



ORANGE COUNTY TAX ADMINISTRATION

228 S CHURTON STREET, SUITE 200
PO BOX 8181
HILLSBOROUGH, NORTH CAROLINA 27278
Telephone (919) 245-2725 Fax (919) 644-3332
Dwane Brinson, Tax Administrator

April 29, 2013

Health System Properties LLC
3rd FL Med Wing E
Campus Box 7600
Chapel Hill NC 27514

RE: Property Tax Exemption or Exclusion

To Whom It May Concern:

The General Statutes of North Carolina allow exemption from property taxes on certain types of properties depending on the use of the property. **In order to qualify for the exemption you must apply.** Application should be made between January 1st and January 31st. if January 1st has past there are also provisions for filing a late application.

In order to consider the application for exemption you must submit copies of your 501 © (3) determination letter, bylaws, charter and any additional information that you have that shows what the organization does.

Late applications for exemption must be made prior to December 31. Enclosed you will find a blank application for your convenience.

Applications should be mailed to:

Orange County Tax Administration
Attn: Kandice Wright
PO Box 8181
Hillsborough NC 27278

Sincerely,

Kandice Wright
Exemption Program



FILED

JAN 29 2013

REC'D

January 28, 2013

Orange County Tax Administration
Attn: Orange Co. Tax Administrator
P.O. Box 8181
Hillsborough, North Carolina 27278-8181

RE: Real and Personal Property Listing as of January 01, 2013 - Health System Properties, LLC

Dear Orange County Tax Administrator:

I am in receipt of the Real and Personal Property Listing as of January 01, 2013, for Health System Properties, LLC.

Health System Properties, LLC ("HSP") is wholly owned by the University of North Carolina Health Care System ("UNC HCS"). For the real property and equipment owned by HSP at Eastowne, Orange County has entered into private agreements with HSP for the payment of taxes. As an example, please see the attached document regarding property taxes for property referenced as the "Eastowne Parcel," located off of 15-501 in Chapel Hill. Moreover, HSP does not own any personal property, and all personal property located at any HSP-owned location belongs to and is utilized for the business purposes of UNC Hospitals, a state agency.

Given this set of circumstances, we do not believe HSP is required to complete the Real and Personal Property Listing, and I am therefore returning the forms to you. Please do not hesitate to contact me at 919-966-4038 if you have any questions or need further information.

Sincerely,

A handwritten signature in black ink that reads "Mary Beck".

Mary Beck
Sr. Vice President
UNC Health Care System

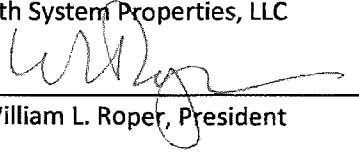
MEMORANDUM OF UNDERSTANDING FOR HEALTH SYSTEM PROPERTIES ACQUISITIONS

NOW COME Health System Properties, LLC, a corporate entity, and Orange County, a political subdivision of the State of North Carolina, together "the Parties", and acknowledge and agree to the following:

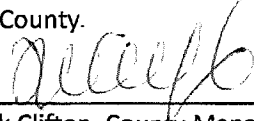
1. In return for good and valuable consideration, the receipt of which is hereby acknowledged, Health System Properties, LLC, has agreed to pay to Orange County, from 2012 forward, a sum equal to the 2011 property tax amount on a tract of land, located in Orange County, Chapel Hill, North Carolina, which Health System Properties purchased on January 6, 2012 ("Eastowne Parcel") at the following location: being all of tract 4 containing 20.5049 acres +/- as shown on plat entitled "survey of tract 4, Eastowne Office Park", prepared by Al Prince & Associates, P.A., and recorded in book of maps 73, page 142, Orange County Registry, and also being all of Orange County Pin No. 9890911209.
2. The Parties agree that Health System Properties, LLC, will pay \$38,534.52 as a fixed amount on an annual basis, upon receipt of an invoice from the Orange County Tax Collector Office, for the Eastowne Parcel.
3. The Parties agree that the \$38,534.52 shall be distributed annually on a pro rata basis the same as tax receipts for any other similarly situated property would be distributed.
4. The Parties hereby agree that Health System Properties, LLC, will not pay any amount, annual or otherwise, for any future structures or equipment located in Orange County, Chapel Hill, North Carolina, on this Eastowne Parcel (Orange County Property Identifier 9890911209).
5. The Parties agree that this Memorandum will cease to apply to this Eastowne Parcel should Health System Properties, LLC, sell the parcel to an entity that is not a North Carolina governmental entity.
6. The Parties agree that this Memorandum constitutes and expresses the entire agreement and understanding between the Parties concerning the subject matter herein.

