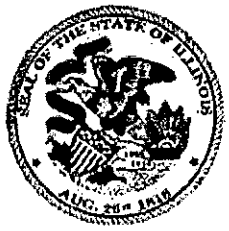
10-003

The Clare at Water Tower - Original



ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD

CERTIFICATE OF NEED PERMIT

APPLICATION

JULY 2009 EDITION

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ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD
525 WEST JEFFERSON STREET, 2nd FLOOR
SPRINGFIELD, ILLINOIS 62761
(217) 782-3516

RECEIVED

JAN 29 2010

HEALTH FACILITIES &
SERVICES REVIEW BOARD

ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD
APPLICATION FOR PERMIT

SECTION I. IDENTIFICATION, GENERAL INFORMATION, AND CERTIFICATION

This Section must be completed for all projects.

Facility/Project Identification

Facility Name:	The Clare at Water Tower		
Street Address:	55 East Pearson Street		
City and Zip Code:	Chicago 60611		
County: Cook	Health Service Area 287	Health Planning Area: 6-B	

Applicant Identification
[Provide for each co-applicant [refer to Part 1130.220].

Exact Legal Name:	The Clare at Water Tower
Address:	55 East Pearson Street, Chicago, Illinois 60611
Name of Registered Agent:	CT Corporation System
Name of Chief Executive Officer:	Thomas J. Allison
CEO Address:	1055 W. 175th Street, Suite 202, Homewood, Illinois 60430
Telephone Number:	708.647.6500

APPEND DOCUMENTATION AS ATTACHMENT-1, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Type of Ownership

- [X] Non-profit Corporation
- [ ] For-profit Corporation
- [ ] Limited Liability Company
- [ ] Partnership
- [ ] Governmental
- [ ] Sole Proprietorship
- [ ] Other

- Corporations and limited liability companies must provide an Illinois certificate of good standing.
- Partnerships must provide the name of the state in which organized and the name and address of each partner specifying whether each is a general or limited partner.

Primary Contact
[Person to receive all correspondence or inquiries during the review period]

Name:	Edward Clancy
Title:	Attorney
Company Name:	Ungaretti & Harris
Address:	70 West Madison Street, Suite 3500, Chicago, Illinois 60602
Telephone Number:	312.977.4487
E-mail Address:	eclancy@uhlaw.com
Fax Number:	312.977.4405

Additional Contact
[Person who is also authorized to discuss the application for permit]

Name:	Lawrence C. Carlson
Title:	Vice President of Operations
Company Name:	Franciscan Sisters of Chicago Service Corporation
Address:	1055 W. 175th Street, Suite 202, Homewood, Illinois 60430
Telephone Number:	708.647.3112
E-mail Address:	lcarlson@franciscanservices.com
Fax Number:	708.647.6982

ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD
APPLICATION FOR PERMIT

SECTION I. IDENTIFICATION, GENERAL INFORMATION, AND CERTIFICATION

This Section must be completed for all projects.

Facility/Project Identification

Facility Name:	The Clare at Water Tower
Street Address:	55 East Pearson Street
City and Zip Code:	Chicago 60611
County: Cook	Health Service Area 287 — Health Planning Area: 6-B

Applicant Identification

[Provide for each co-applicant [refer to Part 1130.220].

Exact Legal Name:	Franciscan Sisters of Chicago Service Corporation
Address:	1055 W. 175th Street, Homewood, Illinois 60430
Name of Registered Agent:	CT Corporation System
Name of Chief Executive Officer:	Thomas J. Allison
CEO Address:	1055 W. 175th Street, Suite 202, Homewood, Illinois 60430
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E-mail Address:	lcarlson@franciscanservices.com
Fax Number:	708.647.6982

Post Permit Contact

[Person to receive all correspondence subsequent to permit issuance]

Name:	Lawrence D. Carlson
Title:	Vice President of Operations
Company Name:	Franciscan Sisters of Chicago Service Corporation
Address:	1055 W. 175th Street, Suite 202, Chicago, Illinois 60430
Telephone Number:	708.647.3112
E-mail Address:	lcarlson@franciscanservices.com
Fax Number:	708.647.6982

Site Ownership

[Provide this information for each applicable site]

Exact Legal Name of Site Owner:	Loyola University of Chicago
Address of Site Owner:	820 N. Michigan Avenue, Chicago, Illinois 60611
Street Address or Legal Description of Site:	55 East Pearson Street, Chicago, Illinois 60611

APPEND DOCUMENTATION AS ATTACHMENT-2, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Operating Identity/Licensee

[Provide this information for each applicable facility, and insert after this page.]

Exact Legal Name:	The Clare at Water Tower
Address:	55 East Pearson Street, Chicago, Illinois 60611

- [X] Non-profit Corporation
- [ ] For-profit Corporation
- [ ] Limited Liability Company
- [ ] Partnership
- [ ] Governmental
- [ ] Sole Proprietorship
- [ ] Other

- Corporations and limited liability companies must provide an Illinois certificate of good standing.
- Partnerships must provide the name of the state in which organized and the name and address of each partner specifying whether each is a general or limited partner.

Organizational Relationships

Provide (for each co-applicant) an organizational chart containing the name and relationship of any person who is related (as defined in Part 1130.140). If the related person is participating in the development or funding of the project, describe the interest and the amount and type of any financial contribution.

APPEND DOCUMENTATION AS ATTACHMENT-3, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Flood Plain Requirements

[Refer to application instructions.]

Provide documentation that the project complies with the requirements of Illinois Executive Order #2005-5 pertaining to construction activities in special flood hazard areas. As part of the flood plain requirements please provide a map of the proposed project location showing any identified floodplain areas. Floodplain maps can be printed at **www.FEMA.gov** or **www.illinoisfloodmaps.org**. **This map must be in a readable format**. In addition please provide a statement attesting that the project complies with the requirements of Illinois Executive Order #2005-5 **(http://www.idph.state.il.us/about/hfpb.htm)**.

APPEND DOCUMENTATION AS ATTACHMENT-4, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Historic Resources Preservation Act Requirements

[Refer to application instructions.]

Provide documentation regarding compliance with the requirements of the Historic Resources Preservation Act.

APPEND DOCUMENTATION AS ATTACHMENT-5, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

DESCRIPTION OF PROJECT

1. Project Classification

[Check those applicable - refer to Part 1110.40 and Part 1120.20(b)]

Part 1110 Classification:	Part 1120 Applicability or Classification: [Check one only.]
☒ Substantive	☐ Part 1120 Not Applicable
☐ Non-substantive	☒ Category A Project
	☐ Category B Project
	☐ DHS or DVA Project

2. Project Outline

In the chart below, indicate the proposed action(s) for each clinical service area involved by writing the number of beds, stations or key rooms involved:

Clinical Service Areas	Establish	Expand	Modernize	Discontinue	No. of Beds, Stations or Key Rooms
Medical/Surgical, Obstetric, Pediatric and Intensive Care					
Acute/Chronic Mental Illness					
Neonatal Intensive Care					
Open Heart Surgery					
Cardiac Catheterization					
In-Center Hemodialysis					
Non-Hospital Based Ambulatory Surgery					
General Long Term Care	32				32
Specialized Long Term Care					
Selected Organ Transplantation					
Kidney Transplantation					
Subacute Care Hospital Model					
Post Surgical Recovery Care Center					
Children's Community-Based Health Care Center					
Community-Based Residential Rehabilitation Center					
Long Term Acute Care Hospital Bed Projects					
Clinical Service Areas Other Than Categories of Service:					
• Surgery					
• Ambulatory Care Services (organized as a service)					
• Diagnostic & Interventional Radiology/Imaging					
• Therapeutic Radiology					
• Laboratory					
• Pharmacy					
• Occupational Therapy					
• Physical Therapy					
• Major Medical Equipment					
Freestanding Emergency Center Medical Services					
Master Design and Related Projects					
Mergers, Consolidations and Acquisitions					

APPEND DOCUMENTATION AS ATTACHMENT-6, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

3. Narrative Description

Provide in the space below, a brief narrative description of the project. Explain **WHAT** is to be done in **State Board defined terms, NOT WHY** it is being done. If the project site does NOT have a street address, include a legal description of the site. Include the rationale regarding the project's classification as substantive or non-substantive.

The Clare at Water Tower ("The Clare") and the Franciscan Sisters of Chicago Service Corporation, Inc. (the "FSCSC") (together the "Applicants") own an existing continuing care retirement community with 271 independent living units, 54 assisted-living units, and 32 skilled-nursing beds. This facility is located at 55 E. Pearson St. Chicago, IL 60611.

Applicants are applying to establish 32 skilled nursing beds (the "Project") to replace the 32 beds currently existing at the facility, but that are restricted under the continuum of care variance. The Illinois Department of Public Health ("IDPH") has identified in its "Inventory of Health Care Facilities and Services and Needs Determination - Long-Term Care Bed Inventory Update" dated January 16, 2009, that Health Planning Area 6-B needs an additional 73 skilled nursing beds

Upon approval of the certificate of need ("CON") permit application, The Clare will replace those beds with unrestricted beds. In that way, The Clare will be able to admit residents from outside its resident community, as well as from inside its resident community, and help fill the bed need that IDPH has identified. The proposed activity will not negatively affect the quality or quantity of services The Clare currently provides.

This is a substantive project, as 77 Ill. Admin. Code Section 1110.40 does not classify it as either an emergency or non-substantive project. The Project is further classified a Category B project because even though there are no costs associated with this project, it proposes to establish a new category of service or health care facility.

Project Costs and Sources of Funds

Complete the following table listing all costs (refer to Part 1120.110) associated with the project. When a project or any component of a project is to be accomplished by lease, donation, gift, or other means, the fair market or dollar value (refer to Part 1130.140) of the component must be included in the estimated project cost. If the project contains non-clinical components that are not related to the provision of health care, complete the second column of the table below. See 20 ILCS 3960 for definition of non-clinical. Note, the use and sources of funds must equal.

Project Costs and Sources of Funds			
USE OF FUNDS	**CLINICAL**	**NON-CLINICAL**	**TOTAL**
Preplanning Costs	$0.00	$0.00	$0.00
Site Survey and Soil Investigation			
Site Preparation			
Off Site Work			
New Construction Contracts			
Modernization Contracts			
Contingencies			
Architectural/Engineering Fees			
Consulting and Other Fees			
Movable or Other Equipment (not in construction contracts)			
Bond Issuance Expense (project related)			
Net Interest Expense During Construction (project related)			
Fair Market Value of Leased Space or Equipment			
Other Costs To Be Capitalized			
Acquisition of Building or Other Property (excluding land)			
TOTAL USES OF FUNDS	$0.00	$0.00	$0.00
SOURCE OF FUNDS	**CLINICAL**	**NON-CLINICAL**	**TOTAL**
Cash and Securities			
Pledges			
Gifts and Bequests			
Bond Issues (project related)			
Mortgages		N/A	
Leases (fair market value)			
Governmental Appropriations			
Grants			
Other Funds and Sources			
TOTAL SOURCES OF FUNDS			

NOTE: ITEMIZATION OF EACH LINE ITEM MUST BE PROVIDED AT ATTACHMENT-7, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Related Project Costs

Provide the following information, as applicable, with respect to any land related to the project that will be or has been acquired during the last two calendar years:

Land acquisition is related to project ☐ Yes ☒ No
Purchase Price: $ N/A
Fair Market Value: $ N/A

The project involves the establishment of a new facility or a new category of service
☒ Yes ☐ No

If yes, provide the dollar amount of all non-capitalized operating start-up costs (including operating deficits) through the first full fiscal year when the project achieves or exceeds the target utilization specified in Part 1100.

Estimated start-up costs and operating deficit cost is $ 0.00.

Project Status and Completion Schedules

Indicate the stage of the project's architectural drawings:

☒ None or not applicable ☐ Preliminary
☐ Schematics ☐ Final Working

Anticipated project completion date (refer to Part 1130.140): N/A

Indicate the following with respect to project expenditures or to obligation (refer to Part 1130.140):

N/A
☐ Purchase orders, leases or contracts pertaining to the project have been executed.
☐ Project obligation is contingent upon permit issuance. Provide a copy of the contingent "certification of obligation" document, highlighting any language related to CON contingencies.
☐ Project obligation will occur after permit issuance.

State Agency Submittals

Are the following submittals up to date as applicable:
☐ Cancer Registry
☐ APORS
☒ All formal document requests such as IDPH Questionnaires and Annual Bed Reports been submitted
☒ All reports regarding outstanding permits

Cost Space Requirements

Provide in the following format, the department/area GSF and cost. The sum of the department costs **MUST** equal the total estimated project costs. Indicate if any space is being reallocated for a different purpose. Include outside wall measurements plus the department's or area's portion of the surrounding circulation space. **Explain the use of any vacated space.**

		Gross Square Feet		Amount of Proposed Total Gross Square Feet That Is:			
Dept. / Area	Cost	Existing	Proposed	New Const.	Modernized	As Is	Vacated Space
CLINICAL							
Medical Surgical							
Intensive Care							
Diagnostic Radiology							
MRI							
Total Clinical							
NON CLINICAL							
Administrative							
Parking							
Gift Shop							
Total Non-clinical							
TOTAL							

See Attachment 8

APPEND DOCUMENTATION AS ATTACHMENT-8, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Facility Bed Capacity and Utilization

Complete the following chart, as applicable. Complete a separate chart for each facility that is a part of the project and insert following this page. Provide the existing bed capacity and utilization data for the latest **Calendar Year for which the data are available.** Any bed capacity discrepancy from the Inventory will result in the application being deemed **incomplete.**

FACILITY NAME: The Clare at Water Tower			CITY: Chicago		
REPORTING PERIOD DATES:		From: 01/01/2009		to: 12/23/2009	
Category of Service	**Authorized Beds**	**Admissions**	**Patient Days**	**Bed Changes**	**Proposed Beds**
Medical/Surgical					
Obstetrics					
Pediatrics					
Intensive Care					
Comprehensive Physical Rehabilitation					
Acute/Chronic Mental Illness					
Neonatal Intensive Care					
General Long Term Care	32	5	391	0	32
Specialized Long Term Care					
Long Term Acute Care					
Other ((identify)					
TOTALS:	32	5	391	0	32

N/A

N/A

CERTIFICATION

The application must be signed by the authorized representative(s) of the applicant entity. The authorized representative(s) are:

- in the case of a corporation, any two of its officers or members of its Board of Directors;
- in the case of a limited liability company, any two of its managers or members (or the sole manger or member when two or more managers or members do not exist);
- in the case of a partnership, two of its general partners (or the sole general partner, when two or more general partners do not exist);
- in the case of estates and trusts, two of its beneficiaries (or the sole beneficiary when two or more beneficiaries do not exist); and
- in the case of a sole proprietor, the individual that is the proprietor.

This Application for Permit is filed on the behalf of The Clare at Water Tower * **in accordance with the requirements and procedures of the Illinois Health Facilities Planning Act. The undersigned certifies that he or she has the authority to execute and file this application for permit on behalf of the applicant entity. The undersigned further certifies that the data and information provided herein, and appended hereto, are complete and correct to the best of his or her knowledge and belief. The undersigned also certifies that the permit application fee required for this application is sent herewith or will be paid upon request.**

SIGNATURE

Thomas J. Allison
PRINTED NAME

President and CEO
PRINTED TITLE

Notarization:
Subscribed and sworn to before me
this 26 day of January 2010

Denise L Boudreau
Signature of Notary

Seal

OFFICIAL SEAL
DENISE L BOUDREAU
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/07/12

SIGNATURE

Robert Zimmer
PRINTED NAME

Senior Vice President/CFO
PRINTED TITLE

Notarization:
Subscribed and sworn to before me
this 26 day of January 2010

Denise L Boudreau
Signature of Notary

Seal

OFFICIAL SEAL
DENISE L BOUDREAU
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/07/12

*Insert EXACT legal name of the applicant

CERTIFICATION

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- in the case of estates and trusts, two of its beneficiaries (or the sole beneficiary when two or more beneficiaries do not exist); and
- in the case of a sole proprietor, the individual that is the proprietor.

This Application for Permit is filed on the behalf of Franciscan Sisters of Chicago Service Corporation **in accordance with the requirements and procedures of the Illinois Health Facilities Planning Act. The undersigned certifies that he or she has the authority to execute and file this application for permit on behalf of the applicant entity. The undersigned further certifies that the data and information provided herein, and appended hereto, are complete and correct to the best of his or her knowledge and belief. The undersigned also certifies that the permit application fee required for this application is sent herewith or will be paid upon request.**

SIGNATURE	SIGNATURE
Thomas J. Allison	Robert Zimmer
PRINTED NAME	PRINTED NAME
President and CEO	Senior Vice President/CFO
PRINTED TITLE	PRINTED TITLE
Notarization: Subscribed and sworn to before me this 26 day of January 2010	Notarization: Subscribed and sworn to before me this 26 day of January 2010
Denise L. Boudreau	Denise L. Boudreau
Signature of Notary	Signature of Notary
Seal OFFICIAL SEAL DENISE L BOUDREAU NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:02/07/12	Seal OFFICIAL SEAL DENISE L BOUDREAU NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:02/07/12

*Insert EXACT legal name of the applicant

SECTION III. - PROJECT PURPOSE, BACKGROUND AND ALTERNATIVES - INFORMATION REQUIREMENTS

This Section is applicable to all projects except those that are solely for discontinuation with no project costs.

Criterion 1110.230 - Project Purpose, Background and Alternatives

READ THE REVIEW CRITERION and provide the following required information:

BACKGROUND OF APPLICANT

1. A listing of all health care facilities owned or operated by the applicant, including licensing, certification and accreditation identification numbers, if applicable.

2. A certified listing of any adverse action taken against any facility owned and/or operated by the applicant during the three years prior to the filing of the application.

3. Authorization permitting HFSRB and DPH access to any documents necessary to verify the information submitted, including, but not limited to: official records of DPH or other State agencies; the licensing or certification records of other states, when applicable; and the records of nationally recognized accreditation organizations. **Failure to provide such authorization shall constitute an abandonment or withdrawal of the application without any further action by HFSRB.**

4. If, during a given calendar year, an applicant submits more than one application for permit, the documentation provided with the prior applications may be utilized to fulfill the information requirements of this criterion. In such instances, the applicant shall attest the information has been previously provided, cite the project number of the prior application, and certify that no changes have occurred regarding the information that has been previously provided. The applicant is able to submit amendments to previously submitted information, as needed, to update and/or clarify data.

APPEND DOCUMENTATION AS ATTACHMENT-10, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

PURPOSE OF PROJECT

1. Document that the project will provide health services that improve the health care or well-being of the market area population to be served.

2. Define the planning area or market area, or other, per the applicant's definition.

3. Identify the existing problems or issues that need to be addressed, as applicable and appropriate for the project. [See 1110.230(b) for examples of documentation.]

4. Cite the sources of the information provided as documentation.

5. Detail how the project will address or improve the previously referenced issues, as well as the population's health status and well-being.

6. Provide goals with quantified and measurable objectives, with specific timeframes that relate to achieving the stated goals.

For projects involving modernization, describe the conditions being upgraded. For facility projects, include statements of age and condition and regulatory citations. For equipment being replaced, include repair and maintenance records.

NOTE: The description of the "Purpose of the Project" should not exceed one page in length. Information regarding the "Purpose of the Project" will be included in the State Agency Report.

APPEND DOCUMENTATION AS ATTACHMENT-11, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

ALTERNATIVES

Document **ALL** of the alternatives to the proposed project:

Examples of alternative options include:

A) Proposing a project of greater or lesser scope and cost;

B) Pursuing a joint venture or similar arrangement with one or more providers or entities to meet all or a portion of the project's intended purposes; developing alternative settings to meet all or a portion of the project's intended purposes;

C) Utilizing other health care resources that are available to serve all or a portion of the population proposed to be served by the project; and

2) Documentation shall consist of a comparison of the project to alternative options. The comparison shall address issues of cost, patient access, quality and financial benefits in both the short term (within one to three years after project completion) and long term. This may vary by project or situation.

3) The applicant shall provide empirical evidence, including quantified outcome data, that verifies improved quality of care, as available.

APPEND DOCUMENTATION AS ATTACHMENT-12, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

SECTION IV - PROJECT SCOPE, UTILIZATION, AND UNFINISHED/SHELL SPACE

Criterion 1110.234 - Project Scope, Utilization, and Unfinished/Shell Space

READ THE REVIEW CRITERION and provide the following information:

SIZE OF PROJECT:

1. Document that the amount of physical space proposed for the proposed project is necessary and not excessive.

2. If the gross square footage exceeds the GSF standards in Appendix B, justify the discrepancy by documenting one of the following::

   a. Additional space is needed due to the scope of services provided, justified by clinical or operational needs, as supported by published data or studies;

   b. The existing facility's physical configuration has constraints or impediments and requires an architectural design that results in a size exceeding the standards of Appendix B;

   c. The project involves the conversion of existing bed space that results in excess square footage.

APPEND DOCUMENTATION AS ATTACHMENT-13, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

PROJECT SERVICES UTILIZATION:

This criterion is applicable only to projects or portions of projects that involve services, functions or equipment for which HFSRB has established utilization standards or occupancy targets in 77 Ill. Adm. Code 1100.

Document that in the second year of operation, the annual utilization of the service or equipment shall meet or exceed the utilization standards specified in 1110.Appendix B.

APPEND DOCUMENTATION AS ATTACHMENT-14, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

UNFINISHED OR SHELL SPACE:

Provide the following information:

1. Total gross square footage of the proposed shell space;

2. The anticipated use of the shell space, specifying the proposed GSF tot be allocated to each department, area or function;

3. Evidence that the shell space is being constructed due to
   a. Requirements of governmental or certification agencies; or
   b. Experienced increases in the historical occupancy or utilization of those areas proposed to occupy the shell space.

4. Provide:
   a. Historical utilization for the area for the latest five-year period for which data are available; and

b. Based upon the average annual percentage increase for that period, projections of future utilization of the area through the anticipated date when the shell space will be placed into operation.

APPEND DOCUMENTATION AS ATTACHMENT-15, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

ASSURANCES:

Submit the following:

1. Verification that the applicant will submit to HFSRB a CON application to develop and utilize the shell space, regardless of the capital thresholds in effect at the time or the categories of service involved.
2. The estimated date by which the subsequent CON application (to develop and utilize the subject shell space) will be submitted; and
3. The anticipated date when the shell space will be completed and placed into operation.

APPEND DOCUMENTATION AS ATTACHMENT-16, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

I. Criterion 1110.1730 - General Long Term Care

1. Applicants proposing to establish, expand and/or modernize General Long Term Care must submit the following information:

Indicate bed capacity changes by Service: Indicate # of beds changed by action(s):

Category of Service	# Existing Beds	# Proposed Beds	# to Establish	# to Expand	# to Modernize
☒ General Long Term Care	32 (under continuum of care variance)	32 (unrestricted)			
☐					
☐					

2. READ the applicable review criteria outlined below and **SUBMIT ALL required information, as applicable to the project:**

APPLICABLE REVIEW CRITERIA	Establish	Expand	Modernize	Continuum of Care- Establish or Expand	Defined Population Establish or Expand
1110.1730(b)(1) - Planning Area Need - 77 Ill. Adm. Code 1100 (formula calculation)	X				
1110.1730(b)(2) - Planning Area Need - Service to Planning Area Residents	X	X			
1110.1730(b)(3) - Planning Area Need - Service Demand - Establishment of Category of Service	X				
1110.1730(b)(4) - Planning Area Need - Service Demand - Expansion of Existing Category of Service		X			
1110.1730(b)(5) - Planning Area Need - Service Accessibility	X				
1110.1730(c)(1) - Description of Continuum of Care				X	
1110.1730(c)(2) - Components				X	
1110.1730(c)(3) - Documentation				X	
1110.1730(d)(1) - Description of Defined Population to be Served					X
1110.1730(d)(2) - Documentation of Need					X
1110.1730(d)(3) - Documentation Related to Cited Problems			X		
1110.1730(e)(1) - Unnecessary Duplication of Services	X				
1110.1730(e)(2) - Maldistribution	X				

APPLICABLE REVIEW CRITERIA	Establish	Expand	Modernize	Continuum of Care- Establish or Expand	Defined Population Establish or Expand
1110.1730(e)(3) - Impact of Project on Other Area Providers	X				
1110.1730(f)(1) - Deteriorated Facilities			X		
1110.1730(f)(2) & (3) - Documentation			X		
1110.1730(f)(4) - Utilization			X		
1110.1730(g) - Staffing Availability	X	X		X	X
1110,1730(h) - Facility Size	X	X	X	X	X
1110.1730(i) - Community Related Functions	X		X	X	X
1110.1730(j) - Zoning	X		X	X	X
1110.1730(k) - Assurances	X	X		X	X

APPEND DOCUMENTATION AS INDICATED BELOW IN NUMERICAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

APPLICABLE REVIEW CRITERIA	ATTACHMENT NUMBER
Planning Area Need - 77 Ill. Adm. Code 1100 (formula calculation)	33
Planning Area Need - Service to Planning Area Residents	34
Planning Area Need - Service Demand - Establishment of Category of Service	35
Planning Area Need - Service Demand - Expansion of Existing Category of Service	36 N/A
Planning Area Need - Service Accessibility	37
Description of Continuum of Care	38 N/A
Components	39 N/A
Documentation	40 N/A
Description of Defined Population to be Served	41 N/A
Documentation of Need	42 N/A
Documentation Related to Cited Problems	43 N/A
Unnecessary Duplication of Services	44
Maldistribution	45
Impact of Project on Other Area Providers	46
Deteriorated Facilities	47 N/A

Documentation	48 N/A
Utilization	49 N/A
Staffing Availability	50
Facility Size	51
Community Related Functions	52
Zoning	53
Assurances	54

T. Financial Feasibility N/A (This project has no costs.)

This section is applicable to all projects subject to Part 1120.

REVIEW CRITERIA RELATING TO FINANCIAL FEASIBILITY (FIN)

Does the applicant (or the entity that is responsible for financing the project or is responsible for assumin applicant's debt obligations in case of default) have a bond rating of "A" or better?
Yes ☐ No ☐.

If yes is indicated, submit proof of the bond rating of "A" or better (that is less than two years old) from Fitch's, Moody's or Standard and Poor's rating agencies and go to Section XXVI. **If no is indicated, submit the most recent three years' audited financial statements including the following:**

1. **Balance sheet**
2. **Income statement**
3. **Change in fund balance**
4. **Change in financial position**

A. Criterion 1120.210(a), Financial Viability

1. Viability Ratios

If proof of an "A" or better bond rating has not been provided, read the criterion and complete the following table providing the viability ratios for the most recent three years for which audited financial statements are available. Category B projects must also provide the viability ratios for the first full fiscal year after project completion or for the first full fiscal year when the project achieves or exceeds target utilization (per Part 1100), whichever is later.

Provide Data for Projects Classified as:	Category A or Category B (last three years)			Category B (Projected)
Enter Historical and/or Projected Years:				
Current Ratio				
Net Margin Percentage				
Percent Debt to Total Capitalization				
Projected Debt Service Coverage				
Days Cash on Hand				
Cushion Ratio				

Provide the methodology and worksheets utilized in determining the ratios detailing the calculation and applicable line item amounts from the financial statements. Complete a separate table for each co-applicant and provide worksheets for each. Insert the worksheets after this page.

2. Variance

Compare the viability ratios provided to the Part 1120 Appendix A review standards. If any of the standards for the applicant or for any co-applicant are not met, provide documentation that a person or organization will assume the legal responsibility to meet the debt obligations should the applicant default. The person or organization must demonstrate compliance with the ratios in Appendix A when proof of a bond rating of "A" or better has not been provided.

REVIEW CRITERIA RELATING TO FINANCIAL FEASIBILITY (FIN)
(continued)

B. Criterion 1120.210(b), Availability of Funds N/A

If proof of an "A" or better bond rating has not been provided, read the criterion and document that sufficient resources are available to fund the project and related costs including operating start-up costs and operating deficits. Indicate the dollar amount to be provided from the following sources:

N/A Cash & Securities
Provide statements as to the amount of cash/securities available for the project. Identify any security, its value and availability of such funds. Interest to be earned or depreciation account funds to be earned on any asset from the date of application submission through project completion are also considered cash.

N/A Pledges
For anticipated pledges, provide a letter or report as to the dollar amount feasible showing the discounted value and any conditions or action the applicant would have to take to accomplish goal. The time period, historical fund raising experience and major contributors also must be specified.

N/A Gifts and Bequests
Provide verification of the dollar amount and identify any conditions of the source and timing of its use.

N/A Debt Financing (indicate type(s) _____)
For general obligation bonds, provide amount, terms and conditions, including any anticipated discounting or shrinkage) and proof of passage of the required referendum or evidence of governmental authority to issue such bonds;
For revenue bonds, provide amount, terms and conditions and proof of securing the specified amount;
For mortgages, provide a letter from the prospective lender attesting to the expectation of making the loan in the amount and time indicated;
For leases, provide a copy of the lease including all terms and conditions of the lease including any purchase options.

N/A Governmental Appropriations
Provide a copy of the appropriation act or ordinance accompanied by a statement of funding availability from an official of the governmental unit. If funds are to be made available from subsequent fiscal years, provide a resolution or other action of the governmental unit attesting to such future funding.

N/A Grants
Provide a letter from the granting agency as to the availability of funds in terms of the amount, conditions, and time or receipt.

N/A Other Funds and Sources
Provide verification of the amount, terms and conditions, and type of any other funds that will be used for the project.

N/A TOTAL FUNDS AVAILABLE

C. Criterion 1120.210(c), Operating Start-up Costs N/A

If proof of an "A" or better bond rating has not been provided, indicate if the project is classified as a Category B project that involves establishing a new facility or a new category of service? Yes ☐ No ☐. If yes is indicated, read the criterion and provide in the space below the amount of operating start-up costs (the same as reported in Section I of this application) and provide a description of the items or components that comprise the costs. Indicate the source and amount of the financial resources available to fund the operating start-up costs (including any initial operating deficit) and reference the documentation that verifies sufficient resources are available.

APPEND DOCUMENTATION AS ATTACHMENT-75, IN NUMERICAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

U. Economic Feasibility

This section is applicable to all projects subject to Part 1120.

SECTION XXVI. REVIEW CRITERIA RELATING TO ECONOMIC FEASIBILITY (ECON)

A. Criterion 1120.310(a), Reasonableness of Financing Arrangements N/A

Is the project classified as a Category B project? Yes ☐ No X If no is indicated this criterion is not applicable. If yes is indicated, has proof of a bond rating of "A" or better been provided? Yes ☐ No ☐. If yes is indicated this criterion is not applicable, go to item B. If no is indicated, read the criterion and address the following:

Are all available cash and equivalents being used for project funding prior to borrowing? ☐ Yes ☐ No

If no is checked, provide a notarized statement signed by two authorized representatives of the applicant entity (in the case of a corporation, one must be a member of the board of directors) that attests to the following:

1. a portion or all of the cash and equivalents must be retained in the balance sheet asset accounts in order that the current ratio does not fall below 2.0 times; or
2. borrowing is less costly than the liquidation of existing investments and the existing investments being retained may be converted to cash or used to retire debt within a 60-day period.

B. Criterion 1120.310(b), Conditions of Debt Financing N/A

Read the criterion and provide a notarized statement signed by two authorized representatives of the applicant entity (in the case of a corporation, one must be a member of the board of directors) that attests to the following as applicable:

1. The selected form of debt financing the project will be at the lowest net cost available or if a more costly form of financing is selected, that form is more advantageous due to such terms as prepayment privileges, no required mortgage, access to additional debt, term (years) financing costs, and other factors;
2. All or part of the project involves the leasing of equipment or facilities and the expenses incurred with such leasing are less costly than constructing a new facility or purchasing new equipment.

B. Criterion 1120.310(c), Reasonableness of Project and Related Costs N/A

Read the criterion and provide the following:

1. Identify each department or area impacted by the proposed project and provide a cost and square footage allocation for new construction and/or modernization using the following format (insert after this page).

COST AND GROSS SQUARE FEET BY DEPARTMENT OR SERVICE

Department (list below)	A	B	C	D	E	F	G	H	Total Cost (G + H)
	Cost/Square Foot New	Cost/Square Foot Mod.	Gross Sq. Ft. New	Gross Sq. Ft. Circ.*	Gross Sq. Ft. Mod.	Gross Sq. Ft. Circ.*	Const. $ (A x C)	Mod. $ (B x E)	
Nursing									
Contingency									
TOTALS									

N/A (This project has no costs.)

* Include the percentage (%) of space for circulation

2. For each piece of major medical equipment included in the proposed project, the applicant must certify one of the following:

REVIEW CRITERIA RELATING TO ECONOMIC FEASIBILITY (ECON)
(continued)

a. that the lowest net cost available has been selected; or

b. that the choice of higher cost equipment is justified due to such factors as, but not limited to, maintenance agreements, options to purchase, or greater diagnostic or therapeutic capabilities.

3. List the items and costs included in preplanning, site survey, site preparation, off-site work, consulting, and other costs to be capitalized. If any project line item component includes costs attributable to extraordinary or unusual circumstances, explain the circumstances and provide the associated dollar amount. When fair market value has been provided for any component of project costs, submit documentation of the value in accordance with the requirements of Part 1190.40.

D. Criterion 1120.310(d), Projected Operating Costs

Read the criterion and provide in the space below the facility's projected direct annual operating costs (in current dollars per equivalent patient day or unit of service, as applicable) for the first full fiscal year of operation after project completion or for the first full fiscal year when the project achieves or exceeds target utilization pursuant to 77 Ill. Adm. Code 1100, whichever is later. If the project involves a new category of service, also provide the annual operating costs for the service. Direct costs are the fully allocated costs of salaries, benefits, and supplies. Indicate the year for which the projected operating costs are provided.

E. Criterion 1120.310(e), Total Effect of the Project on Capital Costs

Is the project classified as a category B project? Yes ☐ No ☒ If no is indicated, go to item F. If yes is indicated, provide in the space below the facility's total projected annual capital costs as defined in Part 1120.130(f) (in current dollars per equivalent patient day) for the first full fiscal year of operation after project completion or for the first full fiscal year when the project achieves or exceeds target utilization pursuant to 77 Ill. Adm. Code 1100, whichever is later. Indicate the year for which the projected capital costs are provided.

F. Criterion 1120.310(f), Non-patient Related Services

Is the project classified as a category B project and involve non-patient related services? Yes ☐ No ☒. If no is indicated, this criterion is not applicable. If yes is indicated, read the criterion and document that the project will be self-supporting and not result in increased charges to patients/residents or that increased charges are justified based upon such factors as, but not limited to, a cost benefit or other analysis that demonstrates the project will improve the applicant's financial viability.

APPEND DOCUMENTATION AS ATTACHMENT-76, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

SAFETY NET IMPACT STATEMENT that describes all of the following: N/A

1. The project's material impact, if any, on essential safety net services in the community, to the extent that it is feasible for an applicant to have such knowledge.

2. The project's impact on the ability of another provider or health care system to cross-subsidize safety net services, if reasonably known to the applicant.

3. How the discontinuation of a facility or service might impact the remaining safety net providers in a given community, if reasonably known by the applicant.

Safety Net Impact Statements shall also include all of the following:

1. For the 3 fiscal years prior to the application, a certification describing the amount of charity care provided by the applicant. The amount calculated by hospital applicants shall be in accordance with the reporting requirements for charity care reporting in the Illinois Community Benefits Act. Non-hospital applicants shall report charity care, at cost, in accordance with an appropriate methodology specified by the Board.

2. For the 3 fiscal years prior to the application, a certification of the amount of care provided to Medicaid patients. Hospital and non-hospital applicants shall provide Medicaid information in a manner consistent with the information reported each year to the Illinois Department of Public Health regarding "Inpatients and Outpatients Served by Payor Source" and "Inpatient and Outpatient Net Revenue by Payor Source" as required by the Board under Section 13 of this Act and published in the Annual Hospital Profile.

3. Any information the applicant believes is directly relevant to safety net services, including information regarding teaching, research, and any other service

APPEND DOCUMENTATION AS ATTACHMENT-77 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM

After paginating the entire, completed application, indicate in the chart below, the page numbers for the attachments included as part of the project's application for permit:

INDEX OF ATTACHMENTS

INDEX OF ATTACHMENTS

Applicant Identification and Type of Ownership
Identification, General Information, and Certification

A Certificate of Good Standing for both co-applicants, The Clare at Water Tower and Franciscan Sisters of Chicago Service Corporation, is included in this attachment.

Attachment 1

CYBERDRIVEILLINOIS JESSE WHITE SECRETARY OF STATE

SERVICES PROGRAMS PRESS PUBLICATIONS DEPARTMENTS CONTACT

CORPORATION FILE DETAIL REPORT

Entity Name	THE CLARE AT WATER TOWER	**File Number**	61493662
Status	ACTIVE		
Entity Type	CORPORATION	**Type of Corp**	NOT-FOR-PROFIT
Incorporation Date (Domestic)	02/23/2001	**State**	ILLINOIS
Agent Name	C T CORPORATION SYSTEM	**Agent Change Date**	04/03/2003
Agent Street Address	208 SO LASALLE ST, SUITE 814	**President Name & Address**	
Agent City	CHICAGO	**Secretary Name & Address**	
Agent Zip	60604	**Duration Date**	PERPETUAL
Annual Report Filing Date	01/27/2009	**For Year**	2009
Old Corp Name	06/20/2003 - FRANCISCAN COMMUNITIES BONAVENTURE PLACE		

Return to the Search Screen

Purchase Certificate of Good Standing

(One Certificate per Transaction)

BACK TO CYBERDRIVEILLINOIS.COM HOME PAGE

Attachment I

File Number 6149-366-2

To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that

THE CLARE AT WATER TOWER, A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON FEBRUARY 23, 2001, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE GENERAL NOT FOR PROFIT CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.

Authentication #: 0928801602

Authenticate at: http://www.cyberdriveillinois.com

In Testimony Whereof, *I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this* 15TH *day of* OCTOBER *A.D.* 2009 .

Jesse White

SECRETARY OF STATE

Attachment 1

CYBERDRIVEILLINOIS JESSE WHITE SECRETARY OF STATE

SERVICES PROGRAMS PRESS PUBLICATIONS DEPARTMENTS CONTACT

CORPORATION FILE DETAIL REPORT

Entity Name	FRANCISCAN SISTERS OF CHICAGO SERVICE CORPORATION	**File Number**	55055718
Status	ACTIVE		
Entity Type	CORPORATION	**Type of Corp**	NOT-FOR-PROFIT
Incorporation Date (Domestic)	04/22/1988	**State**	ILLINOIS
Agent Name	C T CORPORATION SYSTEM	**Agent Change Date**	04/01/2003
Agent Street Address	208 SO LASALLE ST, SUITE 814	**President Name & Address**	
Agent City	CHICAGO	**Secretary Name & Address**	
Agent Zip	60604	**Duration Date**	PERPETUAL
Annual Report Filing Date	05/19/2009	**For Year**	2009

Return to the Search Screen

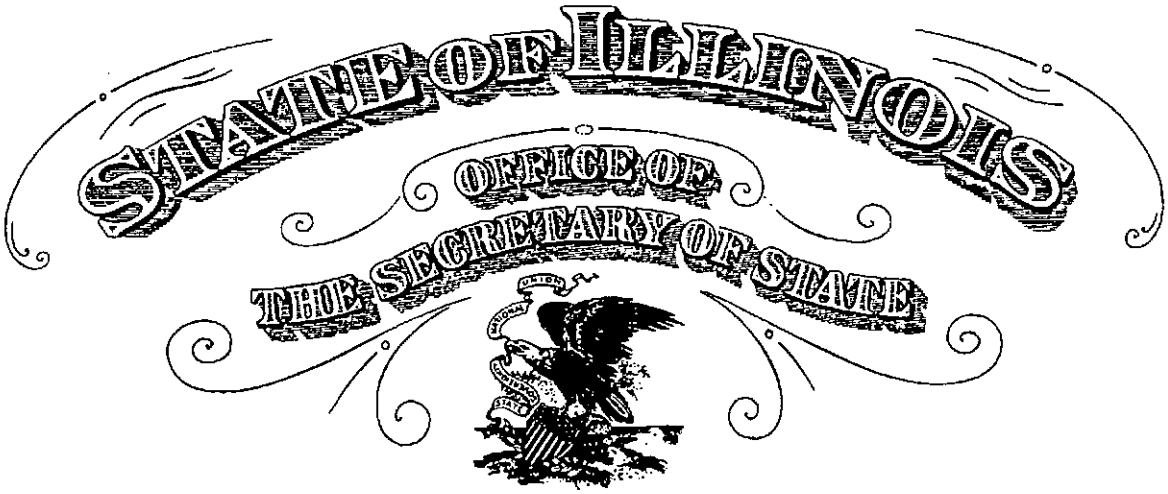
Purchase Certificate of Good Standing

(One Certificate per Transaction)

BACK TO CYBERDRIVEILLINOIS.COM HOME PAGE

Attachment 1

File Number 5505-571-8



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that

FRANCISCAN SISTERS OF CHICAGO SERVICE CORPORATION, A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON APRIL 22, 1988, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE GENERAL NOT FOR PROFIT CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.

Authentication #: 0928801578

Authenticate at: http://www.cyberdrivelllinois.com

In Testimony Whereof, *I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this* 15TH *day of* OCTOBER *A.D.* 2009 .

Jesse White

SECRETARY OF STATE

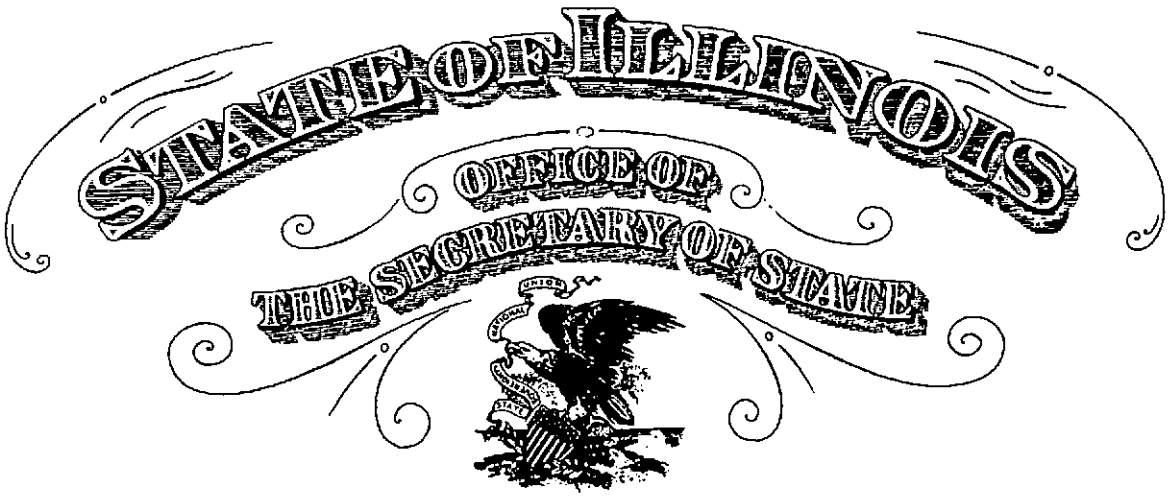
Attachment 1

Site Ownership
Identification, General Information, and Certification

Loyola University of Chicago is the owner of the property where The Clare is located. A Certificate of Good Standing for Loyola University of Chicago and the Lease Agreement between Loyola University of Chicago and The Clare are included in this attachment.

