



NC DEPARTMENT OF HEALTH AND HUMAN SERVICES

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

September 11, 2019

John Ruffier, Chair, Senior Housing Practice
Lowndes, PLLC
215 North Eola Drive
Orlando FL 32801

Exempt from Review – Acquisition of Facility

Record #: 3044
Facility Name: Cambridge Hills Assisted Living
Type of Facility: Adult Care Home
FID #: 990474
Acquisition by: Blossom Cambridge Hills, LLC
Business #: 3098
County: Person

Dear Mr. Ruffier:

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,

Handwritten signature of Michael J. McKillip
Michael J. McKillip
Project Analyst

Handwritten signature of Martha J. Frisone
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

**Mckillip, Mike**

**From:** Ruffier, John <John.Ruffier@lowndes-law.com>  
**Sent:** Monday, September 09, 2019 1:51 PM  
**To:** Mckillip, Mike  
**Subject:** [External] Cambridge Hills-Person County-Record #2870 - CON Waiver  
**Attachments:** Cambridge Hills-Person County-Record #2870.pdf

**CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to report.spam@nc.gov**

Mike-

Following up on the voice mail I left this morning; I figured it might help to send you the actual CON Waiver we have and the change we need. As I mentioned on our message, the lender is asking either that we get a revised waiver letter, or just an e-mail from DHHS confirming that the CON is valid even though the buyer is now "Blossom Cambridge Hills, LLC" rather than "Blossom Embassy, LLC".

BUS # 3098

The property is located in Person County, which I'm told is your area. We're really hoping to get this closed tomorrow (nothing like last minute requests), so if there is anything you can do to get us an answer today or early tomorrow, I'd really appreciate it. Thanks so much for your help.

John Ruffier

John Daniel Ruffier #1480 POC  
Shareholder; Chair, Senior Housing Practice  
215 North Eola Drive | Orlando, FL 32801  
D: 407.418.6414 | P: 407.843.4600  
Email | Website | Bio | vCard



LOCAL ROOTS. BROAD REACH. SM

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February 15, 2019

Andrew Kelly  
215 North Eola Drive  
Orlando, FL 32801

*Current  
Letter*

**Exempt from Review – Acquisition of Facility**

**Record #:** 2870  
**Facility Name:** Cambridge Hills Assisted Living Facility  
**Type of Facility:** Adult Care Home  
**FID #:** 990474  
**Acquisition by:** Blossom Embassy, LLC  
**Business #:** 2999  
**County:** Person

Dear Mr. Kelly:

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.*"

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Sincerely,

*Bernetta Thorne-Williams*  
Bernetta Thorne-Williams  
Project Analyst

*Martha J. Frisone*  
Martha J. Frisone  
Chief

cc: Adult Care Licensure Section, DHSR  
Melinda Boyette, Administrative Assistant, Healthcare Planning, DHSR

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www.ncdhhs.gov/dhsr • TEL: 919-855-3873

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER



NC DEPARTMENT OF HEALTH AND HUMAN SERVICES

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

February 15, 2019

Andrew Kelly
215 North Eola Drive
Orlando, FL 32801

Change we need

Exempt from Review – Acquisition of Facility

Record #: 2870
Facility Name: Cambridge Hills Assisted Living Facility
Type of Facility: Adult Care Home
FID #: 990474
Acquisition by: Blossom Embassy, LLC
Business #: 2999
County: Person Cambridge Hills

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Bernetta Thorne-Williams
Project Analyst

Martha J. Frisone
Martha J. Frisone
Chief

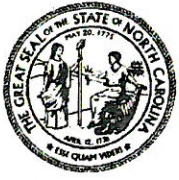
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Melinda Boyette, Administrative Assistant, Healthcare Planning, DHSR

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ANDREW KELLY

Associate

andrew.kelly@lowndes-law.com

215 North Eola Drive, Orlando, Florida 32801-2028

T: 407-418-6339 | F: 407-843-4444

MAIN NUMBER: 407-843-4600



January 23, 2019

North Carolina Division of Health Service Regulation  
Healthcare Planning and Certificate of Need Section  
Attn: Martha Frisone  
2704 Mail Service Center  
Raleigh, NC 27603

**Re: Certificate of Need Exemption Request;  
Acquisition of Existing Health Service Facility**

Dear Ms. Frisone,

Our firm represents Blossom Embassy, LLC, an entity which, along with its affiliates and wholly owned subsidiaries, is currently taking the necessary steps to acquire the Cambridge Hills Assisted Living facility located at 5660 Durham Road, Roxboro, NC 27574. The license number of the existing facility is HAL-073-003. Our client intends to purchase this facility from the following three entities: (1) Cambridge Hills Assisted Living, Inc., (2) KJDD, LLC, and (3) Miller Bateman Oliver, LLC. The anticipated closing date is February 28, 2019.

It is our understanding that pursuant to N.C. Gen. Stat. §131E-184(a)(8), we may obtain an exemption from certificate of need review upon providing written notice to your office that this transaction solely involves the acquisition of an existing health service facility. We respectfully request that your office provide us with a letter acknowledging the exempt status of this transaction in regards to the certificate of need. If any additional details are required to obtain said exemption letter, please advise accordingly and we will promptly respond with the required information.

Sincerely,

Andrew Kelly

APK/APK



# State of North Carolina

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

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

*Cambridge Hills Assisted Living, Inc.*

*to operate an Adult Care Home known as*

*Cambridge Hills Assisted Living*

*located at 5660 Durham Road  
Roxboro, NC, Person 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-073-003*

*\*\*\* This home serves only elderly persons. \*\*\**

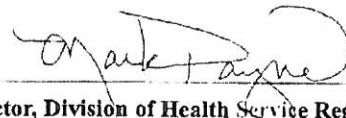
*Capacity: 120*

*Special Care Units:  Yes  No*

Authorized by:



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



Director, Division of Health Service Regulation