This the 2nd day of April 2012.

Health System Properties, LLC

By: 
William L. Roper, President

Orange County.

By: 
Frank Clifton, County Manager



0000204715-2013-2013-0000

#BWNJSCP *****ALL FOR ADC 275
44846 1 FP 0.424

PLEASE MAKE ANY ADDRESS CORRECTIONS BELOW

Address 1: _____

Address 2: _____

City: _____ State: _____ Zip: _____

HEALTH SYSTEM PROPERTIES LLC
3RD FL MED WING 3
CAMPUS BOX 7600
CHAPEL HILL NC 27514

044846

44846
259

DO NOT WRITE
IN SHADED AREAS
TAX OFFICE USE ONLY

IMPORTANT NOTICE: MOTOR VEHICLES WITH CURRENT LICENSE TAGS ARE NOT TO BE LISTED ON THIS FORM EXCEPT MULTI-YEAR TAGGED VEHICLES
ORANGE COUNTY

IMPORTANT : DO NOT USE THIS FORM FOR LISTING BUSINESS PERSONAL PROPERTY
OFFICE HOURS 8:00 - 5:00 MONDAY - FRIDAY
DIRECT DIAL: 919-245-2100

REAL AND PERSONAL PROPERTY
LISTING AS OF JANUARY 1, 2013

ABSTRACT NUMBER	TAX JURISDICTION	MARKET VALUE:	2,501,592
0000204715	CHHL, CHSC, ORAG	DEFERRED VALUE:	
REAL PROPERTY DESCRIPTION		ACRES/LOT	ASSESSED VALUE
4 EASTOWNE OFFICE PARK P73/142			2,501,592
PARCEL ID NUMBER	IF THIS IS RENTAL PROPERTY WHICH YOU OWN, LIST THE VALUE OF APPLIANCES AND OTHER PROPERTY YOU PROVIDE FOR YOUR TENANTS.		
9890911209			
LISTED BELOW ARE ALL MOBILE HOMES, BOATS AND MOTORS, JET SKIS, AIRCRAFT, AND ANY UNLICENSED AUTOMOBILES, TRUCKS, TRAILERS, CAMPERS AND MOTORCYCLES THAT YOU LISTED IN THE PREVIOUS YEAR. MAKE CORRECTIONS BY DELETING OR MAKING ANY NEW ADDITIONS AS OF JAN. 1 OWNERSHIP. MULTI-YEAR TAGGED VEHICLES SHOULD BE LISTED HERE.			HOMESTEAD EXEMPT.
PROPERTY ID	DESCRIPTION OF PROPERTY	TAX OFFICE USE	

DATE
/ /

TO AVOID 10% LATE CHARGE ON PERSONAL PROPERTY, THIS FORM MUST BE COMPLETED, SIGNED AND RETURNED OR POSTMARKED NO LATER THAN JANUARY 31.
ORANGE COUNTY TAX ADMINISTRATION
P.O. BOX 8181
HILLSBOROUGH, NORTH CAROLINA 27278

EMPLOYER	HOME PHONE	WORK PHONE	TOTAL
SOCIAL SECURITY NO.	Your Social Security number is being requested under the authority of 42 U.S.C. 405(c)(2)(C)(i) and will be used to facilitate collection of property taxes, utility billings, and other taxes and obligations owed to this local government if you do not timely and voluntarily pay such taxes, billings and obligations. For collection purposes, your Social Security number may be disclosed to (i) the state to claim payment from any state income tax refund, lottery winnings, or other payments that might otherwise owed to you; (ii) a bank or an employer to attach bank accounts or garnish wages; and, (iii) to other local governments and other departments of this local government to facilitate the collection of taxes and other obligations owed to those governments and departments.		
SPOUSE'S EMPLOYER			
SPOUSE'S SOCIAL SECURITY NO.			

UNDER PENALTIES PRESCRIBED BY LAW I HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS LISTING INCLUDING ANY ACCOMPANYING STATEMENTS IS TRUE AND COMPLETE.

SIGNATURE OF OWNER

TAX RELIEF
INFORMATION CONCERNING PROPERTY TAX HOMESTEAD EXCLUSION FOR ELDERLY OR DISABLED AND CIRCUIT BREAKER DEFERMENT

General Statute 105-277.1 Property Tax Homestead Exclusion For Elderly Or Disabled Persons:
North Carolina excludes from property taxes a portion of the appraised value of a permanent residence owned and occupied by North Carolina residents who are at least 65 years of age or are totally and permanently disabled, and whose income does not exceed twenty-eight thousand one hundred dollars (\$28,100). The amount of the appraised value of the residence that may be excluded from taxation is the greater of twenty-five thousand dollars (\$25,000) or fifty percent (50%) of the appraised value of the residence. Income means all moneys received from every source other than gifts or inheritances received from a spouse, lineal ancestor, or lineal descendant.