Attachment 2

File Number 1108-429-0



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that

LOYOLA UNIVERSITY OF CHICAGO, A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON OCTOBER 23, 1909, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE GENERAL NOT FOR PROFIT CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.

Authentication #: 0928801626

Authenticate at: http://www.cyberdriveillinois.com

In Testimony Whereof, *I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this* 15TH *day of* OCTOBER *A.D.* 2009 .

Jesse White

SECRETARY OF STATE

Attachment 2

LEASE AGREEMENT

BETWEEN

LOYOLA UNIVERSITY OF CHICAGO,
an Illinois not-for-profit corporation

AND

THE CLARE AT WATER TOWER,
an Illinois not-for-profit corporation

DATED AS OF November 2, 2005

Attachment 2

TABLE OF CONTENTS

EXHIBITS

LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease") is made as of the 2nd day of November, 2005, by and between LOYOLA UNIVERSITY OF CHICAGO, an Illinois not-for-profit corporation ("**Landlord**"), and THE CLARE AT WATER TOWER, an Illinois not-for-profit corporation ("**Tenant**"), a subsidiary of the Franciscan Sisters of Chicago Service Corporation, an Illinois not-for-profit corporation ("**FSCSC**").

RECITALS

A. Landlord is a university established in 1870 in Chicago, Illinois, by members of the Society of Jesus, a Roman Catholic order of priests, whose education and healthcare ministry has long been an integral part of the Chicago community. Landlord is a tax-exempt educational institution, organized under the Illinois General Not For Profit Corporation Act for charitable, scientific and educational purposes.

B. Tenant is a corporation sponsored by the Franciscan Sisters of Chicago, a Roman Catholic order of women Religious, founded in 1894 to give service to others through education, nursing, social services, pastoral services and other religious and charitable ministries in the Chicago community and as part of the Roman Catholic Church.

C. As Chicago's Jesuit University, Landlord offers a diverse learning community that works to expand knowledge in the service of humanity through learning, justice and faith, and values freedom of inquiry, the pursuit of truth and care for others.

D. Tenant is sponsored by a religious institute and, as such, is part of the Roman Catholic Church.

E. In furtherance of Tenant's mission, and to provide services consistent with the religious and charitable activities of the Roman Catholic Church, this Lease shall enable Tenant to develop and operate a senior housing facility which is open to residents of all faiths and to provide for the housing, healthcare, social, and spiritual needs of its residents and residents' families.

F. Landlord is the owner of fee simple title to approximately 24,864 sq. ft. of land, legally described in Exhibit A attached hereto and made a part hereof, commonly known as 41 – 47 East Pearson, Chicago, Illinois (the "**Land**").

G. Landlord desires to lease to Tenant, and Tenant desires to lease from Landlord, a parcel of development rights, legally described in Exhibit B attached hereto and made a part hereof, located above the Land, which will be commonly known as 55 East Pearson Street, Chicago, Illinois, upon the terms and conditions herein set forth.

Attachment 2

H. Landlord shall retain for its own use the Land and an accompanying parcel of development rights legally described in Exhibit C attached hereto and made a part hereof (the "Retained Parcel"), which will be commonly known as 41 - 47 East Pearson Street, Chicago, Illinois.

NOW, THEREFORE, in consideration of the foregoing recitals and the covenants and agreements herein contained, Landlord and Tenant hereby agree as follows:

ARTICLE 1.

Leased Premises and Term; Definitions

1.1. The Demise.

Landlord does hereby demise and lease to Tenant, and Tenant does hereby take and lease from Landlord, the parcel of development rights, legally described in Exhibit B attached hereto, related to the Land, together with all the rights, privileges, easements (including caisson bell easements) and appurtenances thereunto attaching and belonging, subject however, to the Permitted Exceptions (the "**Leased Premises**");

To have and to hold said Leased Premises for and during a term (the "**Lease Term**") commencing November 2, 2005 (the "**Lease Commencement Date**"), and ending on one day prior to the ninety-ninth (99th) anniversary of the Lease Commencement Date (the "**Lease Expiration Date**"), unless this Lease shall be sooner terminated as herein provided, subject to the covenants, agreements, terms and conditions contained in this Lease. Landlord shall confirm the Lease Commencement Date by a written notice delivered to Tenant, which notice shall be deemed an amendment to this Lease.

1.2. Definitions.

(a) Each of the following terms, whenever used in this Agreement, shall have the meaning set forth below:

(1) "**Building**" means the building constructed on the Land, comprising Tenant's Improvements, the Building plaza depicted in the Final Plans, and the Shell Space and, after completion thereof by Landlord, Landlord's Improvements.

(2) "**Default**" means any condition or event that constitutes, or that would, after notice or lapse of time, or both, constitute an Event of Default.

(3) "**Fee Mortgagee**" shall mean the holder(s) of an indebtedness secured by Landlord's Improvements, the Retained Parcel or the Land.

(4) "**Landlord**" means Loyola University of Chicago, an Illinois not-for-profit corporation, or such other owner in fee simple of the Leased Premises at the time in question so that in the event of any sale or transfer of the Leased Premises, the seller or transferor shall be

and hereby is freed and relieved of all agreements, obligations and undertakings of Landlord under this Lease to be performed from and after the date of such sale or transfer; and it shall be deemed and construed, without further agreement between the parties or their successors in interest or between the parties and the purchaser or transferee of any such sale or transfer, that such purchaser or transferee has agreed to carry out any and all of the agreements, obligations and undertakings of Landlord under this Lease accruing from and after the date of such sale or transfer. The foregoing shall not release the seller or transferor from any accrued claims or liabilities under this Lease existing as of the time of any such sale or transfer.

(5) **"Landlord's Group"** means collectively Landlord and its subsidiaries and affiliated corporations and entities, and each of their respective affiliates, shareholders, members, trustees, directors, officers, partners, employees and agents, at any time and from time to time.

(6) **"Landlord's Improvements"** means all structures and improvements of any nature (including, without limitation, all machinery, equipment, fixtures and apparatus attached thereto or forming an integral part thereof, such as all machinery, equipment, fixtures and apparatus necessary for the operation of the heating, ventilating, air-conditioning, cooling, plumbing, electrical and lighting systems) now or hereafter located on any portion of the Retained Parcel.

(7) **"Lease Year"** means a period of twelve (12) consecutive calendar months beginning with the Lease Commencement Date if such date is the first of the month, otherwise with the first day of the month following the month in which the Lease Commencement Date occurs, except that the last Lease Year may be a partial Lease Year ending on the Lease Expiration Date.

(8) **"Project Completion"** means the time when the Tenant's Improvements and the Building plaza are substantially completed as certified in writing to Landlord by Tenant's architect.

(9) **"Requirements"** means any and all present and future laws, statutes, ordinances, rules, regulations, orders or other requirements (including, without limitation, those relating to the protection of human health and the environment) of any governmental or public authority now existing or hereafter created, and of any and all of their departments and bureaus applicable to the Leased Premises and/or Tenant's Improvements and the Building plaza or any part thereof, and any covenants, conditions and restrictions of record applicable to the Leased Premises and/or Tenant's Improvements and the Building plaza.

(10) **"Residency Agreements"** means agreements entered into between Tenant or its permitted successors and assigns with Residents; provided however that such Residency Agreements shall not convey an ownership interest in the Leased Premises.

(11) **"Residents"** means persons who enter into Residency Agreements for independent living units, assisted living or nursing accommodations provided at the CCRC.

(12) "Tenant" means Tenant and any permitted assignee of Tenant's interest hereunder pursuant to Section 8.3 hereof.

(13) "Tenant's Group" means collectively Tenant, its parent corporation FSCSC, or any subsidiary or affiliate of any of them, or any entity controlled by, or under common control with, Tenant, and their members, trustees, directors, officers, employees, agents, servants, contractors, licensees, invitees, consultants and independent contractors, or anyone else acting by, under or through Tenant, at any time and from time to time, including but not limited to Greystone Development, and Tenant's architect.

(14) "Tenant's Improvements" means all structures and improvements of any nature (including, without limitation, all machinery, equipment, fixtures and apparatus attached thereto or forming an integral part thereof, such as all machinery, equipment, fixtures and apparatus necessary for the operation of the heating, ventilating, air-conditioning, cooling, plumbing, electrical and lighting systems) now or hereafter located on any portion of the Leased Premises.

(15) Each of the following terms, whenever used in this Agreement, shall have the meaning set forth in the respective Section of this Agreement indicated below next to such term:

Defined Term	Section
Application	17.1(b)
Base Rental	2.1(a)
Base Rental Limit	2.1(a)(2)
CERCLA	15.1(a)
Conceptual Plans	4.2(a)
Contingency Period	1.2(a)
Continuing Care Retirement Community	4.1
CPI	2.1(a)(1)
CPI Rent Factor	2.1(a)(2)
Current CPI Index	2.1(a)(2)
Deferred Base Rental	2.1(b)
Default Rate	2.4(b)
Demolition Site	18.4
Environmental Actions	15.1(c)
Environmental Laws	15.1(a)
Event of Default	9.1(a)
Final Development Budget	4.3(a)(2)
Final Plans	4.2(a)
Final Plans Revisions	4.3(b)
FSCSC	Introduction
Hazardous Materials	15.1(b)
Illinois Environmental Act	15.1(a)
Impositions	3.1

ARTICLE 2.

Rental

2.1. **Base Rental.**

(a) Base Rental. Tenant covenants and agrees to pay to Landlord as "Base Rental" (as defined in this Section 2.1(a)) during the Lease Term with respect to the Leased Premises demised hereby an annual Base Rental payable in equal monthly installments in advance on the first day of each calendar month during the period commencing on the Lease Commencement Date (such Base Rent to be prorated on a daily basis for the partial initial month

if the Lease Commencement Date is on a day other than the first day of a month) and continuing during the Lease Term.

(1) Initial Lease Year. The annual Base Rental for the initial Lease Year ("**Initial Base Rental**") shall be:

(A) An annual rental equal to Two Million Dollars ($2,000,000.00) multiplied by a fraction (rounded to 4 decimal places), the numerator of which is the September 2005 CPI (defined below) of 198.3 published on October 14, 2005, which is the CPI last published on or before the Lease Commencement Date, and the denominator of which is the August 2003 CPI of 184.5 published on September 16, 2003.

(B) "**CPI**" means the Consumer Price Index for all Urban Consumers, not seasonally adjusted, (Base Year 1982-84 = 100) for All Items for the Chicago – Gary – Kenosha metropolitan area, published by the United States Department of Labor, Bureau of Labor Statistics. If the index is changed so that the base year differs from that used above, the index shall be converted in accordance with the conversion factor published by the United States Department of Labor, Bureau of Labor Statistics. If the index is discontinued or revised during the Term, such other governmental index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the index had not been discontinued or revised.

(2) Annual CPI Increases for Base Rental. The Landlord shall calculate the rent increase for such Lease Year, not less than five (5) days before the commencement of each subsequent Lease Year of the Term (or as soon thereafter as practicable once the applicable CPI is announced). Whether the annual Base Rental for each such Lease Year shall be increased is determined by comparing the CPI last published on or before the commencement date of the Lease Year for which the annual Base Rental is to be determined (rounded to 4 decimal places) (the "**Current CPI Index**") and the CPI last published on or before the commencement date of the Lease Year preceding the period for which the annual Base Rental is to be adjusted (rounded to 4 decimal places) (the "**Preceding CPI Index**"). The "**CPI Rent Factor**" is a fraction (rounded to 4 decimal places), the numerator of which is the Current CPI Index and the denominator of which is the Preceding CPI Index. If the Current CPI Index has increased over the Preceding CPI Index, then the annual Base Rental for the such Lease Year shall be the Base Rental for the immediately preceding period multiplied by the CPI Rent Factor ("**Adjusted Base Rental**"). Notwithstanding the foregoing, annual increases in Base Rental are subject to a limitation. The limitation is determined by applying an interest rate of 4% per annum, compounded annually, to the Initial Base Rental for the period beginning with the Commencement Date of this Lease to the commencement date of the Lease Year for which the adjustment is being calculated ("**Base Rental Limit**"). Adjusted Base Rental for any Lease Year may not exceed the Base Rental Limit amount for such Lease Year. Lessor shall give written notice of the Adjusted Base Rental for each Lease Year within thirty (30) days after its calculation. In the event that the Current CPI Index is announced less than five days before the commencement date of the Lease Year, Landlord will determine the rent increase as soon thereafter as practicable once the applicable CPI is announced, and any resulting increase in Base Rental shall be retroactive to the commencement date of the Lease Year. In the interim period,

Tenant shall continue to pay Base Rental based on the rate last in effect, and Tenant shall bring current and pay any arrearage resulting from such retroactive increase within ten (10) days of receipt of written notice of the increase.

(3) Decreases for Base Rental. At such time that Landlord shall calculate the Annual CPI Increases for Base Rental, if any, under Section 2.1(a)(2), the Landlord shall immediately thereafter calculate the decrease in Base Rental, if any, required under Section 18.9(l)(ii), and provide Tenant with written notice of the decreased Base Rental amount, if any, in the same manner as required for written notice of Adjusted Base Rental under Section 2.1(a)(2).

(b) Partial Rental Deferment. So long as Tenant is not in Default under this Lease, Landlord agrees to grant Tenant a partial Base Rental deferment. The deferment shall be for a period beginning with the Commencement Date and lasting until the end of the initial three Lease Years or until issuance of a certificate of occupancy for Tenant Improvements, whichever occurs first (the "**Rental Deferment Period**"). The "**Reduced Base Rental**" during the Rental Deferment Period is the annual sum of One Million Eight Hundred Thousand ($1,800,000) and it shall be due and payable when Base Rental is otherwise due and payable as provided in this Lease. The "**Deferred Base Rental**" shall be Base Rental less the Reduced Base Rental, and Deferred Base Rental shall be due and payable as a single lump sum on the first day of the month following the end of the Rental Deferment Period. This partial Base Rental deferment shall apply to Base Rental only, and nothing in this paragraph shall be deemed to apply in any way to defer Tenant's obligations to make any other payments due under this Lease.

(c) Additional Rental. At such time that Tenant closes on its Leasehold Mortgage or other construction financing, but in no event later than commencement of construction as provided in Section 4.4 of this Lease, Tenant will pay Landlord as additional Rental a sum of $1,416,000.00 for Landlord's use in building out the "Shell Space" (as defined in the Option Agreement, and consisting of not less than 33,400 square feet).

2.2. Net Rental.

It is the purpose and intent of Landlord and Tenant that all rental described in this Article shall be absolutely net to Landlord so that this Lease shall yield net to Landlord all rental specified in this Article and that all costs, expenses, fees, obligations and liabilities and the responsibilities of every kind and nature whatsoever relating to the use, occupancy and possession of the Leased Premises, and the ownership, operation and leasing thereof, whether now existing or hereafter arising, or whether beyond the contemplation of the parties, shall be paid by and be the liability and responsibility of Tenant.

2.3. Reimbursements to Landlord.

Tenant shall reimburse Landlord for all reasonable expenditures, costs, expenses and fees, including reasonable attorneys' fees, made or incurred by Landlord in curing any Default by Tenant, for which Landlord has given Tenant notice as provided in Section 9.1, such amounts to become due upon delivery of notice by Landlord stating the amount of such

expenditures, costs, expenses and fees by Landlord; and Tenant shall also pay Landlord, upon delivery of notice from Landlord, all amounts payable to Landlord as reimbursements or indemnities pursuant to Sections 8.4, 10.2 and 15.3.

2.4. Rental Payments; Interest on Arrearages.

(a) All of the amounts payable by Tenant pursuant to this Article 2, together with the Impositions payable by Tenant pursuant to Article 3, shall constitute rent under this Lease and are herein sometimes referred to collectively as "Rental". All Rental and all other payments, deposits, costs, expenses and fees that Tenant, pursuant to any provision of this Lease assumes or agrees to pay and/or deposit shall be paid as in this Lease provided, without notice or demand and without abatement, deduction, counterclaim or set-off, and shall be so paid in such United States of America coin or currency as at the time of payment shall be legal tender for the payment of public and private debts, and to such person and at such place in the United States as Landlord may from time to time by notice in writing designate, and in the absence of notice, to Loyola University of Chicago, 820 N. Michigan Avenue, Chicago, Illinois, Attention: Chief Financial Officer.

(b) All Rental and other sums due Landlord under this Lease shall bear interest at a rate (herein the "Default Rate") equal to the lesser of (i) 3% per annum plus the prime rate (or corporate base rate) from time to time published in the Wall Street Journal (or, if the Wall Street Journal is no longer published, then another nationally-recognized publication selected by Landlord) or (ii) the maximum legal rate then enforceable in the State of Illinois, from the date due until paid to Landlord.

2.5. Unrelated Business Taxable Income.

The parties to this Lease intend that, for so long as Landlord is exempt from federal income taxation under the Section 501(c)(3) of the Internal Revenue Code, the Rental under this Lease will not qualify as unrelated business taxable income under Section 511 of the Code. In the event that the Internal Revenue Service determines that all or a portion of the Rental payable hereunder qualifies as unrelated business taxable income, Landlord shall be entitled (but shall have no obligation) to require that the payments of Rental as provided in this Article 2 be restructured to avoid such determination. Landlord and Tenant covenant and agree to negotiate such restructuring in good faith consistent with each party's overall economic expectations with respect to the development of the Leased Premises.

ARTICLE 3.

Taxes and Other Charges (Impositions)

3.1. Impositions.

Tenant covenants and agrees to pay, as hereinafter provided and subject to the provisions of Section 3.2 hereof, all of the following items: general and special real estate taxes and other taxes, assessments, water and sewer rents, rates and charges, excises, levies, license

and permit fees, fines, penalties and other governmental charges and any interest or costs with respect thereto, general and special, ordinary and extraordinary, foreseen and unforeseen, of any kind and nature whatsoever that at any time during the Lease Term from and after the Lease Commencement Date may be assessed, levied, confirmed, or imposed upon or charged with respect to the Leased Premises or any portion thereof, or any other appurtenances of the Leased Premises, or any portion thereof, or the rent or income received therefrom, or the rent payable hereunder, or upon the interest of Tenant in or under this Lease, or upon the leasehold interest created by this Lease (all such items being herein called "Impositions"); each such Imposition, or installment thereof, to be paid not later than the due date thereof, or prior to the day any fine, penalty, interest or cost may be added thereto or imposed by law for the non-payment thereof, if such day is used to determine the due date of the respective item; provided, however, that if, by law, any Imposition may at the option of the taxpayer be paid in installments (whether or not interest shall accrue on the unpaid balance of such Imposition), Tenant may exercise the option to pay the same in such installments. Without limitation on other obligations of Tenant that survive the termination of the Lease, the obligation of Tenant to pay Impositions attributable to any period prior to such termination shall survive the termination of the Lease.

Tenant will furnish Landlord within 30 days after the due date of any Imposition, official receipts of the appropriate taxing or other authority, or other proof satisfactory to Landlord, evidencing the payment of such Imposition.

3.2. **Changes in Taxation.**

If at any time during the Lease Term the methods or the effects of taxation prevailing at the commencement of the Lease Term shall be altered or changed in any respect so that any altered or new tax assessment, levy, imposition or charge, or any part thereof (i) shall be measured by or be based in whole or in part upon the Leased Premises (or Tenant's Improvements), or any part thereof, or the rent, income, or profits therefrom, and shall be imposed upon Landlord, or (ii) shall be in place of or partly in place of Impositions as defined, or increases thereof, and shall be imposed upon Landlord, then all such taxes, assessments, levies, impositions or charges, or any part thereof, to the extent that they are so measured, based, or substituted, shall be deemed to be included within the term "Impositions" for the purposes hereof, to the extent that such Impositions would be payable if the Leased Premises (and any Tenant's Improvements to the extent deemed to be the property of Landlord for this purpose) were the only property of Landlord subject to such Impositions, and Tenant shall pay and discharge the same as herein provided in respect of the payment of Impositions.

3.3. **Prorations.**

Any Imposition that is attributable on the accrual basis to a period of time that commences before the Lease Commencement Date and ends on or after the Lease Commencement Date, shall be prorated between Tenant and Landlord on the basis of and taking into account the respective portions of such period that occur before or on and after the Lease Commencement Date. Landlord agrees to pay when due the prorated amount of Impositions for the period ending on the date immediately preceding the Lease Commencement Date.

3.4. Contests.

Tenant shall have the right at its own expense to contest the amount or validity, in whole or in part, of any Imposition by appropriate proceedings diligently conducted in good faith, in which event, notwithstanding the provisions of Section 3.1, payment of such Imposition shall be postponed if and only so long as:

(a) Neither the Leased Premises nor any part thereof would by reason of such postponement be, in the reasonable judgment of Landlord, in danger of being foreclosed, sold or otherwise forfeited or lost;

(b) Landlord shall not be in danger of being subjected to criminal liability or criminal penalty by reason of such postponement; and

(c) Tenant shall have deposited with Landlord as security for the payment of such Imposition, cash, marketable securities, or an unconditional, irrevocable and assignable letter of credit issued by a bank in the City of Chicago with a combined capital and surplus of not less than $100,000,000, in the amount so contested and unpaid, together with all interest and penalties in connection therewith and all charges that may or might be assessed against or become a charge on the Leased Premises or any part thereof in such proceedings, and if Landlord shall at any time during the continuance of such proceedings deem the amount of such security insufficient, Tenant shall deposit with Landlord such additional security as Landlord may reasonably request. Said letter of credit shall be in form satisfactory to Landlord. Unless otherwise agreed by Landlord and Tenant, said letter of credit shall have a term of not less than one year, and Tenant shall deliver a substitute or renewal letter of credit not less than thirty (30) days prior to the expiration date of the letter of credit then on deposit with Landlord, so that an effective letter of credit as described herein is at all times on deposit with Landlord. Notwithstanding the delivery of the letter of credit as provided above, Tenant shall pay from other sources the amount that becomes assessed against or becomes a charge on the Leased Premises or any part thereof as determined in such proceedings, together with all interest and penalties in connection therewith. Landlord shall be entitled to draw upon the letter of credit in whole or in part at any time that Tenant fails to pay when due any and all amounts adjudged to be owing in such proceedings, or fails to deliver a substitute or renewal letter of credit as provided above, or upon any Event of Default.

Upon the termination of any such proceedings, Tenant shall pay the amount of such Imposition or part thereof as finally determined to be due, the payment of which may have been postponed during the prosecution of such proceedings, together with any costs, fees (including attorneys' fees), interest, penalties or other liabilities in connection therewith, and, upon such payment, Landlord shall return any security deposited with it. Upon Tenant's failure to pay such sums or to provide Landlord with such additional security as Landlord may from time to time require, the security held by Landlord may be applied by Landlord to the payment, removal and discharge of such Imposition, and the interest and penalties in connection therewith and any costs, fees (including attorneys' fees) and other liabilities accruing in any such proceedings, and the balance, if any, shall be returned to Tenant; the deficiency, if any, shall be paid by Tenant to Landlord on demand.

3.5. **Evidence of Nonpayment.**

Any certificate, advice or bill of the appropriate official designated by law to make or issue the same or to receive payment of any Imposition, of non-payment of such Imposition shall be prima facie evidence that such Imposition is due and unpaid at the time of the making or issuance of such certificate, advice or bill, at the time or date stated therein.

3.6. **Separate Tax Parcels.**

The Land is currently exempt from real estate taxes based upon Landlord's exempt educational use. Landlord and Tenant agree to use their best efforts to have the Leased Premises assessed as a separate parcel for taxation purposes. Landlord, with the reasonable cooperation of Tenant, will use its best efforts to secure a real estate tax division that will allow the Land and the Retained Parcel to be assessed as a separate and distinct parcel for real estate tax purposes from the Leased Premises. Tenant, with the reasonable cooperation of Landlord, will use its best efforts to secure and maintain a full or partial real estate tax exemption for the Leased Premises based upon Tenant's use. If the Land and the Retained Parcel are not divided or partitioned as a separate and distinct parcel from the Leased Premises for real estate tax purposes for the years 2005 and 2006, and if real estate taxes are assessed or levied on or against the Land, Landlord and Tenant agree that the portion of the taxes assessed or levied on the Land attributable to the Leased Premises shall be computed by multiplying the amount of real estate taxes levied against the Land or Building by a fraction, the numerator of which is the total number of square feet of Tenant's Improvements in the Leased Premises and the denominator of which is the total number of square feet of Tenant's Improvements in the Leased Premises and Landlord's Improvements in the Retained Parcel. The number of square feet shall be determined from the approved Final Plans.

If after the years 2005 and 2006, the Land and the Retained Parcel are not assessed, divided or partitioned as a separate and distinct parcel from the Leased Premises for real estate tax purposes, and if Tenant has been unable to secure and maintain such a real estate tax exemption for the Leased Premises based upon Tenant's use, and Landlord's use of the Retained Parcel is educational, and real estate taxes are assessed or levied on or against the Land, Landlord and Tenant agree that the taxes assessed or levied on or against the Land shall be paid by Tenant.

If after the years 2005 and 2006, the Land and the Retained Parcel are not assessed, divided or partitioned as a separate and distinct parcel from the Leased Premises for real estate tax purposes, and if Tenant has been unable to secure and maintain such a real estate tax exemption for the leasehold based upon Tenant's use, and Landlord's use of some or all of the Retained Parcel is no longer an exempt educational use, and real estate taxes are assessed or levied on or against the Land, Landlord and Tenant agree that the portion of the taxes assessed or levied on the Land attributable to the Leased Premises shall be computed by multiplying the amount of real estate taxes levied against the Land by a fraction, the numerator of which is the total number of square feet of Tenant's Improvements in the Leased Premises and the

(c) Within fifteen (15) days after receipt of any Final Plans Revisions, Landlord shall advise Tenant in writing of its approval thereof or its specific objections thereto.

(d) In the event Landlord advises Tenant of any objection to Tenant's submission of any Final Plans Revisions, Tenant shall provide Landlord, within thirty (30) days after Tenant's receipt of such objection, with modified Final Plans Revisions that reasonably satisfy Landlord's objection.

4.3. **Construction Requirements.**

(a) Prior to commencement of construction of the Building, Tenant shall deliver each of the following to Landlord:

(1) Final Plans submitted to and reviewed and approved by Landlord in accordance with the Option Agreement;

(2) A budget for the development and construction of the Building (including construction of Tenant's Improvements, the Building plaza and the Shell Space within the Retained Parcel, but excluding costs for Landlord's Improvements) that shall contain the total cost of the Building and each of the major cost items for both hard and soft costs required to develop and construct the Building (the "**Final Development Budget**");

(3) Evidence reasonably satisfactory to Landlord that Tenant has entered into a construction contract or a construction management agreement with a general contractor reasonably acceptable to Landlord for the construction of the Building in accordance with the Final Plans and the Final Development Budget. Such general construction contract or construction management agreement shall contain provisions to the following effect and Tenant shall implement and enforce such provisions: (1) that all construction contracts entered into by the general contractor or by Tenant shall expressly require the contractor to deliver to an agent designated by the Leasehold Mortgagee or Tenant's leasehold title insurance policy insurer current mechanics' lien waivers, together with contractors' affidavits and customary supporting material, with respect to the portion of the work to be included in such payment; that a similar provision requiring current mechanics' lien waivers, together with contractors' affidavits and customary supporting material, be included in all subcontracts and sub-subcontracts entered into under such construction contracts; and (2) that all architect, engineer, design and construction contracts entered into by or with the general contractor or by Tenant shall comply with the insurance requirements set forth in Exhibit E attached hereto and incorporated herein. At the request of Landlord from time to time during the course of construction, Tenant shall deliver to Landlord copies of all mechanics' lien waivers, contractors' affidavits and supporting material as described above. Any general construction contract or construction management agreement and prime construction contracts entered into by Tenant shall also provide for collateral assignments thereof (including the payment and performance bonds) to Landlord (or to Landlord and Leasehold Mortgagee, if any), the collateral assignment to Landlord to be in form reasonably satisfactory to Landlord; provided any such assignment (and the exercise of any rights or remedies by Landlord thereunder) shall be subject to the rights and obligations of the Leasehold Mortgagee pursuant to Section 8.5 of this Lease;

denominator of which is the total number of square feet of Tenant's Improvements in the Leased Premises and Landlord's Improvements in the Retained Parcel which are being used for a non-exempt use. The number of square feet shall be determined from the final as-built drawings for the Building required under Section 4.3(b) hereof.

ARTICLE 4.

Improvements

4.1. Required Improvements.

Tenant hereby covenants and agrees to commence and diligently pursue the construction of the following improvements on the Land in accordance with the following, or as otherwise approved by Landlord in accordance with Section 4.2 below: the Building shall consist of a 600,000 square foot (or as otherwise allowed under any zoning change approved by Landlord) building containing a **"Continuing Care Retirement Community"** (or **"CCRC"**) which shall include the following: approximately 251 Independent Living Apartments, 54 Assisted Living Apartments, 32 Nursing beds, and nine Catered Living Apartments; associated amenity and support space areas; adequate parking including 20 assigned parking spaces on the first level of the parking garage for the use of Landlord; and not less than 33,400 square feet of Shell Space for Landlord's sole use. The associated amenities and support spaces may consist only of the following: library; common dining facilities; restaurant; health club; aquatic facilities; lockers; home health and medical offices; convenience store/gift shop/deli; bank; hair salon/spa; concierge services; Chapel; roof terrace; and club room, all of which shall be for use of residents and their guests only. Additional associated amenities and support spaces may contain a corporate support/business office for the CCRC and other related CCRC uses approved by Landlord, which approval shall not be unreasonably withheld.

4.2. Plans and Specifications.

With respect to the Tenant Improvements and Shell Space to be constructed on the Leased Premises and Retained Parcel, Tenant shall comply with the following requirements pertaining to plans and specifications (which requirements shall be in addition to, and not in lieu of, any other requirements contained in other Sections of this Lease):

(a) In accordance with the terms and conditions of that certain Lease Option Agreement dated January 3, 2003 by and between Landlord and Tenant, as amended, a conformed copy of which is attached hereto as Exhibit G (the **"Option Agreement"**), Landlord has previously approved the **"Conceptual Plans," "Preliminary Plans"** and **"Final Plans"** (as defined in the Option Agreement) for Tenant's Improvements, the Building plaza and the Shell Space.

(b) Tenant shall notify Landlord in writing of any modifications to the Final Plans (the **"Final Plans Revisions"**).

(4) Evidence of the establishment of a construction escrow and title date down procedure reasonably satisfactory to Landlord providing for monthly title endorsements, at Tenant's expense, to Landlord's owner's title insurance policy, insuring against any mechanics' lien claims or other matters done or suffered to be done by Tenant's Group or any of them contrary to the terms of this Agreement or the Lease;

(5) Evidence, reasonably satisfactory to Landlord, that Tenant has satisfied the equity investment requirement in respect of such construction described in Section 4.5;

(6) Evidence and assurances, reasonably satisfactory to Landlord, of the availability and commitment of sufficient funds to perform the work in accordance with the Final Development Budget and to complete the Building on and to restore the Land if the Lease is terminated.

(b) Within sixty (60) days after the completion of the Building, Tenant shall deliver to Landlord (i) an updated survey of the Land showing the Building and complying with the requirements for a survey set forth in Section 8.2 hereof, and (ii) a full set of as-built plans and specifications certified by the architect and covering Tenant's Improvements, the Building plaza and the Shell Space.

4.4. **Commencement and Completion.** Tenant shall commence construction of the Building and of Tenant's Improvements within two hundred ten (210) days after the Lease Commencement Date of this Agreement. Tenant shall achieve substantial completion of the Shell Space as certified in writing by Tenant's architect to Landlord, and make the Shell Space available to Landlord for Landlord's build-out of Landlord's Improvements, not later than February 1, 2007, subject, however, to "**Unavoidable Delays**" (as defined in the next sentence) not exceeding in the aggregate one (1) month, and Tenant shall achieve final completion of the Shell Space, so that such final completion (together with Landlord Improvements performed by Landlord) will allow occupancy by Landlord not later than August 1, 2007. Tenant shall achieve Project Completion not later than thirty months (30) months after the commencement of construction subject, however, to delays not exceeding in the aggregate six (6) months resulting from strikes, lockouts, casualties, acts of God, inability to procure materials, labor or fuel, riots, insurrections, war, governmental embargo and other reasons of like nature not the fault of Tenant, other than Tenant's lack of funds or inability to obtain financing (herein referred to as "**Unavoidable Delays**"); provided, however, that no extension shall be allowed for any Unavoidable Delay as to the existence and nature of which Tenant shall fail to advise Landlord in writing within a reasonable period of time after Tenant becomes aware of the same; and provided further that Tenant's inability to obtain financing or to satisfy the conditions of any financing shall not be deemed an Unavoidable Delay. Tenant shall diligently execute, or cause to be executed, the construction of the Building with no delays (other than Unavoidable Delays) following commencement of construction. Unless otherwise agreed to by Landlord in writing, any cessation or abandonment of construction (for reasons other than Unavoidable Delays) in excess of ninety (90) days shall be considered abandonment of such construction of the Building under Section 9.1(a).

4.5. **Equity and Debt Requirement.** Tenant agrees that Tenant shall have and shall demonstrate to Landlord with sufficient proof satisfactory to Landlord, in its discretion, of (i) available equity (not including any fees or expenses of Tenant and affiliates of Tenant the payment of which has been deferred or which have been contributed to equity in lieu of cash) for the development and construction of Tenant's Improvements (which equity shall not be financed by Tenant with indebtedness that is or may become a lien on the Leased Premises) and (ii) available debt to be secured by a Leasehold Mortgage (as hereinafter defined) on the Leased Premises, in sufficient amounts to complete Tenant's Improvements in accordance with the budget. Such required available equity may be in the form of any combination of cash and liquid assets held by Tenant (and not pledged as security for any obligation), funds expended by Tenant for Tenant's Improvements, or a deposit of funds with Landlord separate from and in addition to the deposit required hereunder and any other deposit or security required for the benefit of Landlord hereunder. Such required debt shall be from institutional lenders or bond financing underwritten by a nationally recognized investment banker.

4.6. **Signage during Construction**

(a) Landlord hereby reserves the right, at its sole cost and expense, to erect and/or maintain on the Land, after commencement of the Lease Term, signs referring to Loyola University of Chicago, until the presence of such signs would, in the reasonable judgment of Tenant, impair or interfere with Tenant's construction of the Building, at which time (to the extent such signs, in the reasonable judgment of Tenant, cause such impairment or interference) Landlord shall at its sole cost and expense remove such signs.

(b) During the Lease Term until completion of construction of the Building, Tenant shall, at its cost and expense, be entitled to erect and maintain on the Land billboards and signs identifying Tenant and the Building provided that all such billboards and signs shall include a reference to Loyola University of Chicago (with identifying logos) in such form as shall be reasonably satisfactory to Landlord. Any such billboards and signs shall be subject to the reasonable approval of Landlord as to size, design and placement and shall not impair or interfere with or obstruct the visibility of the signs erected and maintained by Landlord pursuant to Section 4.6(a).

4.7. **Future Improvements and/or Additions**

(a) All improvements, including all additions to Tenant's Improvements and the Building plaza and all alterations, renovations, restorations, replacements, or rebuildings thereof, whether made in connection with a restoration undertaken pursuant to Article 7 as a result of damage or destruction or pursuant to Article 11 as a result of a taking or otherwise, shall be constructed in accordance with this Article 4 and Article 5 hereof. Insurance requirements under any construction contract for such work shall be subject to Landlord's prior written approval, which approval shall not be unreasonably withheld, conditioned or delayed.

(b) Tenant shall not commence the construction of any improvements in the Retained Parcel (including any additions, alterations, renovations, restorations, replacements or rebuildings), or any improvements that affect the structural support of the Building or any

building systems serving the Retained Parcel, or alter the Building façade, street access, or result in a material change in use of the Leased Premises as described in Section 5.1 or result in a change in the use of or access to garages, loading docks and other common areas that will affect or be used by both Landlord and Tenant regardless of the estimated cost of such work, unless Tenant shall have submitted and Landlord shall have approved plans, specifications and designs for such improvements. Landlord agrees not to unreasonably withhold its approval of such plans, specifications and designs; provided, however, that any building constructed pursuant to such future plans and specifications shall be consistent with the improvements required in Section 4.1 and the Final Plans and Final Plans Revisions, if any. Tenant covenants and agrees to cause all construction of any improvements to be performed in accordance with such plans, specifications and designs as approved by Landlord. Tenant shall not commence such work until Tenant shall have provided Landlord the following in substance and form reasonably satisfactory to Landlord: evidence of a financing plan; assurance of completion and payment; and full protection against mechanic's lien claims (which shall include contractors' payment and performance bonds, title insurance coverage and/or indemnities as required by Landlord) or other liability claims arising from such work.

(c) Upon completion of any such work as described above in this Section 4.7, Tenant shall deliver to Landlord an updated survey of the Leased Premises and Tenant's Improvements and the Building plaza thereon and the Retained Parcel and Landlord's Improvements thereon and a full set of updated as-built drawings for the Building.

4.8. Construction Warranty. The Tenant warrants to the Landlord that materials and equipment furnished for the Shell Space and Building plaza will be of good quality and new, and that the work will be of good quality and free from faults or defects, and will comply in all material respects with all requirements of the Final Plans. Work not conforming to these requirements, including substitutions not properly approved and authorized, will be considered defective. The Tenant's warranty will not be limited by any contractor's or manufacturer's warranty. The Tenant shall at Tenant's expense correct defective work promptly after receipt of written notice from the Landlord to do so. If the Tenant fails to correct defective work within a reasonable time after receipt of notice from the Landlord, the Landlord may (but shall not be obligated to) correct it at the Tenant's cost, which cost shall be considered additional Rental. Correction of defective work shall include correction of all damage done as a result of the corrective action. Corrective work shall be covered by an additional warranty dated from final acceptance of such corrective Work.

ARTICLE 5.

Use and Maintenance

5.1. Use. The Leased Premises and Tenant's Improvements and the Building plaza shall be used only for the uses expressly permitted by this Article 5, and the development and use of the Leased Premises and Tenant's Improvements and the Building plaza shall be subject to the following:

(a) The development of the Building shall be limited to the Plans as approved by Landlord.

(b) The use of the Leased Premises shall be limited to the construction, operation and maintenance of a Continuing Care Retirement Community as defined in Section 4.1 of this Lease.

5.2. **Requirements.**

Tenant shall, at its own cost and expense, promptly comply with, and cause the Leased Premises to comply with, all Requirements, and shall use all reasonable efforts to prevent any person from using the Leased Premises or any portion thereof for any use in violation of any Requirements or in any manner that would violate any certificate of occupancy for the Leased Premises or any portion thereof or contrary to any restriction contained in any recorded deed or plat applicable to the Leased Premises, or any portion thereof, or that would constitute a public or private nuisance. Tenant covenants and agrees that it will, promptly upon discovery of any such use, take all necessary steps to compel the discontinuance thereof.

5.3. **Landlord's Title**

(a) Tenant shall not suffer or permit the Leased Premises or any portion thereof to be used by the public as such without restriction or in such manner as might tend to impair Landlord's right, title or interest in and to the Leased Premises or any portion thereof, or in such manner as might make possible a claim or claims of adverse usage or adverse possession by the public as such, or of implied dedication of the Leased Premises or any portion thereof for public use.

(b) Tenant agrees that any and all assignments, management agreements, mortgages, trust deeds, other forms of encumbrances or other agreements respecting or in any way involving the Leased Premises or the Building shall contain appropriate clauses making the same subject and subordinate to the terms and conditions of this Lease, so that, in the event of the termination of this Lease by lapse of time or for any other reason, the same shall, at the option of Landlord, terminate and be of no further force or effect. Landlord shall at all times have fee title to the Land and the reversionary interest in Tenant's Improvements paramount to all others.

(c) Landlord reserves the right to grant or convey easements on, over, under or across the Land provided such easement does not interfere with Tenant's use, possession or enjoyment of the Leased Premises.

(d) The Tenant desires to seek permission from the neighboring property owner to the southwest to extend the caisson bells for Tenant's Improvements approximately five (5) feet onto such neighbor's property. The Tenant has requested and Landlord has agreed to enter into easement agreements for placement of such caisson bells with Tenant and such neighboring property owner. The parties shall obtain a title report, at Tenant's expense, identifying the fee owner(s) of such neighboring property and demonstrating to Landlord's satisfaction that such neighboring property is not encumbered with any mortgage, lien or other

interest unless such mortgage, lien or other interest can be subordinated to the caisson bell easement in a manner that is acceptable to Landlord in Landlord's sole and absolute discretion. The caisson bell easement agreement shall be in substantially the form (for Ruttenberg, 801 N. Wabash) attached as Exhibit J to the Third Amendment to Lease Option Agreement. Such caisson bell easement shall be an additional permitted exception under this Lease. Such caisson bell easement agreement shall be conditioned upon and shall not be delivered, recorded or take effect until commencement of this Lease and commencement of construction by Tenant of Tenant's Improvements. If the title report is acceptable to Landlord, in Landlord's sole and absolute discretion, Landlord will execute and deposit the caisson bell easement agreement into the escrow. Tenant and Landlord shall establish a strict joint order escrow with Ticor Title Insurance Company, at Tenant's expense, to hold such caisson bell easement agreement. Tenant shall also execute and cause any other party to the caisson bell easement agreements to execute a release of easement and deposit such release into the escrow. Upon commencement of construction by Tenant of the Building and Tenant's Improvements, Tenant and Landlord will jointly direct Ticor Title Insurance Company to record such easement and deliver the original recorded easement to Landlord. If Tenant for any reason does not commence construction within the time limit established in Section 4.4 for commencement of construction, or does not complete construction of the foundation for the Building within the time limit established in Section 4.4 for completion of the Shell Space, then upon direction from Landlord, Ticor Title Insurance Company shall, without any further direction or action from any other party, record the executed release of the caisson bell easement.

5.4. **Maintenance.**

Tenant shall, at its own cost and expense, keep and maintain the Leased Premises and Tenant's Improvements and the Building plaza in clean, wholesome, good and safe order, first class condition and repair in compliance with all Requirements, and make all repairs therein and thereon, interior and exterior, structural and nonstructural, ordinary and extraordinary, foreseen and unforeseen, necessary to keep the same in such order, condition and repair however the necessity or desirability therefor may occur, and whether or not necessitated by wear, tear, obsolescence or defects, whether patent or latent, including but not limited to preventing water or any other liquid or foreign substance from entering or seeping into the Building basement from the Building plaza. Tenant shall not commit or suffer, and shall use all reasonable precautions to prevent waste, damage or injury to all of same. When used in this Section 5.4, the term "repairs" shall include all replacements, renewals, alterations and additions necessary to keep and maintain the Leased Premises and Tenant's Improvements and the Building plaza in accordance with this Section 5.4.

ARTICLE 6.

