



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

September 14, 2022

Sol Greenstein

sol@atlantisseniorliving.com

Exempt from Review – Acquisition of Facility

Record #: 4029
Date of Request: September 9, 2022
Facility Name: Cambridge Hills Assisted Living
Type of Facility: Adult care home
FID #: 990474
Acquisition by: Cambridge Hills ALF OPCO LLC
Business #: 3603
County: Person

Dear Mr. Greenstein:

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.

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

If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

Handwritten signature of Tanya M. Saporito in black ink.

Tanya M. Saporito
Project Analyst

Handwritten signature of Micheala Mitchell in black ink.

Micheala Mitchell
Chief

cc: Adult Care Licensure Section, DHSR

From: [Yakaboski, Greg](#)
To: [Waller, Martha K](#)
Subject: FW: [External] Cambridge Hills CON Waiver Letter
Date: Friday, September 9, 2022 8:51:59 AM

Morning,

Just received this Exemption Request.

Thanks,
Greg

Sincerely,

Gregory F. Yakaboski

Gregory F. Yakaboski
Project Analyst
[Division of Health Service Regulation](#), Certificate of Need
[NC Department of Health and Human Services](#)

Help protect your family and neighbors from COVID-19.
[Know the 3 Ws. Wear. Wait. Wash.](#)
#StayStrongNC and get the latest at nc.gov/covid19

Office: 919-855-3873
Greg.Yakaboski@dhhs.nc.gov

809 Ruggles Drive, Edgerton Building
2704 Mail Service Center
Raleigh, NC 27699-2704

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From: Ashley DeMarco <ademarco@shinvestments.net>
Sent: Friday, September 9, 2022 8:48 AM
To: Yakaboski, Greg <greg.yakaboski@dhhs.nc.gov>
Cc: Sol Greenstein <sol@atlantisseniorliving.com>; Shaindel Minzer <shaindel@atlantisseniorliving.com>
Subject: [External] Cambridge Hills CON Waiver Letter

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to [Report Spam](#).

Good morning Greg,

Can you please provide a CON Waiver letter for an operating assisted living facility? The purchaser is in agreement to purchase all the assets of the facility including the Real Estate, business/operations and all CON rights of:

Cambridge Hills Assisted Living
5660 Durham Road
Roxboro, NC 27574

The purchaser contact information is as follows:

Cambridge Hills ALF OPCO LLC
3012 Avenue J
Brooklyn NY 11210

Name of facility After Closing will be Cambridge Hills Assisted Living. If you could please make the letter to Sol Greenstein who is included in this email.

Please let me know what else you need to provide CON Waiver Letter.

Ashley DeMarco
President
Seniors Housing Investments
PO. Box 211003
Columbus, OH 43221
614-595-1843 Phone
888-301-9217 Fax
ademarco@SHinvestments.net