If you received this exclusion last year, you do not need to apply again unless you have changed your permanent residence. If you received the exclusion last year but the property no longer qualifies for any reason, you must notify the assessor. Failure to notify the assessor that the property no longer qualifies for the exclusion may cause the property to be subject to discovery with penalties and interest pursuant to G.S. 105-312.

If you did not receive the exclusion last year, but are now eligible, you may obtain an application from the county tax department. It must be filed with the county assessor by **June 1**, to be timely filed.

General Statute 105-277.1B Property Tax Homestead Circuit Breaker Deferment:

North Carolina defers a portion of the property taxes on the appraised value of a permanent residence owned and occupied by a North Carolina resident who has owned and occupied the property at least five years, is at least 65 years of age or is totally and permanently disabled, and whose income does not exceed forty-two thousand one hundred and fifty dollars (\$42,150). If the owner's income is twenty-eight thousand one hundred dollars (\$28,100) or less, then the portion of property taxes imposed on the residence that exceeds 4% of the owner's income may be deferred. If the owner's income is more than twenty-eight thousand one hundred dollars (\$28,101) but less than or equal to forty-two thousand one hundred and fifty dollars (\$42,150) then the portion of the property taxes on the residence that exceeds 5% of the owner's income may be deferred.

The deferred taxes become a lien on the residence and the most recent three years of deferred taxes preceding a disqualifying event become due with interest upon one of the following disqualifying events: 1) the owner transfers the residence; 2) the owner dies; or 3) the owner ceases to use the property as a permanent residence. Multiple owners of a permanent residence must all qualify for the circuit breaker before a deferment of taxes will be allowed.

You must apply for the opportunity to defer property taxes each and every year that you wish to defer taxes. The application may be obtained from the county tax department and it must be filed with the county assessor by **June 1**, to be timely filed.

Note: An owner who qualifies for both the property tax homestead exclusion and the property tax homestead circuit breaker may elect to take only one of these forms of property tax relief.

- ACCORDING TO THE INFORMATION ABOVE, I NO LONGER QUALIFY FOR THE HOMESTEAD EXEMPTION.
- I WANT TO RECEIVE A HOMESTEAD/CIRCUIT BREAKER/DISABLED VETERANS APPLICATION.

NEW CONSTRUCTION OR IMPROVEMENTS made to your Real Property during the preceding calendar year. (DESCRIBE THE IMPROVEMENTS)

ESTIMATED CONSTRUCTION COST WHEN COMPLETED \$	PERCENT COMPLETION ON JAN. 1, THIS YEAR

GIVE NAME OF LANDOWNER, IF YOU RENT / OR NAME OF MOBILE PARK / OR APT.
NAME _____
ADDRESS _____
CITY/STATE/ZIP _____
ITEMS FURNISHED BY LANDOWNER _____

FOR LANDOWNER ONLY
ARE THERE MOBILE HOMES LOCATED ON THIS LAND?
YES NO NUMBER _____
IF "YES" LIST OWNER'S NAME AND ADDRESS BELOW
NAME & ADDRESS _____
NAME & ADDRESS _____

IF LISTING A MOBILE HOME, PLEASE LIST THE PHYSICAL/STREET ADDRESS:

NOTES IF NEEDED

PLEASE DO NOT ENCLOSE ANY PAYMENTS



FILED

JAN 29 2013

TAX

January 28, 2013

Orange County Tax Administration
Attn: Orange Co. Tax Administrator
P.O. Box 8181
Hillsborough, North Carolina 27278-8181

RE: Real and Personal Property Listing as of January 01, 2013 - Health System Properties, LLC

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Given this set of circumstances, we do not believe HSP is required to complete the Real and Personal Property Listing, and I am therefore returning the forms to you. Please do not hesitate to contact me at 919-966-4038 if you have any questions or need further information.

Sincerely,

A handwritten signature in black ink that reads "Mary Beek". The signature is written in a cursive style with a large initial "M".