Insurance

6.1. **Insurance Coverage.**

During the Lease Term, Tenant shall purchase and maintain valid and enforceable policies of insurance issued by insurers reasonably acceptable to Landlord as follows:

(a) Insurance against loss or damage to Tenant's Improvements and the Building plaza by fire and extended coverage and from such other hazards as may be covered by a form of all risk insurance then in effect (including insurance against loss or damage by sprinkler leakage, water damage and collapse if the same shall be available), all in an amount sufficient to prevent any coinsurance provision from becoming effective, but in any event in an amount not less than the greater of (i) the unpaid principal balance of the Leasehold Mortgage or (ii) the then full replacement cost (without depreciation) of Tenant's Improvements and the Building plaza. For the purpose of determining the amount of insurance under this clause (a), Landlord may request, at Tenant's expense, a written appraisal furnished by an insurance company insuring Tenant's Improvements, or an independent appraisal company, not more frequently than once every three years, and such appraisal shall be binding upon Landlord and Tenant. Insurance described in this clause (a) may include a deductible in amount approved in advance in writing by Landlord, which approval shall not be unreasonably withheld. Notwithstanding the foregoing, Tenant shall not be required to maintain the insurance described in this clause (a) prior to commencement of construction of the Building, and during the period of such construction until substantial completion thereof, Tenant shall, in lieu of the insurance described above, maintain all risk builders risk insurance to the extent of Tenant's insurable interest in the full insurable value of the Building under construction, covering all buildings and components, such as fixtures, machinery, equipment, materials, supplies and temporary structures on the job site that form a part of or are intended to be used in the Building.

(b) General liability insurance (containing the so-called "occurrence clause," provided such occurrence clause is commercially available on commercially reasonable terms and including broad form contractual liability coverage), against claims for bodily injury, death and property damage occurring in, on or about the Leased Premises and the Building plaza, including but not limited to, any streets, alleys, promenades or parking areas, malls, passageways or common areas adjoining or appurtenant to the Leased Premises, such insurance to afford minimum protection of One Million Dollars ($1,000,000) combined single limit with respect to personal injury and property damage.

If by reason of changed economic conditions the coverages and amounts for general liability insurance referred to above, and for Umbrella liability insurance referred to below, become inadequate, Tenant agrees to increase the coverages and amounts of such insurance promptly upon Landlord's reasonable request, provided such increased coverage and amounts are consistent with customary commercial or institutional practice for comparable developments in the City of Chicago. Without limitation on the generality of the foregoing, it is acknowledged and agreed that an increase in such coverage every ten (10) years equivalent to the percentage increase in Consumer Price Index for All Urban Consumers (All Items, Chicago-Gary-Kenosha, IL-IN-WI) (1982-1984 = 100) published by the United States Department of Labor, Bureau of Labor Statistics during such period shall be deemed reasonable. Notwithstanding the foregoing, in no event shall the type of insurance coverage and the amount of such insurance be less than that required by any Leasehold Mortgagee or by any Fee Mortgagee.

(c) Coverage that will pay Tenant's Rental obligations under this Lease in the event of loss that results in loss of income to Tenant from which Rental payments would otherwise be made by Tenant, such as a Loss of Rents coverage or adequate Business

Interruption coverage in an amount sufficient to cover, in addition to any other business interruption losses, Lessee's Rental obligations under the Lease as follows: three (3) times the sum of: (i) the Rental provided in Section 2.1 of this Lease; (ii) the annual Impositions against the Leased Premises; and (iii) the estimated annual costs of all insurance as determined by the insurers required to be carried by Tenant under this Lease. The providing of insurance in accordance with this Section 6.1(c) shall only relieve Tenant from any liabilities under this Lease to the extent that monies are actually collected by Landlord under such insurance.

(d) Worker's Compensation, including Occupational Disease, and Employer's Liability Insurance in strict accordance with requirements of applicable State of Illinois Worker's Compensation Insurance laws for all employees to be engaged in work under any contract, and provide Employer's Liability Insurance in an amount of not less than One Million Dollars ($1,000,000).

(e) Comprehensive Automobile Liability and Property Damage Insurance coverage on all vehicles used in connection with contract, whether owned, non-owned, or hired with liability limits of not less than One Million Dollars ($1,000,000) combined single limit.

(f) Umbrella liability insurance in excess of primary insurance in amount of Ten Million Dollars ($10,000,000) per occurrence/Ten Million Dollars ($10,000,000) in the aggregate and following form on primary coverage as to additional insureds shall be carried by the Tenant.

(g) Such other insurance and in such amounts as may be from time to time reasonably required by Landlord in accordance with customary commercial or institutional practice for comparable developments in the City of Chicago.

All policies of insurance carried pursuant to this Section 6.1 shall name as insureds (or additional insureds) Landlord's Group and Tenant, as their respective interests may appear. The policies carried pursuant to this Section 6.1 may name as an insured any Leasehold Mortgagee, subject to the requirements of Section 6.2, and, upon request of Landlord, shall name any Fee Mortgagee as an insured under policies carried pursuant to this Section 6.1.

6.2. **Adjustment of Losses (Property Insurance).**

(a) Subject to the rights of any Leasehold Mortgagee, (i) all losses under the policy or policies under clause (a) of Section 6.1 shall be adjusted by Landlord and Tenant jointly, except that Tenant may adjust losses that do not involve damage or injury to, or otherwise adversely affect, Landlord's Improvements or the Retained Parcel, or that, in respect of Tenant's Improvements or the Building plaza, are not in excess of $300,000 and the proceeds thereof shall be paid to Tenant for Restoration as provided in Article 7; and (ii) if the loss in respect of Tenant's Improvements exceeds $300,000, or if the loss involves damage or injury to, or otherwise adversely affects, Landlord's Improvements, the proceeds (hereinafter called "**Insurance Proceeds**") shall be payable to the Trustee and shall be disbursed by the Trustee pursuant to the provisions of Article 7; provided, however, that Insurance Proceeds may be payable to Leasehold Mortgagee if Leasehold Mortgagee undertakes in writing to hold and

disburse Insurance Proceeds solely for the purpose of restoration in accordance with the requirements of Article 7, notwithstanding any default under the Leasehold Mortgage.

(b) In the event that there is no Leasehold Mortgagee, or if the Leasehold Mortgagee waives its rights with respect to Insurance Proceeds and declines to hold and disburse Insurance Proceeds in accordance with the requirements of this Lease, Tenant, in lieu of using a Trustee as provided in Article 7 and subject to the consent of Landlord in each instance, which consent Landlord may withhold in its sole and absolute discretion, may elect to deposit its insurance policies and direct that all Insurance Proceeds be payable to Landlord. Insurance Proceeds paid to Landlord as provided in this Section 6.2(b) shall be held by Landlord in the name of Landlord, and shall not be held as trust funds but may be commingled with other funds of Landlord. If Landlord elects to proceed with Restoration, Landlord shall disburse Insurance Proceeds in a manner consistent with the requirements of Section 7.2. Tenant waives and hereby releases all claims it may have against Landlord with respect to Insurance Proceeds deposited with Landlord under this Section 6.2, and Tenant agrees to indemnify, defend and hold Landlord harmless from all claims, liabilities, demands, actions, losses and expenses, including reasonable attorney's fees and court costs, of any kind and character, relating to Insurance Proceeds deposited with Landlord under this Section 6.2. Tenant acknowledges and agrees that all of Landlord's fees and expenses incurred in connection therewith will constitute additional Rental under Section 2.2 and Tenant directs that all such Rental due to Landlord in connection therewith be deducted from such Insurance Proceeds prior to any disbursement of such funds, to the extent said sums are sufficient to pay all sums due Landlord.

6.3. **Certificates; Cancellation.**

All premiums on policies required under this Article 6 shall be paid by Tenant. The originals of insurance policies required under this Article 6 shall be delivered to the Trustee (or to Leasehold Mortgagee, if so required under any Leasehold Mortgage) and certificates of insurance, together with duplicate or certified copies of such policies, shall be delivered to Landlord (and to the Trustee, if the original policies have been delivered to a Leasehold Mortgagee). Policies and certificates with respect to renewal policies shall be delivered to the Trustee and Landlord, as applicable, by Tenant not less than thirty (30) days prior to the expiration of the original policies, or succeeding renewals, as the case may be, together with receipts or other evidence that the premiums thereon have been paid for at least one year. Premiums on policies shall not be financed in any manner whereby the lender, on default or otherwise, shall have the right or privilege of surrendering or canceling the policies, provided, however, that Tenant may pay premiums in annual installments. Each policy of insurance required under this Article 6 shall have attached thereto an endorsement that such policy shall not be cancelled or modified without at least 30 days prior written notice (by certified or registered mail) to Landlord and the Trustee. Each such policy shall contain a provision that no act or omission of Tenant shall affect or limit the obligation of the insurance company to pay the amount of any loss sustained.

ARTICLE 7.

Damage and Restoration

7.1. **Damage or Destruction.**

In case of any damage to or destruction of Tenant's Improvements or the Building plaza during the Lease Term, Tenant shall give to Landlord immediate notice thereof, and Tenant shall, at its sole cost and expense, whether or not the Insurance Proceeds, if any, shall be sufficient for the purpose, promptly and diligently restore, replace, rebuild and repair the same as nearly as possible to their value, condition and character immediately prior to such damage or destruction. Landlord shall in no event be called upon to restore, replace, rebuild or repair such Tenant's Improvements or the Building plaza, or any portion thereof, nor to pay any of the costs or expenses thereof. All work in connection with such restoration, replacement, rebuilding and repairing, including all temporary repairs to Tenant's Improvements or the Building plaza or repairs made for the protection of Tenant's Improvements or the Building plaza pending the completion of the permanent restoration, replacement, rebuilding and repairing, is hereinafter collectively referred to as "**Restoration**".

7.2. **Disbursements.**

All Insurance Proceeds received by Landlord and Tenant on account of such damage or destruction, less the actual costs, expenses and fees, if any, incurred in connection with the adjustment of the loss, shall be applied to the payment of the required Restoration in accordance with the terms of this Section 7.2 (and subject to the requirements of Section 6.2 in the case of any Tenant's Improvements involving in the aggregate an estimated cost of more than $300,000). Such Insurance Proceeds shall be paid out (after disbursement of funds, if any, required to be furnished by Tenant) from time to time as such Restoration progresses upon the written request of Tenant to Landlord, which shall be accompanied by:

(a) A certificate signed by the architect in charge of the Restoration, dated not more than 10 days prior to such request, setting forth the following:

(i) That the sum then requested either has been paid by Tenant, or is justly due to contractors, subcontractors, materialmen, engineers, architects or other persons who have rendered services or furnished material or equipment for the Restoration therein specified, giving a brief description of such services and materials and equipment, and the several amounts so paid or due to each of said persons in respect thereof, and stating that no part of such expenditures has been or is the basis in any previous or then pending request for the withdrawal of Insurance Proceeds, and that the sum then requested does not exceed the value of the services and materials and equipment described in the certificate.

(ii) That the cost of Restoration as estimated by the persons signing such certificate, required to be done subsequent to the date of such certificate in order to complete the same, does not exceed the sum of the Insurance Proceeds and any amount

furnished by Tenant to defray any excess cost remaining after the payment of the sum requested in such certificate.

(b) A certificate or date down endorsement of a title company or other evidence satisfactory to Landlord, that no vendor's, mechanic's, laborer's, materialman's or similar lien has been filed with respect to the Leased Premises, except those which have been insured over by the title company or discharged of record or will be discharged of record by payment of the amount then requested.

Upon compliance with the foregoing provisions of this Section 7.2, the Trustee shall, out of such Insurance Proceeds, pay or cause to be paid to the persons named in the above certificate the respective amounts stated therein to have been paid by Tenant or to be due to such persons, as the case may be. It is agreed that the Trustee shall not be obligated to examine or inquire into the accuracy or propriety of any of the documents to be furnished to it under this Section 7.2 and in reliance upon such documents it may pay out the Insurance Proceeds as aforesaid, provided only that the same shall comply to the best of the Trustee's knowledge with the requirements as set forth in this Lease. The Trustee shall not be in any way responsible for the application of any Insurance Proceeds after the same have been paid out pursuant to the provisions of this Section 7.2.

7.3. **Deficiencies.**

In the event the estimated cost of the Restoration is in excess of the net Insurance Proceeds or in the event at any time the estimated cost to complete the Restoration is in excess of the net Insurance Proceeds and any amount furnished by Tenant to defray any excess cost, Tenant shall, before proceeding with the Restoration or before proceeding further with the Restoration, as applicable, deposit with the Trustee an amount equal to such excess cost or deliver to Landlord a surety bond, from a company and in a form satisfactory to Landlord and Leasehold Mortgagee, for such excess cost, the premiums for which to be paid by Tenant.

7.4. **Landlord's Right to Complete and Landlord's Right to Insurance Proceeds.**

(a) If Tenant shall fail to commence to restore, replace, rebuild or repair Tenant's Improvements and the Building plaza or any portion thereof so damaged or destroyed within ninety (90) days after the occurrence causing such damage or destruction, or if Tenant, having so commenced such Restoration, shall fail to complete the same promptly and diligently in accordance with this Lease, Landlord, after first giving Leasehold Mortgagee written notice and at least 45 days to commence such Restoration and thereafter promptly and diligently to complete such Restoration, may complete the same at Tenant's cost and expense, and Landlord's expense in so doing shall be due and payable by Tenant to Landlord immediately with interest thereon at the Default Rate from the date of each payment by Landlord. Without limiting the foregoing, the Insurance Proceeds and any deposits by Tenant to defray any excess costs shall be available to Landlord for the Restoration if Landlord so undertakes such Restoration.

(b) In the event that an Event of Default has occurred that has not been cured by Leasehold Mortgagee, Landlord shall have no obligation to, and the Trustee holding any

Insurance Proceeds upon receipt of notice of such Event of Default from Landlord shall not, thereafter pay out, apply or use any part or portion of the funds then in its possession to or for the account of Tenant, unless Tenant or Leasehold Mortgagee has cured said Event of Default, and with respect to any escrowee only in the event such escrowee has received the written consent of Landlord to such application or a written statement from Landlord that the Event of Default has been remedied.

In the event that this Lease shall be terminated by reason of an Event of Default of Tenant, and all rights of Tenant and any Leasehold Mortgagee shall have ended, then in such event all insurance policies, certificates of insurance whether held by Landlord, Tenant or the Trustee and all Insurance Proceeds and condemnation proceeds collected by Landlord, Tenant or the Trustee or to be collected by any of them and all rights to recover for losses or damages under insurance policies or certificates of insurance held by Tenant shall be forfeited by Tenant and shall become the sole and exclusive property of Landlord, and upon demand by Landlord, such parties shall deliver all such insurance polices and certificates of insurance then in their possession and all Insurance Proceeds and condemnation proceeds and deposits then collected and held by any of them to Landlord and shall assign and otherwise transfer to Landlord all rights to recover any and all monies that may be due and payable under such insurance policies, certificates of insurance or otherwise or from such condemnation award, free and clear of all rights and claims of Tenant and Leasehold Mortgagee and of all persons claiming by, through or under Tenant and Leasehold Mortgagee.

7.5. **Damage and Destruction; No Effect on Lease.**

This Lease shall not terminate or be forfeited or be affected in any manner by reason of damage to or total, substantial or partial destruction of Tenant's Improvements or the Building plaza or any part thereof or by reason of the untenantability of the same or any part thereof, for or due to any reason or cause whatsoever, and Tenant, notwithstanding any law or statute, present or future, waives any and all rights to quit or surrender the Leased Premises or any part thereof. Tenant expressly agrees that its agreements, obligations and undertakings hereunder, including the payment of full Rental and other sums of money and other charges hereunder, shall continue the same as though Tenant's Improvements and the Building plaza or any part thereof had not been damaged or destroyed, and without abatement, suspension, diminution or reduction of any kind.

ARTICLE 8.

Title and Ownership Matters

8.1. **Condition of Title.**

The demise of the Leased Premises pursuant to this Lease is subject to the matters described in Exhibit D attached hereto and made a part hereof (which matters, together with acts done or suffered by, and judgments against, Tenant and all persons claiming by, through or under Tenant, are referred to herein as "**Permitted Exceptions**"), and to such other matters as may be specifically provided in this Lease.

8.2. Survey.

Any survey or updated survey that Tenant may be required to deliver to Landlord from time to time in connection with the construction of the Building or Tenant's Improvements shall be a survey prepared by a survey company acceptable to Landlord, certified for the benefit of Landlord, Tenant and, if applicable, any title insurer, as having been made in compliance with ALTA or ALTA/ACSM minimum detail requirements, showing at least:

(i) the legal description and boundaries of the Leased Premises and Retained Parcel;

(ii) the location of all improvements, if any, on the Leased Premises and Retained Parcel;

(iii) all easements appurtenant to or affecting the Leased Premises, whether visible or of record;

(iv) all encroachments, if any, onto the Leased Premises or Retained Parcel from buildings or other improvements on adjoining properties;

(v) all encroachments, if any, by any improvement located on the Leased Premises or Retained Parcel over lot and setback lines or any easements;

(vi) the aggregate number of square feet of net site area (exclusive of public rights of way) within the perimeter boundaries of the Leased Premises and Retained Parcel;

(vii) the number and location of any and all parking spaces and loading docks and berths.

8.3. Restrictions on Transfer; Assignment of Lease.

(a) General Restrictions. Except as expressly otherwise provided in this Section 8.3, Tenant shall not at any time without the prior written consent of Landlord (which consent by Landlord shall not be unreasonably withheld) sell, assign, transfer, or convey all or any part of its interest under this Lease or sublet all or any part of the Leased Premises; and any purported assignment or transfer thereof by Tenant, without the prior written consent of Landlord, shall not vest in the transferee or assignee any right, title or interest herein or in the Leased Premises and shall constitute a Default on the part of Tenant under this Lease. In the event that, pursuant to this Section 8.3(a) and with the prior written consent of Landlord, Tenant shall assign or transfer any rights and interests in and under this Lease or enter into a sublease for all or any portion of the Leased Premises, the transferee; assignee or sublessee, as the case may be, shall, by instrument satisfactory to Landlord, assume and agree to pay, perform and observe all the covenants, agreements and obligations of Tenant under this Lease. Notwithstanding the foregoing, Tenant shall have the right to assign or transfer this Lease without the consent of Landlord to FSCSC, or another entity controlled by, or under common control with Tenant.

(b) Assignment to a Leasehold Mortgagee. Tenant shall have the right to assign as security its interest under this Lease to a Leasehold Mortgagee as provided in Section 8.5 hereof without consent of Landlord, and this Section 8.3 shall not be deemed to restrict or prohibit (i) the foreclosure of such a Leasehold Mortgage or the conveyance of Tenant's interest hereunder in a foreclosure sale, (ii) a conveyance of Tenant's interest hereunder to a Leasehold Mortgagee in lieu of foreclosure, or (iii) a transfer of Tenant's interest hereunder by a Leasehold Mortgagee after such a foreclosure or conveyance in lieu of foreclosure or by another purchaser from a foreclosure sale, provided that in either case the restrictions on transfer contained in this Section 8.3 shall apply to any future transfer of Tenant's interest after such initial transfer after foreclosure or conveyance in lieu of foreclosure.

(c) No Assignment Pending Project Completion. Tenant shall not assign this Lease other than by way of Leasehold Mortgage until Project Completion. Any purported assignment other than by way of Leasehold Mortgage prior to Project Completion shall be void and of no effect.

(d) Standards. Landlord may withhold its consent to any assignment of this Lease unless the proposed assignee:

(1) Is a reputable person or entity, duly registered to do business in and having offices in the State of Illinois; and

(2) Is itself qualified to hold or holds all licenses necessary to the operation of the Continuing Care Retirement Community; and

(3) Demonstrates by certified financial statements a stable net worth reasonably sufficient to perform all of the monetary obligations of this Lease; and

(4) Unconditionally covenants and agrees to assume, observe and perform this Lease and all the terms and conditions hereof; and

(5) Is itself (or has contracted for operation of the Continuing Care Retirement Community by) an experienced operator of licensed continuing care and retirement communities (and, in the latter case, delivers a true copy of the management contract to Landlord); and

(6) Is not itself (and no corporate affiliate is) then in material violation of any license, permit, law, or regulation of any governmental unit in any State wherein it or any corporate affiliate is doing business; and

(7) Is a not-for-profit corporation that is exempt from taxation under section 501(c)(3) of the Internal Revenue Code (or successor statute); and

(8) Is not an academic medical center, academic institution, college, university or similar institution of higher education or learning; and

(9) Is affiliated with the Roman Catholic Church or another denomination whose doctrines and teachings respect the Catholic heritage of Loyola University of Chicago and the The Clare at Water Tower and are not inconsistent with the doctrines and teachings of the Roman Catholic Church, including but not limited to any activity that promotes, counsels or endorses activities or positions that conflict with or are in violation of the religious and ethical values and directives of the Catholic Church.

(e) No Change Of Use. No assignment will be permitted if the assignee contemplates or proposes any change in the use of the Tenant Improvements from that expressly permitted by this Lease.

(f) "Assignment" Defined. The term "assignment" as used in this Lease shall mean and include one or more sales or transfers by operation of law or otherwise by which:

(1) if Tenant is a not-for-profit corporation, the power and authority to appoint an aggregate of fifty percent (50%) or more of the total members, trustees or directors of the Tenant;

(2) if Tenant is a corporation, an aggregate of fifty percent (50%) or more of the total common stock of any class of voting stock of Tenant;

(3) if Tenant is a general partnership, an aggregate of fifty percent (50%) or more of the total partnership interests of Tenant or a change of control of any managing general partner of Tenant;

(4) if Tenant is a trust, an aggregate of fifty percent (50%) or more of the total beneficial interest of Tenant;

(5) if Tenant is a limited partnership, an aggregate of fifty percent (50%) or more of the total partnership interests of Tenant or a change of control of any general partner of Tenant;

(6) if Tenant is a limited liability company, whether member-managed or manager-managed, an aggregate of fifty percent (50%) or more of the total membership interests of Tenant or a change of control of any managing member of Tenant; and

(7) if, the Tenant is any other form of entity, an aggregate of fifty percent (50%) or more of the legal, beneficial or other cognizable interests therein or in the governance, administration or control thereof;

shall become vested in one or more individuals, firms, associations, corporations, partnerships, trusts, limited liability companies or other entities, or any derivative or combination thereof who or which do not own or control directly not less than a ten percent (10%) interest (including the aforementioned power to appoint members, trustees or directors), legally or equitably, in the Tenant as of the Commencement Date or as of the date of Tenant's subsequent acquisition of this Lease by assignment, whether or not such change of power to appoint or ownership results in a change of control of Tenant; provided, however, that a merger or acquisition of fifty percent

(50%) or more of the power to appoint members, trustees, or directors or the outstanding stock of any such Tenant shall be construed to be an assignment and shall require Landlord's consent unless the successor or acquiring corporation demonstrates a stable net worth reasonably sufficient to perform Tenant's obligations under this Lease, or at the time of any such merger or acquisition (whichever shall be the later); and provided further that, if Tenant is a corporation, a change in ownership of the stock of Tenant resulting from the death of a stockholder shall not be deemed a default hereunder if the decedent's shares pass to a surviving spouse and/or issue or to a trust for the primary benefit of such spouse or issue.

(g) Guaranty, Release. In connection with any assignment of this Lease to a corporation, partnership, trust or other entity, if the proposed assignee does not demonstrate a stable net worth reasonably sufficient to perform Tenant's monetary obligations under this Lease, Landlord may, and shall have the right to, condition its consent to such assignment upon being provided with a guaranty of lease, in form and substance satisfactory to Tenant, from an individual or entity of size and substance reasonably satisfactory to Landlord guaranteeing payment of the rent and the due observance and performance of Tenant's obligations under this Lease. Tenant shall be released from all further liability under this Lease upon an assignment approved by Landlord.

(h) Residency Agreements. Notwithstanding the restriction on subletting in Section 8.3(a), Tenant may, without the consent of Landlord and without the payment of additional rent, enter into Residency Agreements with Residents of the CCRC. The form(s) of all such agreements or licenses shall be commercially reasonable and consistent in all material respects with the terms and provisions of this Lease. Tenant upon request therefor, promptly shall deliver a true copy of the current form of Residency Agreement to Landlord. No Residency Agreements shall extend beyond the Term.

8.4. **Liens.**

Tenant shall not create or permit to be created or to remain, and shall promptly discharge when due, any lien (including but not limited to any mechanic's, contractor's, subcontractor's or materialman's lien or any lien, encumbrance or charge arising out of any Imposition, conditional sale, title retention agreement, chattel mortgage, security agreement, financing statement or otherwise, but exclusive of the lien of, or any security interest created by, the Leasehold Mortgage) upon the Land, Retained Parcel, Leased Premises or Tenant Improvements or any part thereof or the income therefrom, and Tenant shall not suffer any other matter or thing whereby the estate, rights and interests of Landlord in the Land, Retained Parcel, Leased Premises or any part thereof might be impaired. Notwithstanding the foregoing prohibitions, Tenant shall have the right to contest any such lien upon compliance with the same conditions as are applicable to the contest of any Imposition under Section 3.4. If Tenant shall fail to cause any such lien to be discharged of record or contested in the foregoing manner, then Landlord may in addition to any other right or remedy, but shall not be obligated to, discharge such lien at any time after delivery of notice to Tenant, either by paying the amount claimed to be due or by procuring the discharge of such lien by deposit or bonding proceedings, and in any such event Landlord shall be entitled if it so elects to compel the prosecution of an action for foreclosure of such lien by the lienor and to pay the amount of judgment in favor of the lienor with interest, costs and allowances. Any amount so paid

by Landlord and all costs, expenses and fees incurred by Landlord in connection therewith shall be due from Tenant and shall be reimbursed by Tenant to Landlord upon demand by Landlord. This Lease shall constitute notice that Landlord shall not be liable for any work performed or to be performed, or any materials furnished or to be furnished, for Tenant or any subtenant upon credit, and that no mechanic's or other lien for such work or materials shall attach to or affect the estate or interest of Landlord in and to the Land, Retained Parcel or Leased Premises, unless specifically agreed by Landlord in writing.

8.5. Leasehold Mortgage.

(a) Notwithstanding anything contained herein to the contrary, Tenant shall have the right at any time and from time to time, upon written notice to Landlord, provided no Event of Default exists, to place a mortgage upon its leasehold estate in the Leased Premises and its interest in Tenant's Improvements and to execute and record a mortgage (herein a "**Leasehold Mortgage**") to secure the repayment of a loan made to Tenant by a third party institutional lender that is in the business of making commercial real estate and business loans, or to secure the Tenant's repayment of one or more notes evidencing the loan of the proceeds of tax-exempt bonds, notes or obligations issued by the Illinois Finance Authority or other governmental issuer and/or taxable bonds, notes or obligations issued by the Tenant and obligations to issuers of credit enhancement or liquidity providers in connection therewith. Such issuers of credit enhancement or liquidity providers shall be third party institutional lenders that are in the business of making commercial real estate and business loans. In no event shall the interest of Landlord in the Land and Retained Parcel be subject or subordinated to any Leasehold Mortgage.

(b) If Landlord shall be notified in writing of the existence of a Leasehold Mortgage and provided that the holder of the Leasehold Mortgage (the "**Leasehold Mortgagee**") shall have designated in written notice to Landlord its address for the service of notices and the name and address of the party upon whom notices intended for Leasehold Mortgagee may be personally served, then Landlord will deliver to Leasehold Mortgagee copies of all notices concerning any default or failure in performance by Tenant at the same time that such notices are delivered to Tenant. With respect to any notice of Tenant's default in the performance of the covenants of this Lease, Leasehold Mortgagee shall have the right within the respective periods as prescribed in Section 8.5(d) to take such action or to make such payment as may be necessary to cure any such default to the same extent and with the same effect as though done by Tenant.

(c) Where the Leasehold Mortgage is issued to a Master Trustee under a Master Trust Indenture in connection with and to secure the Tenant's repayment of notes evidencing the loan of proceeds of tax-exempt bonds, notes or obligations issued by the Illinois Finance Authority or other governmental issuer and/or taxable bonds, notes or obligations issued by the Tenant as contemplated in Section 8.5(a), the Leasehold Mortgagee may, in its sole discretion, from time to time, appoint an issuer of credit enhancement or liquidity provider as its agent to exercise any rights or powers granted to Leasehold Mortgagee pursuant to this Lease, and such agent shall be obligated to fulfill all obligations of the Leasehold Mortgagee pursuant to this Lease. Leasehold Mortgagee shall promptly notify Landlord in writing of its appointment of such agent. Landlord shall accept any notifications or other direction or action from such agent as if rendered or performed by Leasehold Mortgagee. If Landlord shall be notified by Leasehold

Mortgagee in writing of the existence of an agent of the Leasehold Mortgagee and the address of such agent, Landlord shall deliver to such agent any notice, direction or other information to be provided by Landlord to Leasehold Mortgagee pursuant to this Lease, simultaneously with the delivery of such notice, direction or other information to Leasehold Mortgagee. Nothing contained in the foregoing shall be construed so as to allow or cause such appointment of an agent to expand the obligations of Landlord under this Lease, or to expand the rights of the Leasehold Mortgagee under this Lease, or to relieve the Leasehold Mortgagee of any obligations under this Lease.

(d) If Tenant breaches this Lease, provided Landlord has received notice concerning a Leasehold Mortgage and Leasehold Mortgagee as provided in Section 8.5(b), Landlord agrees that it will not terminate this Lease or invoke its right to take possession of the Leased Premises if (i) Leasehold Mortgagee shall cure the default within thirty (30) days after Landlord's delivery of written notice to Leasehold Mortgagee of the default, or if such default cannot be cured within said 30 day period, Leasehold Mortgagee in good faith commences to cure such default within said 30 day period and takes and prosecutes with all due diligence all actions required to cure such default or (ii) within 120 days after notice of such default by Landlord to Leasehold Mortgagee, Leasehold Mortgagee commences legal proceedings (herein called "foreclosure proceedings") to foreclose the lien of the Leasehold Mortgage and if such Leasehold Mortgagee diligently proceeds in good faith with its foreclosure proceedings (including seeking in good faith to be put in possession as mortgagee-in-possession or to obtain the appointment of a receiver in such foreclosure proceedings), and seeking in good faith to cure or cause to be cured all defaults under this Lease other than defaults that cannot be cured until Leasehold Mortgagee is put in possession of the Leased Premises; provided, however, that notwithstanding the preceding provisions of this sentence Landlord may invoke any or all of its remedies under this Lease, including the remedy of termination, if Leasehold Mortgagee: (1) fails to cure all defaults of Tenant under this Lease, other than the defaults that cannot be cured until Leasehold Mortgagee is put into possession of the Leased Premises, within such 30-day period; (2) fails to commence in good faith within said 30-day period to cure any default that cannot be cured within said 30-day period by the exercise of due diligence; (3) fails to continue to prosecute in good faith and with due diligence all actions commenced in good faith within said 30-day period; or (4) fails to continue to proceed with its foreclosure proceedings in good faith and with due diligence. In the event the purchaser at foreclosure sale or the assignee of such purchaser acquires the leasehold estate hereunder and Tenant's interest in the Leased Premises, such purchaser or assignee shall thereupon become Tenant under this Lease and hereby agrees to assume and perform each and all of Tenant's obligations and covenants hereunder.

(e) Leasehold Mortgagee, by accepting its Leasehold Mortgage, agrees for the benefit of Landlord:

(1) Leasehold Mortgagee will give to Landlord notice of all defaults declared with respect to the Leasehold Mortgage not later than the time notice thereof is given to Tenant, and in any event at least fifteen (15) days prior to resorting to any remedy; and Landlord shall have the right, but shall not be obligated, to cure any such defaults on the part of Tenant within any time period allowed by the Leasehold Mortgage or within said 15-day period, whichever is longer.

(2) Prior to commencing foreclosure proceedings or accepting a deed in lieu of foreclosure, Leasehold Mortgagee will give Landlord a written notice describing the action proposed to be taken by Leasehold Mortgagee and stating the aggregate amount of the indebtedness then due and secured by the Leasehold Mortgage and setting forth in reasonable detail the respective portions of said indebtedness attributable to principal, interest, attorneys' fees and expenses and other costs, fees and expenses. Landlord shall have a period of thirty (30) days after Landlord receives such notice from Leasehold Mortgagee within which Landlord, at its election, may purchase from Leasehold Mortgagee without recourse, the Leasehold Mortgage, the indebtedness secured thereby, and any other security and guaranties held by Leasehold Mortgagee for such indebtedness, for a purchase price equal to the amounts due Leasehold Mortgagee under the Leasehold Mortgage.

8.6. Right of First Offer.

(a) Landlord agrees that before it offers for sale the Land, or the Retained Premises, or "Lewis Towers" (as defined in Section 18.9(l) below), it shall provide notice to Tenant of its interest in selling such property. For a period of thirty (30) days following the delivery of such notice, Landlord shall entertain any offer which Tenant may wish to make before Landlord lists or otherwise offers such property for sale or bid. If, within thirty (30) days after delivery of such notice, Landlord receives from Tenant a notice stating that Tenant is interested in purchasing such property and identifying the terms of sale, including Tenant's proposed purchase price, Landlord shall, within thirty (30) days after receipt of Tenant's notice, notify Tenant in writing whether Landlord wishes to enter into an agreement with Tenant on the terms and conditions set forth in Tenant's notice. In the event Landlord does not wish to accept Tenant's proposal, Landlord may proceed to offer such property for sale to any third party without any right or claim of Tenant therein. In the event Landlord wishes to sell such property to Tenant pursuant to Tenant's offer, Landlord and Tenant shall proceed to negotiate the terms of an acceptable purchase and sale agreement, for a period of thirty (30) days, after which, if the parties are unable to agree upon acceptable terms, Landlord may proceed to list or otherwise offer such property for sale or bid.

(b) Exempt Transfers. A sale, offer to sell or conveyance of all or any portion of the Land, or the Retained Parcel, or Lewis Towers, to a member of Landlord's Group shall not be subject to Tenant's rights under this Section 8.6, but such rights shall continue in full force and effect as to such new owner of the Land, or the Retained Parcel, or Lewis Towers, upon the terms set forth in this Section 8.6.

(c) Applicability. The provisions of this Section 8.6 shall apply only to Tenant and shall not inure to the benefit of any assignee or successor of Tenant. Tenant shall have no right under this Section and Landlord need not give the notice if Tenant is in default under the Lease and Tenant has failed to cure that default within any applicable cure period.

(d) The rights of Tenant under this Section 8.6 shall terminate and be null and void under any and all circumstances on the earlier to occur of:

(i) the failure of Tenant to exercise its right hereunder following a notice from Landlord; or

(ii) an uncured default by Tenant under this Lease or any other agreement between Tenant and Landlord.

In no event shall any notice of the foregoing rights granted under this Section 8.6 be recorded. In the event of a violation of the foregoing provision the rights granted Tenant hereunder shall be null and void and of no further force and effect.

ARTICLE 9.

Defaults; Rights and Remedies of Landlord

9.1. **Events of Default.**

(a) With respect to this Lease and Tenant's interest hereunder, each of the following shall be an "**Event of Default**":

(1) Tenant's failure to pay any installment of Rental, or any other payment of money to be paid by Tenant under this Lease, or any failure to deliver a letter of credit required under this Lease, when due, and such failure shall continue for a period of five (5) days after written notice from Landlord specifying such failure;

(2) Tenant's failure to observe or perform one or more of the other terms, conditions, representations, warranties, covenants or agreements of this Lease or payment obligations under the Option Agreement and continuance of such failure for a period of thirty (30) days after written notice from Landlord specifying such failure (unless any other provision of this Lease expressly provides a shorter grace or cure period with respect to a specific failure in performance, in which case such shorter period shall be controlling); provided, however, if such failure requires work to be performed, acts to be done, or conditions to be removed that cannot by their nature reasonably be performed, done or removed, as the case may be, within such 30-day period, then no Event of Default shall be deemed to exist so long as Tenant shall have commenced the same within such 30-day period and shall diligently and continuously prosecute the same to completion and shall complete such cure within ninety (90) days of the original written note for Landlord specifying such failure;

(3) Tenant shall file a voluntary petition in bankruptcy or shall be adjudicated a bankrupt or insolvent, or shall file any petition or answer proposing the entry of an order for relief under Title 11 of the United States Code, as the same may from time to time be amended, or seeking any reorganization, arrangement, composition or adjustment of debt, liquidation, dissolution, or similar relief under the present or any future Federal, state or other bankruptcy act or any other present or future applicable Federal, state or other statute or law, or shall seek or consent to or acquiesce in the appointment of any trustee, receiver, liquidator or custodian of Tenant, or of all or any substantial part of its properties, or shall state publicly, in writing, or

otherwise, its inability to pay its debts generally as they become due or shall make any general assignment for the benefit of creditors; or

(4) Within sixty (60) days after the commencement of any proceeding against Tenant seeking the entry of an order for relief under Title 11 of the United States Code, as the same may be from time to time amended, or any reorganization, arrangement, composition, adjustment of debt, liquidation, dissolution or similar relief under the present or any future Federal, state or bankruptcy act, or any present or future applicable Federal, state or other statute or law, such proceeding shall not have been dismissed, or within sixty (60) days after the appointment of any trustee, receiver, liquidator or custodian of Tenant or of all or any substantial part of its properties, such appointment shall not have been vacated or stayed on appeal or otherwise, or within sixty (60) days after the expiration of any such stay such appointment shall not have been vacated.

(5) Abandonment of construction of the Building as provided under Section 4.4.

9.2. **Termination.**

Subject to the rights of any Leasehold Mortgagee provided by Section 8.5 hereof, if an Event of Default shall occur, Landlord may, at its option at any time thereafter and without limitation or impairment of any of its rights, powers and remedies under this Lease, at law or in equity:

(i) Terminate this Lease by giving Tenant written notice of termination; and upon the date specified in such notice, this Lease and the term hereby demised and all Tenant's rights under this Lease shall expire and terminate as if that date were the date herein originally fixed for the expiration of the Lease Term, and on the date so specified Tenant shall quit and surrender the Leased Premises to Landlord, but Tenant shall remain liable as hereinafter provided; or

(ii) Terminate Tenant's right to possession of the Leased Premises without terminating this Lease by giving Tenant written notice of such termination; and upon the date specified in such notice, Tenant's right to possession of the Leased Premises shall terminate, and on the date so specified Tenant shall quit and surrender the Leased Premises to Landlord, but Tenant shall remain liable as hereinafter provided.

9.3. **Tenant's Liability**

(a) Upon any termination of this Lease or Tenant's right to possession pursuant to Section 9.2, (i) Tenant shall remain liable for, and shall pay to Landlord, all Rental, including but not limited to all Base Rental and all Impositions, due or to become due in respect of all periods through the date of termination specified in Landlord's notice; (ii) all indemnities given by Tenant and all covenants made by Tenant with respect to its possession and use of the Leased Premises and the conduct of its operations and activities thereon shall remain in effect through the date of termination specified in Landlord's notice; and (iii) without limiting the

foregoing clauses (i) and (ii), Tenant shall not be relieved of or released from any of its obligations and liabilities arising under this Lease with respect to periods prior to the effective date of such termination. Tenant shall also have the liability described in Section 9.3(b) with respect to periods after the effective date of termination.

(b) If Tenant's right to possession is terminated (but this Lease is not terminated) by Landlord pursuant to clause (ii) of Section 9.2, then without limitation on the provisions of Section 9.3(a) or the other provisions of this Article 9, such termination of possession shall not release Tenant from Tenant's obligation to pay Rental for the entire Lease Term, including with respect to periods after the effective date of termination; and Landlord shall have the right to recover from Tenant all Rental and other sums as they become due under the Lease through the expiration of the Lease Term, less such net sums, if any, as Landlord shall collect from any reletting of the Leased Premises (after the payment of all costs and expenses of such reletting). Tenant acknowledges and agrees that Landlord may file suit to recover such Rental as provided in this Section 9.3(b) from time to time and that any suit or recovery of any portion due Landlord hereunder shall be no defense to any subsequent action brought for any amount not theretofore reduced to judgment in favor of Landlord.

9.4. **Injunctive Relief.**

In the event of any breach or threatened breach by Tenant of any of the covenants, agreements, terms or conditions contained in this Lease, Landlord shall be entitled, upon written notice to Tenant (except in the case of any emergency that threatens the value or condition of the Leased Premises in which case notice shall not be required) and subject to the rights of any Leasehold Mortgagee provided by Section 8.5 hereof, to enjoin such breach or threatened breach and shall have the right to invoke any right or remedy allowed at law or in equity or by statute or otherwise as though re-entry, summary proceedings and other remedies were not provided for in this Lease.

9.5. **Transfer of Deposits.**

In the event of any termination of this Lease or termination of possession under Section 9.2, all unearned insurance premiums, all deposits theretofore made by Tenant with utility companies or with the Trustee, any claims for refund of any Imposition, any pending claims for Insurance Proceeds relating to the Leased Premises or condemnation awards, and all fuel and supplies on the Leased Premises shall be deemed to be and are hereby assigned to and transferred to Landlord to be applied in payment of Tenant's liability under this Lease, and Tenant shall deliver to Landlord all existing permitted subleases and agreements relating to the Leased Premises.

9.6. **Re-entry.**

In the event of termination of this Lease or termination of possession under Section 9.2 or by operation of law or otherwise, Landlord may without further notice re-enter and repossess the Leased Premises, using such force for that purpose as may be necessary without being liable to indictment, prosecution or damages therefor.

9.7. **Re-letting by Landlord.**

If Landlord has the right to terminate this Lease or terminate possession in accordance with Section 9.2 Landlord may re-let the Leased Premises or any part thereof and receive the rent therefor, whether such rent is greater or less than the Rental payable hereunder. Landlord shall not be responsible or liable in any way for failure to re-let the Leased Premises or any part thereof or for failure to collect any rent due on such re-letting. Tenant gives Landlord the full right to re-enter and re-possess the Leased Premises as above provided in Section 9.6 in order to consummate any such re-letting.

9.8. **Receipt of Monies; No Waiver.**

No receipt of monies by Landlord from Tenant after termination of this Lease or after any Event of Default shall reinstate, continue or extend the Lease Term or affect any notice of termination theretofore given to Tenant, or operate as a waiver of Landlord's right to enforce the payment of Rental and any other payments or charges herein reserved and agreed to be paid by Tenant then or thereafter falling due, or operate as a waiver of Landlord's right to recover possession of the Leased Premises by proper remedy, it being agreed that after service of notice to terminate this Lease or the commencement of suit or summary proceedings, or after final order for the possession of the Leased Premises, Landlord may demand and collect any monies due or thereafter falling due in any manner without affecting such notice, proceeding, order, suit or judgment, and all such monies collected shall be deemed paid on account of the use and occupancy of the Leased Premises or at Landlord's election on account of Tenant's liability hereunder.

9.9. **No Implied Waivers.**

Landlord's granting of a consent under this Lease, or Landlord's failure to object to an action taken by Tenant without Landlord's consent under this Lease, shall not be deemed a waiver by Landlord of its rights to require such consent for any further similar act of Tenant. No waiver by Landlord of any breach of any of the conditions, covenants or agreements of this Lease shall be construed, taken or held to be a waiver of any other breach or be a waiver, acquiescence in or consent to any further or succeeding breach of the same term, condition, covenant or agreement. None of Tenant's covenants, agreements, obligations or undertakings under this Lease, and no breach thereof, shall be waived, altered or modified except by a written instrument executed by Landlord.

