



NC DEPARTMENT OF HEALTH AND HUMAN SERVICES

JOSH STEIN • Governor
DEV DUTTA SANGVAI • Secretary
MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

November 18, 2025

Kuntal Merchant
kuntakmerchant@gmail.com

Exempt from Review – Acquisition of Facility

Record #: 4991
Date of Request: October 31, 2025
Facility Name: Maple Heights Assisted Living
Type of Facility: ACH
FID #: 920716
Acquisition by: PALSH, LLC.
Business #: 4017
County: Person

Dear Mr. Merchant:

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 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 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 Cynthia Bradford]

Cynthia Bradford
Project Analyst

[Handwritten signature of Micheala Mitchell]

Micheala Mitchell
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

TO,
Healthcare Planning and Certificate of Need Section
NC Division of Health Service Regulation
Raleigh, NC 27607

RE: Request for Exemption from Certificate of Need Review Prior to Building Purchase

Proposed Project: Acquisition of existing assisted living building (7 or more beds)

Location: Maple Heights, 2065 Chub Lake Road, Roxboro, NC 27574

Dear Sir / Madam,

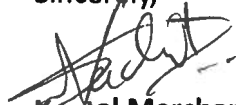
On behalf of **PALSH LLC (Operator AngelSprings Assisted Living, Inc.)**, we respectfully request a **Letter of Exemption from Certificate of Need (CON) review** for the proposed purchase of the building located at address: **2065 Chub Lake Road, Roxboro, NC 27574**.

The proposed transaction involves only the **acquisition of an existing facility and does not include any expansion, change in services, increase in bed capacity, or introduction of new institutional health services** as defined under [N.C. Gen. Stat. § 131E-184(a)(8) et seq.].

Therefore, we believe this project **does not constitute a reviewable action** under the Certificate of Need law and should be **exempt from further review**.

We respectfully request written confirmation that this project is **exempt from CON review** prior to the completion of the purchase. If you require any additional information, please contact me at **919-525-0874** or **kuntalmerchant@gmail.com**.

Sincerely,



Kuntal Merchant
Owner/Manager
PALSH LLC / AngelSprings Assisted Living Inc.

Date: October 27, 2025

MAPLE HEIGHTS ASSISTED LIVING

2065 Chub Lake Road
Roxboro, NC 27573

October 31, 2025

North Carolina Department of Health and Human Services
Division of Health Service Regulation
Adult Care Home Licensure Section
2708 Mail Service Center
Raleigh, NC 27699

**RE: *Change of Ownership Application for Adult Care Home License
Maple Heights Assisted Living (HAL-073-010)***

To Whom it May Concern:

K.R.RAM-Z, LLC, a North Carolina limited liability company (the "Licensee") is the duly licensed operator of that certain 34-bed adult care home known as *Maple Heights Assisted Living* located at 2065 Chub Lake Road, Roxboro, North Carolina 27573 (the "Facility"). The Facility is licensed under license number HAL-073-010 (the "License"). The License currently expires on December 31, 2025. The real estate of the Facility is owned by Kenneth R. Ramsey and Carla G. Ramsey (collectively, the "Owner").


The Owner and Licensee are parties to that certain Asset Purchase Agreement dated as of October 23, 2025, as amended and restated (the "Contract"), whereby the Owner and Licensee intend to sell the Facility to PALSH LLC, a North Carolina limited liability company (the "New Owner"). The proposed new licensee for the Facility will be AngelSprings Assisted Living INC., a North Carolina corporation (the "New Licensee"), subject to approval by the Department of the New Licensee's Change Licensure Application for Adult Care Homes (7 or more Beds) (the "CHOW Application").

The proposed date for the change in ownership under the Contract is December 1, 2025 (the "Closing Date").

By this letter, the Licensee notifies the Department of its intent to relinquish ownership of the Facility as of the Closing Date, subject to and contingent on (i) the closing of the above-described transaction per the terms of the Contract, and (ii) the approval by the Department of the New Licensee's CHOW Application and issuance of a new license to the New Licensee. Should these conditions not be met, the Licensee shall not relinquish its ownership of the Facility as of the Closing Date.

Please contact me directly should you have any questions or concerns.

Sincerely,



Kenneth R. Ramsey
Manager
K.R.RAM-Z, LLC