Mary Beek
Sr. Vice President
UNC Health Care System

MEMORANDUM OF UNDERSTANDING FOR HEALTH SYSTEM PROPERTIES ACQUISITIONS

NOW COME Health System Properties, LLC, a corporate entity, and Orange County, a political subdivision of the State of North Carolina, together "the Parties", and acknowledge and agree to the following:

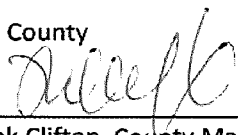
1. In return for good and valuable consideration, the receipt of which is hereby acknowledged, Health System Properties, LLC, has agreed to pay to Orange County, from 2012 forward, a sum equal to the 2011 property tax amount on a tract of land, located in Orange County, Chapel Hill, North Carolina, which Health System Properties purchased on January 6, 2012 ("Eastowne Parcel"), at the following location: being all of tract 3 containing 12.4252 acres +/- as shown on plat entitled "survey of tract 3, Eastowne Office Park", prepared by Al Prince & Associates, P.A., and recorded in book of maps 73, page 46, Orange County Registry, and also being all of Orange County Pin No. 9890807564.
2. The Parties agree that Health System Properties, LLC, will pay \$42,055.64 as a fixed amount on an annual basis, upon receipt of an invoice from the Orange County Tax Collector Office, for the Eastowne Parcel.
3. The Parties agree that the \$42,055.64 shall be distributed annually on a pro rata basis the same as tax receipts for any other similarly situated property would be distributed.
4. The Parties hereby agree that Health System Properties, LLC, will not pay any amount, annual or otherwise, for any future structures or equipment located in Orange County, Chapel Hill, North Carolina, on this Eastowne Parcel (Orange County Property Identifier 9890807564).
5. The Parties agree that this Memorandum will cease to apply to this Eastowne Parcel should Health System Properties, LLC, sell the parcel to an entity that is not a North Carolina governmental entity.
6. The Parties agree that this Memorandum constitutes and expresses the entire agreement and understanding between the Parties concerning the subject matter herein.

This the 2nd day of April 2012.

Health System Properties, LLC

By: 
William L. Roper, President

Orange County

By: 
Frank Clifton, County Manager



0000204714-2013-2013-0000

#BWNJSCP *****ALL FOR ADC 275
44936 2 FP 0.424

HEALTH SYSTEM PROPERTIES LLC
3RD FL MED WING E
CAMPUS BOX 7600
CHAPEL HILL NC 27514

044936

44936
260

PLEASE MAKE ANY ADDRESS CORRECTIONS BELOW

Address 1: _____

Address 2: _____

City: _____ State: _____ Zip: _____

DO NOT WRITE
IN SHADED AREAS
TAX OFFICE USE ONLY

IMPORTANT NOTICE: MOTOR VEHICLES WITH CURRENT LICENSE TAGS ARE NOT TO BE LISTED ON THIS FORM EXCEPT MULTI-YEAR TAGGED VEHICLES
ORANGE COUNTY
REAL AND PERSONAL PROPERTY
LISTING AS OF JANUARY 1, 2013
IMPORTANT : DO NOT USE THIS FORM FOR LISTING BUSINESS PERSONAL PROPERTY
OFFICE HOURS 8:00 - 5:00 MONDAY - FRIDAY
DIRECT DIAL: 919-245-2100

ABSTRACT NUMBER 0000204714	TAX JURISDICTION CHHL, CHSC, ORAG	MARKET VALUE: 2,603,586
REAL PROPERTY DESCRIPTION TR 3 REV 3 EASTOWNE OFFICE PARK P73/		DEFERRED VALUE: 2,603,586
PARCEL ID NUMBER 9890807564	IF THIS IS RENTAL PROPERTY WHICH YOU OWN, LIST THE VALUE OF APPLIANCES AND OTHER PROPERTY YOU PROVIDE FOR YOUR TENANTS.	ACRES/LOT
LISTED BELOW ARE ALL MOBILE HOMES, BOATS AND MOTORS, JET SKIS, AIRCRAFT, AND ANY UNLICENSED AUTOMOBILES, TRUCKS, TRAILERS, CAMPERS AND MOTORCYCLES THAT YOU LISTED IN THE PREVIOUS YEAR. MAKE CORRECTIONS BY DELETING OR MAKING ANY NEW ADDITIONS AS OF JAN. 1 OWNERSHIP. MULTI-YEAR TAGGED VEHICLES SHOULD BE LISTED HERE.		HOMESTEAD EXEMPT.
PROPERTY ID	DESCRIPTION OF PROPERTY	TAX OFFICE USE

TO AVOID 10% LATE CHARGE ON PERSONAL PROPERTY, THIS FORM MUST BE COMPLETED, SIGNED AND RETURNED OR POSTMARKED NO LATER THAN JANUARY 31.