9.10. **Suits For Damages.**

Suit or suits for damages or deficiencies, or for a sum equal to any installment of Rental, Impositions and other charges and payments hereunder, may be brought by Landlord from time to time at Landlord's election, and nothing herein contained shall be deemed to require Landlord to await the date whereon this Lease or the Lease Term would have expired by limitation had there been no such Event of Default by Tenant or termination.

9.11. **Waiver of Notice.**

To the extent permitted by the laws of the State of Illinois, Tenant expressly waives the service of any notice of intention to re-enter provided for in any statute, or the institution of legal proceedings to that end, and Tenant also waives, for and on behalf of itself and all Persons claiming through or under it, any and all right of redemption provided by any law or statute now in force or hereafter enacted or otherwise, for re-entry or repossession or to restore the operation of this Lease in case Tenant shall be dispossessed by a judgment or by warrant of any court or judge, or in case of re-entry or repossession by Landlord, or in case of any expiration or termination of this Lease. The foregoing shall not constitute a waiver of notices expressly required by the terms of this Lease.

9.12. **Bankruptcy.**

Nothing in this Article 9 contained shall limit or prejudice the right of Landlord or Tenant to prove and obtain as damages in any bankruptcy, insolvency, receivership, reorganization or dissolution proceeding an amount equal to the maximum allowed by a statute or rule of law governing such proceeding and in effect at the time when such damages are to be proved, whether or not such amount be greater, equal to or less than the amount of the damages referred to in any of the preceding Sections.

9.13. **Remedies Cumulative.**

No remedy herein or otherwise conferred upon or reserved to Landlord shall be considered exclusive of any other remedy, but the same shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute; and every power and remedy given by this Lease to Landlord may be exercised from time to time and as often as occasion may arise or as may be deemed expedient by Landlord. Without limitation on the foregoing, upon any termination of this Lease or Tenant's right to possession hereunder due to a default by Tenant, Landlord shall be entitled to keep and apply any and all deposits required to be maintained hereunder and any other deposit or security required for the benefit of Landlord hereunder.

ARTICLE 10.

Additional Rights and Remedies of Landlord

10.1. **Performance by Landlord.**

If Tenant shall at any time fail to make any payment or perform any act to be made or performed by Tenant under this Lease or under any Leasehold Mortgage, Landlord may at its option (but shall not be required to), after ten (10) days written notice to Tenant, make any such payment or perform or cause to be performed any such act, and for such purpose Landlord and Landlord's agents and contractors may enter upon the Leased Premises and take all such action

thereon as may be deemed by Landlord necessary or desirable therefor; provided that, if the nature of the matter has created an emergency, Landlord may enter and take action without notice.

10.2. Indemnification by Tenant.

Unless arising solely from the negligence or intentional misconduct of Landlord, Tenant agrees to indemnify, defend and save Landlord's Group harmless against and from all liabilities, claims, suits, fines, penalties, damages, losses, charges, costs, expenses and fees (including reasonable attorneys' fees) that may be imposed upon, incurred by or asserted against Landlord's Group by reason of:

(a) any work or thing to be done in, on or about the Leased Premises (including the caisson bell easement) or any part thereof;

(b) any use, non-use, possession, occupation, condition, operation, repair, maintenance or management of the Leased Premises (including the caisson bell easement) or any part thereof or any occurrence on any of the same;

(c) any action or omission by or on the part of Tenant or Tenant's Group, or any subtenant, or any of its or their agents, contractors, servants, employees, residents, patients, licensees or invitees, or anyone acting by, under or through Tenant;

(d) any accident, injury (including death) or loss or damage, regardless of the cause thereof, to any person or property occurring in, on or about the Leased Premises (including the caisson bell easement) or any part thereof;

(e) any failure on Tenant's part to perform or comply with any of the covenants, agreements, terms or conditions in this Lease or in the Leasehold Mortgage, or in any official statement, covenants, loans, notes, bonds, trusts, indentures, use agreements or other agreements or instruments with any governmental authority, lender, underwriter, investment bank, trustee, letter of credit bank, issuers of credit enhancement or other party or entity relating to Tenant's financing, or in any sublease, license, concession or other agreement entered into by Tenant, including but not limited to any claims raised or brought by any such third parties in connection with such undertakings by Tenant;

(f) any contest permitted pursuant to the provisions of Sections 3.4 or 8.4;

(g) the sale, use, dispensing or manufacture of alcoholic liquors or intoxicating beverages on or from the Leased Premises, or any present or future law, statute, ordinance, rule, regulation, order or other requirement of any governmental authority now existing or hereafter created relating thereto;

(h) any litigation or proceeding to which Landlord becomes or is made a party, whether commenced by or against Tenant with respect to the Leased Premises (including the caisson bell easement) or Building plaza, or which may be incurred by Landlord in enforcing any

of the covenants, agreements, terms and conditions of this Lease or in obtaining possession of the Leased Premises after an Event of Default or upon expiration or earlier termination of this Lease;

(i) any easement agreement entered into by Landlord at the request of Tenant, including but not limited to any easement agreement to permit the Building caissons to extend onto neighboring properties.

10.3. **Landlord's Right of Inspection.**

Landlord, upon advance notice, oral or written, to Tenant, shall have the right during usual business hours during the Lease Term to enter the Leased Premises and Tenant's Improvements, in a manner that does not unreasonably interfere with Tenant's use of the Leased Premises or Tenant's Improvements, for purposes of inspection to determine Tenant's compliance with this Lease and to exhibit the Leased Premises and Tenant's Improvements and the Building plaza to prospective purchasers, mortgagees or tenants. Landlord's rights under this Section 10.3 may be exercised on its behalf by any authorized representatives designated in writing by Landlord.

ARTICLE 11.

Eminent Domain

11.1. **Separate Determination of Condemnation Awards.**

In the event that all or any part of the Leased Premises shall be taken or damaged by the exercise of the power of eminent domain (including any temporary taking for governmental occupancy that extends beyond the Lease Term) then (whether or not this Lease shall terminate by operation of law upon such exercise of the power of eminent domain):

(a) The amount of damages resulting to Landlord and Tenant, respectively, and to the respective interests of Landlord and Tenant in and to the Leased Premises and in, to and in connection with this Lease, by reason of such exercise of the power of eminent domain, shall be separately determined and computed by the court having jurisdiction and separate awards and judgments with respect to such damages to Landlord and Tenant, respectively, shall be made and entered.

(b) In the event that such court shall make a single award without separately determining the respective interests of Landlord and Tenant, and if Landlord, Tenant and Leasehold Mortgagee shall not agree in writing as to their respective portions of such award within 30 days after the date of the final determination by such court of the amount thereof, Landlord and Tenant agree to submit the matter to such court on stipulation for the purpose of a judgment determinative of their respective shares.

(c) If for any reason the trial judge refuses to permit adjudication of the respective interests of Landlord and Tenant, then such respective interests shall be determined by arbitration under this Article 11.

11.2. **Deposit of Condemnation Award with Trustee.**

Unless the effect of a condemnation proceeding shall be to terminate the Lease by operation of law or as provided in Section 11.3, any award made to Tenant in a condemnation proceeding shall be deposited with the Trustee to be paid out for the cost of restoring Tenant's Improvements to the extent possible (herein referred to as the "Work"). If and to the extent that Tenant's award shall be inadequate to pay for the Work, Landlord shall deposit with the Trustee the amount (if any) of Landlord's award that is allocated (either by the court or by arbitration under this Article 11) to damage to Landlord's interest in the Leased Premises. If any additional funds are required to pay for the Work, Tenant shall deposit such additional funds with the Trustee (or with Leasehold Mortgagee) in accordance with Article 14 hereof.

11.3. **Effect of Taking on Rent.**

In the event that all of the Land, the Leased Premises and Tenant's Improvements, or such portion thereof as shall make the balance thereof not reasonably capable of restoration to an economically sound unit (taking into consideration the Rental payable under this Lease), shall be taken by the exercise of the power of eminent domain or by agreement between Landlord, Tenant, Leasehold Mortgagee and those authorized to exercise such power, or if this Lease is terminated by operation of law as a result of the exercise of such power of eminent domain, all Rental, Impositions, and other sum or sums of money and other charges provided to be paid by Tenant and related to particular periods of time shall be apportioned and paid to the date of such taking and this Lease shall terminate as of such date. If the foregoing sentence is not applicable to any taking by exercise of the power of eminent domain:

(a) Rental (but not any other charges provided to be paid by Tenant, which shall continue without change) shall be apportioned and paid to the date of such taking;

(b) After the date of taking, this Lease shall continue in full force and effect without any modification, except that Base Rental shall be reduced in that portion which the number of square feet of the portion of Tenant's Improvements so taken bears to the number of square feet in Tenant's Improvements just prior to the taking.

11.4. **Rights of Leasehold Mortgagee.**

Landlord and Tenant shall not settle or compromise or arbitrate the amount or division of any award in any such condemnation proceeding without Leasehold Mortgagee's consent, which consent shall not be unreasonably withheld. Any Leasehold Mortgagee shall be entitled to appear in any such condemnation or arbitration proceedings and make claim for such share of any award. Leasehold Mortgagee shall only be entitled to that portion of Tenant's interest in the condemnation award remaining after disbursements from a deposit, if any, with the Trustee of Tenant's interest in the award pursuant to the provisions of Section 11.2 hereof.

11.5. Temporary Taking.

In the event that all or any part of the Leased Premises shall be taken by the exercise of the right of eminent domain for governmental occupancy for a temporary period:

(a) This Lease shall not terminate and Tenant shall continue to perform and observe all of its obligations hereunder (including the obligation to pay the Rental provided for in Article 2 hereof) as though such temporary taking had not occurred except only to the extent that it may be prevented from so doing by the terms or the order of the authority that made the taking.

(b) If such taking results in changes or alterations that would necessitate an expenditure to restore the Leased Premises to the condition in which it was prior to such taking, the amount required for such restoration shall be determined by the court in the condemnation proceedings or, if not determined therein, by arbitration under this Article 11. Such amount shall be deducted from any lump sum award in the proceedings (other than the amount, if any, due Landlord as provided in Section 11.1) or, if the award is in the form of rent or other periodic payment during the period of governmental occupancy rather than a lump sum, shall be deducted ratably from such periodic payments during such period of occupancy, and such amount shall be deposited with the Trustee to be held and paid out for such restoration in accordance with the terms of Article 14. The remainder of the award shall be dealt with as provided in subsections 11.5(c) and (d).

(c) In the event such taking for governmental occupancy is for a period entirely within the Lease Term, then the balance of any award made (whether payable in periodic payments or in a lump sum) shall be deposited with the Trustee to be disbursed as directed by Tenant in satisfaction of Tenant's obligations under this Lease and under the Leasehold Mortgage during the period of governmental occupancy, and, after providing a reasonable reserve for the discharge of Tenant's obligations under the Lease, any remainder shall be paid to Tenant. Any dispute under this subsection (c) shall be resolved by arbitration pursuant to this Article 11.

(d) If the period of governmental occupancy extends beyond the Lease Term, the amount of such award applicable to the period after the date of termination shall be paid to Landlord, and the balance of the award shall be deposited and disbursed as provided in subsection 11.5(c).

11.6. Other Governmental Action.

In the case of any governmental action not resulting in the taking of any portion of the Leased Premises but creating a right to compensation therefor, such as, without limitation, a change of the grade of any street, this Lease shall continue in full force and effect without reduction or abatement of any Rental thereafter due and payable. If such governmental action results in any damage to Tenant's Improvements located on the Leased Premises, Tenant shall be entitled to receive such portion of the proceeds (or all of the proceeds, if required for the purpose) estimated to be necessary to remedy any such damage, and Tenant shall proceed with reasonable diligence to make all Tenant's Improvements necessary so to remedy such damage to the extent economically

feasible, and if the amount of such proceeds is not sufficient, Tenant shall provide the additional funds required. Any balance remaining from such proceeds, or if no damage is involved then all of such proceeds, shall be divided between Landlord and Tenant as their respective interests may appear.

11.7. **Determination of Certain Values and Facts.**

In the event of a dispute with respect to determining the respective interests of Landlord and Tenant in an award of damages under Sections 11.1 and 11.5 of this Lease, such dispute shall be determined by arbitration as hereinafter provided. Landlord and Tenant shall each appoint a fit and impartial person as arbitrator who shall have had at least ten (10) years' experience in the County of Cook, State of Illinois, in a calling connected with the subject matter of the dispute. Such appointment shall be signified in writing by each party to the other. The arbitrators so appointed, in the event of their failure to agree within thirty (30) days upon the matter so submitted, shall appoint an umpire within ten (10) days after said 30-day period. In the case of the failure of such arbitrators (or the arbitrators appointed as hereinafter provided) to agree upon an umpire, such umpire shall be appointed by the American Arbitration Association, or its successor from its qualified panel of arbitrators, and shall be a person having at least ten (10) years' experience as to the subject matter in question. In case Tenant shall fail to appoint an arbitrator within a period of twenty (20) days after written notice from Landlord to make such appointment, Leasehold Mortgagee shall have the right to do so for a period of ten (10) days after said 20-day period. In case Tenant or Leasehold Mortgagee shall fail to make such appointment, or in case Landlord shall fail to appoint an arbitrator within a period of twenty (20) days after written notice from Tenant to make such appointment, then the arbitrator appointed by the party not in default hereunder shall appoint a second arbitrator having at least ten (10) years' experience as to the subject matter in question.

11.8. **Arbitration Procedure.**

The arbitrators and umpire (when necessary), after having duly sworn to perform their duties with impartiality and fidelity, shall proceed with all reasonable dispatch to determine the question submitted. The arbitrators and umpire shall use their best efforts to render a decision within thirty (30) days after the appointment of the umpire, and such decision shall be in writing and in duplicate, one counterpart thereof to be delivered to each of the parties hereto. The arbitration shall be conducted in accordance with the rules of the American Arbitration Association (or its successor) and applicable Illinois law, and the decision of a majority of the arbitrators and umpire shall be binding, final and conclusive on the parties. If a majority of the arbitrators and umpire believe that expert advice would materially assist them in the resolution of the matter in dispute, they may retain one or more qualified persons, including but not limited to legal counsel, architects or engineers, to provide such expert advice. The fees of the arbitrators and umpire and the expenses incident to the proceedings shall be borne equally between Landlord and Tenant, except as otherwise expressly provided in this Lease. The fees of respective counsel engaged by the parties, and the fees of expert witnesses and other witnesses called by the parties, shall be paid by the respective party engaging such counsel or calling or engaging such witnesses.

Notice of appointment of the arbitrators shall be given in all instances to the then holder of the Leasehold Mortgage who prior thereto shall have given Landlord a written notice specifying the name and address of such holder. If a dispute shall be submitted to arbitration as hereinabove provided, such Leasehold Mortgagee shall have the right to participate in such arbitration proceedings, provided, however, that such participation shall be in association with Tenant and shall neither be deemed to entitle such Leasehold Mortgagee to appoint an additional arbitrator nor to enlarge Tenant's rights in such arbitration proceeding, it being the intention of the parties that Leasehold Mortgagee shall have the right solely to be present and participate in the arbitration proceeding.

ARTICLE 12.

Estoppel Certificates

Upon written request by either Landlord or Tenant in connection with any transfer of interest or financing in respect of any portion of the Leased Premises or this Lease, the other party will certify promptly to the requesting party, or to any proposed assignee or grantee or mortgagee or trustee under deed of trust or trust deed or the proposed assignee of such mortgagee, deed of trust or trust deed, whether or not this Lease is valid and subsisting, whether or not it has been modified (and if there are modifications stating them) and whether or not the party executing the certificate knows of any default or breach by the other party under any of the terms of this Lease and if any exists, stating them. If the party to whom a written request is directed under the preceding sentence shall fail to furnish the requested certificate within twenty (20) days after the making of such request, then by such failure such party shall be deemed to have certified to the requesting party and to any proposed assignee or grantee or mortgagee or trustee under a deed of trust or trust deed, that this Lease is valid and subsisting and that there are no defaults or breaches by the other party under the terms of this Lease.

ARTICLE 13.

Surrender at End of Term; Title to Tenant's Improvements

13.1. **Surrender at End of Term.**

On the Lease Expiration Date or upon any earlier termination of this Lease, or upon any re-entry by Landlord upon the Leased Premises pursuant to Article 9, Tenant shall well and truly surrender and deliver up to Landlord the Leased Premises and all Tenant's Improvements without fraud or delay and in good order, condition and repair, free and clear of all lettings and occupancies and free and clear of all liens and encumbrances other than those, if any, existing at the date hereof, or created by Landlord, or consented to by Landlord and to which Landlord, in its sole discretion, subordinated its interest in the Leased Premises, without any payment or allowance whatever by Landlord on account of or for any Tenant's Improvements erected or maintained on the Land at the time of the surrender or for the contents thereof, or fixtures, or articles of personal property or equipment therein or appurtenances thereto, whether or not the same or any part thereof shall have been constructed by, paid for, or purchased by Tenant. Tenant hereby waives any notice

now or hereafter required by law with respect to vacating the Leased Premises at any such termination date.

13.2. **Title to Tenant's Improvements.**

Landlord recognizes and agrees that until expiration or any termination of this Lease, ownership of and title to Tenant's Improvements shall be in Tenant and that until such time Tenant has, and shall be entitled to, all rights and privileges of ownership of such Tenant's Improvements. Ownership of and title to all Tenant's Improvements shall automatically vest in Landlord upon any expiration or termination of this Lease whether by lapse of time or by reason of Tenant's default or otherwise, without the payment of any consideration therefor, and without the necessity for the execution and delivery by Tenant of any instrument transferring title. Notwithstanding the foregoing, Tenant covenants and agrees that upon the expiration or any termination of this Lease as aforesaid, Tenant shall upon Landlord's request execute and deliver to Landlord any instrument or document requested by Landlord to confirm title to said Tenant's Improvements in Landlord, and in the event that Tenant shall fail or refuse to execute or deliver any such instrument or document requested as aforesaid, Landlord is hereby irrevocably appointed attorney-in-fact for Tenant to execute and deliver in the name of Tenant any such instrument or document confirming title. Any personal property of Tenant that shall remain in said Tenant's Improvements after the termination of this Lease and the vacation of said Tenant's Improvements by Tenant, may, at the option of Landlord, be deemed to have been abandoned by Tenant and may be retained by Landlord as its property or may be disposed of, without accountability, in such manner as Landlord may see fit. The provisions of this Article shall survive any termination of this Lease.

ARTICLE 14.

The Trustee

14.1. **Appointment.**

The trustee for certain deposits to be made under this Lease (the "Trustee") shall be designated by Landlord and approved by the Tenant and Leasehold Mortgagee, which shall not be unreasonably withheld; provided, however, that such Trustee shall be a bank or trust company in the City of Chicago and shall have a combined capital and surplus of not less than $100,000,000 and shall have a trust department that has been in existence for not less than fifteen years at the time of its designation and appointment.

14.2. **Receipts by Trustee.**

Trustee shall receive and hold all policies or certificates of insurance deposited with it by Tenant or Landlord hereunder from time to time subject to the provisions of this Lease. Trustee shall also receive all condemnation proceeds and Insurance Proceeds. The Trustee shall pay out and dispose of all such proceeds and all funds so received by it in the manner provided in Article 7 and Article 11.

14.3. Successors by Mergers.

In the event of the merger or consolidation of the entity serving as Trustee with any corporation, then the corporation resulting from such merger or consolidation shall be Trustee as provided in this Article 14.

14.4. Successor Trustees.

In the event of the resignation or refusal of any entity designated as Trustee as provided in Section 14.1 or any Successor Trustee to act as Trustee under this Lease or in the event of the dissolution or resignation of Trustee or Successor Trustee subsequent to acceptance, Successor Trustee shall be such bank or trust company in the City of Chicago as shall be designated and appointed by Landlord and approved by Tenant and Leasehold Mortgagee; provided, however, that such successor bank or trust company shall have a combined capital and surplus of not less than $100,000,000 and shall have a trust department that has been in existence for not less than fifteen years at the time of its designation and appointment. The power to designate and appoint a Successor Trustee shall not be exhausted by the exercise thereof but shall be a continuing power. The designation and appointment of a Successor Trustee shall be made by an instrument in writing, a copy of which shall be served upon Tenant and Leasehold Mortgagee.

14.5. Resignations; Vesting in Successor Trustee.

A Trustee may resign by delivery of its written resignation to Landlord and Tenant. Each Successor Trustee shall, upon the acceptance of its designation and appointment, automatically become vested with all of the powers discretionary and otherwise of its predecessor. Any bank or trust company that is dissolved or that resigns as Trustee shall assign, transfer and deliver to Successor Trustee all insurance policies, certificates of insurance, proceeds of insurance policies and condemnation proceeds and all claims under any of such insurance policies or certificates of insurance of its Successor Trustee; but whether or not the same shall be so assigned, transferred and delivered, title to all such insurance polices, certificates of insurance, proceeds of insurance and condemnation proceeds and all claims under such insurance policies and certificates of insurance held by any predecessor Trustee shall automatically vest in its successor and shall be delivered and paid over to it to be held by such successor subject to the terms of this Lease. No Successor Trustee shall be required to account or be in any way liable for any of the acts or omissions of its predecessor Trustee but such Successor Trustee shall be accountable only for the insurance policies, certificates of insurance, insurance proceeds and condemnation proceeds and claims under any such insurance policies or certificates of insurance transferred, assigned and delivered to it.

14.6. Compensation.

Tenant shall pay the expense of compensation to Trustee for its services hereunder and all expenses reasonably incurred by Trustee pursuant hereto. Notwithstanding other provisions of this Lease, Trustee shall have the right to withhold or pay to itself from monies from time to time in its possession any such fees that shall be due it.

14.7. **Negation of Liability.**

Trustee shall not be liable to Landlord, Tenant or Leasehold Mortgagee for any loss that may be incurred or caused by any action taken by it in good faith with respect to any such insurance policies, certificates of insurance, proceeds or claims deposited with it or held by it as Trustee. Trustee shall be under no obligation to determine whether the insurance carried at any time is in an amount sufficient to meet the requirements of this Lease. All of the policies or certificates shall be held for the benefit of Landlord, Tenant and Leasehold Mortgagee, as their respective interests may appear. Trustee shall not be responsible for the collection or non-collection of any insurance monies in any event, but only for such insurance money as shall come into its hands.

14.8. **Notice of Defaults; Effect.**

In the event that Landlord shall serve written notice upon Trustee that an Event of Default has occurred that has not been cured by Leasehold Mortgagee, Trustee shall not thereafter pay out, apply or use any part or portion of the funds then in its possession to or for the account of Tenant without the written consent of Landlord unless Tenant or Leasehold Mortgagee has cured said Event of Default. Trustee shall not at any time be required to inquire into the question of whether an Event of Default has occurred and Trustee shall at all times assume Tenant to be in compliance with the provisions hereof unless and until Landlord shall serve notice claiming an Event of Default as hereinabove provided. If at any time after service of the aforesaid notice by Landlord, Landlord shall file with the Trustee an instrument in writing signed by Landlord stating that the Event of Default has been remedied or removed, Trustee shall be free to act as if no notice had been served upon it as aforesaid. Trustee is hereby released of all liability to Landlord, Tenant and Leasehold Mortgagee and to any persons claiming by, through or under them arising directly or indirectly out of any act performed or omitted in reliance upon: (a) the assumption that Tenant is not in default unless and until notices are served by Landlord as hereinabove provided; (b) the notice by Landlord of an Event of Default, as aforesaid; or (c) the statement of Landlord that the Event of Default has been remedied.

14.9. **Duties Upon Termination of Lease.**

In the event that this Lease shall be terminated by reason of an Event of Default of Tenant under the terms and provisions of this Lease, and all rights of Tenant and any Leasehold Mortgagee shall have ended, then in such event all insurance policies, certificates of insurance held by Trustee, and all insurance monies and condemnation proceeds collected by Trustee or to be collected by it and all rights to recover for losses or damages under insurance policies or certificates of insurance held by Trustee shall be forfeited by Tenant and shall become the sole and exclusive property of Landlord, and upon demand by Landlord, Trustee shall deliver all such insurance polices and certificates of insurance then in possession of Trustee and all insurance monies and condemnation proceeds and deposits then collected and held by Trustee to Landlord and shall assign and otherwise transfer to Landlord all rights to recover any and all monies that may be due and payable under such insurance policies, certificates of insurance or otherwise or from such condemnation award, free and clear of all rights and claims of Tenant and Leasehold Mortgagee and of all persons claiming by, through or under Tenant and Leasehold Mortgagee.

ARTICLE 15.

Environmental

15.1. **Environmental Definitions.**

(a) "Environmental Laws" means any federal, state or local statute, law, code, rule, regulation, guideline, ordinance, order, standard, permit, license or requirement (including consent decrees, judicial decisions, judicial interpretations and administrative orders) now existing or hereinafter enacted together with all related amendments, implementing regulations and reauthorizations, pertaining to the protection, preservation, conservation or regulation of the environment, including, but not limited to: the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §9601 et seq. ("CERCLA"); the Resource Conservation and Recovery Act, 42 U.S.C. §6901 et seq. ("RCRA"); the Toxic Substances Control Act, 15 U.S.C. §2601 et seq. ("TSCA"); the Clean Air Act, 42 U.S.C. §7401 et seq.; and the Clean Water Act, 33 U.S.C. §1251 et seq.; including, if the Leased Premises are located in Illinois, the Illinois Environmental Protection Act, Ill. Rev. Stat. Ch. 111-1/2, §1001 et seq.; (collectively, the "Illinois Environmental Act").

(b) "Hazardous Material" means:

(i) "hazardous substances" as defined by CERCLA or the Illinois Environmental Act,

(ii) "hazardous wastes", as defined by RCRA;

(iii) any pollutant or contaminant, or hazardous, dangerous or toxic chemical, material, waste or other substance ("pollutant") within the meaning of any Environmental Laws, which Environmental Laws prohibit, limit, otherwise regulate, relate to or impose obligations, liability or standards concerning the use, exposure, release, generation, manufacture, sale, transport, handling, storage, treatment, reuse, presence, disposal or recycling of such pollutant;

(iv) petroleum or crude oil;

(v) any radioactive material, including any source, special nuclear or by-product material as defined at 42 U.S.C. §2011 et seq., and amendments thereto and reauthorizations thereof;

(vi) asbestos-containing materials in any form or condition;

(vii) polychlorinated biphenyls ("PCB"); and

(viii) natural gas, natural gas liquids, liquified natural gas or synthetic gas useable for fuel.

(c) "Environmental Actions" means:

(i) any notice of violation, correspondence, complaint, claim, citation, demand, inquiry or inquiries, report, action, assertion of potential responsibility, lien, encumbrance, or proceeding regarding the Land or Leased Premises, brought or issued by any governmental unit, agency, or body, or any person or entity respecting:

(1) Environmental Laws;

(2) the environmental condition of the Leased Premises, or any portion thereof, or the contamination of any other property by Hazardous Material emanating from the Leased Premises, including actual or alleged damage or injury to wildlife, biota, air, surface or subsurface soil or water, wetlands or other natural resources; or

(3) the use, exposure, release, generation, manufacture, transportation to or from, handling, storage, treatment, recycling, reclamation, reuse, disposal or presence of Hazardous Material either on the Leased Premises or transported off-site for sale, treatment, storage, recycling, reclamation, reuse or disposal;

(ii) any violation or claim of violation by Tenant of any Environmental Laws;

(iii) any lien for damages caused by, or the recovery of any costs incurred for the investigation, remediation or cleanup of any release or threatened release of Hazardous Material during the Lease Term and/or Tenant's possession of the Leased Premises or

(iv) the destruction or loss of use of property, or the injury, illness or death of any officer, director, employee, agent, representative, tenant or invitee of Tenant or any other person arising from or caused during the Lease Term and/or Tenant's possession of the Leased Premises by the environmental condition of the Leased Premises.

15.2. <u>Covenants.</u>

Tenant hereby represents, warrants, covenants and agrees with Landlord as follows:

(a) The Leased Premises and Tenant shall comply with all Environmental Laws. All required governmental permits and licenses shall remain in effect or shall be renewed in a timely manner, and Tenant shall comply therewith. All Hazardous Material present, handled or generated on the Leased Premises will be disposed of in a lawful manner. Without limiting the

foregoing, all Hazardous Material shall be handled in compliance with all applicable Environmental Laws.

(b) No Hazardous Material shall be introduced to or used, generated, presented, stored, manufactured, released, treated, disposed, transported onto or from or handled on the Leased Premises, and neither Tenant nor any member of Tenant's Group nor any other person or entity authorized by Tenant to occupy all or any portion of the Leased Premises may introduce or use, generate, present, store, manufacture, release, treat, dispose of, transport onto or from or handle Hazardous Materials in the Shell Space, Retained Parcel or elsewhere on the Land or in the Building including the Building plaza, provided that Tenant may in the Leased Premises handle, store, use or dispose of products containing small quantities of Hazardous Materials, which products are of a type customarily found in similar use buildings (such as aerosol cans containing insecticides, paints, paint remover and the like) and provided further that Tenant shall handle, store, use, transport or dispose of any such Hazardous Materials in a safe and lawful manner and shall not allow such Hazardous Materials to contaminate the Leased Premises, the Building or the environment.

(c) Tenant shall immediately notify Landlord of all Environmental Actions and provide copies within two (2) business days of receipt of all written notices, complaints, correspondence and other documents relating thereto. Tenant shall, promptly cure and have dismissed, or cause to be promptly cured and dismissed, with prejudice all Environmental Actions to the satisfaction of Landlord, and keep the Leased Premises free of any encumbrance arising from any judgment, liability or lien imposed pursuant to any Environmental Actions.

(d) Tenant shall provide such information and certifications that Landlord may reasonably request from time to time to insure Tenant's compliance with this Article 15. To investigate Tenant's compliance with Environmental Laws and with this Article 15 Landlord shall have the right, but not the obligation, at any time to enter upon the Leased Premises upon reasonable notice to Tenant, take samples, review Tenant's books and records, interview Tenant's employees and officers, and conduct such other activities as Landlord, at its sole discretion, deems appropriate to ensure Tenant's compliance. Tenant shall cooperate fully in the conduct of such an audit. If Landlord decides to conduct such an audit because of (i) an Environmental Action; (ii) the termination of this Lease at expiration or otherwise; (iii) a material change in the use of the Leased Premises that, in Landlord's opinion, increases the risk of noncompliance with Environmental Laws; or (iv) an apparent failure to comply with Section 15.2(b) above, including the introduction of Hazardous Material to the Leased Premises; then Tenant shall pay upon demand all costs and expenses connected with such audit. Nothing in this Article 15 shall give or be construed as giving Landlord the right to direct or control Tenant's actions in complying with Environmental Laws.

15.3. **Indemnification.**

The term "**Landlord's Environmental Liability**" shall mean any and all losses, liabilities, obligations, penalties, claims, fines, litigation, demands, defenses, costs, judgments, orders, suits, proceedings, injunctive relief, information requests, notice letters, damages (including consequential, punitive and exemplary damages), disbursements or expenses of any

kind or nature whatsoever (including attorneys' fees and expenses and experts' fees and expenses) incurred in and/or arising out of:

(a) investigating, defending against, settling, prosecuting and/or fulfilling any judgment under or in connection with any removal or remedial action (as defined by CERCLA) or any other action or activity responding to the presence or threatened presence of and/or a release or threat of release of a Hazardous Material that may at any time be imposed upon, incurred by or asserted or awarded against Landlord's Group in connection with or arising from:

(i) any Hazardous Material on, in, under or affecting all or any portion of the Leased Premises or generated at the Leased Premises that occurs during the Lease Term and/or Tenant's possession of the Leased Premises;

(ii) any material misrepresentation, inaccuracy or breach of any warranty, covenant or agreement contained or referred to in this Article 15;

(iii) any violation or claim of a violation by Tenant of any Environmental Laws with regard to the Leased Premises;

(iv) the imposition of any lien for damages caused by, or the recovery of any costs incurred for the cleanup of, any release or threatened release of Hazardous Material on, in, under or affecting all or any portion of the Leased Premises or generated at the Leased Premises which release occurred during the Lease Term and/or Tenant's possession of the Leased Premises; or

(v) any Environmental Actions;

and

(b) any costs and expenses (including attorneys fees and expenses) incurred by Landlord in enforcing this Indemnity against any Tenant.

Tenant shall indemnify, defend (at trial and appellate levels and with counsel, experts and consultants acceptable to Landlord and at Tenant's sole cost) and hold each of Landlord's Group free and harmless from and against Landlord's Environmental Liability (collectively, "**Tenant's Indemnification Obligations**").

15.4. <u>Survival.</u>

The obligation of Tenant under this Indemnity shall survive the termination of this Lease and shall be independent of the obligations of Tenant to Landlord in connection with the Lease. This Indemnity shall not apply to any Landlord Environmental Liability incurred after the termination of the Lease by Landlord that Tenant establishes is the result of a release of Hazardous Materials caused solely and directly by Landlord's or any subsequent owner or tenant's affirmative action and/or gross negligence as owner and operator of the Property; provided, however, that this Indemnity shall otherwise remain in full force and effect. For purposes of this section, a release of Hazardous Materials shall be presumed not to be caused by

Landlord or any subsequent owner or tenant's affirmative action and/or gross negligence as owner and operator of the Property if (a) Tenant caused or contributed in any way to the release, or (b) any similar release of like Hazardous Materials occurred while Tenant was in possession of the Leased Premises.

ARTICLE 16.

Notices

16.1. General Notice Provisions.

(a) All notices, requests, demands and other communications required or desired to be given hereunder shall be in writing signed by Landlord or Tenant, or their respective authorized agents or attorneys, as the case may be, and shall be properly given if (1) served in person, (2) mailed by United States registered or certified mail, full postage prepaid, return receipt requested or (3) sent by special courier service (e.g., Federal Express), addressed as follows:

If to Landlord:	If mailed:	Loyola University of Chicago 820 North Michigan Avenue Chicago, Illinois 60611 Attn: President
	If delivered:	Loyola University of Chicago 25 East Pearson Street, Room 722 Chicago, Illinois 60611 Attn: President
with a copy to:		Loyola University of Chicago Office of the General Counsel 820 North Michigan Avenue, Suite 715 Chicago, Illinois 60611 Attn: Vice President and General Counsel
If to Tenant:		The Clare at Water Tower 1055 West 175th Street Homewood, Illinois 60430 Attn: Stephen J. Bardoczi
with a copy to:		Sosin Lawler & Arnold, Ltd. 11800 South 75th Avenue Suite 300 Palos Heights, Illinois 60463 Attn: Timothy G. Lawler

or to such other address in the United States of America as may from time to time be designated by the party to be addressed by notice to the other in the manner hereinabove provided.

(b) Any notice, request, demand or other communication served as provided in Section 16.1(a) shall be deemed to have been given and received on the date of actual receipt of such notice, request, demand or other communication by the person to whom such notice is required to be delivered under Section 16.1(a).

(c) The delivery to or receipt by parties, other than and in addition to Landlord or Tenant, of copies of any notice, request, demand or other communication hereunder is merely an accommodation and is not necessary or required to make effective the actual giving or receipt by Landlord or Tenant of any notice, request, demand or other communication.

ARTICLE 17.

Reciprocal Agreement

17.1. Reciprocal Agreement.

(a) It is understood that Landlord and Tenant will from time to time during the Lease Term agree to additional terms and conditions concerning the effective administration of Tenant's Improvements and the Building, the operation of the Building, and other reciprocal agreements, the initial set of which is attached hereto as Exhibit H (herein called the "Reciprocal Agreement Exhibit"). The initial Reciprocal Agreement Exhibit shall also include a list of topics to be further addressed and agreed to once construction of the Building is completed. The parties agree to meet to in good faith discuss and update the initial Reciprocal Agreement Exhibit on or before Project Completion, and to amend the Reciprocal Agreement Exhibit to reflect such updated terms as soon thereafter as is reasonably practicable. Thereafter, the parties shall meet to reevaluate in good faith whether further updates to the Reciprocal Agreement Exhibit are needed at three year intervals following the Lease Commencement Date or such other earlier or more frequent date as may be agreed to by the parties.

(b) As set forth in that certain First Amendment to Lease Option Agreement dated as of July 21, 2003 (the "**Option Amendment**"), Landlord has by letter dated February 28, 2003 granted its consent to Tenant's application dated February 28, 2003 to amend the zoning of the Land and the Leased Premises from the current B7-6 zoning classification to a Business-Residential Plan Development (the "**Application**"). The planned development ordinance implementing the Application, (the "**Planned Development**") shall not be finally adopted by the City of Chicago, without Loyola's prior written consent, which consent shall be requested by Tenant in writing not less than ten (10) days prior to the referral of the Planned Development to the City of Chicago Committee on Zoning. Landlord's consent to the Application and the Planned Development, as provided above, is further subject to and conditioned upon the Reciprocal Agreement Exhibit including terms and conditions setting forth that: (1) the Planned Development shall be owned and controlled by Landlord; (2) Landlord may amend or modify the Planned Development with respect to the Land or Retained Parcel, in its sole and absolute discretion; provided, however, that any such amendment or modification shall not eliminate uses

under the Planned Development that are permitted for the Leased Premises, without the prior written consent of the Tenant; (3) Tenant's use of the Leased Premises shall be only for the uses expressly permitted by Article 5 of the Lease; (4) Tenant may not amend or modify the Application or the Planned Development with respect to the Land or the Retained Parcel; and (5) Tenant may amend or modify the Application or Planned Development with respect to the Leased Premises, but only with Landlord's prior written consent, which may be withheld in Loyola's discretion, if the modification or amendment does not comply with the approved Conceptual Plans, Preliminary Plans, or Final Plans (as defined in the Lease Option Agreement) as applicable, or does not comply with Article 5 of the Lease.

ARTICLE 18.

Miscellaneous

18.1. Covenants Running With Land.

Subject to the limitations contained in Section 8.3, all terms, provisions, conditions, covenants, agreements, obligations and undertakings contained in this Lease shall extend and inure to and be binding upon Landlord's successors and assigns and Tenant's successors and assigns, as if such successors and assigns were in each case specifically named, and shall be construed as covenants running with the land. Wherever reference is made in this Lease to either party, it shall be held to include and apply to such successors and assigns.

18.2. Amendments.

In no event shall this Lease or any of the covenants, terms, provisions or conditions of this Lease to be paid, observed and performed by either party be deemed in any manner to be amended, altered, waived, modified, abandoned or changed in any manner whatsoever, except by and unless set forth and provided for in a written instrument executed by Landlord and Tenant.

18.3. Transfer Taxes.

Tenant shall pay all costs incurred for State of Illinois, Cook County and City of Chicago transfer taxes.

18.4. Demolition and Shoring.

Upon the Lease Commencement Date, Tenant assumes full responsibility under the Lease for the "Demolition Site" (as defined in the Option Agreement) and any excavation or other building operation that has been or shall be made upon the Land, Leased Premises or any adjoining property, and Tenant shall be solely responsible for the Demolition Site, including securing the Demolition Site, and for all fencing, shoring and other action reasonably required for the protection of the excavation and the Demolition Site, including any actions required by any governmental authorities with jurisdiction over the Demolition Site. Tenant agrees to comply strictly with the provisions of the Adjacent Landowner Excavation Protection Act of the State of Illinois (765 ILCS 140/1 et seq.) and to assume all agreements, obligations and undertakings of

both the owner and the occupant of the Leased Premises with respect to shoring, underpinning and lateral and subjacent support as may be provided or required by law or by any agreement as to which Tenant has notice at the time of execution of this Lease, and to do all things necessary to preserve and protect the Leased Premises and to permit any such adjoining owner to enter upon the Leased Premises for the same purpose to the extent provided or required by law or by any agreement as to which Tenant has notice at the time of execution of this Lease.

18.5. **Quiet Possession.**

Landlord represents and warrants that it has full right and power to execute and perform this Lease and to convey the Leased Premises demised hereby. Landlord agrees that during the Lease Term and so long as Tenant performs Tenant's agreements, obligations and undertakings hereunder, Tenant shall and may peaceably and quietly have, hold and enjoy the Leased Premises demised hereby without molestation or disturbance, and free of any encumbrance created or suffered, by Landlord or any Person (other than Tenant or any other Tenant) claiming by, through or under Landlord (and not claiming by, through or under Tenant or any other Tenant), except those matters expressly described herein to which this Lease is made subject and subordinate.

18.6. **Relationship of the Parties.**

Nothing contained in this Lease shall create a partnership or joint venture as between Landlord and Tenant, or render Landlord in any way responsible for the debts or losses of Tenant, it being the express intention that the relation of the parties hereto shall at all times be that of Landlord and Tenant.

18.7. **Recording of Lease.**

It is the intention of Landlord and Tenant that this Lease or a memoranda thereof is to be recorded in the real estate records of Cook County, Illinois.

18.8. **Condition of Leased Premises.**

(a) Tenant hereby represents and warrants to and covenants with Landlord, as of the date hereof, that Tenant's Group has been given full opportunity to inspect and investigate the condition of the Land in all respects, and that Tenant or Tenant's Group have caused the Land to be inspected and investigated to the extent and in the manner that Tenant considers appropriate, and Tenant, in reliance thereon, knows and accepts, to Tenant's satisfaction, the condition of the Land and the Leased Premises, and is leasing the Leased Premises in its "as is" condition, as of said date without representation, warranty, covenant or inducement of any kind, express or implied, by Landlord's Group, or any of them, except as expressly provided in this Lease.

(b) To the fullest extent permitted by law, for itself and for and on behalf of all persons owning or having an estate, interest or claim in the Land from and after the Lease Commencement Date, Tenant hereby agrees that Landlord's Group, and each of them, shall not be liable to Tenant or Tenant's Group for, and hereby waives as to Landlord's Group, and each of

them, and releases Landlord's Group, and each of them, of and from, all claims, demands, actions, responsibilities and liabilities on account of the matters set forth in Section 18.8(a) and under any and all federal, state and local statutes, laws, ordinances, regulations, orders and decrees relating to the protection of human health, ecology and the environment, including without limitation, any right to rescission of this Lease, any liability for remediation, response or clean up costs, and any claim or liability for contribution or indemnity on account of such matters or under such statutes, laws, ordinances, regulations, orders and decrees.

18.9. General.

(a) Timeliness. Time is of the essence of each and every covenant, condition and obligation of this Lease. Except as herein expressly permitted, neither party hereto shall have the right to extend the date of expiration of any period of time or the date for the performance of any act or the satisfaction of any condition. Failure by a party hereto to perform timely its covenants, agreements and obligations hereunder shall, unless waived in writing by the other party hereto, be a material default under this Lease.

(b) Captions. The Article and Section headings of this Lease and the captions of the Exhibits attached hereto are for convenience only and are not intended, and shall not be construed, to alter, limit or enlarge in any way the scope or meaning of the language contained in this Lease and the Exhibits attached hereto.

(c) Cooperation. If any act hereunder by one party requires reasonably the execution of any documents or papers by the other party, then the other party shall cooperate to that end and execute all such documents and papers, subject to and in accordance with this Lease.

