



NC DEPARTMENT OF HEALTH AND HUMAN SERVICES

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

VIA EMAIL ONLY

July 20, 2020

Staci Lynn
slynn@wickshiresl.com

Exempt from Review – Acquisition of Facility

Record #: 3318
Facility Name: The Crossings at Steele Creek
Type of Facility: Adult Care Home
FID #: 100540
Acquisition by: Wickshire Steele Creek
Business #: 3239
County: Mecklenburg

Dear Ms. Lynn:

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.”

If 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. Additionally, please notify the Agency if the above-referenced proposal takes place and results in a name change for the facility identified above.

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,

Handwritten signature of Julie M. Faenza

Julie M. Faenza
Project Analyst

Handwritten signature of Martha J. Frisone

Martha J. Frisone
Chief

cc: Adult Care Licensure Section, DHSR
Joshua D. Weiss, Vice President, Queen City Health Investors, LLC (jweiss@healthpeak.com)

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

QUEEN CITY HEALTH INVESTORS, LLC  
1920 Main Street, Suite 1200  
Irvine, CA 92614

July 14, 2020

**Via Email**

Ms. Martha Waller  
State of North Carolina Department of Health and Human Services  
2001 Mail Service Center  
Raleigh, NY 27699-2000

Re: Change of Ownership of The Crossings at Steele Creek, 13600 S. Tryon Street,  
Charlotte, Mecklenburg County, North Carolina (the "Facility")

Dear Ms. Waller,

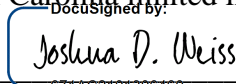
We are writing to inform you of a transaction that will result in the change of ownership of the above-referenced Facility. Queen City Health Investors, LLC is the owner of the real property comprising the Facility and has entered into an agreement to sell the real estate to an affiliate of Wickshire Senior Living (the "Buyer").

The anticipated closing date of the transaction is October 1, 2020, however, the transaction will not close until the Buyer has obtained its own healthcare license to operate the Facility. We understand that Buyer has separately commenced the process to obtain its own license with your office.

Please accept this letter as official notice of the change of ownership of the Facility. If you should have any questions, please feel free to contact Joshua Weiss by telephone at (949) 407-0499 or by email at [jweiss@healthpeak.com](mailto:jweiss@healthpeak.com).

Sincerely,

QUEEN CITY HEALTH INVESTORS, LLC,  
a North Carolina limited liability company

By: 

DocuSigned by:  
671AC2101306460...  
Joshua D. Weiss  
Vice President

**From:** [Staci Lynn](#)  
**To:** [Waller, Martha K](#)  
**Subject:** [External] RE: INFORMATION: Relinquished Ownership Letter - The Crossings at Steele Creek  
**Date:** Tuesday, July 14, 2020 7:00:08 PM  
**Attachments:** [Healthpeak-Wickshire - Notice Letter to NC Regulator \(Crossings at Steele Creek\) \(002\).pdf](#)

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**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](mailto:report.spam@nc.gov)

Ms. Waller,

Please see attached, I inadvertently attached the Wayside letter to the Steele Creek email.

Thank you,

**STACI LYNN** | Direct: 615.942.0242 | [slynn@wickshiresl.com](mailto:slynn@wickshiresl.com)

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**From:** Staci Lynn  
**Sent:** Tuesday, July 14, 2020 5:59 PM  
**To:** 'martha.waller@dhhs.nc.gov' <martha.waller@dhhs.nc.gov>  
**Subject:** INFORMATION: Relinquished Ownership Letter - The Crossings at Steele Creek

Ms. Waller,

The attached email serves as our notification of change of ownership currently known as The Crossings at Steele Creek. The change of ownership is expected on October 1, 2020, at which time the community will operate as Wickshire Steele Creek.

Regards,

Staci Lynn

**STACI LYNN**  
**CHIEF OPERATING OFFICER**

**Wickshire Senior Living**  
Direct: 615.942.0242  
Mobile: 813.956.3540  
[slynn@wickshiresl.com](mailto:slynn@wickshiresl.com)