ORANGE COUNTY TAX ADMINISTRATION
P.O. BOX 8181
HILLSBOROUGH, NORTH CAROLINA 27278

EMPLOYER	HOME PHONE	WORK PHONE	TOTAL
SOCIAL SECURITY NO.	Your Social Security number is being requested under the authority of 42 U.S.C. 405(c)(2)(C)(i) and will be used to facilitate collection of property taxes, utility billings, and other taxes and obligations owed to this local government if you do not timely and voluntarily pay such taxes, billings and obligations. For collection purposes, your Social Security number may be disclosed to (i) the state to claim payment from any state income tax refund, lottery winnings, or other payments that might otherwise owed to you; (ii) a bank or an employer to attach bank accounts or garnish wages; and, (iii) to other local governments and other departments of this local government to facilitate the collection of taxes and other obligations owed to those governments and departments.		
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SPOUSE'S SOCIAL SECURITY NO.			

UNDER PENALTIES PRESCRIBED BY LAW I HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS LISTING INCLUDING ANY ACCOMPANYING STATEMENTS IS TRUE AND COMPLETE.

SIGNATURE OF OWNER

TAX RELIEF

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Orange County Tax Office, P.O. Box 8181, Hillsborough, NC 27278, (919) 245-2100

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I WANT TO RECEIVE A HOMESTEAD/CIRCUIT BREAKER/DISABLED VETERANS APPLICATION.

NEW CONSTRUCTION OR IMPROVEMENTS made to your Real Property during the preceding calendar year. (DESCRIBE THE IMPROVEMENTS)

ESTIMATED CONSTRUCTION COST WHEN COMPLETED \$ _____ PERCENT COMPLETION ON JAN. 1, THIS YEAR _____

GIVE NAME OF LANDOWNER, IF YOU RENT / OR NAME OF MOBILE PARK / OR APT.
NAME _____

ADDRESS _____

CITY/STATE/ZIP _____

ITEMS FURNISHED BY LANDOWNER _____

FOR LANDOWNER ONLY
ARE THERE MOBILE HOMES LOCATED ON THIS LAND?
YES NO NUMBER _____

IF "YES" LIST OWNER'S NAME AND ADDRESS BELOW
NAME & ADDRESS _____
NAME & ADDRESS _____

IF LISTING A MOBILE HOME, PLEASE LIST THE PHYSICAL/STREET ADDRESS:

NOTES IF NEEDED

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

PLEASE DO NOT ENCLOSE ANY PAYMENTS



FILED

JAN 29 2013

TAX 411

January 28, 2013

Orange County Tax Administration
Attn: Orange Co. Tax Administrator
P.O. Box 8181
Hillsborough, North Carolina 27278-8181

RE: Real and Personal Property Listing as of January 01, 2013 - Health System Properties, LLC

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Sincerely,

A handwritten signature in black ink, appearing to read "Mary Beck".

Mary Beck
Sr. Vice President
UNC Health Care System

MEMORANDUM OF UNDERSTANDING FOR HEALTH SYSTEM PROPERTIES ACQUISITIONS

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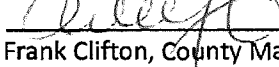
1. In return for good and valuable consideration, the receipt of which is hereby acknowledged, Health System Properties, LLC, has agreed to pay to Orange County, from 2012 forward, a sum equal to the 2011 property tax amount on a tract of land located in Orange County, Chapel Hill, North Carolina, which Health System Properties purchased on January 6, 2012 ("Eastowne Parcel"), at the following location: being all of tract 3b containing 3.733+/- acres as shown on Eastowne Office Park, recombination plat tract 1 and tract 3b shown on plat book 73, page 10 of the Orange County Register of Deeds, and also being known as all of Orange County Pin No. 9890800643.
2. The Parties agree that Health System Properties, LLC, will pay \$59,782.16 as a fixed amount on an annual basis, upon receipt of an invoice from the Orange County Tax Collector Office, for the Eastowne Parcel.
3. The Parties agree that the \$59,782.16 shall be distributed annually on a pro rata basis the same as tax receipts for any other similarly situated property would be distributed.
4. The Parties hereby agree that Health System Properties, LLC, will not pay any amount, annual or otherwise, for any future structures or equipment located in Orange County, Chapel Hill, North Carolina, on this Eastowne Parcel (Orange County Property Identifier 9890800643).
5. The Parties agree that this Memorandum will cease to apply to the Eastowne Parcel should Health System Properties, LLC, sell the parcel to an entity that is not a North Carolina governmental entity.
6. The Parties agree that this Memorandum constitutes and expresses the entire agreement and understanding between the Parties concerning the subject matter herein.

This the 2nd day of April 2012.