(d) Entire Agreement. Except as otherwise provided herein, this Lease, including, without limitation, all the Exhibits attached hereto, contain the whole agreement between Landlord and Tenant, and there are no other terms, promises, obligations, covenants, warranties, representations, statements or conditions, express or implied, of any kind, and any and all prior negotiations and agreements are hereby superseded by and merged into this Lease.

(e) Severability. If any provision of this Lease is declared to be void, invalid or unenforceable under any applicable statute or rule of law, the remainder of this Lease will continue in effect. To the extent feasible, the invalid provision shall be construed and deemed modified to the least degree necessary to remedy the invalidity and to achieve the intent of the parties. If such construction is not feasible, such provision shall be deemed severed, null and void.

(f) Counterparts. This Lease may be executed in two or more counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute and be taken as one and the same instrument.

(g) Governing Law. This Lease shall be governed by and construed and enforced in accordance with the laws of the State of Illinois applicable to contracts made and performed in said State.

(h) Exhibits. All Exhibits attached hereto, including all of the covenants, agreements and conditions contained therein, are by this reference incorporated into and made a part of this Lease. Any reference to this Lease herein or in any other documents shall, unless the context otherwise requires, or there is any express statement to the contrary, be deemed and construed to encompass this Lease and all the Exhibits attached hereto.

(i) Successors and Assigns. This Lease and all the provisions hereof shall extend to and be binding upon Tenant, its legal representatives, successors and assigns, but the privileges, rights and benefits herein accruing to Tenant shall extend and inure only to such successors and assigns of Tenant permitted by, or to whom Landlord consents as provided in, Section 8.3 and to Tenant's successors and assigns by operation of law. This Lease and all the provisions hereof and rights and benefits herein accruing to Landlord shall extend and inure to and be binding upon Landlord, its legal representatives, successors and assigns.

(j) Business Days. If any date specified herein is a day other than a business day or if the expiration of any time period specified herein occurs on a day other than a business day, then the time for performance or compliance or for the satisfaction of any condition to which such specified date or specified time period relates shall be extended to the next business day immediately following.

(k) No Third Party Beneficiaries. Landlord and Tenant have entered into this Lease solely and exclusively for their own benefit, and the benefit of any successors and permitted assigns, and not for the benefit of any other persons. Notwithstanding any other provision in the Agreement to the contrary, there are no persons who are intended by the parties to be able to rely upon, enforce, benefit from or be third party beneficiaries under this Agreement, or any part of this Agreement, including any promises, obligations or representations herein, and nothing herein shall be construed to create any obligation by either Landlord or Tenant to any non-party to this Lease, or confer upon or create any benefits, rights, remedies, claims or causes or action in any other persons.

(l) Lewis Towers. Except as provided in the Lease, no other rights to any view or to light or air over any property, whether belonging to Landlord or any other person, are granted to Tenant by this Lease. Notwithstanding the foregoing, Landlord agrees as follows:

(i) From the Lease Commencement Date until October 1, 2013, Landlord will not replace the building located at 820 N. Michigan Avenue, Chicago, Illinois ("Lewis Towers") with a building that exceeds the current Two Hundred Forty Three (243) foot height of Lewis Towers. Notwithstanding any other provision of this Lease, Tenant agrees that its sole and exclusive remedy in the event of Landlord's default under this Section 18.9(l)(i) shall be injunctive relief to enjoin Landlord from further engaging in any conduct that would constitute a default under this Section 18.9(l)(i). Tenant hereby waives any and all other rights to any and all other remedies at law or in equity in the event of any such default by Landlord. Furthermore, Tenant agrees that this limitation of remedies shall be strictly construed, and any failure of Tenant to promptly and effectively enforce its rights under this Section 18.9(l)(i) shall be deemed to be a further waiver by Tenant of its right to injunctive relief under this Section.

(ii). From October 1, 2013 until October 1, 2033, Landlord may replace Lewis Towers with a building that exceeds the height of Two Hundred Forty Three (243) feet, subject to a reduction of Base Rental. Base Rental shall be adjusted annually as provided in Section 2.1(a), and then shall be subject to a reduction, in the following manner. If the height of any replacement building on the site of Lewis Towers is Two Hundred Forty Three (243) feet or less, Base Rental shall not be reduced. Should a building with a height greater than Two Hundred Forty Three (243) feet be constructed on the site of Lewis Towers, then, for each Lease Year thereafter that the height restriction is exceeded, until October 1, 2033, following calculation of the annual CPI adjustment to Base Rent under Section 2.1(a), Base Rental shall also be decreased by one percent (1%) for each twelve (12) feet (or portion thereof) that the replacement structure exceeds Two Hundred Forty Three (243) feet, from time to time as of the date when the Landlord calculates the annual CPI increases for Base Rental under Section 2.1(a)(2), up to a maximum reduction of thirty percent (30%). For example, if a 285 foot structure is constructed on the site of Lewis Towers (an increase of 45 feet over the base footage), then Base Rental shall be reduced to 96% of what it otherwise would have been as calculated in accordance with Section 2.1(a) of the Lease. Notwithstanding any other provision of this Lease, should a building with a height greater than Two Hundred Forty Three (243) feet be constructed on the site of Lewis Towers during the period specified in this Section 18.9(l)(ii), Tenant agrees that its sole and exclusive remedy and relief shall be the foregoing rent reduction under this Section 18.9(l)(ii). Tenant hereby waives any and all other rights to any and all other remedies at law or in equity in such event. Furthermore, Tenant agrees that this limitation of remedies shall be strictly construed, and any failure of Tenant to promptly and effectively enforce its rights under this Section 18.9(l)(ii) shall be deemed to be a further waiver by Tenant of its right to relief under this Section.

(iii) The Lewis Towers height restriction and any corresponding rent reduction shall expire on October 1, 2033. After October 1, 2033, a building or structure of any size may occupy the Lewis Towers site without regard to any height restriction and without any reduction in Base Rental.

The restrictions of this Section shall apply to any successor to Landlord's interest if Landlord sells, conveys or otherwise transfers its ownership interest in Lewis Towers. Any such transfer by Landlord of its interest in Lewis Towers shall be subject to the right of first offer set forth in Section 8.6 of the Lease. The foregoing shall not be construed to prevent Landlord from adding such permanent or temporary scaffolding, repairs, reinforcements, heating or cooling equipment or towers, antennas, transmission towers, receivers, or other ancillary equipment, devices or structures, as it deems necessary or appropriate, in its sole discretion, to its maintenance, use and operation of Lewis Towers. In no event shall any notice of the foregoing rights granted under this Section 18.9(l) be recorded. In the event of a violation of the foregoing provision the rights granted Tenant hereunder shall be null and void and of no further force and effect.

(m) Non-compete. Landlord covenants that until January 1, 2013, it will not, alone or in conjunction with any other corporation, firm, partnership, person, venture or other entity, directly or indirectly, construct, own, sponsor, manage, or otherwise operate a continuing care retirement community that is located on and within the Landlord's Water Tower Campus, except

for the Leased Premises, that is restricted to persons aged 55 years and older ("Senior Housing"), and that is competitive with Tenant's CCRC. The properties that currently comprise the Water Tower Campus are listed in Exhibit F. Notwithstanding any other provision of this Lease, Tenant agrees that its sole and exclusive remedy in the event of Landlord's default under this Section 18.9(m), shall be injunctive relief to enjoin Landlord from further engaging in any conduct that would constitute a default under this Section 18.9(m). Tenant hereby waives any and all other rights to any and all other remedies at law or in equity in the event of any such default by Landlord. Furthermore, Tenant agrees that this limitation of remedies shall be strictly construed, and any failure of Tenant to promptly and effectively enforce its rights under this Section 18.9(m) shall be deemed to be a further waiver by Tenant of its right to injunctive relief under this Section 18.9(m).

18.10. **Limitation on Liability.**

It is expressly understood and agreed by Tenant that none of Landlord's representations, warranties, covenants, undertakings, indemnities, or agreements made herein are made or intended as personal covenants, undertakings, indemnities or agreements of Landlord, but are solely for the purpose of binding the Land hereby demised, and any liability or damage for breach or nonperformance by Landlord shall be collectible only out of the Land and no personal liability is assumed by nor at any time may be asserted or enforced against Landlord or any of its trustees, officers, employees or agents or any of its or their heirs, legal representatives, successors or assigns, all such personal liability, if any, being expressly waived and released by Tenant.

[Signature page follows]

IN WITNESS WHEREOF, this Lease Agreement is executed as of the date first written above by the duly authorized officers or representatives of the parties hereto.

LANDLORD:

LOYOLA UNIVERSITY OF CHICAGO,
an Illinois not-for-profit corporation

ATTEST:

By: _____
Ellen Kane Munro
Its: Secretary

By: _____
Michael J. Garanzini, S.J.
President

TENANT:

THE CLARE AT WATER TOWER,
an Illinois not-for-profit corporation

ATTEST:

By: _____
Chester A. Labus
Its: Treasurer

By: _____
Leonard A. Wychocki
President

Attachment 2

EXHIBIT A

To Lease Agreement

Legal Description of the Land

PARCEL 1:

LOT 2 AND THAT PART OF LOT 3 LYING NORTH OF A LINE 107 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 6 AND 7, ALL IN THE SUBDIVISION (BY THE BENEDICTINE ORDER OF CHICAGO) OF BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF SAID LOT 3 BOUNDED BY A LINE BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 3 AND SAID LINE 107 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF LOTS 6 AND 7; RUNNING THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 13.42 FEET, MORE OR LESS, TO A POINT 100 FEET SOUTHERLY MEASURED ALONG SAID EASTERLY LINE OF SAID LOT 3 FROM THE SOUTH LINE OF PEARSON STREET; THENCE WEST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF PEARSON STREET, A DISTANCE OF 12.17 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE PARALLEL WITH AND 12 FEET WESTERLY (MEASURED AT RIGHT ANGLES) FROM SAID EASTERLY LINE OF SAID LOT 3; THENCE SOUTHWARDLY ALONG THE LAST MENTIONED PARALLEL LINE, A DISTANCE OF 13.42 FEET, MORE OR LESS, TO ITS INTERSECTION WITH SAID LINE 107 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOTS 6 AND 7; THENCE EAST ALONG SAID LAST MENTIONED PARALLEL LINE, A DISTANCE OF 12.17 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 3 BOUNDED BY A LINE BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 3 AND A LINE 107 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 6 AND 7; RUNNING THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 13.42 FEET, MORE OR LESS, TO A POINT 100 FEET SOUTHERLY, MEASURED ALONG SAID EASTERLY LINE OF SAID LOT 3, FROM THE SOUTH LINE OF PEARSON STREET; THENCE WEST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF PEARSON STREET, A DISTANCE OF 12.17 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE PARALLEL WITH AND 12 FEET WESTERLY (MEASURED AT RIGHT ANGLES) FROM SAID EASTERLY LINE OF SAID LOT 3; THENCE SOUTHWARDLY ALONG THE LAST MENTIONED PARALLEL LINE, A DISTANCE OF 13.42 FEET, MORE OR LESS, TO ITS INTERSECTION WITH SAID LINE

107 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOTS 6 AND 7; THENCE EAST ALONG SAID LAST MENTIONED PARALLEL LINE, A DISTANCE OF 12.17 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, ALL IN THE SUBDIVISION (BY THE BENEDICTINE ORDER OF CHICAGO) OF BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

COMMONWEALTH EDISON COMPANY'S BLOCK "L" AS SHOWN UPON THE PLAT OF THE SUBDIVISION OF A PART OF BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON MAY 25, 1923, IN BOOK 179 OF PLATS, PAGE 10, AS DOCUMENT N0. 7950220;

ALSO

ALL THAT PART (BEING THAT PART CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. 8096763) OF LOT 1 IN THE SUBDIVISION (BY THE BENEDICTINE ORDER OF CHICAGO) OF BLOCK 22 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF THE THEN PRESENT BUILDING ERECTED UPON A PORTION OF SAID LOT 1 AND SAID SOUTH LINE EXTENDED EASTERLY AND WESTERLY ACROSS SAID LOT 1, BEING THE SOUTH 1 FOOT, MORE OR LESS, OF SAID LOT 1, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 1 (EXCEPT THAT PART CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT N0. 8096763 DESCRIBED AS FOLLOWS: ALL THAT PART OF LOT 1, AFORESAID, LYING SOUTH OF THE SOUTH LINE OF THE THEN PRESENT BUILDING ERECTED UPON A PORTION OF SAID LOT 1 AND SAID SOUTH LINE EXTENDED EASTERLY AND WESTERLY ACROSS SAID LOT 1, BEING THE SOUTH 1 FOOT, MORE OR LESS, OF SAID LOT 1) IN THE SUBDIVISION (BY THE BENEDICTINE ORDER OF CHICAGO) OF BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

To Lease Agreement

Legal Description of the Leased Premises

[To come]

Attachment 2

EXHIBIT C

To Lease Agreement

Legal Description of the Retained Parcel

[To come]

Attachment 2

EXHIBIT D

To Lease Agreement

Permitted Exceptions

1. General real estate taxes and special assessments and taxes for the year in which Tenant becomes obligated for the payment of all or any portion thereof and for all subsequent years.

2. Matters not materially adversely affecting the uses of the Land as reasonably contemplated by Tenant in accordance with the terms of the Lease.

3. If extended coverage over the five general exceptions is requested, we should be furnished the following:

   A. A current ALTA/ACSM or Illinois Land Title Survey certified to Ticor Title Insurance Company;

   B. A properly executed ALTA Statement;

   C. For unimproved land, utility letters from the municipality or county. Utility letters from the municipality or county (if unincorporated), local gas, electric and telephone companies and if applicable, the local cable television company and Western Union.

   Matters disclosed by the above documentation will be shown specifically.

   Note: There will be an additional charge for this coverage.

4. Note for information: The coverage afforded by this commitment and any policy issued pursuant hereto shall not commence prior to the date on which all charges properly billed by the company have been fully paid.

5. Taxes for the year(s) 2002 and thereafter, not yet due and payable.

   Permanent index number(s):

   17-03-230-001 (Parcel 1)
   17-03-230-009 (Parcel 2)
   17-03-230-004 (Parcel 4 and that part of Parcel 3 in Lot 1)
   17-03-230-003 (Parcel 3, except that part in Lot 1)

   Note: 2001 taxes not billed.

Taxes for the year 2001 and prior years are marked "Exempt" on the Collector's warrants. Unless satisfactory evidence is submitted to substantiate said exemption our policy, if and when issued, will be subject to said taxes.

6. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

7. Lien in favor of the City of Chicago to which the land will become subject in the event that a deed of conveyance thereof is recorded or an assignment of the beneficial interest therein or other document of transfer is given to a transferee without having affixed thereto the revenue stamps required by Ch. 3-33 of the Municipal Code, effective March 1, 1993, and recorded as Document No. 93062509.

8. The recording of any deed or other instrument of conveyance of the land, or assignment of the beneficial interest under a land trust, the transfer of real estate by sale of partnership interests, sale of stock in a corporation or similar methods, or transfer of a leasehold interest under a lease which provides for a term of 30 or more years, considering any options to renew or extend whether or not any portion of the term has expired, may be subject to real estate transfer taxes levied by the City of Chicago and is subject to:

   1. Prior approval by the Water Commissioner.

   2. Either Certification of Exemption from the City Building Registration Ordinance or attachment of either a certification of registration or a receipt from the Department of Buildings showing that the building has been registered by the purchaser. In the absence of such approval, the Recorder of Deeds is required by state law to refuse to record or register instruments of conveyance that are not in compliance with such tax requirements.

9. We should be furnished a certified copy of the Directors' Resolutions authorizing the conveyance or mortgage to be insured. Said Resolutions should evidence the authority of the persons executing the conveyance or mortgage. If they do not, a certified copy of the corporate By-Laws also should be furnished.

   If said conveyance or mortgage comprises all or substantially all the Corporation's assets, we also should be furnished a certified copy of the Shareholder/Member Resolutions which authorize said conveyance or mortgage. This commitment is subject to such further exceptions, if any, as may be deemed necessary after our review of these materials.

   Note: Applies to both Seller/Landlord and Purchaser/Tenant.

10. Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law and not shown by the public records.

11. If work has been performed on the land within the last six months which may subject the land to liens under the mechanics lien laws, the company should be furnished satisfactory evidence that those who have performed such work have been fully paid and have waived their rights to a lien and this commitment is subject to such further exceptions as may be deemed necessary. If evidence is not provided or is unsatisfactory, this commitment/policy will be subject to the following exception: "any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law, and not shown on the public records."

12. We should be furnished a statement that there is no property manager employed to manage the land, or, in the alternative, a Final Lien Waiver from any such property manager.

13. Plat of survey no. n-124588 by National Survey Service, Inc. dated July 17, 2002 discloses three "Commonwealth Edison electrical vaults" located in the sidewalk east of parcels 3 and 4, which vaults may be for the use and benefit of the subject land. this commitment/policy is not to be construed as insuring any rights therein.

14. Encroachments as shown on plat of survey no. n-124588 by National Survey Service, Inc. dated July 17, 2002:

a. of the 4-story building ("Marquette Center") located on parcels 3 and 4, and of attached flower boxes and gas valve, over the east line into the north Rush Street public way.

b. of said building, and of attached flower boxes, over the north line into the east Pearson Street public way.

c. of the westernmost southwest corner of said building over the south line onto the premises adjoining on the south.

15. An executed copy of the lease creating the title to the leasehold estate described in Schedule A should be furnished (to be retained by the company), and this commitment is subject to such further exceptions, if any, as may then be deemed necessary.

16. The lease creating the leasehold estate described in Schedule A hereof, or a proper memorandum thereof (including present tense operative language of demise), should be recorded, and this commitment is subject to such further exceptions, if any, as may then be deemed necessary.

17. Rights of the owner, from time to time, of the land to the improvements at the end of the term of the lease described in Schedule A.

18. Terms and conditions of the Lease described in Schedule A. (not yet created)

19. Caisson bell easements (not yet created)

Attachment 2

EXHIBIT E

To Lease Agreement

Insurance Requirements during Construction

Tenant's architect, engineers, designers, construction managers, contractor and all subcontractors shall purchase and maintain such insurance, for not less than the limits of liability set forth below, as will protect it and Landlord from claims which may arise out of or result from the construction manager's, contractor's and such subcontractor's operations under the construction contract, whether such operations be by the construction manager, contractor or by any subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

1. Worker's Compensation, Including Occupational Disease, and Employer's Liability Insurance. Procure and maintain Worker's Compensation Insurance and Occupational Disease Disability Insurance in strict accordance with requirements of applicable State of Illinois Worker's Compensation Insurance laws for all employees to be engaged in work under the construction contract. Provide Employer's Liability Insurance in an amount of not less than One Million Dollars ($1,000,000).

2. Public Liability and Property Damage Insurance. Full Comprehensive General Liability and Property Damage Insurance coverage, providing protection from claims for damages for personal and bodily injury, including, but not limited to, sickness, disease, or death, and from claims for damages to property (broad form), which may arise directly or indirectly out of, or in connection with, performance of work under the construction contract, including completed operations, by the contractor, or by any of its subcontractors or by anyone directly or indirectly employed by either of them, or under control of either of them; minimum amount of such insurance as follows:

(a) Public Liability Insurance not less than Two Million Dollars ($2,000,000) for damages arising out of personal injury and bodily injury, including, but not limited to, sickness, disease, or death of one person and subject to same limit for each person and not less than Two Million Dollars ($2,000,000) in any one occurrence; provided however that Construction Managers, contractors and subcontractors may provide One Million Dollars ($1,000,000) for damages arising out of personal injury and bodily injury, including, but not limited to, sickness, disease, or death of one person and subject to same limit per occurrence with an annual aggregate limit of not less than Three Million Dollars ($3,000,000), and umbrella liability coverage as provided below.

(b) Property Damage Insurance (broad form) in an amount not less than Two Million Dollars ($2,000,000) for damages arising out of injury to or destruction of property of others in any one occurrence with an aggregate limit in same amount.

3. Automobile Liability and Property Damage Insurance: Comprehensive Automobile Liability and Property Damage Insurance coverage on all vehicles used in connection with contract, whether owned, non-owned, or hired. Liability limits not less than Two Million Dollars ($2,000,000) combined single limit.

4. Owner's Protective Liability Policy: Provide Landlord with Owner's Protective Liability Policy with Landlord and Tenant as named insured, policy to protect said parties from claims which may arise from completed operations and product liability under Contract. Provide coverage with same company which provides Contractor's Liability Insurance coverage, in same minimum amounts.

5. Contractual Liability Coverage. Include "Broad Form Contractual Liability Coverage" endorsement with each and every policy for liability insurance carried by each insured.

6. Umbrella Liability. Construction Managers, Contractors and subcontractors shall provide Umbrella liability insurance excess of primary insurance for general liability, property damage, Employer's Liability and Automobile Liability in amount of One Hundred Million Dollars ($100,000,000) per occurrence/One Hundred Million Dollars ($100,000,000) in the aggregate (Fifty Million Dollars ($50,000,000) per occurrence/Fifty Million Dollars ($50,000,000) in the aggregate for subcontractors) and following form on primary coverage as to additional insureds shall be carried by the contractor.

7. Errors and Omissions. Architect and engineers shall provide professional liability errors and omissions coverage in an amount not less than Five Million Dollars ($5,000,000). Construction Managers and Contractors shall provide professional liability errors and omissions and contractor's pollution liability insurance coverage in an amount not less than Five Million Dollars ($5,000,000) per occurrence and in the aggregate.

All coverages shall be provided upon an occurrence basis, unless claims-made coverages are expressly approved, in writing, by Landlord's Director of Insurance. The insured shall renew any policy which expires during the performance of the contract and shall notify Landlord by appropriate Certificate of Insurance of such renewal prior to the expiration date. With respect to claims-made coverages, the insured shall, for a period of not less than five years after Final Completion of the Work, either renew and maintain such coverages or provide an extended reporting endorsement (tail coverage).

Landlord shall be added as an additional insured to the policies specified herein (with the exception of Owner's Protective Liability coverage). The insured hereby waives the right of subrogation against the Landlord as to any claims under the Worker's Compensation and Employer's Liability policies.

Certificates of Insurance evidencing such coverages and naming Landlord as additional insured (with the exception of Owner's Protective Liability coverage), with insurance companies which are acceptable to the Landlord, shall be filed with the Landlord prior to commencement of

the Work. These Certificates shall contain a provision that coverages afforded under the policies will not be cancelled or modified until at least thirty (30) days prior written notice has been given to the Landlord.

Attachment 2

EXHIBIT F

To Lease Agreement

Properties that Comprise the Water Tower Campus as of October 1, 2005

820 N. Michigan Avenue
41 – 47 East Pearson Street
26 East Pearson Street
25 East Pearson Street
16 East Pearson Street
10 East Pearson Street
1 East Pearson Street
1 – 19 East Chestnut

Attachment 2

EXHIBIT G

To Lease Agreement

Lease Option Agreement dated January 3, 2003 by and between Landlord and Tenant, as amended (Conformed Copy through the Third Amendment)

[Attached for Informational Purposes Only]

LEASE OPTION AGREEMENT

BETWEEN

LOYOLA UNIVERSITY OF CHICAGO,
an Illinois not-for-profit corporation

AND

FRANCISCAN COMMUNITIES BONAVENTURE PLACE,
an Illinois not-for-profit corporation doing business as
Franciscan at Water Tower

DATED AS OF JANUARY 3, 2003

(Conformed Copy Through the Third Amendment)

Organizational Relationship
Identification, General Information, and Certification

The Clare is a not-for-profit corporation and has no owners. The Franciscan Sisters of Chicago Service Corporation is also a not-for-profit corporation. The Service Corporation is a corporate member of The Clare's board of directors. There are no related persons of either The Clare or the Service Corporation under the definition of related persons in Section 1130.140 of the rules of the Health Facilities and Services Review Board (the "Board").

The Service Corporation Legal Structure organizational chart is included in this attachment.

Attachment 3

Franciscan Sisters of Chicago Service Corporation
Legal Structure

Attachment 3

Flood Plain Requirements
Identification, General Information, and Certification

This criterion is not applicable to this application for a CON permit, because the Project involves no construction activities.*

Even so, a copy of the Special Flood Hazard Area Determination for The Clare's previous CON permit is included in this attachment.

* The skilled nursing facility at The Clare is already built and operating under an IDPH license. 32 skilled nursing beds already exist at The Clare, but these beds are restricted to residents of The Clare, a Continuing Care Retirement Community. The Clare proposes to remove the restriction from those beds so that all in the community who require skilled nursing care can be admitted into The Clare.

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Illinois State Water Survey

Main Office • 2204 Griffith Drive • Champaign, IL 61820-7495 • Tel (217) 333-2210 • Fax (217) 333-6540
Peoria Office • P.O. Box 697 • Peoria, IL 61652-0697 • Tel (309) 671-3196 • Fax (309) 671-3106

SWS

Special Flood Hazard Area Determination
pursuant to Governor's Executive Order 5 (2006)
(supersedes Governor's Executive Order 4 (1979))

Requester: Ira Rogal
Address: Shea, Paige & Rogal, Inc., 547 S. LaGrange Rd.
City, state, zip: LaGrange, IL 60525 Telephone: (708) 482-4820

Site description of determination:
Site address: The Clare at Water Tower: 808-826 N. Rush St. & 35-99 E. Pearson St.
City, state, zip: Chicago, IL
County: Cook Sec¼: SW 1/4 of SW 1/4 Section: 3 T. 39 N. R. 14 E. PM: 3rd
Subject area: Parcels 17-03-230-010 through 17-03-230-013, which are within the area bounded by N. Wabash Ave. on the west, N. Rush St. on the east, E. Pearson St. on the north, and E. Chicago Ave. on the south.

The property described above IS NOT **located in a Special Flood Hazard Area or a shaded Zone X floodzone.**
Floodway mapped: N/A Floodway on property: No
Sources used: FEMA Flood Insurance Rate Map (FIRM, attached); www.cookcountyassessor.com; DeLorme Street Atlas 2.0
Community name: City of Chicago, IL Community number: 170074
Panel/map number: 17031C0419 F Effective Date: November 6, 2000
Flood zone: X [unshaded] Base flood elevation: N/A ft NGVD 1929

N/A a. The community does not currently participate in the National Flood Insurance Program (NFIP). NFIP flood insurance is not available; certain State and Federal assistance may not be available.
N/A b. Panel not printed: no Special Flood Hazard Area on the panel (panel designated all Zone C or unshaded X).
N/A c. No map panels printed: no Special Flood Hazard Areas within the community (NSFHA).

The primary structure on the property:
N/A d. Is located in a Special Flood Hazard Area. Any activity on the property must meet State, Federal, and local floodplain development regulations. Federal law requires that a flood insurance policy be obtained as a condition of a federally-backed mortgage or loan that is secured by the building.
N/A e. Is located in shaded Zone X or B (500-yr floodplain). Conditions may apply for local permits or Federal funding.
X f. Is not located in a Special Flood Hazard Area or 500-year floodplain area shown on the effective FEMA map.
N/A g. A determination of the building's exact location cannot be made on the current FEMA flood hazard map.
N/A h. Exact structure location is not available or was not provided for this determination.

Note: This determination is based on the current Federal Emergency Management Agency (FEMA) flood hazard map for the community. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property or structure not in a Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FEMA map or by local drainage problems not mapped. This letter does not create liability on the part of the Illinois State Water Survey, or employee thereof for any damage that results from reliance on this determination. This letter does not exempt the project from local stormwater management regulations.

Questions concerning this determination may be directed to Bill Saylor (217/333-0447) at the Illinois State Water Survey. Questions concerning requirements of Governor's Executive Order 5 (2006), or State floodplain regulations, may be directed to John Lentz (847/608-3100 x2022) at the IDNR Office of Water Resources.

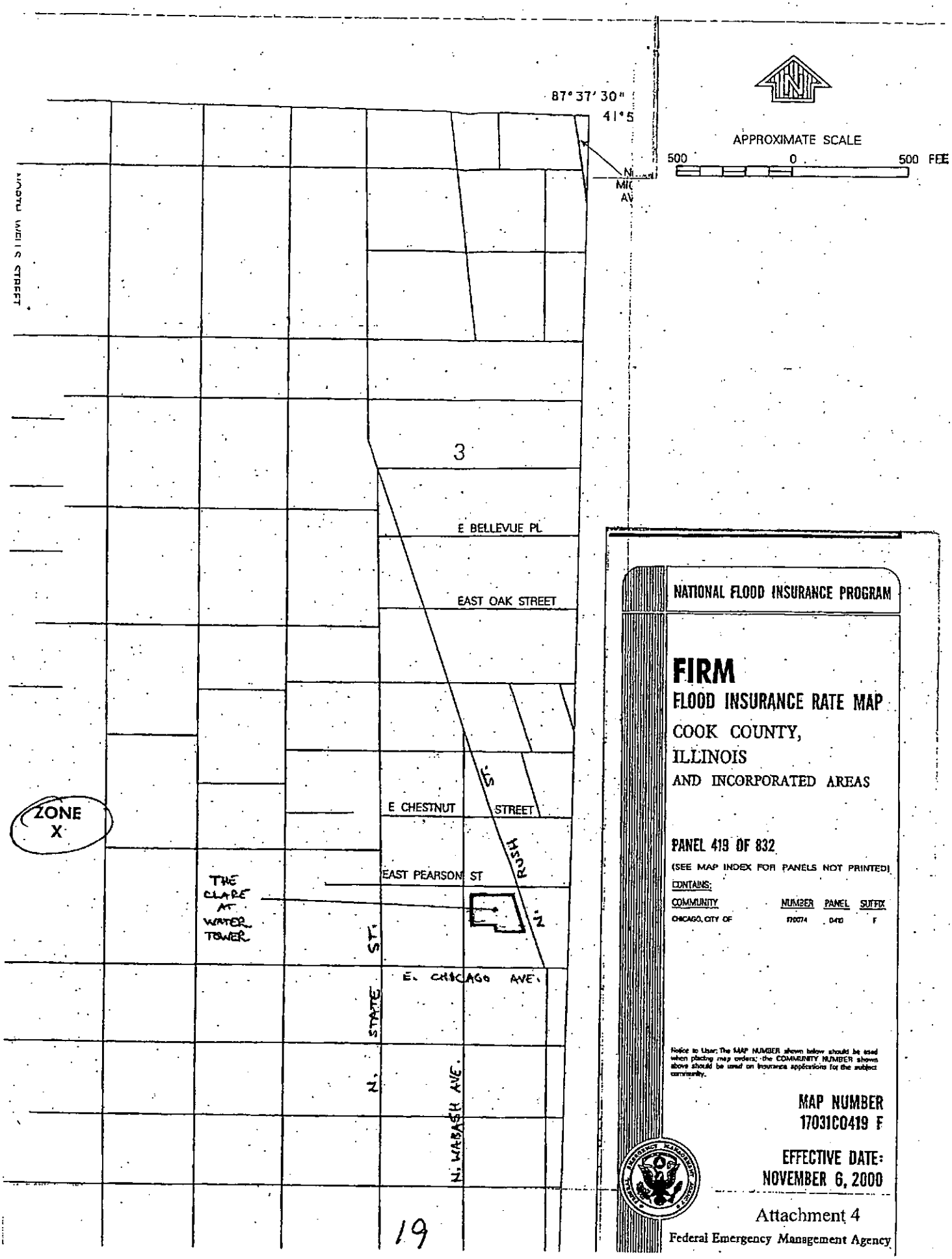
William Saylor, CFM IL-02-00107, Illinois State Water Survey Title: ISWS Surface Water & Floodplain Information Date: 6/17/2008

Printed on recycled paper

ATTACHMENT IDEN-4

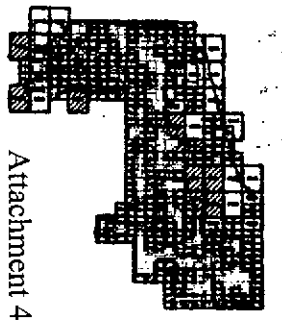
18

Attachment 4

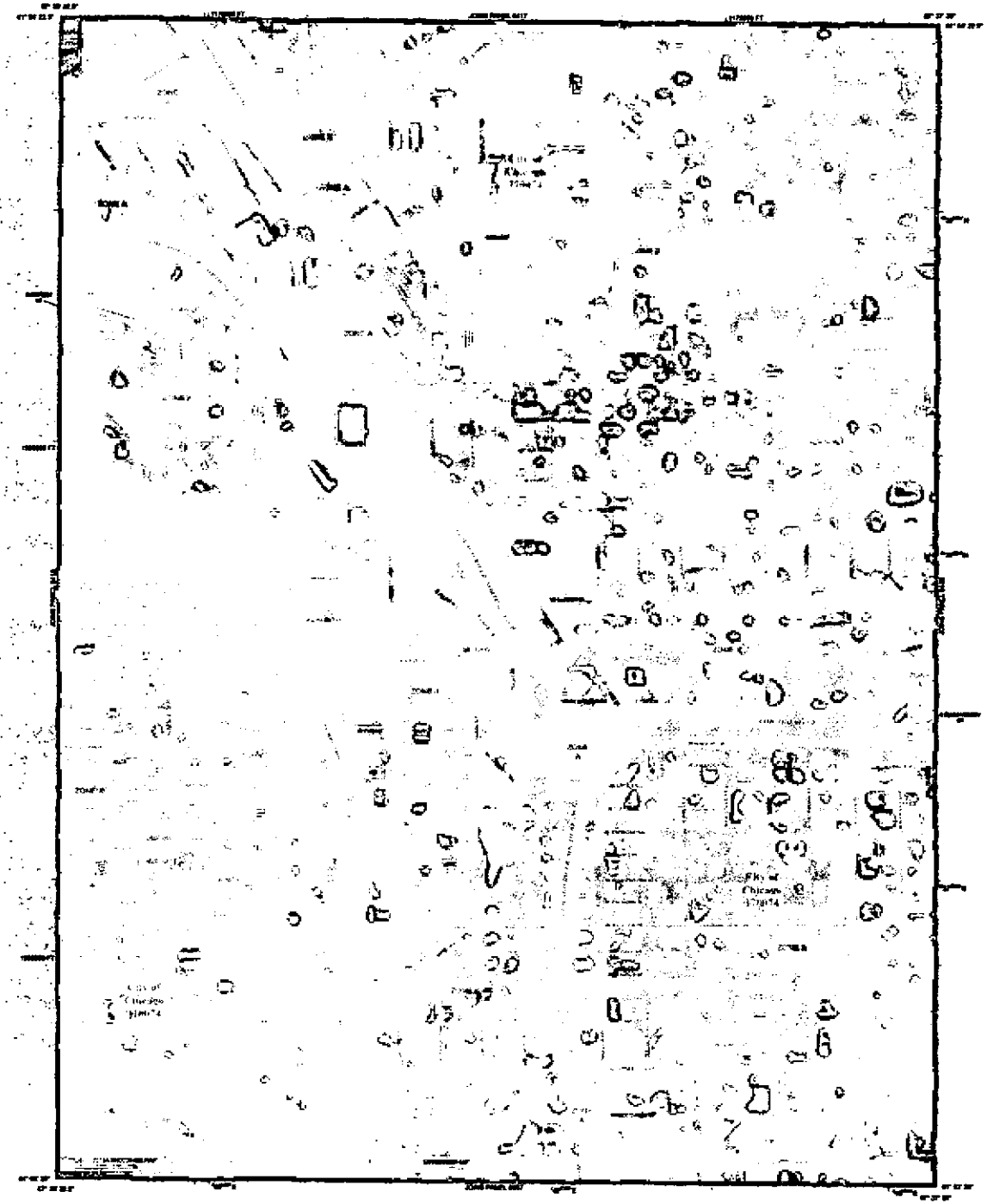

87° 37' 30"
41° 5
APPROXIMATE SCALE
500 0 500 FEE
NORTH WELLS STREET
3
E BELLEVUE PL
EAST OAK STREET
ZONE X
E CHESTNUT STREET
EAST PEARSON ST
THE CLARE AT WATER TOWER
N. RUSH ST.
N. STATE ST.
E. CHICAGO AVE.
N. WABASH AVE.
19
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
COOK COUNTY, ILLINOIS
AND INCORPORATED AREAS
PANEL 419 OF 832
(SEE MAP INDEX FOR PANELS NOT PRINTED)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
CHICAGO, CITY OF 170074 0419 F
Notice to User: The MAP NUMBER shown below should be used when placing map orders; the COMMUNITY NUMBER shown above should be used on insurance applications for the subject community.
MAP NUMBER
17031C0419 F
EFFECTIVE DATE:
NOVEMBER 6, 2000
Attachment 4
Federal Emergency Management Agency

NOTES TO USERS

PANEL INDEX



Panel Not Printed



LEGEND

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

OTHER AREAS

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPA)

MAP SCALE 1" = 500'

PANEL 0410J

FIRM

FLOOD INSURANCE RATE M

COOK COUNTY, ILLINOIS

AND INCORPORATED AREA

PANEL 410 OF 832

(SEE MAP INDEX FOR FIRM PANEL LAYO

NATIONAL FLOOD INSURANCE PROGRAM

MAP REVISED

17031C0410

MAP REVISED

AUGUST 19, 2

Federal Emergency Management Age

Attachment 4

STATE OF ILLINOIS

EXECUTIVE DEPARTMENT

SPRINGFIELD, ILLINOIS

2006-05

CONSTRUCTION ACTIVITIES IN SPECIAL FLOOD HAZARD AREAS

WHEREAS, the State of Illinois has programs for the construction of buildings, facilities, roads, and other development projects and annually acquires and disposes of lands in floodplains; and

WHEREAS, federal financial assistance for the acquisition or construction of insurable structures in all Special Flood Hazard Areas requires State participation in the National Flood Insurance Program; and

WHEREAS, the Federal Emergency Management Agency has promulgated and adopted regulations governing eligibility of State governments to participate in the National Flood Insurance Program (44 C.F.R. 59-79), as presently enacted or hereafter amended, which requires that State development activities comply with specified minimum floodplain regulation criteria; and

WHEREAS, the Presidential Interagency Floodplain Management Review Committee has published recommendations to strengthen Executive Orders and State floodplain management activities;

NOW THEREFORE, by virtue of the authority vested in me as Governor of the State of Illinois, it is hereby ordered as follows:

Attachment 4

2. All State Agencies engaged in any development within a Special Flood Hazard Area shall undertake such development in accordance with the following:

   A. All development shall comply with all requirements of the National Flood Insurance Program (44 C.F.R. 59-79) and with all requirements of 92 Illinois Administrative Code Part 700 or 92 Illinois Administrative Code Part 708, whichever is applicable.

   B. In addition to the requirements set forth in preceding Section A, the following additional requirements shall apply where applicable:

      1. All new Critical Facilities shall be located outside of the floodplain. Where this is not practicable, Critical Facilities shall be developed with the lowest floor elevation equal to or greater than the 500-year frequency flood elevation or structurally dry floodproofed to at least the 500-year frequency flood elevation.

      2. All new buildings shall be developed with the lowest floor elevation equal to or greater than the Flood Protection Elevation or structurally dry floodproofed to at least the Flood Protection Elevation.

      3. Modifications, additions, repairs or replacement of existing structures may be allowed so long as the new development does not increase the floor area of the existing structure by more than twenty (20) percent or increase the market value of the structure by fifty (50) percent, and does not obstruct flood flows. Floodproofing activities are permitted and encouraged, but must comply with the requirements noted above.

3. State Agencies which administer grants or loans for financing development within Special Flood Hazard Areas shall take all steps within their authority to ensure that such development meets the requirements of this Order.

4. State Agencies responsible for regulating or permitting development within Special Flood Hazard Areas shall take all steps within their authority to ensure that such development meets the requirements of this Order.

5. State Agencies engaged in planning programs or programs for the promotion of development shall inform participants in their programs of the existence and location of Special Flood Hazard Areas and of any State or local floodplain requirements in effect in such areas. Such State Agencies shall ensure that proposed development within Special Flood Hazard Areas would meet the requirements of this Order.

6. The Office of Water Resources shall provide available flood hazard information to assist State Agencies in carrying out the responsibilities established by this Order. State Agencies which obtain new flood elevation, floodway, or encroachment data developed in conjunction with development or other activities covered by this Order shall submit such data to the Office of Water Resources for their review. If such flood hazard information is used in determining design features or location of any State development, it must first be approved by the Office of Water Resources.

Attachment 4

I. For purpose of this Order:

A. "Critical Facility" means any facility which is critical to the health and welfare of the population and, if flooded, would create an added dimension to the disaster. Damage to these critical facilities can impact the delivery of vital services, can cause greater damage to other sectors of the community, or can put special populations at risk. The determination of Critical Facility will be made by each agency.

Examples of critical facilities where flood protection should be required include:
Emergency Services Facilities (such as fire and police stations)
Schools
Hospitals
Retirement homes and senior care facilities
Major roads and bridges
Critical utility sites (telephone switching stations or electrical transformers)
Hazardous material storage facilities (chemicals, petrochemicals, hazardous or toxic substances)

Examples of critical facilities where flood protection is recommended include:
Sewage treatment plants
Water treatment plants
Pumping stations

B. "Development" or "Developed" means the placement or erection of structures (including manufactured homes) or earthworks; land filling, excavation or other alteration of the ground surface; installation of public utilities; channel modification; storage of materials or any other activity undertaken to modify the existing physical features of a floodplain.

C. "Flood Protection Elevation" means one foot above the applicable base flood or 100-year frequency flood elevation.

D. "Office of Water Resources" means the Illinois Department of Natural Resources, Office of Water Resources.

E. "Special Flood Hazard Area" or "Floodplain" means an area subject to inundation by the base or 100-year frequency flood and shown as such on the most current Flood Insurance Rate Map published by the Federal Emergency Management Agency.

F. "State Agencies" means any department, commission, board or agency under the jurisdiction of the Governor; any board, commission, agency or authority which has a majority of its members appointed by the Governor; and the Governor's Office.

Attachment 4

7. State Agencies shall work with the Office of Water Resources to establish procedures of such Agencies for effectively carrying out this Order.

8. **Effective Date.** This Order supersedes and replaces Executive Order Number 4 (1979) and shall take effect on the first day of.

Rod R. Blagojevich, Governor

Issued by Governor: March 7, 2006
Filed with Secretary of State: March 7, 2006

Attachment 4

Historic Resources Preservation Act Requirements

The Project will not affect historic resources, i.e., the project does not involve the demolition of any structures, the construction of new buildings or the modernization of existing buildings.* Therefore, Illinois Historic Preservation Agency review of the proposed project for its impact on historic resources is not required.

Nevertheless, following is a copy of the Illinois Historic Preservation Agency letter for The Clare's earlier CON permit.

* The skilled nursing facility at The Clare is already built and operating under an IDPH license. 32 skilled nursing beds already exist at The Clare, but these beds are restricted to residents of The Clare, a Continuing Care Retirement Community. The Clare proposes to remove the restriction from those beds so that all in the community who require skilled nursing care can be admitted into The Clare.

Attachment 5

1503175-1

Illinois Historic
Preservation Agency

FAX (217) 782-8161

1 Old State Capitol Plaza • Springfield, Illinois 62701-1512 • www.illinois-history.gov

Cook County
Chicago
The Clare @ Water Tower, New Construction
820 N. Rush St., 41-47 E. Pearson St.
IHPA Log #004122303

July 8, 2008

Ira Rogal
Shea, Paige & Rogal, Inc.
547 S. LaGrange Road
LaGrange, IL 60525

Dear Mr. Rogal:

This letter is to inform you that we have reviewed the information provided concerning the referenced project.

review of the records indicates that no historic, architectural or archaeological sites exist within the project area.

