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Project Narrative:

Concord Region Health Care Corporation is the owner of an approximately 55.8 acre parcel of land situated off Pleasant Street. The entire parcel of land is leased to Concord Hospital, Inc. under a 99-year lease which expires on October 31, 2089. All of the buildings and improvements on the property are owned by Concord Hospital, Inc. (the "Hospital").

During 2016-2017, the Hospital was planning the construction of a new medical office building/ambulatory surgery center on an approximately 2.85 acre portion of its campus adjacent to the existing Memorial Building and fronting on Langley Parkway. At the same time, Concord Orthopaedics Professional Association ("COPA") was seeking a location in Concord to construct a new ambulatory surgery center in order to accommodate its growing practice. After much searching for a site, and at the urging of City Officials to locate on the hospital campus, an agreement was reached between the Hospital and COPA, whereby an ambulatory surgery center would be built into the lower ground floor of the medical office building and designed to meet COPA's needs. The agreement between the Hospital and COPA included the provision that the space to be occupied by COPA would be sold by the Hospital to COPA (or a real estate holding entity associated with COPA), through the creation of a condominium.

Site plan approval was obtained for the project from the City of Concord Planning Board and the ambulatory health care building has been constructed and is now being occupied.

In order to create the condominium and transfer the ambulatory surgery unit to COPA, it is necessary to create a subdivision in order that the condominium may sit upon a legal lot of record. The lot to be created will be for the purpose of creating a condominium and will not be capable of being sold separate and apart from the main campus. These minor subdivision applications are proposed to subdivide the 2.85 acre lot from the 55.8 acre Concord Hospital campus lot and to subdivide the new CH Memorial West Condominium into separate condominium units. The water service to COPA is sub metered.