Health System Properties, LLC

By: 
William L. Roper, President

Orange County

By: 
Frank Clifton, County Manager



0000197403-2013-2013-0000

#BWNJSCP

PLEASE MAKE ANY ADDRESS CORRECTIONS BELOW

Address 1: _____

Address 2: _____

City: _____ State: _____ Zip: _____

HEALTH SYSTEM PROPERTIES LLC
3RD FL MED WING E
CAMPUS BOX 7600
CHAPEL HILL NC 27514

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IN SHADED AREAS
TAX OFFICE USE ONLY

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ORANGE COUNTY
REAL AND PERSONAL PROPERTY
LISTING AS OF JANUARY 1, 2013
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OFFICE HOURS 8:00 - 5:00 MONDAY - FRIDAY
DIRECT DIAL: 919-245-2100

ABSTRACT NUMBER 0000197403	TAX JURISDICTION CHHL, CHSC, ORAG	MARKET VALUE: 3,805,126
REAL PROPERTY DESCRIPTION 3B REV EASTOWNE OFFICE PARK P73/10		DEFERRED VALUE:
ACRES/LOT	ASSESSED VALUE 3,805,126	
PARCEL ID NUMBER 9890800643	IF THIS IS RENTAL PROPERTY WHICH YOU OWN, LIST THE VALUE OF APPLIANCES AND OTHER PROPERTY YOU PROVIDE FOR YOUR TENANTS.	
LISTED BELOW ARE ALL MOBILE HOMES, BOATS AND MOTORS, JET SKIS, AIRCRAFT, AND ANY UNLICENSED AUTOMOBILES, TRUCKS, TRAILERS, CAMPERS AND MOTORCYCLES THAT YOU LISTED IN THE PREVIOUS YEAR. MAKE CORRECTIONS BY DELETING OR MAKING ANY NEW ADDITIONS AS OF JAN. 1 OWNERSHIP. MULTI-YEAR TAGGED VEHICLES SHOULD BE LISTED HERE.		
PROPERTY ID	DESCRIPTION OF PROPERTY	TAX OFFICE USE

DATE
/ /

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ORANGE COUNTY TAX ADMINISTRATION
P.O. BOX 8181
HILLSBOROUGH, NORTH CAROLINA 27278

EMPLOYER	HOME PHONE	WORK PHONE	TOTAL
SOCIAL SECURITY NO.	Your Social Security number is being requested under the authority of 42 U.S.C. 405(c)(2)(C)(i) and will be used to facilitate collection of property taxes, utility billings, and other taxes and obligations owed to this local government if you do not timely and voluntarily pay such taxes, billings and obligations. For collection purposes, your Social Security number may be disclosed to (i) the state to claim payment from any state income tax refund, lottery winnings, or other payments that might otherwise owed to you; (ii) a bank or an employer to attach bank accounts or garnish wages; and, (iii) to other local governments and other departments of this local government to facilitate the collection of taxes and other obligations owed to those governments and departments.		
SPOUSE'S EMPLOYER			
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INFORMATION CONCERNING PROPERTY TAX HOMESTEAD EXCLUSION FOR ELDERLY OR DISABLED AND CIRCUIT BREAKER DEFERMENT

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North Carolina excludes from property taxes a portion of the appraised value of a permanent residence owned and occupied by North Carolina residents who are at least 65 years of age or are totally and permanently disabled, and whose income does not exceed twenty-eight thousand one hundred dollars (\$28,100). The amount of the appraised value of the residence that may be excluded from taxation is the greater of twenty-five thousand dollars (\$25,000) or fifty percent (50%) of the appraised value of the residence. Income means all moneys received from every source other than gifts or inheritances received from a spouse, lineal ancestor, or lineal descendant.

If you received this exclusion last year, you do not need to apply again unless you have changed your permanent residence. If you received the exclusion last year but the property no longer qualifies for any reason, you must notify the assessor. Failure to notify the assessor that the property no longer qualifies for the exclusion may cause the property to be subject to discovery with penalties and interest pursuant to G.S. 105-312.

If you did not receive the exclusion last year, but are now eligible, you may obtain an application from the county tax department. It must be filed with the county assessor by **June 1**, to be timely filed.

General Statute 105-277.1B Property Tax Homestead Circuit Breaker Deferral:
North Carolina defers a portion of the property taxes on the appraised value of a permanent residence owned and occupied by a North Carolina resident who has owned and occupied the property at least five years, is at least 65 years of age or is totally and permanently disabled, and whose income does not exceed forty-two thousand one hundred and fifty dollars (\$42,150). If the owner's income is twenty-eight thousand one hundred dollars (\$28,100) or less, then the portion of property taxes imposed on the residence that exceeds 4% of the owner's income may be deferred. If the owner's income is more than twenty-eight thousand one hundred dollars (\$28,101) but less than or equal to forty-two thousand one hundred and fifty dollars (\$42,150) then the portion of the property taxes on the residence that exceeds 5% of the owner's income may be deferred.