Please retain this letter in your files as evidence of compliance with Section 4 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.). This clearance remains in effect for two years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440).

If you have any further questions, please contact Patrick Gleason, Cultural Resources Manager, 1 Old State Capitol Plaza, Springfield, IL 62701, 217/785-3977.

Sincerely,

Anne E. Haaker

Anne E. Haaker
Deputy State Historic
Preservation Officer

ATTACHMENT IDEN-5

20

Attachment 5

Description of Project
Criterion 1110.40 and 1120.20(b)

Project classification - This is a substantive project, as 77 Ill. Admin. Code Section 1110.40 does not classify it as either an emergency or non-substantive project.

Applicability of Classification - The Project is further classified a Category B project because although there are no costs associated with this project, it proposes to establish a new category of service or health care facility by the conversion of The Clare's 32 skilled nursing beds from restricted under the continuum of care variance to unrestricted.

Project outline – Applicants are applying to establish 32 skilled nursing beds out of the 73 skilled nursing beds that IDPH has identified as needed in Health Planning Area 6-B. See *Inventory of Health Care Facilities and Services and Need Determinations - Long-Term Care Bed Inventory Update*, dated January 16, 2010, included in this attachment. The Clare currently has 32 nursing beds under the continuum of care variance. Upon approval of the certificate of need ("CON") permit application, The Clare will replace those beds with unrestricted beds.

Attachment 6

LONG-TERM CARE BED INVENTORY UPDATES

03/19/2008 - 01/16/2010

LONG-TERM CARE GENERAL NURSING BED NEED

PLANNING AREA	CALCULATED BED NEED	APPROVED BEDS	ADDITIONAL BEDS NEEDED OR EXCESS BEDS ()
Perry	215	210	5
Randolph	550	492	58
Richland	333	309	24
Union	347	293	54
Washington	169	263	(94)
Wayne	133	169	(36)
White	337	355	(18)
Williamson	574	563	11
HEALTH SERVICE AREA 006			
Planning Area 6-A	5,766	7,740	(1,974)
Planning Area 6-B	4,283	4,210	73
Planning Area 6-C	4,706	5,043	(337)
HEALTH SERVICE AREA 007			
Planning Area 7-A	4,101	3,198	903
Planning Area 7-B	6,896	7,105	(209)
Planning Area 7-C	6,626	6,015	611
Planning Area 7-D	2,342	2,881	(539)
Planning Area 7-E	9,242	8,985	257
HEALTH SERVICE AREA 008			
Kane	2,948	2,720	228
Lake	4,884	4,821	63
McHenry	1,344	1,028	316
HEALTH SERVICE AREA 009			
Grundy	239	283	(44)
Kankakee	1,259	1,368	(109)
Kendall	213	185	28
Will	3,055	2,794	261
HEALTH SERVICE AREA 010			
Henry	428	518	(90)
Mercer	182	172	10
Rock Island	1,259	1,553	(294)
HEALTH SERVICE AREA 011			
Clinton	402	417	(15)
Madison	2,073	2,216	(143)
Monroe	447	324	123
St.Clair	2,187	2,294	(107)

LONG-TERM CARE ICF/DD 16 BED NEED

PLANNING AREA	CALCULATED BED NEED	APPROVED BEDS	ADDITIONAL BEDS NEEDED OR EXCESS BEDS ()
HSA 1	257	360	(103)
HSA 2	265	333	(68)
HSA 3	228	383	(155)
HSA 4	319	334	(15)
HSA 5	253	703	(450)
HSA 6,7,8 & 9	3,316	1,121	2,195
HSA 10	84	56	28
HSA 11	222	384	(162)

Attachment 6

Project Costs and Sources of Funds
Criterion 1120.110

There are no projected costs related to this Certificate of Need application, because the facility is already built.*

* The skilled nursing facility at The Clare is already built and operating under an IDPH license. 32 skilled nursing beds already exist at The Clare, but these beds are restricted to residents of The Clare, a Continuing Care Retirement Community. The Clare proposes to remove the restriction from those beds so that all in the community who require skilled nursing care can be admitted into The Clare.

Attachment 7

Cost Space Requirements

Dept./Area	Cost*	Gross Square Feet		Amount of Proposed Total Gross Square Feet That Is:			
		Existing	Proposed	New Const.+	Modern-ized+	As Is	Vacated Space+
CLINICAL							
Long Term Care	0	19,368	19,368			19,368	
Total Clinical	0	19,368	19,368			19,368	
NON-CLINICAL							
Administrative	0	19,368	19,368			4,364	
Parking	0	0	0			0	
Food Service	0	743	743			743	
Dining	0	726	726			726	
Total Non-clinical	0	5,833	5,833			5,833	
TOTAL	0	25,201	25,201			25,201	

* There are no costs associated with this Project, because the proposed beds already exist, but are restricted under the continuum of care variance. This Project intends to convert their classification to unrestricted beds.
+ This project does not propose to construct or modernize any space. The Clare is a new facility that completed construction in 2008.

Attachment 8

1503175-1

Background of Applicant
Criterion 1110.230(a)

Qualifications – The Clare currently has a long-term care license (#1941288) and an assisted living license (#1940545). A copy of the long-term care and assisted living license are included in this attachment. The Clare is not yet certified; a certification survey is scheduled for late January 2010.

Background - The applicants do not own or operate any other healthcare facilities, other than The Clare, but the Franciscan Sisters of Chicago Service Corporation ("FSCSC") has experience in the long-term care field, as it provides management services to several other retirement communities.

Character – The mission of The Clare and the Franciscan Sisters of Chicago Service Corporation is to honor the dignity of life by serving as a compassionate community. As a Continuing Care Retirement community, The Clare is committed to ensuring its residents the utmost in dignity and respect at all stages of retirement, whether the resident requires independent living, assisted living, or nursing care.

The attached letters certify the following:

- applicants do not own any other healthcare facilities
- applicants have not had any adverse actions taken against them in the last three years
- HFSRB and IDPH are authorized to access any documents necessary to verify the information submitted

Attachment 10

State of Illinois 1965018

Department of Public Health

LICENSE, PERMIT, CERTIFICATION, REGISTRATION

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

DAMON T. ARNOLD, M.D.
DIRECTOR

Issued under the authority of
The State of Illinois
Department of Public Health

EXPIRATION DATE	CATEGORY	I.D. NUMBER
08/23/2010	BGBE	0046789

LONG TERM CARE LICENSE
SKILLED 032

UNRESTRICTED 032 TOTAL BEDS

BUSINESS ADDRESS
LICENSEE

THE CLARE AT WATER TOWER

CLARE AT WATER TOWER, THE
55 EAST PEARSON
CHICAGO IL 60611
EFFECTIVE DATE: 12/23/09

The face of this license has a colored background printed by Authority of the State of Illinois

DISPLAY THIS PART IN A CONSPICUOUS PLACE

REMOVE THIS CARD TO CARRY AS AN IDENTIFICATION

State of Illinois 1965018
Department of Public Health
LICENSE, PERMIT, CERTIFICATION, REGISTRATION

EXPIRATION DATE	CATEGORY	I.D. NUMBER
08/23/2010	BGBE	0046789

LONG TERM CARE LICENSE
SKILLED 032

UNRESTRICTED 032 TOTAL BEDS

01/09/10

CLARE AT WATER TOWER, THE
55 EAST PEARSON
CHICAGO IL 60611

FEE RECEIPT NO.

Attachment 10

THE Clare AT WATER TOWER

Applicant, The Clare at Water Tower, does not own or operate any other health care facilities in Illinois. Applicant has had no adverse action taken against it in the last three years.

In addition, this letter authorizes the Illinois Health Facilities Services and Review Board (the "Board") and the Illinois Department of Public Health ("IDPH") access to any documents necessary to verify the information Applicant submits in its application, or to obtain any documentation that the Illinois Health Facilities Services and Review Board or IDPH finds pertinent to Section 1110.230 of the Board's rules, including, but not limited to: official records of IDPH or other State Agencies; the licensing or certification records of other states, when applicable; and the records of nationally recognized accreditation organizations.

The Clare at Water Tower

By: _____

Print Name: Lawrence Carlson

Title: VP of Operations

SIGNED and SWORN TO before me
this 18 day of September, 2009

_____
Notary Public

OFFICIAL SEAL
BONNI J. GLENN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-29-2011

Attachment 10

FRANCISCAN
SISTERS OF CHICAGO
SERVICE CORPORATION

Co-applicant, Franciscan Sisters of Chicago Service Corporation, does not own or operate any health care facilities in Illinois other than The Clare at Water. Co-Applicant has had no adverse action taken against it in the last three years.

In addition, this letter authorizes the Illinois Health Facilities Services and Review Board (the "Board") and the Illinois Department of Public Health ("IDPH") access to any documents necessary to verify the information Applicant submits in its application, or to obtain any documentation that the Illinois Health Facilities Services and Review Board or IDPH finds pertinent to Section 1110.230 of the Board's rules, including, but not limited to: official records of IDPH or other State Agencies; the licensing or certification records of other states, when applicable; and the records of nationally recognized accreditation organizations.

Franciscan Sisters of Chicago Service Corporation

By: _____

Print Name: Lawrence Carlson

Title: VP of Operations

SIGNED and SWORN TO before me
this 18 day of September, 2009

_____
Notary Public

OFFICIAL SEAL
BONNI J. GLENN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-29-2011

Attachment 10

1055 W. 175TH STREET, SUITE 202, HOMEWOOD, IL 60430 PHONE (708) 647-6500 FAX (708) 647-6982
www.franciscancommunities.com

1476905-2

SPONSORED BY THE FRANCISCAN SISTERS OF CHICAGO

Purpose of Project
Criterion 1110.230(b)

The Illinois Department of Public Health determined that there is a need for 73 additional long-term care beds in Planning Area 6-B (see attached *Inventory of Health Care Facilities and Services and Need Determinations - Long-Term Care Bed Inventory Update,* dated January 16, 2010.) Because of this shortage, local residents do not have full access to long-term care.

This Project provides the fastest and least costly (there are no costs associated with this Project) means of addressing the long-term care bed shortage in health services area 6-B. The Clare will do so by converting The Clare's existing 32 licensed skilled nursing beds, which are currently restricted to residents of The Clare (under the continuum of care project rules in 77 Ill. Admin. Code 1110.1730(c)), to unrestricted beds, which can then be used by all who need long-term care in the community.

The Clare is one of only three nursing homes in Area 6-B (near north side) and there is an unmet demand of potential residents who want to live in the relevant area. The Project will provide health services that improve the health care and well-being of the market area population by reducing the likelihood that seniors seeking long-term care nursing services in the community would have to be relocated, including away from their family and friends.

As soon as the Certificate of Need is approved, The Clare can *immediately* reduce the bed shortage in Planning Area 6-B by beginning to admit community members in need of long-term care into its 32 beds.

Attachment 11

LONG-TERM CARE BED INVENTORY UPDATES
03/19/2008 - 01/16/2010

LONG-TERM CARE GENERAL NURSING BED NEED

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St.Clair	2,187	2,294	(107)

LONG-TERM CARE ICF/DD 16 BED NEED

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HSA 6,7,8 & 9	3,316	1,121	2,195
HSA 10	84	56	28
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Attachment 11

Alternatives to the Proposed Project
Criterion 1110.230(c)

The alternatives to the Project are limited. The State's revised *Inventory of Health Care Facilities and Services and Need Determination – Long-Term Care Bed Inventory Update*, dated January 16, 2010, shows a need for 73 additional nursing care beds in the relevant Planning Area. A copy of the relevant page of the Long-Term Care Bed Inventory Update is included in this attachment. This Project is for the establishment of a 32 unrestricted long-term care beds, by converting the existing 32 continuum of care restricted beds. This simple, efficient, and no-cost Project is the best solution to address the long-term care bed shortage.

Alternative Options

A project of greater or lesser scope and cost

The Clare's skilled-nursing facility already exists. Therefore, this is a no-cost project, and The Clare cannot propose a project of less cost.

The Clare considered the alternatives of proposing a project of greater or lesser scope. The Clare rejected a project of greater scope as it currently has a license for 32 skilled-nursing beds, which it does not want to expand. The scope of the proposed project still does not fully address the bed need in the Planning Area. A project of lesser scope would less fully address the bed need.

The alternative of doing nothing, i.e., not moving forward with this establishment of nursing care beds, would do nothing to address the calculated bed need of 73 beds and would be no less expensive in terms of capital costs than the proposed project. This application addresses, in part, the State's outstanding identified need for 73 additional nursing care beds. Upon Project approval, the Planning Area will still have a need for 41 additional general long-term care beds.

Pursuing a joint venture or similar arrangement with one or more providers or entities to meet all or a portion of the project's intended purposes; developing alternative settings to meet all or a portion of the project's intended purposes

Pursuing a joint venture or similar arrangement with another provider would not address the bed need in the Planning Area without the construction of another skilled nursing facility at significant cost. This Project does not involve any construction or other costs and is the most efficient way to address a portion of the area bed need. The Project will repurpose existing restricted services and structures and thus does away with the need for developing alternative settings to meet the Project's intended purposes. As a result, The Clare will be better able serve the needs of a greater number of seniors, without burdening the local health care system with additional capital and start-up costs and without any lost time.

Utilizing other health care resources that are available to serve all or a portion of the population the Project proposes to serve

As the State has identified a 73 bed need in the Planning Area, there are no available health care resources to meet that need without the addition of skilled-nursing beds. This Project (cont.)

is for the establishment of a new category of service, i.e., general long-term care nursing beds. Thus, because there is not underutilized bed space or other space within The Clare or the Planning Area, this alternative is not feasible.

Other Considerations

The proposed project is the most advantageous and efficient alternative available to address the bed need in the Planning Area. This Project offers a conservative alternative that will improve the availability of general long-term care nursing. The benefits of the Project will be immediately available to seniors and their families, since no additional construction or lag-time is necessary to make the beds available. This project is addressing the need for additional nursing care beds as identified in the *Inventory of Health Care Facilities and Services and Need Determinations, Long-Term Care Bed Inventory Update*, updated January 16, 2010. Therefore, this alternative was selected as the most viable.

There is no construction or other cost associated with this alternative. It addresses the patient access issues not only for the Applicant's existing residents, but also the accessibility issues of the general geriatric population within the Planning Area who are in need of nursing services. While empirical data demonstrating that the proposed project will improve the quality of care is not available, it is elemental that the increased availability of long-term care beds in a shortage area will improve the quality of care available to senior residents of the service area, as well as those individuals already residing in The Clare.

The Project is the best option for addressing the area bed need. Local hospitals support the proposed Project and have indicated that they would immediately refer patients to The Clare. The beds established by the Project will be immediately available.

LONG-TERM CARE BED INVENTORY UPDATES

03/19/2008 - 01/16/2010

LONG-TERM CARE GENERAL NURSING BED NEED

PLANNING AREA	CALCULATED BED NEED	APPROVED BEDS	ADDITIONAL BEDS NEEDED OR EXCESS BEDS ()
Perry	215	210	5
Randolph	550	492	58
Richland	333	309	24
Union	347	293	54
Washington	169	263	(94)
Wayne	133	169	(36)
White	337	355	(18)
Williamson	574	563	11
HEALTH SERVICE AREA 006			
Planning Area 6-A	5,766	7,740	(1,974)
Planning Area 6-B	4,283	4,210	73
Planning Area 6-C	4,706	5,043	(337)
HEALTH SERVICE AREA 007			
Planning Area 7-A	4,101	3,198	903
Planning Area 7-B	6,896	7,105	(209)
Planning Area 7-C	6,626	6,015	611
Planning Area 7-D	2,342	2,881	(539)
Planning Area 7-E	9,242	8,985	257
HEALTH SERVICE AREA 008			
Kane	2,948	2,720	228
Lake	4,884	4,821	63
McHenry	1,344	1,028	316
HEALTH SERVICE AREA 009			
Grundy	239	283	(44)
Kankakee	1,259	1,368	(109)
Kendall	213	185	28
Will	3,055	2,794	261
HEALTH SERVICE AREA 010			
Henry	428	518	(90)
Mercer	182	172	10
Rock Island	1,259	1,553	(294)
HEALTH SERVICE AREA 011			
Clinton	402	417	(15)
Madison	2,073	2,216	(143)
Monroe	447	324	123
St.Clair	2,187	2,294	(107)

LONG-TERM CARE ICF/DD 16 BED NEED

PLANNING AREA	CALCULATED BED NEED	APPROVED BEDS	ADDITIONAL BEDS NEEDED OR EXCESS BEDS ()
HSA 1	257	360	(103)
HSA 2	265	333	(68)
HSA 3	228	383	(155)
HSA 4	319	334	(15)
HSA 5	253	703	(450)
HSA 6,7,8 & 9	3,316	1,121	2,195
HSA 10	84	56	28
HSA 11	222	384	(162)

Attachment 12

Size of Project
Criterion 1110.234(a)

There is no physical space proposed for this Project.*

The square footage of the existing facility is 787 GSF/bed (25,184 total square feet), which exceeds the state standard of 414 GSF/bed (13,248 total square feet). The additional GSF is necessary and justified, because 1) the existing facility's physical configuration is currently 787 GSF/bed, which constrains and impedes reducing it to the State standard, and 2) the Project involves the conversion of the existing beds from being restricted to internal use to being open for direct admission from outside The Clare, without changing the space in any way.

* The skilled nursing facility at The Clare is already built and operating under an IDPH license. 32 skilled nursing beds already exist at The Clare, but these beds are restricted to residents of The Clare, a Continuing Care Retirement Community. The Clare proposes to remove the restriction from those beds so that all in the community who require skilled nursing care can be admitted into The Clare.

Project Services Utilization
Criterion 1110.234(b)

Not applicable – This criterion is not applicable because HFPB has established a utilization standard of 90% or higher for long-term care in 77 IAC 1100.660(c).

Attachment 14

Unfinished/Shell Space
Criterion 1110.234(c)

Not applicable - There is no unfinished/shell space proposed or existing at The Clare.

Attachment 15

Assurances
Criterion 1110.234(d)

Not applicable - There is no unfinished/shell space proposed or existing at The Clare.

Attachment 16

Planning Area Need – Formula Calculation/Review Criterion
Criterion 1110.1730(b)(1)

The most-recently available IDPH *Inventory of Health Care Facilities and Services and Need Determinations - Long-Term Care Bed Inventory Update*, dated 16, 2010 indicates a 73 general long-term care bed deficit in the relevant Planning Area (6-B). A copy of the relevant page of the Long-Term Care Bed Inventory Update is included in this attachment. The Project proposes to establish 32 skilled beds, and thus the Project is in conformance with the projected bed deficit. The proposed number of beds does not exceed the number of the projected deficit. A copy of the relevant page of the *Long-Term Care Bed Inventory Update* is included in this attachment.

Attachment 33

LONG-TERM CARE BED INVENTORY UPDATES
03/19/2008 - 01/16/2010

LONG-TERM CARE GENERAL NURSING BED NEED

PLANNING AREA	CALCULATED BED NEED	APPROVED BEDS	ADDITIONAL BEDS NEEDED OR EXCESS BEDS ()
Perry	215	210	5
Randolph	550	492	58
Richland	333	309	24
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HEALTH SERVICE AREA 007			
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HEALTH SERVICE AREA 010			
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LONG-TERM CARE ICF/DD 16 BED NEED

PLANNING AREA	CALCULATED BED NEED	APPROVED BEDS	ADDITIONAL BEDS NEEDED OR EXCESS BEDS ()
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HSA 6,7,8 & 9	3,316	1,121	2,195
HSA 10	84	56	28
HSA 11	222	384	(162)

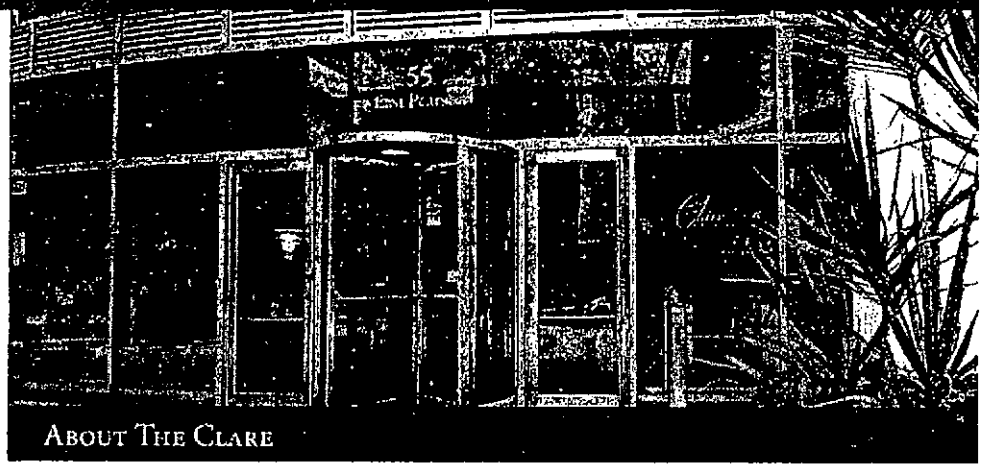
Attachment 33

Planning Area Need – Service to Planning Area Residents
Criterion 1110.1730(b)(2)

Co-applicants', The Clare's and the Franciscan Sisters of Chicago Service Corporation's, missions are both "To honor the dignity of life by serving as a compassionate community." See copy of mission statement included in this attachment. The Clare and FSCSC's primary purpose in removing the continuum of care restriction from The Clare's 32 beds is to further this mission and provide the near north community of Chicago with needed health care and long-term care. The Clare is a continuing care retirement community, which allows residents to age in place and receive any needed long-term care on site. The Clare is committed to offering this same convenience to other residents of health service area 6-B.

Attachment 34

THE Clare AT WATER TOWER



ABOUT THE CLARE

- Mission
- Leadership
- Location

An Extraordinary Lifestyle In The Heart Of It All

Mission

The Franciscan Sisters Of Chicago Service Corporation Mission Statement

TO HONOR THE DIGNITY OF LIFE BY SERVING AS A COMPASSIONATE COMMUNITY.

WE VALUE:

Respect	Seeing the face of God reflected in those we serve.
Service	Responding to the needs of others before our own.
Dedication	Passionately fulfilling the call entrusted to us.
Stewardship	Responsibly using our resources, aware that all of creation is a gift.
Joy	Giving from your heart.

The Clare At Water Tower

Chicago's first and only high-rise senior living retirement community

55 E. Pearson St. | Chicago, IL 60611 | (312) 951-5690 | Toll-free (866) 951-5690 | Fax (312) 951-5893

Attachment 34

Planning Area Need - Service Demand
Establishment of General Long Term Care
Criterion 1110.1730(b)(3)

Included in this attachment are letters from local hospitals confirming their intent to utilize the skilled nursing facility at The Clare by referring patients. These letters are intended to show that by removing the CCRC restriction on the 32 beds at the Clare, thus expanding the skilled nursing facility to more local residents, The Clare will be fulfilling a strong demand in the area for skilled nursing care.

Letters from the following entities are attached:

- Rush University Medical Center (signed by J. Robert Clapp, Jr. FACHE, Executive Director of Rush University Hospital)
- Northwestern Memorial Hospital (signed by Chief Executive Officer) – This letter is forthcoming. We will send this letter as soon as it is received.

Attachment 35

J. Robert Clapp, Jr., FACHE
Senior Vice President for Hospital Affairs,
Rush University Medical Center and
Executive Director, Rush University Hospital

1725 West Harrison Street
Suite 364
Chicago, Illinois 60612-3824

Tel: 312.942.5756
Fax: 312.942.2055
bob_clapp@rush.edu
www.rush.edu

RUSH UNIVERSITY
COLLEGE OF NURSING
RUSH MEDICAL COLLEGE
COLLEGE OF HEALTH SCIENCES
THE GRADUATE COLLEGE

RUSH UNIVERSITY
MEDICAL CENTER

January 11, 2010

Mr. Michael Constantino
Illinois Health Facilities and Services Review Board
525 West Jefferson, 2nd Floor
Springfield, Illinois 62761

Dear Mr. Constantino,

The Rush University Medical Center, Section of Geriatric Medicine and Palliative Care and other Rush Hospital units who refer to skilled nursing units, intend to utilize The Clare at Water Tower ("The Clare"), a long-term care facility, which is applying for a Certificate of Need ("CON") permit application to open its 32 skilled-nursing beds to the general public.

We estimate that in the first two years after the Illinois Health Facilities Services and Review Board approves The Clare's CON application, we will refer approximately 125 patients annually to The Clare. These patients would come from within, or be amenable to relocating to health service area 6, where The Clare is located.

Dr. Martin Gorbien, director of the Section of Geriatric Medicine at Rush University Medical Center, is the medical director of The Clare and has been impressed with the quality of medical care provided. We are pleased to support this CON application.

I verify that, to the best of my knowledge, Rush University Medical Center has not used the above mentioned referrals to support another pending CON application for a long-term care facility.

Respectfully,

J. Robert Clapp, Jr. FACHE

SUBSCRIBED and SWORN TO before me
this 11th day of January, 2010.

Denise M. Dietsch
Notary Public

OFFICIAL SEAL
DENISE M. DIETSCH
Notary Public - State of Illinois
My Commission Expires Oct 25, 2011

Attachment 35

Planning Area Need – Service Accessibility
Criterion 1110.1730(b)(5)

The number of beds being established is necessary to improve access for planning area residents, as is evident by the absence of 73 long-term care beds that are needed in Planning Area 6-B, as published in the *Inventory of Health Care Facilities and Services and Need Determinations - Long-Term Care Bed Inventory Update*, dated January 16, 2010. A copy of the relevant page of the Long-Term Care Bed Inventory Update is included in this attachment. This Project will satisfy 32 beds of that 73 bed shortage. The 32 unrestricted beds will also address access limitations, by providing skilled nursing care for those with Medicare, managed care coverage, and those who require charity care. Information about The Clare's charity care program, is included in this attachment.

Additionally, The Clare provides access to appropriate nursing care for residents of 6-B who prefer their health care to be provided in accordance with the Ethical and Religious Directives for Catholic Health Care Services.

LONG-TERM CARE BED INVENTORY UPDATES

03/19/2008 - 01/16/2010

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Kane	2,948	2,720	228
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Henry	428	518	(90)
Mercer	182	172	10
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LONG-TERM CARE ICF/DD 16 BED NEED

PLANNING AREA	CALCULATED BED NEED	APPROVED BEDS	ADDITIONAL BEDS NEEDED OR EXCESS BEDS ()
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HSA 3	228	383	(155)
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HSA 5	253	703	(450)
HSA 6,7,8 & 9	3,316	1,121	2,195
HSA 10	84	56	28
HSA 11	222	384	(162)

Attachment 37

FRANCISCAN COMMUNITIES

Sponsored by The Franciscan Sisters of Chicago

Living life to the fullest at Franciscan Communities

A A A
Adjust Text Size

Gift of Care

You're probably looking into the Gift of Care program because you need more than health care services-you are also in need of financial assistance-or, as a responsible party to a loved one, you've come to the heartbreaking realization that the cost of care has exceeded your abilities.

For more than 110 years, the Franciscan Sisters of Chicago and Franciscan Communities have fulfilled the desperate need of the elderly and underserved. The Gift of Care program is one of the ways developed to provide additional outreach services to the underprivileged population. Long-term care is very expensive and many will not be able to pay for all of the necessary services out of his or her own income and resources. That's where the Gift of Care can help.

> "I was constantly occupied with the thought of how I could be of service to the needy and the poor."
>
> Mother Mary Theresa Dudzik,
> Foundress,
> Franciscan Sisters of Chicago

Commitment

The Gift of Care program is a commitment by Franciscan Communities to underwrite all or a portion of a resident's care for a specific period of time. It is based upon the criteria which will be discussed later.

As a not-for-profit organization, Franciscan Communities promotes and cares for the interests of older adults in an environment of dignified living, caring and companionship. In the spirit and tradition of the Catholic Church, the Franciscan Sisters of Chicago and our foundress, Mother Mary Theresa Dudzik, we have been of service to the needy and the poor for over 110 years. This program is one of the ways we reach out specifically to those who need us most.

Each Franciscan Community strives to provide the Gift of Care program for applicants or existing residents, who desperately need financial assistance with the expenses associated with our compassionate services.

Depending on the individual circumstances, a person may be either fully or partially supported financially.

Application

Each Franciscan Community, as well as our Corporate Review Committee, administers the Gift of Care program. Applications are available in the office of the Executive Director/Administrator at each community. The resident or their representative must complete the application and agree to meet the guidelines established. The completed application is then submitted to the Community Review Committee for final approval. The committee meets regularly to consider all such requests for financial assistance.

The Corporate Review Committee and the CEO of Franciscan Sisters of Chicago Service Corporation are the only parties that can guarantee that an applicant or resident will receive support under the Gift of Care program.

Attachment 37

Criteria

The amount of assistance a resident receives will be based on the resident and/or guarantor's ability to pay. In addition, it will be based on the availability of financial assistance funds.

Criteria Priority

Applicants and existing residents will be considered for the Gift of Care program based on the following criteria, listed by priority:

1. The availability of financial assistance funds.
2. The resident and/or guarantor's total assets.
3. The resident and/or guarantor's ability to obtain third-party reimbursement.
4. Date of original contract with Franciscan Communities.
5. Date of Gift of Care application.

Acceptance

Acceptance into the Gift of Care program depends on both financial need and the level of financial assistance funds currently available within the community. There may be a waiting list of applicants for the program. If funding is not available, or a resident does not qualify for the Gift of Care program, the local Franciscan Community will offer assistance in finding other appropriate options.

Please contact the office of the executive director/administrator at Franciscan Communities for an application and to learn more.

1055 West 175th Street, Suite 202 • Homewood, IL 60430 • 800-524-6126 • info@franciscanservices.com

Attachment 37

Unnecessary Duplication of Services
Criterion 1110.1730(e)(1)

The attached spreadsheet shows the following information:

- A list of zip code areas that are located, in total or in part, within 30 minutes normal travel time of the project's site;
    - Because the facility is located in downtown Chicago, the MapQuest drive times were multiplied by 1.25 as is authorized in Section 1100.510(d).
- The total population of the identified zip code areas (based upon the 2000 population numbers available for the State of Illinois population); and
- The names and locations of all existing or approved health care facilities located within 30 minutes normal travel time from the population site that provide the categories of bed service that are proposed by the project.

Attachment 44

General Nursing Care Facilities w/in 24 min of The Clare at Water Tower Place (55 E. Pearson, Chicago IL 60611)

Planning area	Zip Code	Name	Address	City	Stat e	Dist. (mil.)	Time (min.)	Time* (adj.)	Pop.**	Licensed Beds	Pat. Days (2008)	Occupancy	% B/P
6B	60610	MARGARET MANOR	1121 NORTH ORLEANS	CHICAGO	IL	1.02	3	3.75		135	38792	78.5%	
6B		WARREN BARR PAVILION	66 WEST OAK STREET	CHICAGO	IL	0.45	1	1.25		271	64569	65.1%	
									47513	406			0.85%
6B	60607	MONROE PAV HLTH/TREATMENT CTR	1400 WEST MONROE STREET	CHICAGO	IL	3.31	10	12.5	15552	136	48793	98.0%	0.87%
6B	60614	CLAYTON RESIDENTIAL HOME	2026 NORTH CLARK STREET	CHICAGO	IL	2.1	6	7.5		247	82289	91.0%	
6B		GROVE LINCOLN PARK LVG & REHAB	2732 NORTH HAMPDEN COURT	CHICAGO	IL	3.18	8	10		109	33671	84.4%	
6B		IMPERIAL GROVE PAVILION, THE	1366 WEST FULLERTON AVENUE	CHICAGO	IL	3.82	10	12.5		248	87549	96.5%	
6B		LAKEVIEW NURSING & REHAB CTRE	735 WEST DIVERSEY	CHICAGO	IL	3.35	8	10		178	60075	92.2%	
6B		LITTLE SISTERS OF THE POOR	2325 NORTH LAKEWOOD AVENUE	CHICAGO	IL	3.83	10	12.5		76	25911	93.2%	
									65474	858			1.31%
6B	60622	CENTER HOME HISPANIC ELDERLY N	1401 NORTH CALIFORNIA	CHICAGO	IL	5.26	14	17.5		156	51017	89.4%	
6B		SAINTS MARY & ELIZABETH MED CT	1431 NORTH CLAREMONT AVENUE	CHICAGO	IL	4.63	12	15		28	6521	63.6%	
6B		WINSTON MANOR CNV & NURSING	2155 WEST PIERCE	CHICAGO	IL	4.38	11	13.75		180	58400	88.6%	
									76015	364			0.48%
6C	60616	BOULEVARD CARE CENTER	3405 SOUTH MICHIGAN AVENUE	CHICAGO	IL	5.93	14	17.5		155	50304	88.7%	
6C		BRONZEVILLE PARK NSG & LVG CTR	3400 SOUTH INDIANA	CHICAGO	IL	6.09	14	17.5		302	95130	86.1%	
6C		SOUTHVIEW MANOR	3311 SOUTH MICHIGAN AVENUE	CHICAGO	IL	5.81	13	16.25		200	69840	95.4%	
6C		ST AGNES HC AND REHAB CENTER	1725 SOUTH WABASH	CHICAGO	IL	3.67	9	11.25		197	59611	82.7%	
									47073	854			1.81%
6B	60657	ALDEN LINCOLN REHAB & H C CTR	504 WEST WELLINGTON AVENUE	CHICAGO	IL	3.96	9	11.25		96	27913	79.4%	
6B		BELMONT NURSING HOME	1936 WEST BELMONT AVENUE	CHICAGO	IL	5.68	12	15		61	19215	86.1%	
6B		ST JOSEPH HOSPITAL-CHICAGO	2900 NORTH LAKE SHORE DRIVE	CHICAGO	IL	3.01	8	10		26	5947	62.5%	
									66789	183			0.27%
6A	60613	CARLTON AT THE LAKE, THE	725 WEST MONTROSE AVE	CHICAGO	IL	5.01	10	12.5		244	82162	92.0%	
6A		MARGARET MANOR - NORTH BRANCH	940 WEST CULLOM AVENUE	CHICAGO	IL	5.32	11	13.75		99	32641	90.1%	
									50548	343			0.68%
6B	60608	CALIFORNIA GARDENS N & REHAB C	2829 SOUTH CALIFORNIA BLVD	CHICAGO	IL	9.36	19	23.75		297	100686	92.6%	
6B		SCHWAB REHABILITATION CTR SNU	1401 SOUTH CALIFORNIA BLVD	CHICAGO	IL	5.78	15	18.75		30	5427	49.4%	
									92472	327			0.35%
6A	60640	ALDEN LAKELAND REHAB & HCC	820 WEST LAWRENCE	CHICAGO	IL	5.54	11	13.75		300	80800	73.6%	
6A		ALL AMERICAN NURSING HOME	5448 NORTH BROADWAY STREET	CHICAGO	IL	6.72	14	17.5		144	50036	94.9%	
6A		BRIGHTVIEW CARE CENTER	4538 NORTH BEACON	CHICAGO	IL	5.96	13	16.25		143	47566	90.9%	
6A		BRYN MAWR CARE	5547 NORTH KENMORE	CHICAGO	IL	6.81	13	16.25		174	62355	97.9%	
6A		GRASMERE PLACE	4621 NORTH SHERIDAN ROAD	CHICAGO	IL	5.6	12	15		216	76888	97.3%	
6A		METHODIST HOME	1415 WEST FOSTER AVENUE	CHICAGO	IL	6.69	14	17.5		126	36755	79.7%	
6A		METHODIST HOSPITAL OF CHICAGO	5025 NORTH PAULINA STREET	CHICAGO	IL	6.94	16	20		23	3041	36.1%	

Attachment 44

Planning area	Zip Code	Name	Address	City	State	Dist. (mil.)	Time (min.)	Time* (adj.)	Pop.**	Licensed Beds	Pat. Days (2008)	Occupancy	% B/P
6A		MID AMERICA CARE CENTER	4920 NORTH KENMORE AVENUE	CHICAGO	IL	6.02	13	16.25		310	93013	82.0%	
6A		SELFHELP HOME OF CHICAGO	908 WEST ARGYLE STREET	CHICAGO	IL	5.89	12	15		65	21514	90.4%	
6A		SOMERSET PLACE	5009 NORTH SHERIDAN	CHICAGO	IL	6.06	13	16.25		450	149065	90.5%	
6A		ST MARTHA MANOR	4621 NORTH RACINE AVENUE	CHICAGO	IL	5.81	12	15		132	41610	86.1%	
6A		WILSON CARE	4544 NORTH HAZEL STREET	CHICAGO	IL	5.39	11	13.75		198	68305	94.3%	
									74030	2281			3.08%
6B	60647	WOODBRIDGE NURSING PAVILION	2242 NORTH KEDZIE	CHICAGO	IL	6.21	14	17.5	98769	222	69536	85.6%	0.22%
6A	60618	ST PAUL'S HOUSE & HLTH CR CTR	3800 NORTH CALIFORNIA AVENUE	CHICAGO	IL	6.94	14	17.5	98147	110	23849	59.2%	0.11%
6B	60623	PARK HOUSE	2320 SOUTH LAWNDALE	CHICAGO	IL	8.22	19	23.75		106	34346	88.5%	
6B		SACRED HEART HOME	1550 SOUTH ALBANY	CHICAGO	IL	6.61	16	20		172	54383	86.4%	
									108144	278			0.26%
6A	60660	HERITAGE NURSING HOME	5888 NORTH RIDGE	CHICAGO	IL	7.4	15	18.75		128	41475	88.5%	
6A		SHERIDAN SHORES CR & REHAB CTR	5838 NORTH SHERIDAN ROAD	CHICAGO	IL	6.79	13	16.25		191	63246	90.5%	
6A		WINCREST NURSING CENTER CORP	6326 NORTH WINTHROP AVENUE	CHICAGO	IL	7.73	15	18.75		82	26132	87.1%	
									47726	401			0.84%
6C	60653	ALL FAITH PAVILION	3500 SOUTH GILES AVENUE	CHICAGO	IL	5.84	14	17.5		245	70744	78.9%	
6C		AVENUE CARE CENTER	4505 SOUTH DREXEL	CHICAGO	IL	8.01	16	20		155	50521	89.1%	
6C		COMMUNITY CARE	4314 SOUTH WABASH AVENUE	CHICAGO	IL	7.57	15	18.75		204	67348	90.2%	
									34502	604			1.75%
6A	60641	ELSTON NURSING & REHAB CENTRE	4340 NORTH KEYSTONE	CHICAGO	IL	8.36	14	17.5		117	37609	87.8%	
6A		ST JOSEPH VILLAGE OF CHICAGO	4021 WEST BELMONT AVENUE	CHICAGO	IL	7.39	15	18.75		54	18637	94.3%	
									73824	171			0.23%
6C	60609	INTERNATIONAL NRSG & REHAB CTR	4815 SOUTH WESTERN AVENUE	CHICAGO	IL	8.81	21	26.25	79469	218	61629	77.2%	0.27%
6A	60625	ALSHORE HOUSE	2840 WEST FOSTER AVENUE	CHICAGO	IL	8.47	20	25		48	16317	92.9%	
6A		AMBASSADOR NSG & REHAB CENTER	4900 N. BERNARD	CHICAGO	IL	9.68	18	22.5		190	38428	55.3%	
6A		BALMORAL HOME	2055 WEST BALMORAL AVENUE	CHICAGO	IL	7.73	18	22.5		213	73691	94.5%	
6A		CONTINENTAL NSG & REHAB CTR	5336 NORTH WESTERN AVENUE	CHICAGO	IL	8.59	20	25		208	45243	59.4%	
6A		HARMONY NURSING & REHAB CENTER	3919 WEST FOSTER AVENUE	CHICAGO	IL	9.47	17	21.25		180	62165	94.4%	
6A		SWEDISH COVENANT HOSPITAL	5145 NORTH CALIFORNIA	CHICAGO	IL	8.49	20	25		46	5122	30.4%	
									91351	885			0.97%
6C	60637	KENWOOD HEALTHCARE CENTER	6125 SOUTH KENWOOD	CHICAGO	IL	9.7	19	23.75		318	83607	71.8%	
6C		MONTGOMERY PLACE	5550 SOUTH SHORE DRIVE	CHICAGO	IL	8.76	16	20		40	12728	86.9%	
									57090	358			0.63%
6A	60626	ARBOUR HEALTH CARE CENTER	1512 WEST FARGO	CHICAGO	IL	9.2	20	25		99	32930	90.9%	
6A		ATRIUM HEALTH CARE CENTER	1425 WEST ESTES AVENUE	CHICAGO	IL	8.84	19	23.75		160	54774	93.5%	

Attachment 44

Planning area	Zip Code	Name	Address	City	State	Dist. (mil.)	Time (min.)	Time* (adj.)	Pop.**	Licensed Beds	Pat. Days (2008)	Occupancy	% B/P
6A		BIRCHWOOD PLAZA	1426 WEST BIRCHWOOD	CHICAGO	IL	9.35	21	26.25		200	59382	81.1%	
6A		CLARK MANOR CNV CENTER	7433 NORTH CLARK STREET	CHICAGO	IL	9.38	22	27.5		267	81105	83.0%	
6A		LAKE SHORE HLTHCARE &REHAB CTR	7200 NORTH SHERIDAN ROAD	CHICAGO	IL	8.73	19	23.75		313	78324	68.4%	
6A		LAKEFRONT NURSING & REHAB CTR	7618 NORTH SHERIDAN ROAD	CHICAGO	IL	9.23	20	25		99	33651	92.9%	
6A		RIDGEVIEW REHAB & NSG CENTER	6450 NORTH RIDGE AVENUE	CHICAGO	IL	8.33	18	22.5		136	46822	94.1%	
6A		SHERWIN MANOR NURSING CENTER	7350 SHERIDAN ROAD	CHICAGO	IL	8.91	19	23.75		219	34542	43.1%	
6A		WATERFORD NURSING & REHAB, THE	7445 NORTH SHERIDAN ROAD	CHICAGO	IL	9.06	20	25		141	46590	90.3%	
									59251	1634			2.76%
6B	60644	CENTRAL PLAZA RESIDENTIAL H	321-27 NORTH CENTRAL	CHICAGO	IL	9.71	18	22.5		260	87292	91.7%	
6B		COLUMBUS MANOR RES CARE HOME	5107-21 WEST JACKSON BLVD	CHICAGO	IL	8.62	16	20		189	48545	70.2%	
6B		COLUMBUS PARK N & REHAB CENTER	901 SOUTH AUSTIN	CHICAGO	IL	9.33	16	20		216	70618	89.3%	
6B		JACKSON SQ SKL NRSG & LIVING	5130 WEST JACKSON BOULEVARD	CHICAGO	IL	8.6	16	20		234	73275	85.6%	
6B		MAYFIELD CARE CENTER	5905 WEST WASHINGTON	CHICAGO	IL	10.13	18	22.5		156	43708	76.6%	
									59059	1055			1.79%
6A	60645	BUCKINGHAM PAVILION	2625 WEST TOUHY AVENUE	CHICAGO	IL	9.91	23	28.75		247	36596	40.5%	
6A		GLENCREST HLTHCR & REHAB CTRE	2451 WEST TOUHY AVENUE	CHICAGO	IL	9.7	22	27.5		312	92291	80.8%	
6A		WARREN PARK HLTH & LIVING CTR	6700 NORTH DAMEN	CHICAGO	IL	8.69	19	23.75		127	37326	80.3%	
6A		WESTWOOD MANOR, THE	2444 WEST TOUHY AVENUE	CHICAGO	IL	9.7	22	27.5		115	39714	94.4%	
									44197	801			1.81%
6A	60630	FAIRMONT CARE CENTRE	5061 NORTH PULASKI ROAD	CHICAGO	IL	9.2	16	20	54781	176	55164	85.6%	0.32%
6A	60659	WEST RIDGE REHABILITATION CTR	6300 N. CALIFORNIA AVENUE	CHICAGO	IL	9.39	21	26.25	39155	164	30350	50.6%	0.42%
7	60302	OAK PARK HEALTHCARE CENTER	625 NORTH HARLEM	OAK PARK	IL	12.02	21	26.25		204	54384	72.8%	
7		WEST SUBURBAN HOSPITAL MED CTR	2 ERIE COURT	OAK PARK	IL	10.67	20	25		79	11966	41.4%	
									32527	283			0.87%
6C	60621	ALDEN PRINCETON REHAB & HCC	255 WEST 69TH STREET	CHICAGO	IL	10.59	19	23.75		225	61916	75.2%	
6C		ALDEN WENTWORTH REHAB & CARE	201 WEST 69TH STREET	CHICAGO	IL	10.53	19	23.75		300	76721	69.9%	
									47514	525			1.10%
6A	60634	OUR LADY OF THE RESURRECTION	5645 WEST ADDISON STREET	CHICAGO	IL	10.39	20	25	74164	66	14758	61.1%	0.09%
6C	60632	RENAISSANCE AT MIDWAY	4437 SOUTH CICERO	CHICAGO	IL	10.75	19	23.75	87577	249	82545	90.6%	0.28%
	60304	RUSH OAK PARK HOSPITAL	520 SOUTH MAPLE AVENUE	OAK PARK	IL	11.28	19	23.75	17839	36	5818	44.2%	0.20%
6A	60631	ALDEN NORTHMOOR REHAB & HCC	5831 NORTH NORTHWEST HIGHWAY	CHICAGO	IL	11.82	18	22.5		198	63767	88.0%	
6A		DANISH HOME, THE	5656 NORTH NEWCASTLE AVENUE	CHICAGO	IL	12.16	19	23.75		17	3081	49.5%	
6A		NORWOOD CROSSING	6016 NORTH NINA AVENUE	CHICAGO	IL	12.43	20	25		131	38410	80.1%	
6A		RESURRECTION LIFE CENTER	7370 WEST TALCOTT AVENUE	CHICAGO	IL	12.85	20	25		137	49003	97.7%	

Attachment 44

Planning area	Zip Code	Name	Address	City	State	Dist. (mil.)	Time (min.)	Time* (adj.)	Pop.**	Licensed Beds	Pat. Days (2008)	Occupancy	% B/P
									28832	483			1.68%
7	60130	BERKSHIRE NURSING & REHAB CTR	8200 WEST ROOSEVELT ROAD	FOREST PARK	IL	13.25	22	27.5	15688	232	46004	54.2%	1.48%
7	60804	ALDEN TOWN MANOR REHAB & HCC	6120 WEST OGDEN	CICERO	IL	12	24	30		249	63317	69.5%	
7		WESTSHIRE NURSING & REHAB CTR	5825 WEST CERMAK ROAD	CICERO	IL	10.83	21	26.25		485	122213	68.8%	
									86133	734			0.85%
6C	60649	RAINBOW BEACH CARE CENTER	7325 SOUTH EXCHANGE STREET	CHICAGO	IL	11.23	23	28.75		211	68800	89.1%	
6C		RENAISSANCE AT SOUTH SHORE,THE	2425 EAST 71ST STREET	CHICAGO	IL	10.73	21	26.25		248	85125	93.8%	
6C		SOUTH SHORE NUR & REHAB CENTER	2649 EAST 75TH STREET	CHICAGO	IL	11.34	23	28.75		240	74313	84.6%	
6C		WATERFRONT TERRACE	7750 SOUTH SHORE DRIVE	CHICAGO	IL	11.7	24	30		118	39058	90.4%	
									54823	817			1.49%
6A	60646	PETERSON PARK HEALTH CARE CTR	6141 NORTH PULASKI ROAD	CHICAGO	IL	12.19	19	23.75	27016	188	63234	91.9%	0.70%
6B	60639	CENTRAL NRSG & REHAB CENTER	2450 NORTH CENTRAL AVENUE	CHICAGO	IL	9.65	23	28.75	92951	245	86180	96.1%	0.26%
7	60162	RENAISSANCE AT HILLSIDE	4600 NORTH FRONTAGE ROAD	HILLSIDE	IL	15.61	23	28.75	8513	188	60128	87.4%	2.21%
7	60714	FOREST VILLA NSG & REHAB CTR	6840 WEST TOUHY AVENUE	NILES	IL	14.1	24	30		212	57929	74.7%	
7		GROSSE POINTE MANOR	6601 WEST TOUHY	NILES	IL	13.79	23	28.75		99	33804	93.3%	
7		REGENCY REHABILITATION CENTER	6631 MILWAUKEE AVENUE	NILES	IL	12.85	22	27.5		300	89060	81.1%	
7		ST ANDREW LIFE CENTER	7000 NORTH NEWARK	NILES	IL	13.7	24	30		55	19718	98.0%	
7		ST BENEDICT NURSING & REHAB	6930 WEST TOUHY AVENUE	NILES	IL	14.23	24	30		99	35151	97.0%	
									31051	765			2.46%
		TOTALS		Current Ratios with Total Current Beds:					2085559	17640	5283569	81.84%	0.85%

* Drive time is adjusted per 77 IAC 1100.510(d)(1)
** Population statistics from 2000 U.S. Census

MAPQUEST.

