chief, Healthcare Planning and CON Section  
809 Ruggles Drive, Edgerton Building  
2704 Mail Service Center  
Raleigh, NC 27699-2704  
Office: 919 855 3879  
[Micheala.Mitchell@dhhs.nc.gov](mailto:Micheala.Mitchell@dhhs.nc.gov)

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**From:** Muhammad Ali <muhammadalimunir3@gmail.com>  
**Sent:** Friday, October 11, 2024 11:17 AM  
**To:** Mitchell, Micheala L <Micheala.Mitchell@dhhs.nc.gov>  
**Cc:** Pittman, Lisa <lisa.pittman@dhhs.nc.gov>; Stancil, Tiffany C <Tiffany.Stancil@dhhs.nc.gov>; Syed Husain <khizer0@gmail.com>  
**Subject:** [External] No Review Letter (CON) - Lawndale Manor

**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Hello Micheala,

Please find attached the letter to request an official no review (CON) letter for Lawndale Manor so we can submit our CHOW application.

Should you need any further information, please let me know.

Thank you once again.

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