The deferred taxes become a lien on the residence and the most recent three years of deferred taxes preceding a disqualifying event become due with interest upon one of the following disqualifying events: 1) the owner transfers the residence; 2) the owner dies; or 3) the owner ceases to use the property as a permanent residence. Multiple owners of a permanent residence must all qualify for the circuit breaker before a deferral of taxes will be allowed.

You must apply for the opportunity to defer property taxes each and every year that you wish to defer taxes. The application may be obtained from the county tax department and it must be filed with the county assessor by **June 1**, to be timely filed.

Note: An owner who qualifies for both the property tax homestead exclusion and the property tax homestead circuit breaker may elect to take only one of these forms of property tax relief.

Orange County Tax Office, P.O. Box 8181, Hillsborough, NC 27278, (919) 245-2100

ACCORDING TO THE INFORMATION ABOVE, I NO LONGER QUALIFY FOR THE HOMESTEAD EXEMPTION.

I WANT TO RECEIVE A HOMESTEAD/CIRCUIT BREAKER/DISABLED VETERANS APPLICATION.

NEW CONSTRUCTION OR IMPROVEMENTS made to your Real Property during the preceding calendar year. (DESCRIBE THE IMPROVEMENTS)

ESTIMATED CONSTRUCTION COST WHEN COMPLETED \$ _____ PERCENT COMPLETION ON JAN. 1, THIS YEAR _____

GIVE NAME OF LANDOWNER, IF YOU RENT / OR NAME OF MOBILE PARK / OR APT.
NAME _____
ADDRESS _____
CITY/STATE/ZIP _____

ITEMS FURNISHED BY LANDOWNER _____

FOR LANDOWNER ONLY
ARE THERE MOBILE HOMES LOCATED ON THIS LAND?
YES NO NUMBER _____

IF "YES" LIST OWNER'S NAME AND ADDRESS BELOW
NAME & ADDRESS _____
NAME & ADDRESS _____

IF LISTING A MOBILE HOME, PLEASE LIST THE PHYSICAL/STREET ADDRESS:

NOTES IF NEEDED

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

PLEASE DO NOT ENCLOSE ANY PAYMENTS



FILED

JAN 29 2013

RECEIVED

January 28, 2013

Orange County Tax Administration
Attn: Orange Co. Tax Administrator
P.O. Box 8181
Hillsborough, North Carolina 27278-8181

RE: Real and Personal Property Listing as of January 01, 2013 - Health System Properties, LLC

Dear Orange County Tax Administrator:

I am in receipt of the Real and Personal Property Listing as of January 01, 2013, for Health System Properties, LLC.

Health System Properties, LLC ("HSP") is wholly owned by the University of North Carolina Health Care System ("UNC HCS"). For the real property and equipment owned by HSP at Eastowne, Orange County has entered into private agreements with HSP for the payment of taxes. As an example, please see the attached document regarding property taxes for property referenced as the "Eastowne Parcel," located off of 15-501 in Chapel Hill. Moreover, HSP does not own any personal property, and all personal property located at any HSP-owned location belongs to and is utilized for the business purposes of UNC Hospitals, a state agency.

Given this set of circumstances, we do not believe HSP is required to complete the Real and Personal Property Listing, and I am therefore returning the forms to you. Please do not hesitate to contact me at 919-966-4038 if you have any questions or need further information.

Sincerely,

A handwritten signature in black ink that reads "Mary Beck". The signature is fluid and cursive, with the first name "Mary" being larger and more prominent than the last name "Beck".

Mary Beck
Sr. Vice President
UNC Health Care System

MEMORANDUM OF UNDERSTANDING FOR HEALTH SYSTEM PROPERTIES ACQUISITIONS

NOW COME Health System Properties, LLC, a corporate entity, and Orange County, a political subdivision of the State of North Carolina, together "the Parties", and acknowledge and agree to the following:

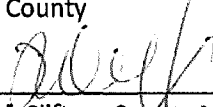
1. In return for good and valuable consideration, the receipt of which is hereby acknowledged, Health System Properties, LLC, has agreed to pay to Orange County, from 2012 forward, a sum equal to the 2011 property tax amount on a tract of land, located in Orange County, Chapel Hill, North Carolina, which Health System Properties purchased on January 6, 2012 ("Eastowne Parcel"), at the following location: *tract 1, containing 8.375+/- acres as shown on Eastowne Office Park, recombination plat tract 1 and 3b recorded in plat book 73, page 10 of the Orange County Register of Deeds, and being all of Orange County Pin No. 9890800195.*
2. The Parties agree that Health System Properties, LLC, will pay \$143,651.17 as a fixed amount on an annual basis, upon receipt of an invoice from the Orange County Tax Collector Office, for the Eastowne Parcel.
3. The Parties agree that the \$143,651.17 shall be distributed annually on a pro rata basis the same as tax receipts for any other similarly situated property would be distributed.
4. The Parties hereby agree that Health System Properties, LLC, will not pay any amount, annual or otherwise, for any future structures or equipment located in Orange County, Chapel Hill, North Carolina, on this Eastowne Parcel (Orange County Property Identifier 9890800195).
5. The Parties agree that this Memorandum will cease to apply to this Eastowne Parcel should Health System Properties, LLC, sell the parcel to an entity that is not a North Carolina governmental entity.
6. The Parties agree that this Memorandum constitutes and expresses the entire agreement and understanding between the Parties concerning the subject matter herein.