Trip to 820 W Lawrence Ave
Chicago, IL 60640-4213
5.54 miles - about 11 minutes

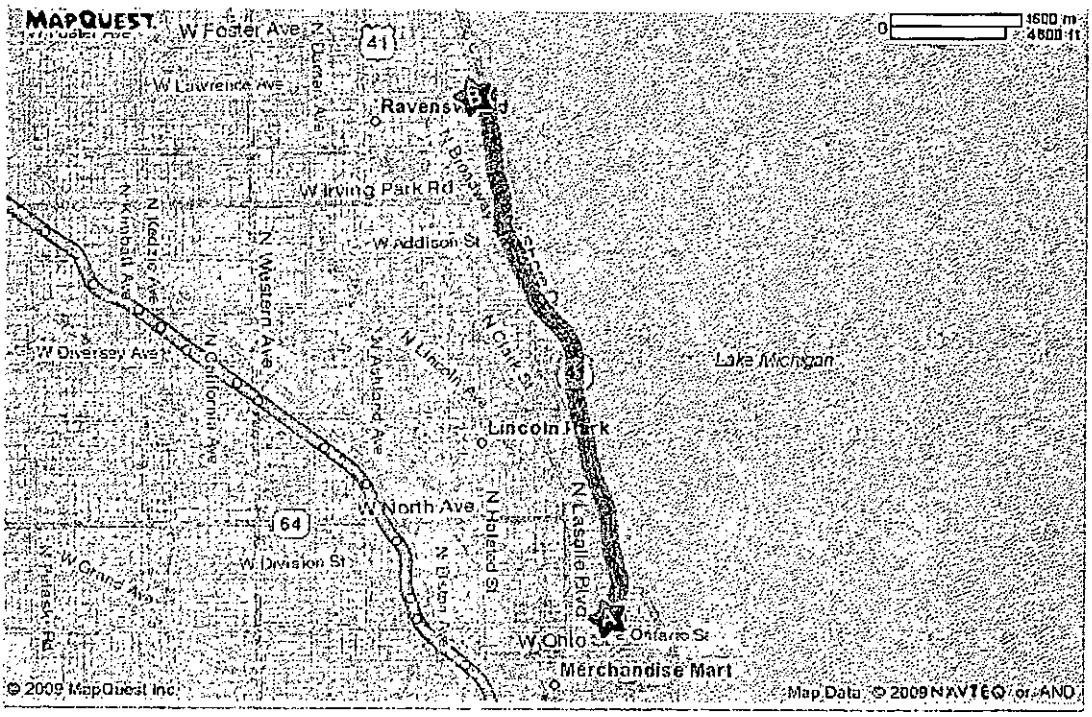
Notes

ALDEN LAKELAND REHAB & HCC

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	0.1 mi
	2. Turn LEFT onto N MICHIGAN AVE.	0.2 mi
	3. Turn SLIGHT RIGHT to stay on N MICHIGAN AVE.	0.0 mi
	4. Stay STRAIGHT to go onto ramp.	0.4 mi
NORTH 41	5. Merge onto US-41 N/N LAKE SHORE DR.	4.5 mi
RAMP	6. Take the LAWRENCE AVE ramp.	0.1 mi
	7. Turn LEFT onto W LAWRENCE AVE.	0.2 mi
END	8. 820 W LAWRENCE AVE is on the RIGHT.	0.0 mi

820 W Lawrence Ave, Chicago, IL 60640-4213
Total Travel Estimate : 5.54 miles - about 11 minutes



MAPQUEST.

Trip to 504 W Wellington Ave
Chicago, IL 60657-5421
3.96 miles - about 9 minutes

Notes

ALDEN LINCOLN REHAB & H C CTR

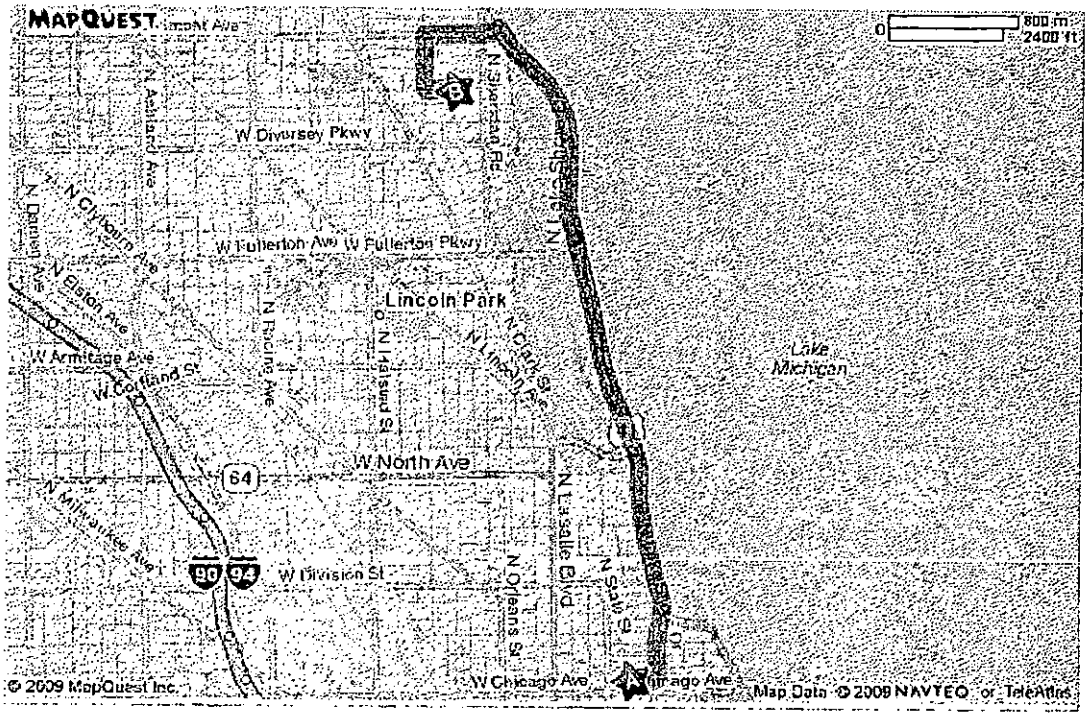
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE**.	0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	0.0 mi
	4. Stay **STRAIGHT** to go onto **ramp**.	0.4 mi
NORTH 41	5. Merge onto **US-41 N/N LAKE SHORE DR**.	2.4 mi
RAMP	6. Take the **BELMONT AVE** ramp.	0.1 mi
	7. Turn **LEFT** onto **W BELMONT AVE**.	0.3 mi
	8. Turn **LEFT** onto **N BROADWAY ST**.	0.2 mi
	9. Turn **LEFT** onto **W WELLINGTON AVE**.	0.1 mi

END 10. 504 W WELLINGTON AVE is on the LEFT. 0.0 mi

504 W Wellington Ave, Chicago, IL 60657-5421

Total Travel Estimate : 3.96 miles - about 9 minutes



MAPQUEST.

Trip to 5831 N Northwest Hwy
Chicago, IL 60631-2642
11.82 miles - about 18 minutes

Notes

ALDEN NORTHMOOR REHAB & HCC

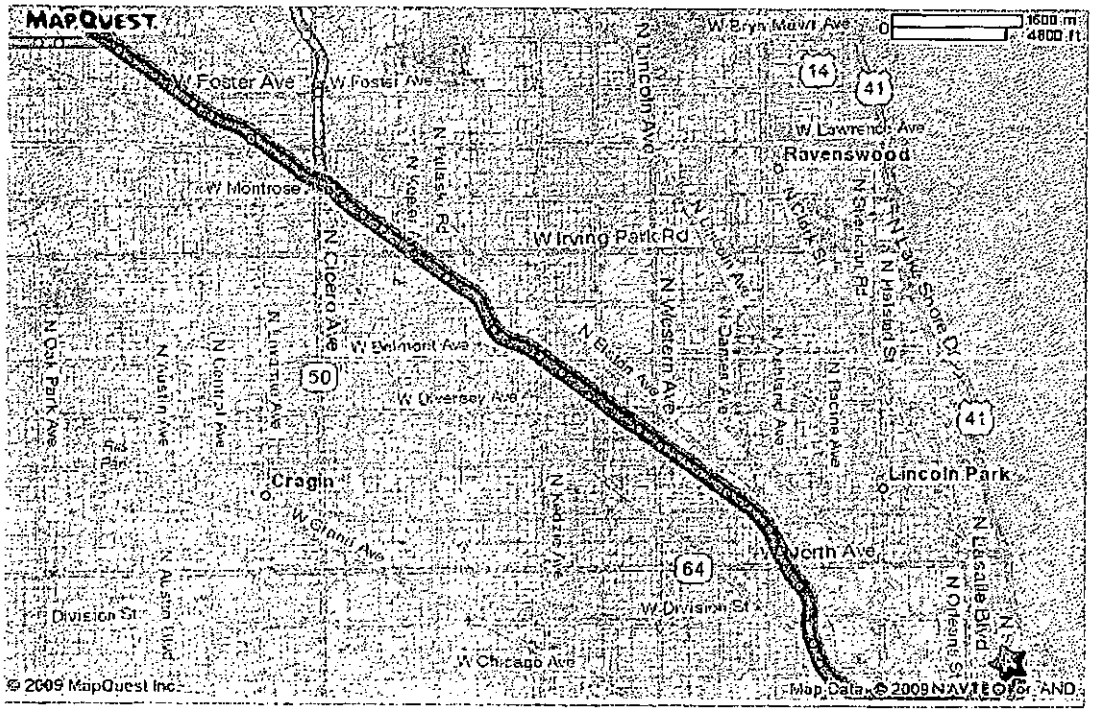
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	0.1 mi
	2. Turn **RIGHT** onto **N MICHIGAN AVE**.	0.3 mi
	3. Turn **RIGHT** onto **E ONTARIO ST**.	0.7 mi
RAMP	4. Turn **SLIGHT LEFT** to take the **I-90 W/I-94 W/KENNEDY EXPY** ramp.	0.7 mi
RAMP	5. Take the **I-90-LOCAL W/I-94-LOCAL W** ramp.	0.3 mi
WEST 90	6. Merge onto **I-90 W/I-94 W/KENNEDY EXPY W**.	6.7 mi
43B EXIT WEST 90	7. Keep **LEFT** to take **I-90 W/KENNEDY EXPY W** via **EXIT 43B** toward **O'HARE-ROCKFORD**.	2.5 mi
82B EXIT	8. Take the **BRYN MAWR AVE** exit, **EXIT 82B**.	0.1 mi
	9. Stay **STRAIGHT** to go onto **N AVONDALE AVE**.	0.2 mi

	10. Turn **RIGHT** onto N **NAGLE AVE**.	0.0 mi
	11. Turn **LEFT** onto N **NORTHWEST HWY**.	0.1 mi
END	12. **5831** N **NORTHWEST HWY** is on the **RIGHT**.	0.0 mi

5831 N Northwest Hwy, Chicago, IL 60631-2642

Total Travel Estimate : 11.82 miles - about 18 minutes



MAPQUEST

Trip to 255 W 69th St
Chicago, IL 60621-3767
10.59 miles - about 19 minutes

Notes

ALDEN PRINCETON REHAB & HCC

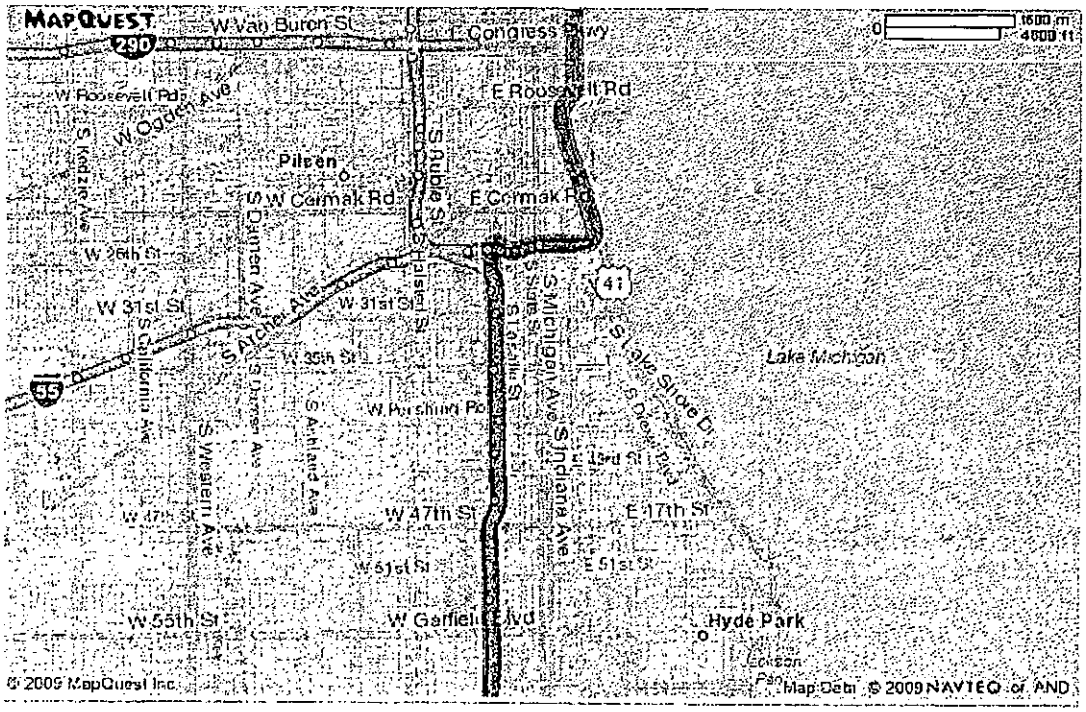
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going EAST on E PEARSON ST toward N RUSH ST.	0.0 mi
2. Turn RIGHT onto N MICHIGAN AVE.	0.0 mi
3. Turn LEFT onto E CHICAGO AVE.	0.4 mi
4. Turn RIGHT onto US-41 S/N LAKE SHORE DR.	3.2 mi
5. Merge onto I-55 S/STEVENSON EXPY S toward ST LOUIS.	1.0 mi
6. Take the I-90 E/I-94 E exit, EXIT 293B, toward INDIANA.	0.6 mi
7. Take the I-90-EXPRESS/I-94-EXPRESS exit on the LEFT toward GARFIELD BLVD.	0.2 mi
8. Merge onto I-90 EXPRESS LN E/I-94 EXPRESS LN E/DAN RYAN EXPRESS LN E.	3.4 mi
9. Merge onto I-90 E/I-94 E/DAN RYAN EXPY E toward SKYWAY/INDIANA TOLL RD.	0.5 mi

	10. Take EXIT **58B** toward **63RD ST**.	0.2 mi
	11. Turn **SLIGHT LEFT** onto **S YALE AVE**.	0.1 mi
	12. Turn **SLIGHT LEFT** onto **S WELLS ST**.	0.2 mi
	13. Turn **SLIGHT RIGHT** onto **S WENTWORTH AVE**.	0.5 mi
	14. Turn **RIGHT** onto **W 69TH ST**.	0.0 mi
	15. **255 W 69TH ST** is on the **LEFT**.	0.0 mi

255 W 69th St, Chicago, IL 60621-3767

Total Travel Estimate : 10.59 miles - about 19 minutes



MAPQUEST.

Trip to 6120 W Ogden Ave
Cicero, IL 60804-3743
12.00 miles - about 24 minutes

Notes

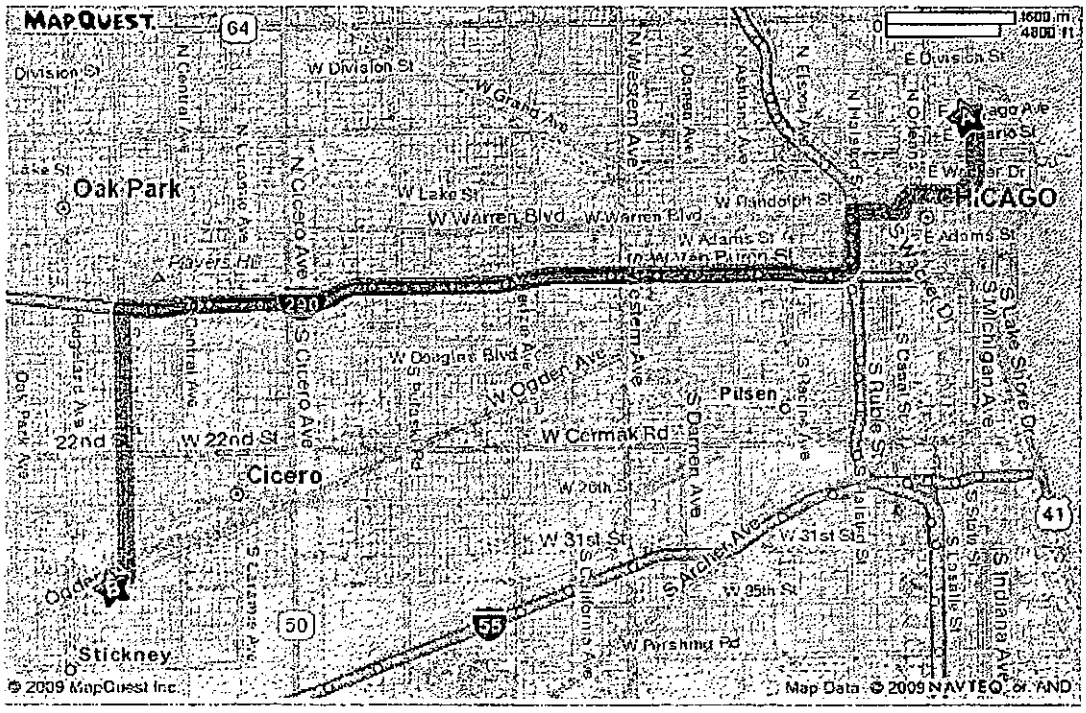
ALDEN TOWN MANOR REHAB & HCC

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	0.1 mi
	2. Turn **RIGHT** onto **N MICHIGAN AVE**.	0.5 mi
	3. Stay **STRAIGHT** to go onto **N MICHIGAN AVE/N UPPER MICHIGAN AVE**.	0.1 mi
	4. Turn **RIGHT** onto **E WACKER DR/E UPPER WACKER DR**. Continue to follow **E WACKER DR**.	0.8 mi
	5. Turn **RIGHT** onto **W RANDOLPH ST**.	0.5 mi
90	6. Merge onto **I-90 E/I-94 E/KENNEDY EXPY E** via the ramp on the **LEFT**.	0.4 mi
51H EXIT 90	7. Merge onto **I-290 W/EISENHOWER EXPY W** via **EXIT 51H** toward **WEST SUBURBS**.	6.5 mi
23A EXIT	8. Take the **AUSTIN BLVD** exit, **EXIT 23A**, on the **LEFT**.	0.3 mi
	9. Turn **LEFT** onto **S AUSTIN BLVD**.	2.6 mi

10. Turn **RIGHT** onto **W OGDEN AVE**.	0.2 mi
11. **6120 W OGDEN AVE** is on the **RIGHT**.	0.0 mi

6120 W Ogden Ave, Cicero, IL 60804-3743
Total Travel Estimate : 12.00 miles - about 24 minutes



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MAPQUEST

Trip to 201 W 69th St
Chicago, IL 60621-3719
10.53 miles - about 19 minutes

Notes

ALDEN WENTWORTH REHAB & CARE

55 E Pearson St, Chicago, IL 60611-2535

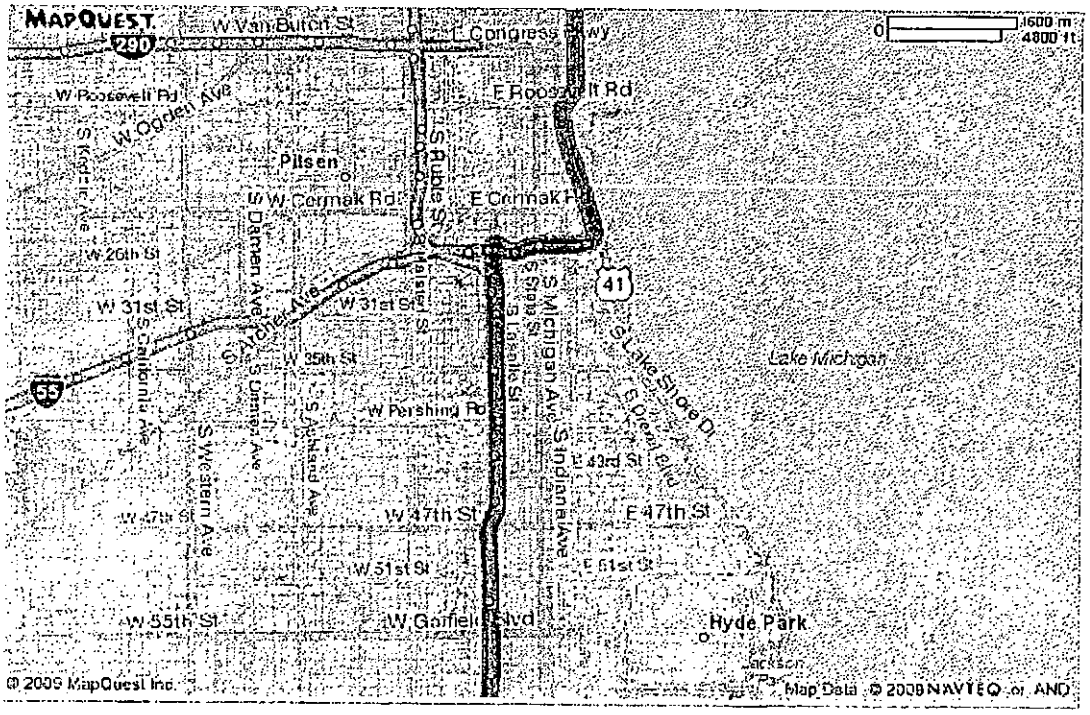
1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.0 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.0 mi
3. Turn **LEFT** onto **E CHICAGO AVE**.	go 0.4 mi
4. Turn **RIGHT** onto **US-41 S / N LAKE SHORE DR**.	go 3.2 mi
5. Merge onto **I-55 S / STEVENSON EXPY S** toward **ST LOUIS**.	go 1.0 mi
6. Take the **I-90 E / I-94 E** exit, **EXIT 293B**, toward **INDIANA**.	go 0.6 mi
7. Take the **I-90-EXPRESS / I-94-EXPRESS** exit on the **LEFT** toward **GARFIELD BLVD**.	go 0.2 mi
8. Merge onto **I-90 EXPRESS LN E / I-94 EXPRESS LN E / DAN RYAN EXPRESS LN E**.	go 3.4 mi
9. Merge onto **I-90 E / I-94 E / DAN RYAN EXPY E** toward **SKYWAY / INDIANA TOLL RD**.	go 0.5 mi
10. Take **EXIT 58B** toward **63RD ST**.	go 0.2 mi
11. Turn **SLIGHT LEFT** onto **S YALE AVE**.	go 0.1 mi

	12. Turn SLIGHT LEFT onto S WELLS ST.	go 0.2 mi
	13. Turn SLIGHT RIGHT onto S WENTWORTH AVE.	go 0.5 mi
	14. Turn RIGHT onto W 69TH ST.	go 0.0 mi
END	15. 201 W 69TH ST is on the LEFT.	go 0.0 mi

201 W 69th St, Chicago, IL 60621-3719

Total Travel Estimate : 10.53 miles - about 19 minutes

Route Map Hide



MAPQUEST.

Trip to 5448 N Broadway St
Chicago, IL 60640-1704
6.72 miles - about 14 minutes

Notes

ALL AMERICAN NURSING HOME

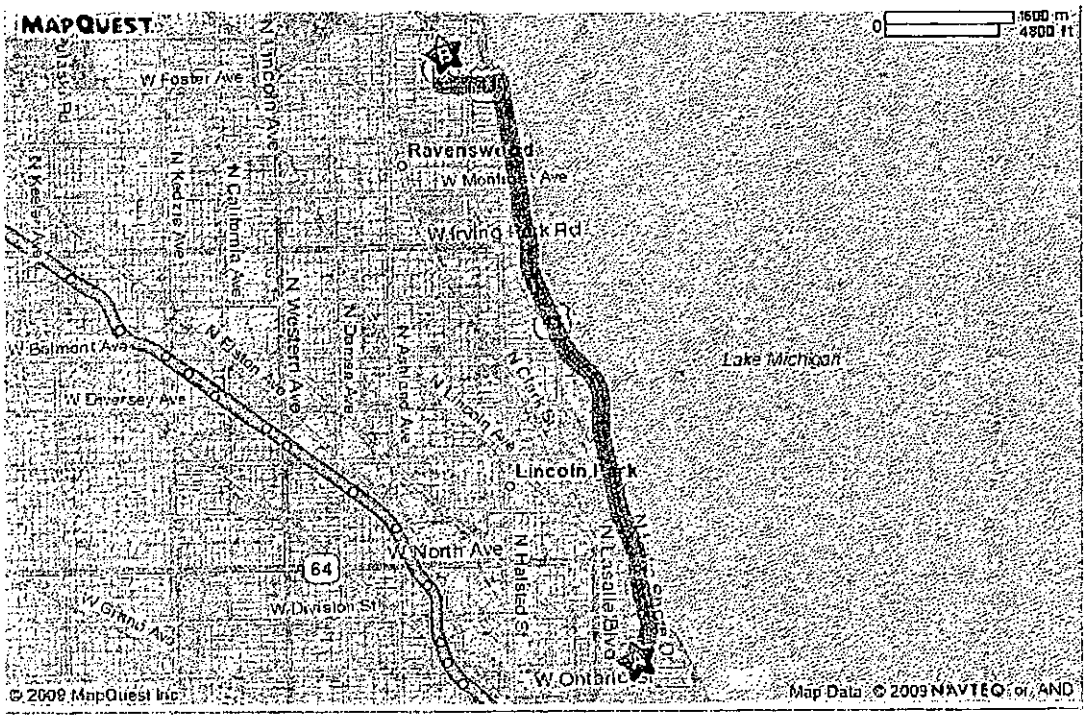
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST.**	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE.**	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE.**	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp.**	go 0.4 mi
5. Merge onto **US-41 N / N LAKE SHORE DR.**	go 5.0 mi
6. Take the **FOSTER AVE / US-41** ramp.	go 0.2 mi
7. Turn **LEFT** onto **US-41 / W FOSTER AVE.**	go 0.5 mi
8. Turn **RIGHT** onto **N BROADWAY ST / US-14.**	go 0.3 mi
9. **5448 N BROADWAY ST** is on the **LEFT.**	go 0.0 mi

5448 N Broadway St, Chicago, IL 60640-1704

Total Travel Estimate : 6.72 miles - about 14 minutes

Route Map Hide



MAPQUEST.

Trip to 3500 S Giles Ave
Chicago, IL 60653-1106
5.84 miles - about 14 minutes

Notes

ALL FAITH PAVILION

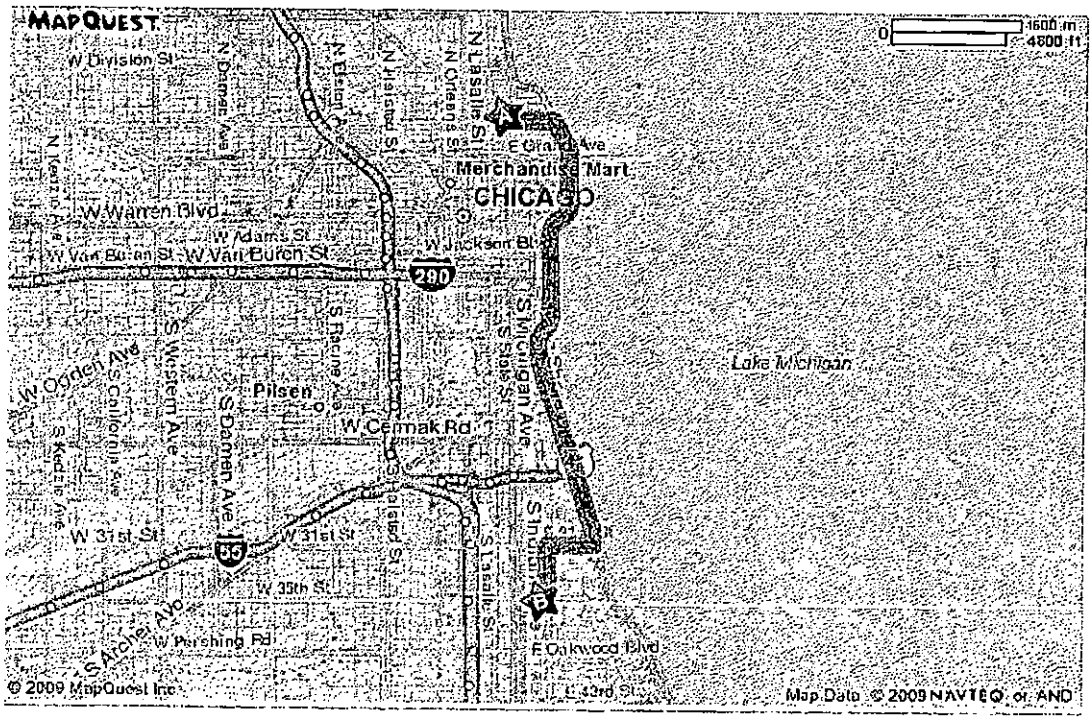
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.0 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.0 mi
3. Turn **LEFT** onto **E CHICAGO AVE**.	go 0.4 mi
4. Turn **RIGHT** onto **US-41 S / N LAKE SHORE DR**.	go 4.1 mi
5. Take the **31ST ST** ramp.	go 0.1 mi
6. Take the **31ST STREET** ramp.	go 0.0 mi
7. Turn **RIGHT** onto **E 31ST ST**.	go 0.4 mi
8. Turn **LEFT** onto **S DR MARTIN L KING JR DR**.	go 0.5 mi
9. Turn **RIGHT** onto **E 35TH ST**.	go 0.1 mi
10. Turn **LEFT** onto **S GILES AVE**.	go 0.0 mi
11. **3500 S GILES AVE** is on the **RIGHT**.	go 0.0 mi

3500 S Giles Ave, Chicago, IL 60653-1106

Total Travel Estimate : 5.84 miles - about 14 minutes

Route Map Hide



MAPQUEST.

Trip to 2840 W Foster Ave
Chicago, IL 60625-3506
8.47 miles - about 20 minutes

Notes
ALSHORE HOUSE

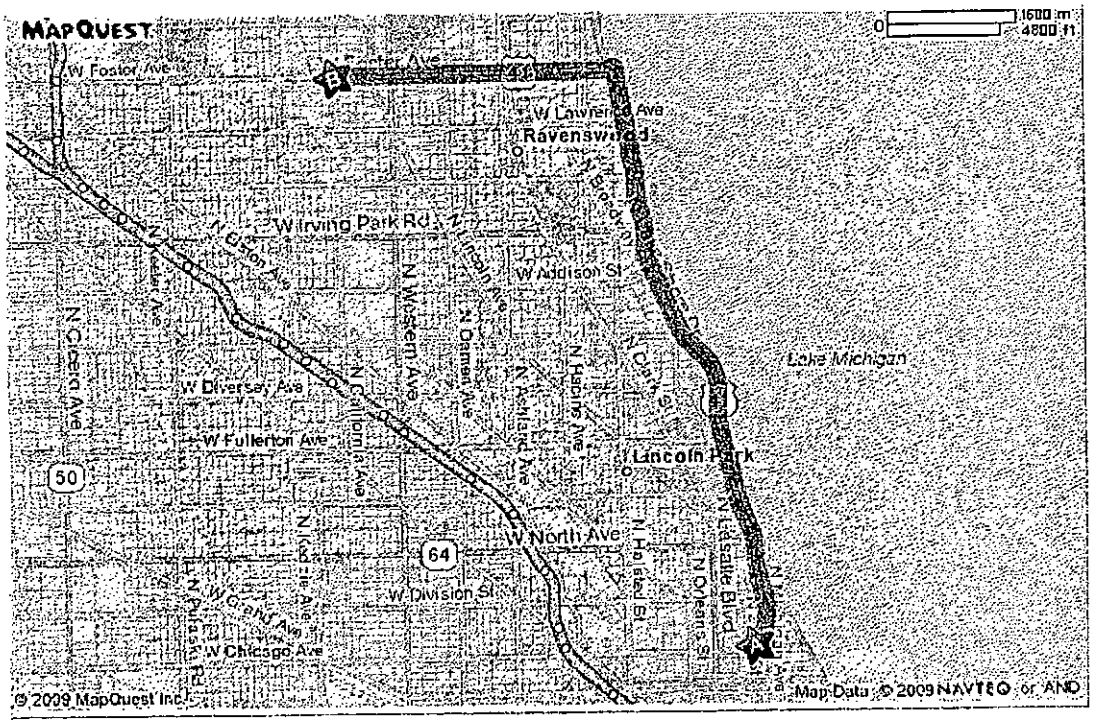
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
	4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
North 41	5. Merge onto **US-41 N / N LAKE SHORE DR**.	go 5.0 mi
RAMP	6. Take the **FOSTER AVE / US-41** ramp.	go 0.2 mi
	7. Turn **LEFT** onto **US-41 / W FOSTER AVE**. Continue to follow **W FOSTER AVE**.	go 2.6 mi
END	8. **2840 W FOSTER AVE** is on the **RIGHT**.	go 0.0 mi

2840 W Foster Ave, Chicago, IL 60625-3506

Total Travel Estimate : 8.47 miles - about 20 minutes

Route Map Hide



MAPQUEST

Trip to 4900 N Bernard St
Chicago, IL 60625-5146
9.68 miles - about 18 minutes

Notes

AMBASSADOR NSG & REHAB CENTER

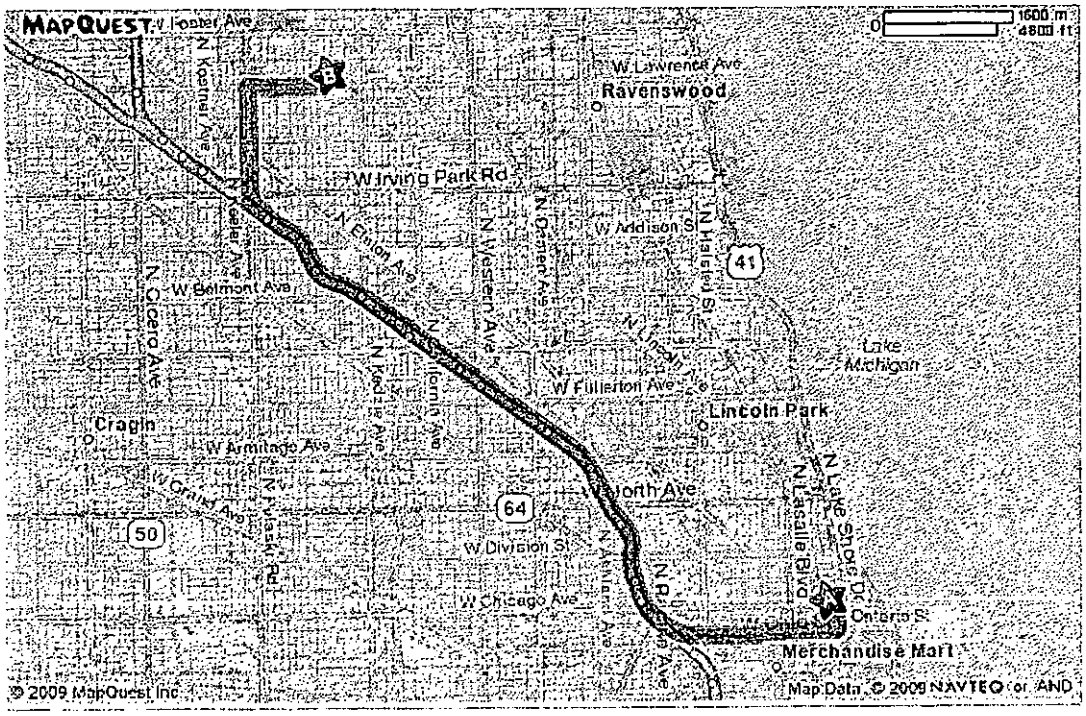
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.3 mi
3. Turn **RIGHT** onto **E ONTARIO ST**.	go 0.7 mi
4. Turn **SLIGHT LEFT** to take the **I-90 W / I-94 W / KENNEDY EXPY** ramp.	go 0.7 mi
5. Take the **I-90-LOCAL W / I-94-LOCAL W** ramp.	go 0.3 mi
6. Merge onto **I-90 W / I-94 W / KENNEDY EXPY W**.	go 5.5 mi
7. Take the **PULASKI RD** exit, **EXIT 44B**, toward **IL-19 / IRVING PARK RD**.	go 0.2 mi
8. Turn **SLIGHT RIGHT** onto **N PULASKI RD**.	go 1.1 mi
9. Turn **RIGHT** onto **W LAWRENCE AVE**.	go 0.7 mi
10. Turn **LEFT** onto **N BERNARD ST**.	go 0.1 mi
11. **4900 N BERNARD ST** is on the **LEFT**.	go 0.0 mi

4900 N Bernard St, Chicago, IL 60625-5146

Total Travel Estimate : 9.68 miles - about 18 minutes

Route Map Hide



MAPQUEST.

