



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**

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

July 30, 2018

Robert A. Milligan, Chief Financial Officer
16435 North Scottsdale Road, Suite 320
Scottsdale AZ 85254

Exempt from Review – Physician Office

Record #: 2665
Business Name: Healthcare Trust of America, Inc.
Business #: 2881
Project Description: Develop a physician office building on Ashville Avenue in Cary
County: Wake

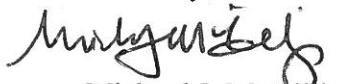
Dear Mr. Milligan:

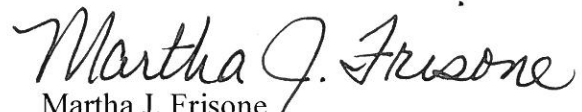
The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that based on your letter of July 18, 2018, the above referenced proposal is exempt from certificate of need review in accordance with N.C. Gen. Stat. §131E-184(a)(9). Therefore, you may proceed to offer, develop or establish the above referenced project without a certificate of need.

However, you need to contact the Agency's Construction and the Acute and Home Care Licensure and Certification Sections to determine if they have any requirements for development of the proposed physician office.

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

Sincerely,


Michael J. McKillip
Project Analyst

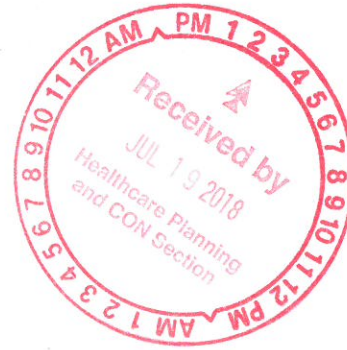

Martha J. Frisone
Chief, Healthcare Planning and
Certificate of Need Section

cc: Construction Section, DHSR
Acute and Home Care Licensure and Certification Section, DHSR
Amy Craddock, Assistant Chief, Healthcare Planning, 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: 2701 Mail Service Center, Raleigh, NC 27699-2701
www.ncdhhs.gov/dhsr/ • TEL: 919-855-3750 • FAX: 919-733-2757



July 18, 2018

Via Electronic Mail to Martha.Frisone@dhhs.nc.gov

Ms. Martha J. Frisone, Chief
Healthcare Planning and Certificate of Need Section
Division of Health Service Regulation
N.C. Department of Health and Human Services
2704 Mail Service Center
Raleigh, NC 27699-2704

**Re: Request for Exemption from Review to Develop Physician Office Building
Medical Park of Cary
200 block of Ashville Avenue
Cary, North Carolina**

Dear Ms. Frisone:

Healthcare Trust of America, Inc. (HTA) plans to redevelop a medical office park located in the 200 block of Ashville Avenue, Cary, North Carolina. The redevelopment master plan includes the construction of a new physician office building of approximately 125,000 square feet in the near term with plans to develop a second, approximate 100,000 square feet physician office building as demand warrants. The redevelopment will eventually replace all of the current buildings owned by HTA that date back to the 1980's and which are small, outdated, are difficult to maintain and are non-competitive in this growing market. The first physician office building will replace the current buildings located at 204, 208, 212 and 218 Ashville Avenue in Cary.

HTA is requesting confirmation that the development of the new physician office building is exempt from certificate of need review pursuant to N.C.G.S. §131E-184(a)(9), regardless of cost, provided that prior written notice is provided to the CON Section. No new institutional health services will be developed at this site without a prior certificate of need application.

We would greatly appreciate your acknowledgement that this proposed physician office building is exempt from certificate of need review. Thank you for your prompt consideration of this matter.

Sincerely,

Robert A. Milligan
Chief Financial Officer