This the 2nd day of April 2012.

Health System Properties, LLC

By: 
William L. Roper, President

Orange County

By: 
Frank Clifton, County Manager



0000197402-2013-2013-0000

#BWNJSCP

PLEASE MAKE ANY ADDRESS CORRECTIONS BELOW

Address 1: _____

Address 2: _____

City: _____ State: _____ Zip: _____

HEALTH SYSTEM PROPERTIES LLC
3RD FL MED WING E
CAMPUS BOX 7600
CHAPEL HILL NC 27514

DO NOT WRITE
IN SHADED AREAS
TAX OFFICE USE ONLY

IMPORTANT NOTICE: MOTOR VEHICLES WITH CURRENT LICENSE TAGS ARE NOT TO BE LISTED ON THIS FORM EXCEPT MULTI-YEAR TAGGED VEHICLES
ORANGE COUNTY
REAL AND PERSONAL PROPERTY
LISTING AS OF JANUARY 1, 2013
IMPORTANT: DO NOT USE THIS FORM FOR LISTING BUSINESS PERSONAL PROPERTY
OFFICE HOURS 8:00 - 5:00 MONDAY - FRIDAY
DIRECT DIAL: 919-245-2100

ABSTRACT NUMBER 0000197402	TAX JURISDICTION CHHL, CHSC, ORAG	MARKET VALUE: 9,064,994
DEFERRED VALUE:		
REAL PROPERTY DESCRIPTION 1 REV EASTOWNE OFFICE PARK P73/10		ACRES/LOT
		ASSESSED VALUE 9,064,994
PARCEL ID NUMBER 9890800195	IF THIS IS RENTAL PROPERTY WHICH YOU OWN, LIST THE VALUE OF APPLIANCES AND OTHER PROPERTY YOU PROVIDE FOR YOUR TENANTS.	
LISTED BELOW ARE ALL MOBILE HOMES, BOATS AND MOTORS, JET SKIS, AIRCRAFT, AND ANY UNLICENSED AUTOMOBILES, TRUCKS, TRAILERS, CAMPERS AND MOTORCYCLES THAT YOU LISTED IN THE PREVIOUS YEAR. MAKE CORRECTIONS BY DELETING OR MAKING ANY NEW ADDITIONS AS OF JAN. 1 OWNERSHIP. MULTI-YEAR TAGGED VEHICLES SHOULD BE LISTED HERE.		
PROPERTY ID	DESCRIPTION OF PROPERTY	TAX OFFICE USE

DATE
/ /

TO AVOID 10% LATE CHARGE ON PERSONAL PROPERTY, THIS FORM MUST BE COMPLETED, SIGNED AND RETURNED OR POSTMARKED NO LATER THAN JANUARY 31.

ORANGE COUNTY TAX ADMINISTRATION
P.O. BOX 8181
HILLSBOROUGH, NORTH CAROLINA 27278

EMPLOYER	HOME PHONE	WORK PHONE	TOTAL
SOCIAL SECURITY NO.	Your Social Security number is being requested under the authority of 42 U.S.C. 405(c)(2)(C)(i) and will be used to facilitate collection of property taxes, utility billings, and other taxes and obligations owed to this local government if you do not timely and voluntarily pay such taxes, billings and obligations. For collection purposes, your Social Security number may be disclosed to (i) the state to claim payment from any state income tax refund, lottery winnings, or other payments that might otherwise owed to you; (ii) a bank or an employer to attach bank accounts or garnish wages; and, (iii) to other local governments and other departments of this local government to facilitate the collection of taxes and other obligations owed to those governments and departments.		
SPOUSE'S EMPLOYER			
SPOUSE'S SOCIAL SECURITY NO.			

UNDER PENALTIES PRESCRIBED BY LAW I HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS LISTING INCLUDING ANY ACCOMPANYING STATEMENTS IS TRUE AND COMPLETE.

SIGNATURE OF OWNER

TAX RELIEF

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