Trip to 1512 W Fargo Ave
Chicago, IL 60626-1805
9.20 miles - about 20 minutes

Notes

ARBOUR HEALTH CARE CENTER

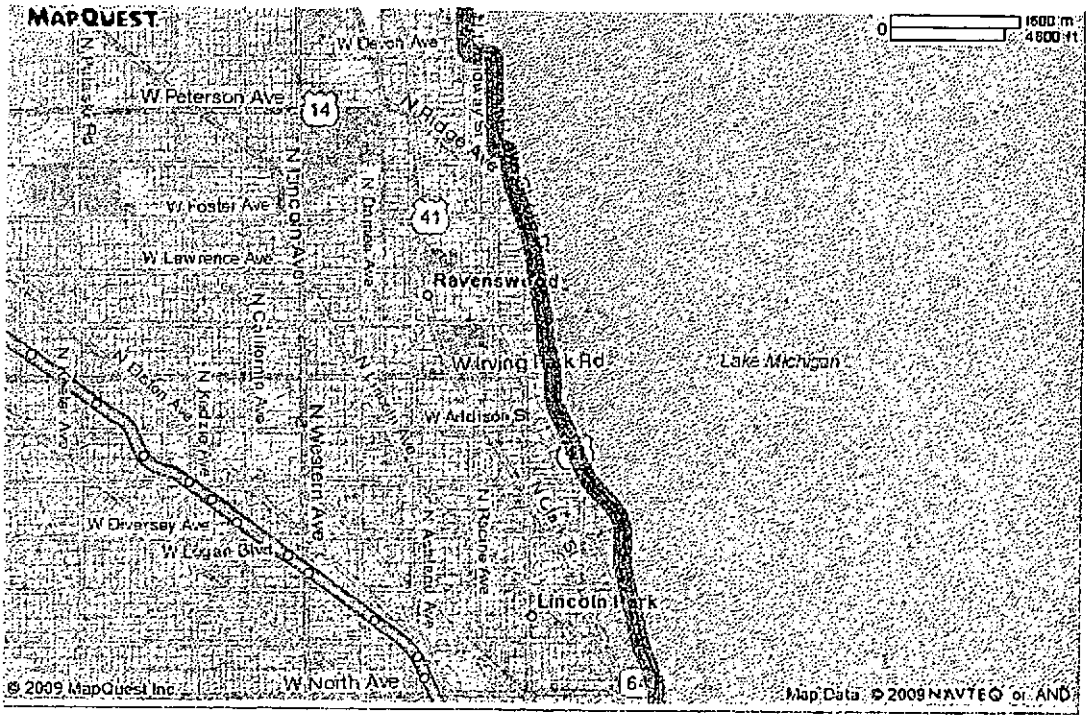
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST.**	go 0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE.**	go 0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE.**	go 0.0 mi
	4. Stay **STRAIGHT** to go onto **ramp.**	go 0.4 mi
	5. Merge onto **N LAKE SHORE DR.**	go 5.8 mi
	6. **N LAKE SHORE DR** becomes **W HOLLYWOOD AVE.**	go 0.0 mi
	7. Turn **RIGHT** onto **N SHERIDAN RD.**	go 2.4 mi
	8. Turn **LEFT** onto **W FARGO AVE.**	go 0.2 mi
END	9. **1512 W FARGO AVE** is on the **RIGHT.**	go 0.0 mi

1512 W Fargo Ave, Chicago, IL 60626-1805

Total Travel Estimate : 9.20 miles - about 20 minutes

Route Map Hide



MAPQUEST.

Trip to 1425 W Estes Ave
Chicago, IL 60626-2625
8.84 miles - about 19 minutes

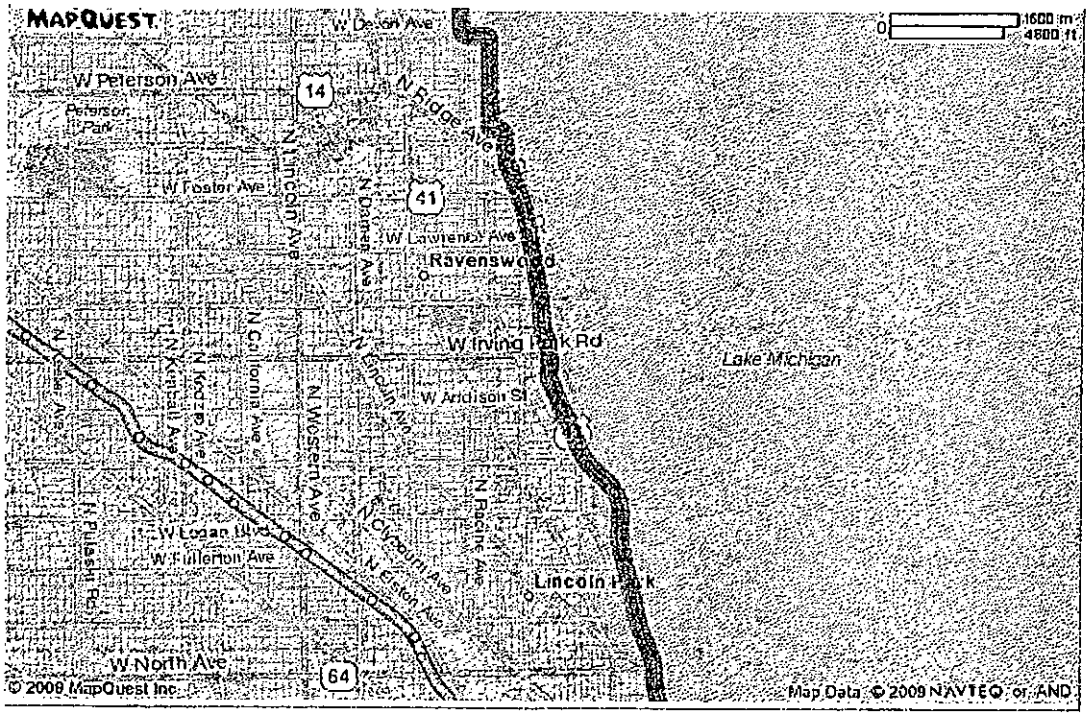
Notes
ATRIUM HEALTH CARE CENTER

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
	4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
	5. Merge onto **N LAKE SHORE DR**.	go 5.8 mi
	6. **N LAKE SHORE DR** becomes **W HOLLYWOOD AVE**.	go 0.0 mi
	7. Turn **RIGHT** onto **N SHERIDAN RD**.	go 2.0 mi
	8. Turn **LEFT** onto **W ESTES AVE**.	go 0.2 mi
END	9. **1425 W ESTES AVE** is on the **LEFT**.	go 0.0 mi

1425 W Estes Ave, Chicago, IL 60626-2625
Total Travel Estimate : 8.84 miles - about 19 minutes

Route Map Hide



MAPQUEST.

Trip to 4505 S Drexel Blvd
Chicago, IL 60653-4301
8.01 miles - about 16 minutes

Notes

AVENUE CARE CENTER

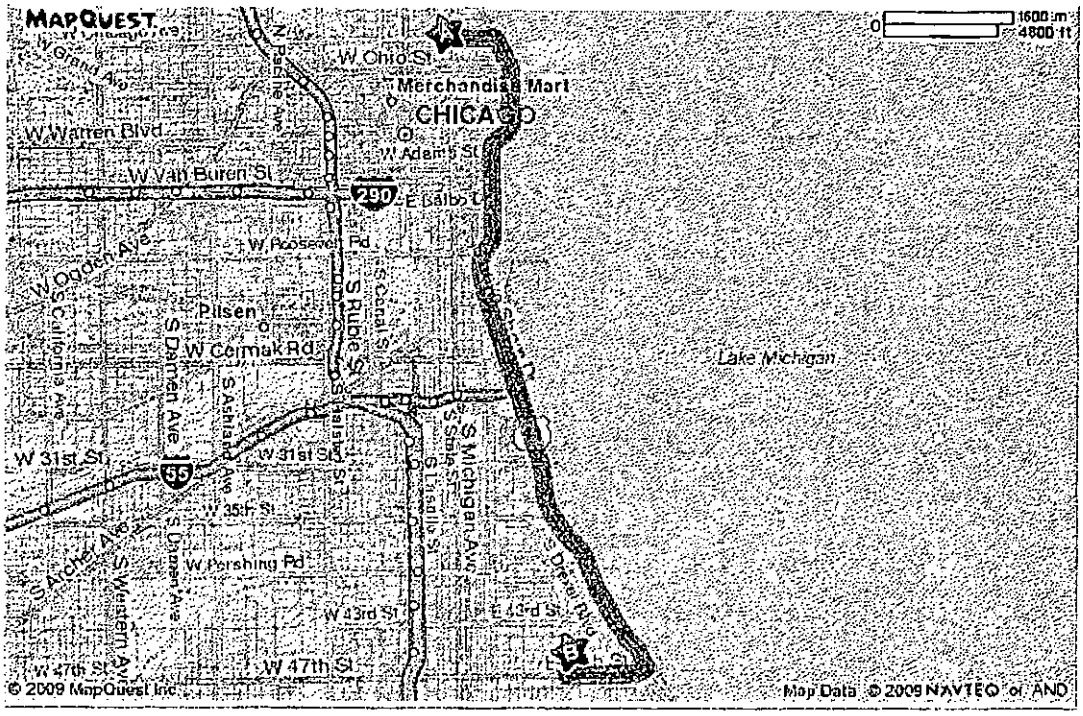
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.0 mi
2. Turn RIGHT onto N MICHIGAN AVE.	go 0.0 mi
3. Turn LEFT onto E CHICAGO AVE.	go 0.4 mi
4. Turn RIGHT onto US-41 S / N LAKE SHORE DR.	go 6.3 mi
5. Take the 47TH ST ramp.	go 0.2 mi
6. Turn RIGHT onto E 47TH ST.	go 0.7 mi
7. Turn RIGHT onto S DREXEL BLVD.	go 0.2 mi
8. 4505 S DREXEL BLVD is on the RIGHT.	go 0.0 mi

4505 S Drexel Blvd, Chicago, IL 60653-4301

Total Travel Estimate : 8.01 miles - about 16 minutes

Route Map Hide



MAPQUEST.

Trip to 2055 W Balmoral Ave
Chicago, IL 60625-1001
7.73 miles - about 18 minutes

Notes

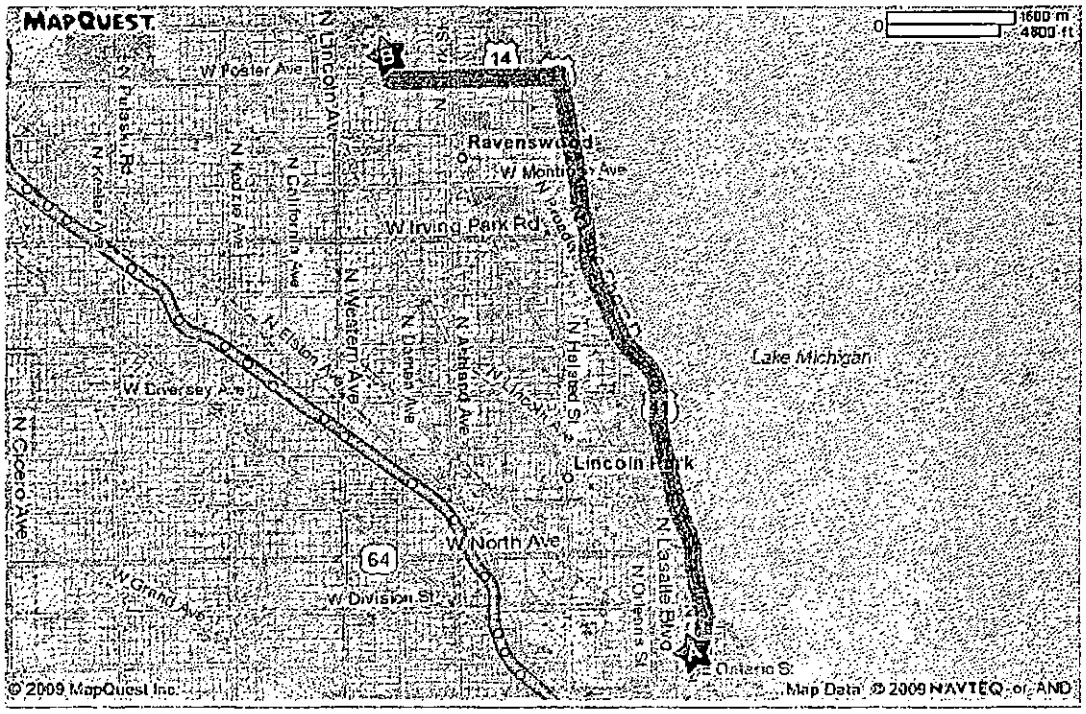
BALMORAL HOME

55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
5. Merge onto **US-41 N / N LAKE SHORE DR**.	go 5.0 mi
6. Take the **FOSTER AVE / US-41** ramp.	go 0.2 mi
7. Turn **LEFT** onto **US-41 / W FOSTER AVE**.	go 1.5 mi
8. Turn **RIGHT** onto **N DAMEN AVE**.	go 0.3 mi
9. Turn **LEFT** onto **W BALMORAL AVE**.	go 0.0 mi
10. **2055 W BALMORAL AVE** is on the **LEFT**.	go 0.0 mi

2055 W Balmoral Ave, Chicago, IL 60625-1001
Total Travel Estimate : 7.73 miles - about 18 minutes

Route Map Hide



MAPQUEST

Trip to 1936 W Belmont Ave
Chicago, IL 60657-2025
5.68 miles - about 12 minutes

Notes

BELMONT NURSING HOME

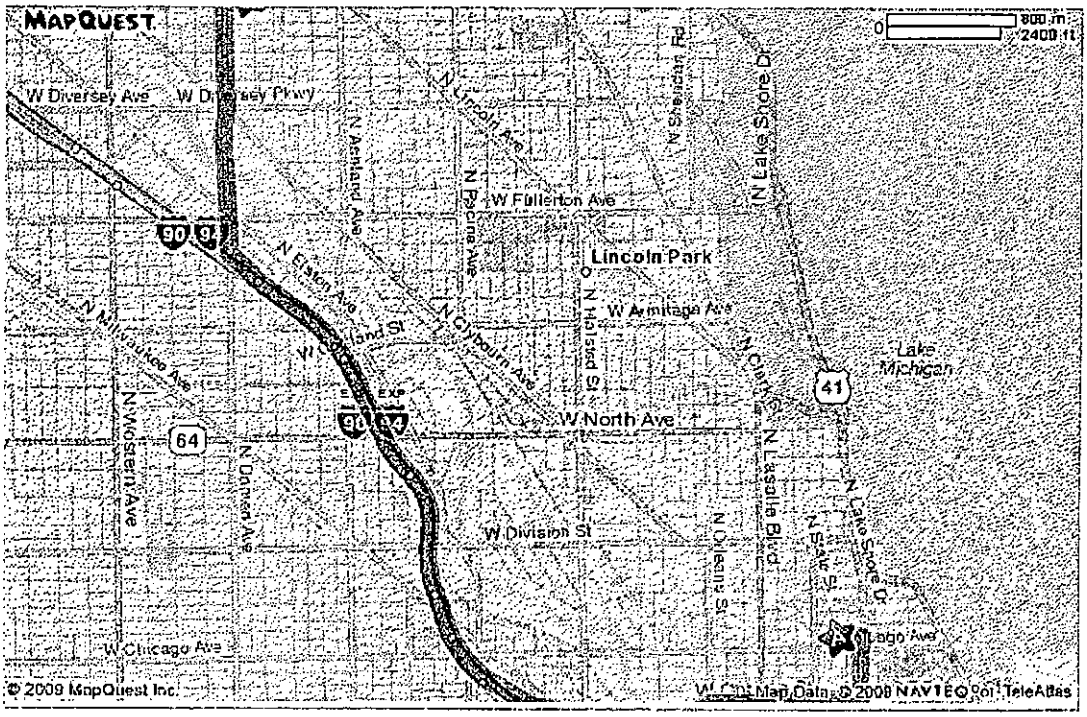
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST.**	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE.**	go 0.3 mi
3. Turn **RIGHT** onto **E ONTARIO ST.**	go 0.7 mi
4. Turn **SLIGHT LEFT** to take the **I-90 W / I-94 W / KENNEDY EXPY** ramp.	go 0.7 mi
5. Take the **I-90-LOCAL W / I-94-LOCAL W** ramp.	go 0.3 mi
6. Merge onto **I-90 W / I-94 W / KENNEDY EXPY W.**	go 2.2 mi
7. Take the **DAMEN AVE** exit, **EXIT 47B.**	go 0.2 mi
8. Turn **RIGHT** onto **N DAMEN AVE.**	go 1.2 mi
9. Turn **RIGHT** onto **W BELMONT AVE.**	go 0.0 mi
10. **1936 W BELMONT AVE** is on the **LEFT.**	go 0.0 mi

1936 W Belmont Ave, Chicago, IL 60657-2025

Total Travel Estimate : 5.68 miles - about 12 minutes

Route Map Hide



MAPQUEST.

Trip to 1035 Madison St

Oak Park, IL 60302-4449

11.37 miles - about 19 minutes

Notes

BELMONT VILLAGE OAK PARK

55 E Pearson St, Chicago, IL 60611-2535

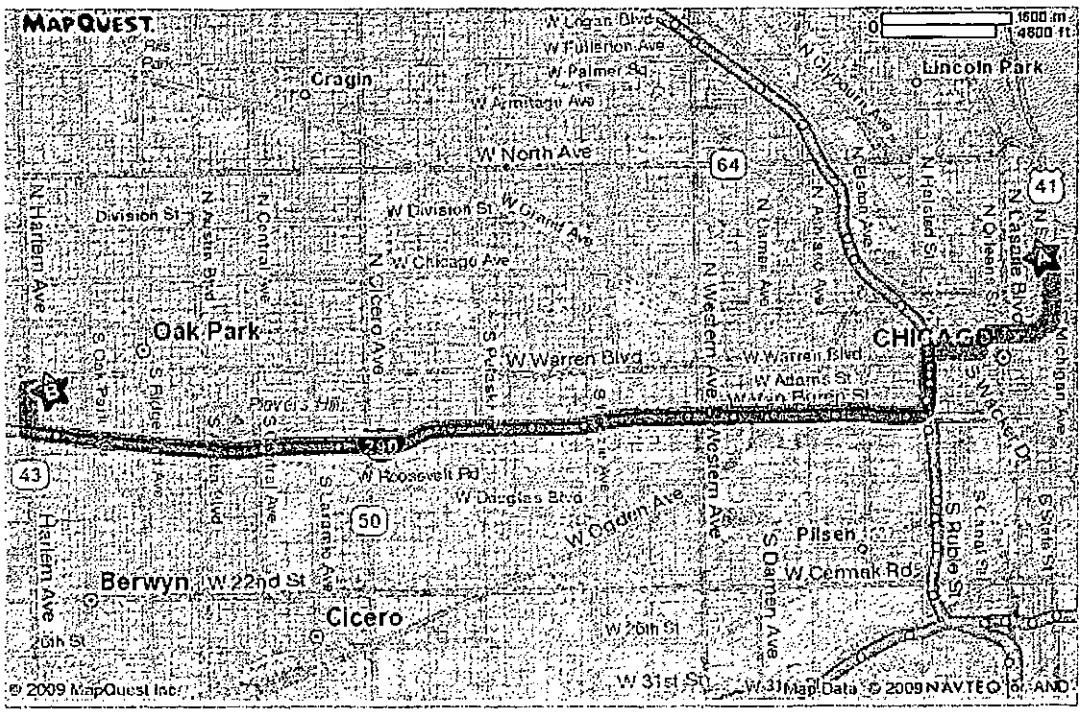
START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	0.1 mi
	2. Turn **RIGHT** onto **N MICHIGAN AVE**.	0.5 mi
	3. Stay **STRAIGHT** to go onto **N MICHIGAN AVE/N UPPER MICHIGAN AVE**.	0.1 mi
	4. Turn **RIGHT** onto **E WACKER DR/E UPPER WACKER DR**. Continue to follow **E WACKER DR**.	0.8 mi
	5. Turn **RIGHT** onto **W RANDOLPH ST**.	0.5 mi
90	6. Merge onto **I-90 E/I-94 E/KENNEDY EXPY E** via the ramp on the **LEFT**.	0.4 mi
51H EXIT 290	7. Merge onto **I-290 W/EISENHOWER EXPY W** via **EXIT 51H** toward **WEST SUBURBS**.	8.1 mi
21B EXIT	8. Take the **IL-43/HARLEM AVE** exit, **EXIT 21B**, on the **LEFT**.	0.3 mi
43	9. Turn **RIGHT** onto **IL-43/S HARLEM AVE/HARLEM AVE**.	0.4 mi

10. Turn RIGHT onto MADISON ST. 0.2 mi

END 11. 1035 MADISON ST is on the RIGHT. 0.0 mi

1035 Madison St, Oak Park, IL 60302-4449

Total Travel Estimate : 11.37 miles - about 19 minutes



MAPQUEST.

Trip to 8200 Roosevelt Rd
Forest Park, IL 60130-2528
13.25 miles - about 22 minutes

Notes

BERKSHIRE NURSING & REHAB CTR

55 E Pearson St, Chicago, IL 60611-2535

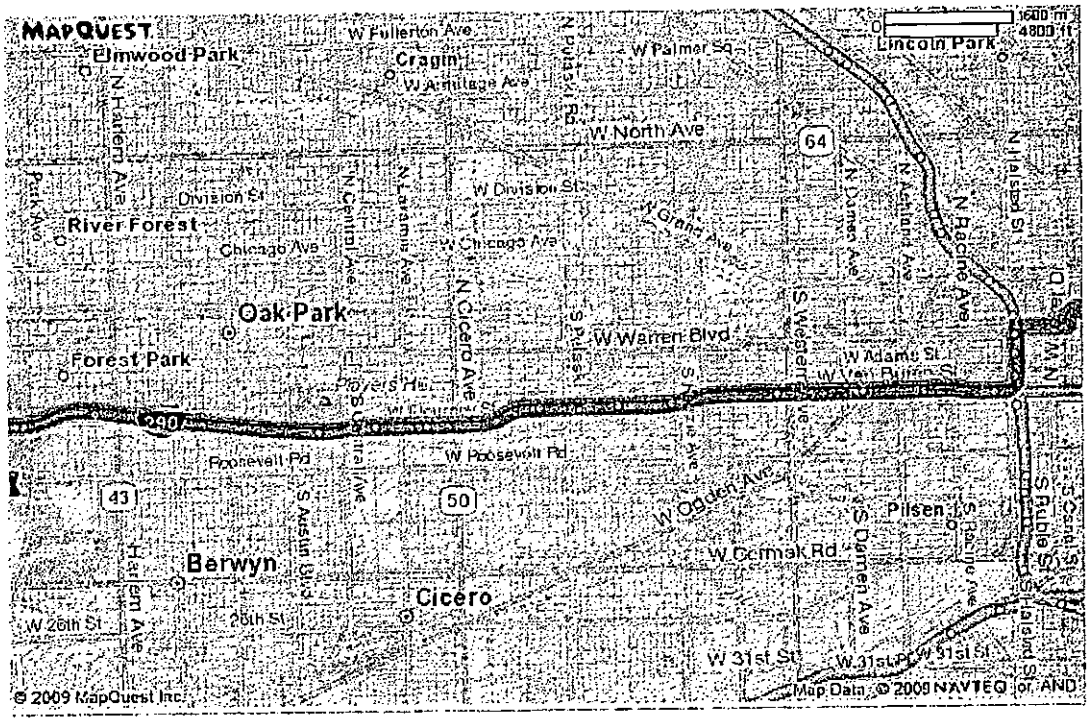
1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.5 mi
3. Stay **STRAIGHT** to go onto **N MICHIGAN AVE / N UPPER MICHIGAN AVE**.	go 0.1 mi
4. Turn **RIGHT** onto **E WACKER DR / E UPPER WACKER DR**. Continue to follow **E WACKER DR**.	go 0.8 mi
5. Turn **RIGHT** onto **W RANDOLPH ST**.	go 0.5 mi
6. Merge onto **I-90 E / I-94 E / KENNEDY EXPY E** via the ramp on the **LEFT**.	go 0.4 mi
7. Merge onto **I-290 W / EISENHOWER EXPY W** via **EXIT 51H** toward **WEST SUBURBS**.	go 9.7 mi
8. Take the **IL-171 / 1ST AVE** exit, **EXIT 20**.	go 0.1 mi
9. Stay **STRAIGHT** to go onto **HARRISON ST**.	go 0.0 mi
10. Turn **LEFT** onto **IL-171 / S 1ST AVE**.	go 0.5 mi
11. Turn **LEFT** onto **ROOSEVELT RD / W ROOSEVELT RD**.	go 0.4 mi

END 12. 8200 ROOSEVELT RD is on the RIGHT. go 0.0 mi

8200 Roosevelt Rd, Forest Park, IL 60130-2528

Total Travel Estimate : 13.25 miles - about 22 minutes

Route Map Hide



MAPQUEST.

Trip to 1426 W Birchwood Ave
Chicago, IL 60626-1807
9.35 miles - about 21 minutes

Notes

BIRCHWOOD PLAZA

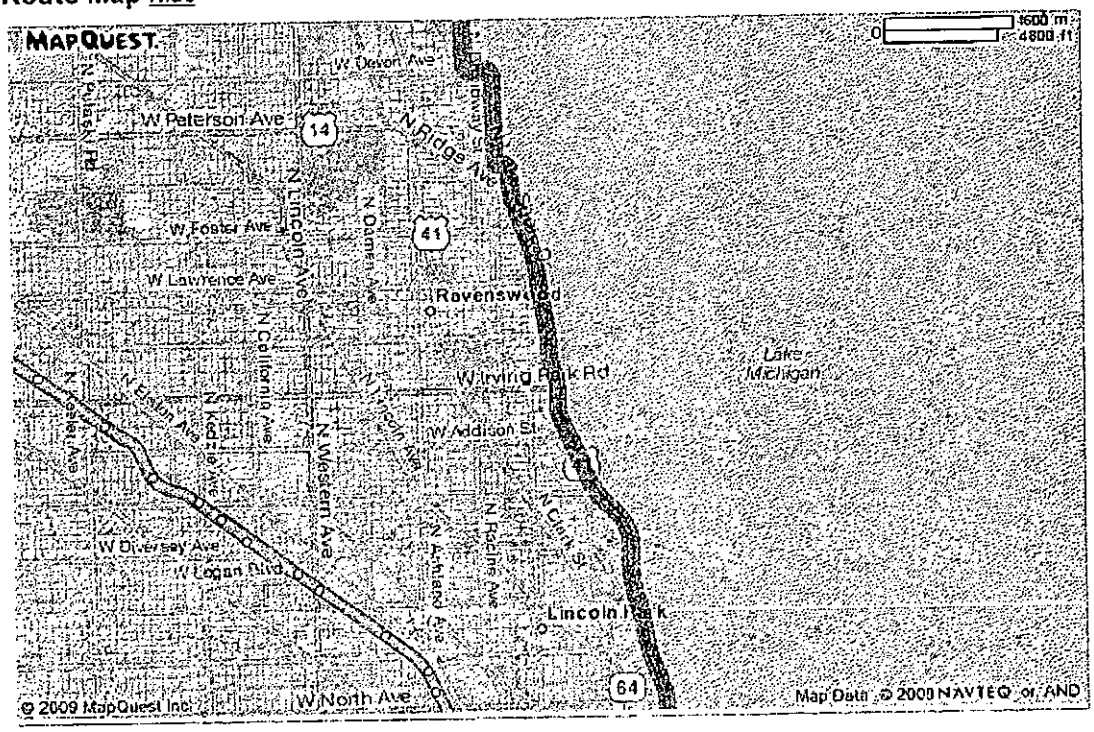
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST.**	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE.**	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE.**	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp.**	go 0.4 mi
5. Merge onto **N LAKE SHORE DR.**	go 5.8 mi
6. **N LAKE SHORE DR** becomes **W HOLLYWOOD AVE.**	go 0.0 mi
7. Turn **RIGHT** onto **N SHERIDAN RD.**	go 2.4 mi
8. Turn **LEFT** onto **W FARGO AVE.**	go 0.1 mi
9. Turn **RIGHT** onto **N GREENVIEW AVE.**	go 0.0 mi
10. Turn **RIGHT** onto **W BIRCHWOOD AVE.**	go 0.0 mi
11. **1426 W BIRCHWOOD AVE** is on the **LEFT.**	go 0.0 mi

1426 W Birchwood Ave, Chicago, IL 60626-1807

Total Travel Estimate : 9.35 miles - about 21 minutes

Route Map Hide



MAPQUEST.

Trip to 825 W Wellington Ave

Chicago, IL 60657-9249

3.60 miles - about 9 minutes

Notes

BONAVENTURE HOUSE

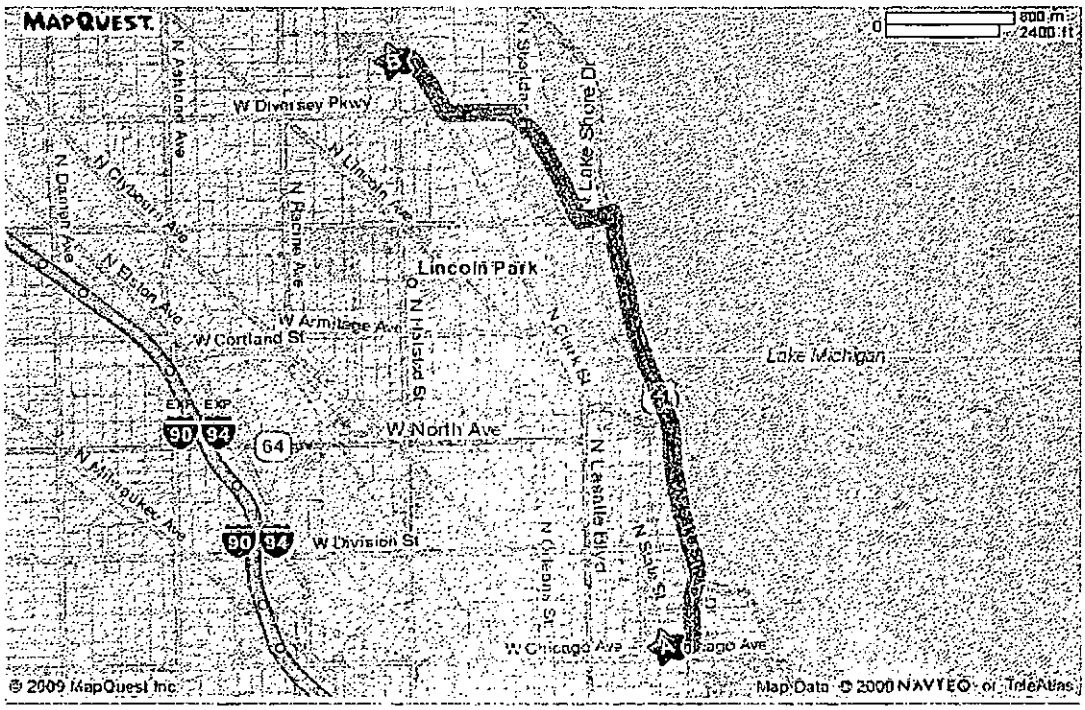
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE**.	0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	0.0 mi
	4. Stay **STRAIGHT** to go onto **ramp**.	0.4 mi
NORTH 41	5. Merge onto **US-41 N/N LAKE SHORE DR**.	1.3 mi
RAMP	6. Take the **FULLERTON PKWY** ramp.	0.1 mi
	7. Turn **LEFT** onto **W FULLERTON PKWY**.	0.2 mi
	8. Turn **RIGHT** onto **N CANNON DR**.	0.6 mi
	9. Turn **LEFT** onto **W DIVERSEY PKWY**.	0.3 mi

	10. Turn RIGHT onto N CLARK ST.	0.3 mi
	11. Turn LEFT onto W WELLINGTON AVE.	0.1 mi
END	12. 825 W WELLINGTON AVE is on the LEFT.	0.0 mi

825 W Wellington Ave, Chicago, IL 60657-9249

Total Travel Estimate : 3.60 miles - about 9 minutes



MAPQUEST

Trip to 3405 S Michigan Ave
Chicago, IL 60616-3819
5.93 miles - about 14 minutes

Notes

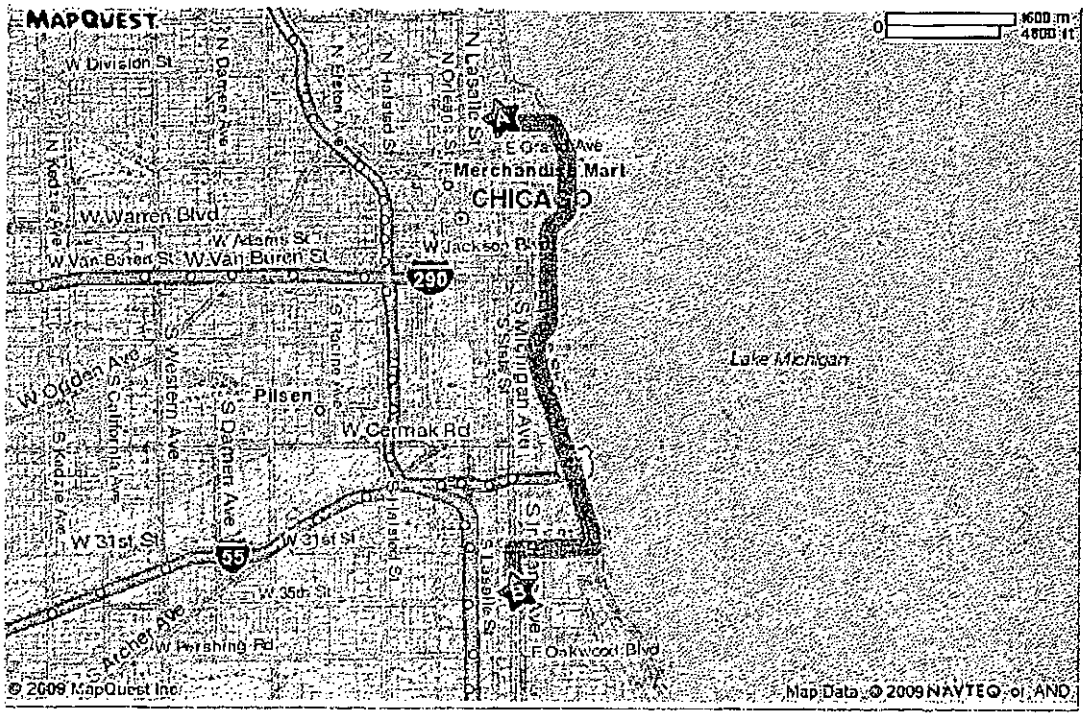
BOULEVARD CARE CENTER

55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.0 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.0 mi
3. Turn **LEFT** onto **E CHICAGO AVE**.	go 0.4 mi
4. Turn **RIGHT** onto **US-41 S / N LAKE SHORE DR**.	go 4.1 mi
5. Take the **31ST ST** ramp.	go 0.1 mi
6. Take the **31ST STREET** ramp.	go 0.0 mi
7. Turn **RIGHT** onto **E 31ST ST**.	go 0.7 mi
8. Turn **LEFT** onto **S MICHIGAN AVE**.	go 0.4 mi
9. **3405 S MICHIGAN AVE** is on the **LEFT**.	go 0.0 mi

3405 S Michigan Ave, Chicago, IL 60616-3819
Total Travel Estimate : 5.93 miles - about 14 minutes

Route Map Hide



MAPQUEST.

Trip to 6300 N Ridge Ave
Chicago, IL 60660-1017
8.05 miles - about 17 minutes

Notes

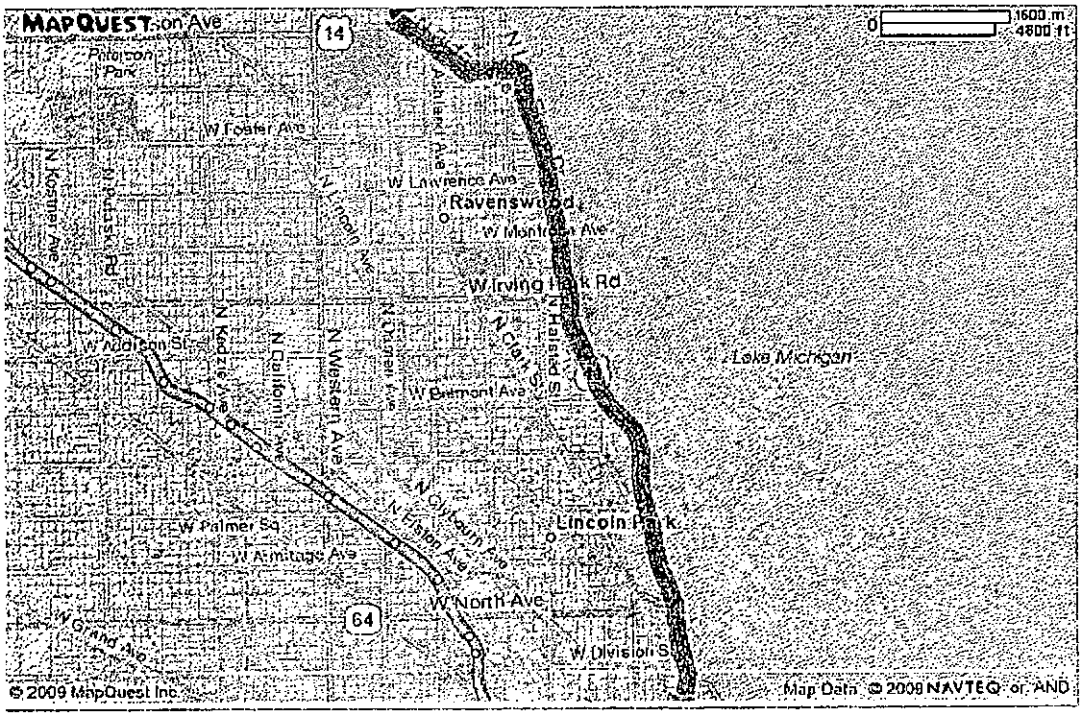
BRACH HOUSE

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE**.	0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	0.0 mi
	4. Stay **STRAIGHT** to go onto ramp.	0.4 mi
	5. Merge onto **N LAKE SHORE DR**.	5.8 mi
	6. **N LAKE SHORE DR** becomes **W HOLLYWOOD AVE**.	0.4 mi
	7. Turn **RIGHT** onto **N RIDGE AVE/US-14**. Continue to follow **N RIDGE AVE**.	0.8 mi
	8. Turn **RIGHT** onto **N RAVENSWOOD AVE/N RIDGE AVE**. Continue to follow **N RIDGE AVE**.	0.2 mi
END	9. **6300 N RIDGE AVE**.	0.0 mi

6300 N Ridge Ave, Chicago, IL 60660-1017

Total Travel Estimate : 8.05 miles - about 17 minutes



MAPQUEST.

Trip to 4538 N Beacon St
Chicago, IL 60640-5519
5.96 miles - about 13 minutes

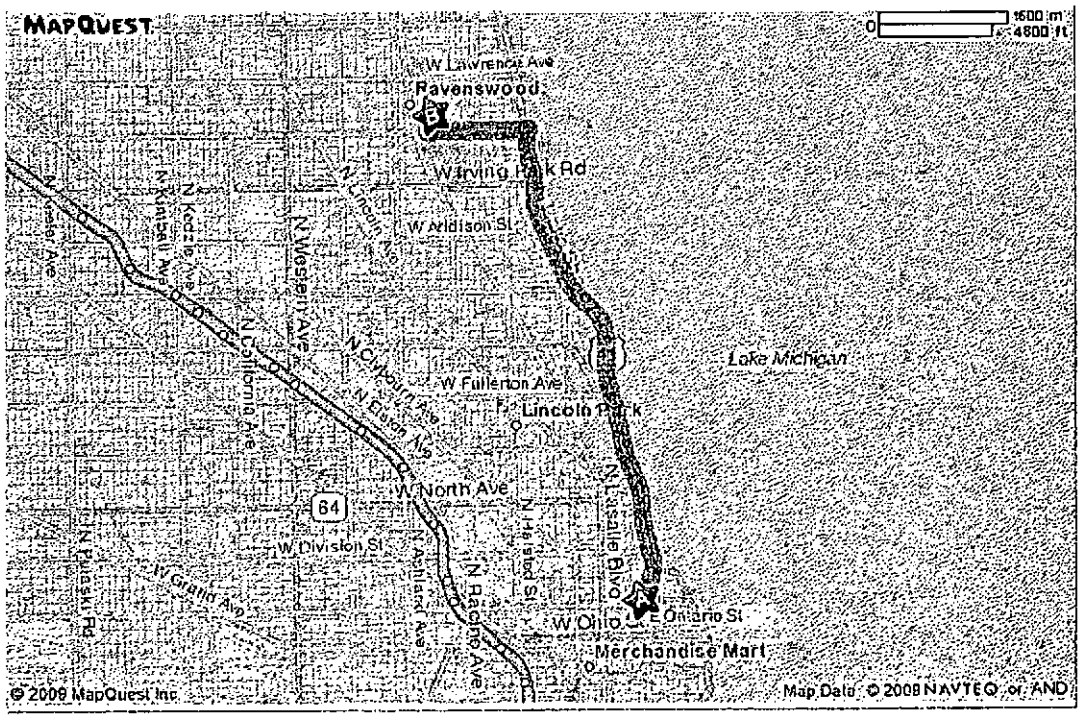
Notes
BRIGHTVIEW CARE CENTER

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.1 mi
	2. Turn LEFT onto N MICHIGAN AVE.	go 0.2 mi
	3. Turn SLIGHT RIGHT to stay on N MICHIGAN AVE.	go 0.0 mi
	4. Stay STRAIGHT to go onto ramp.	go 0.4 mi
NORTH 41	5. Merge onto US-41 N / N LAKE SHORE DR.	go 4.0 mi
RAMP	6. Take the MONTROSE AVE ramp.	go 0.1 mi
	7. Turn LEFT onto W MONTROSE AVE.	go 0.9 mi
	8. Turn RIGHT onto N BEACON ST.	go 0.2 mi
END	9. 4538 N BEACON ST is on the LEFT.	go 0.0 mi

4538 N Beacon St, Chicago, IL 60640-5519
Total Travel Estimate : 5.96 miles - about 13 minutes

Route Map Hide


MAPQUEST
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W Lawrence Ave
Ravenswood
B
W Irving Park Rd
W Addison St
N Kedzie Ave
N Kimball Ave
N Western Ave
N Lincoln Ave
N California Ave
N Clybourn Ave
N Elston Ave
W Fullerton Ave
Lincoln Park
Lake Michigan
W North Ave
64
W Division St
N Pulaski Rd
N Grand Ave
N Ashland Ave
N Racine Ave
N Halsted St
N Lasalle Blvd
A
W Ohio St
E Ontario St
Merchandise Mart
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MAPQUEST

Trip to 3400 S Indiana Ave
Chicago, IL 60616-3841
6.09 miles - about 14 minutes

Notes

BRONZEVILLE PARK NSG & LVG CTR

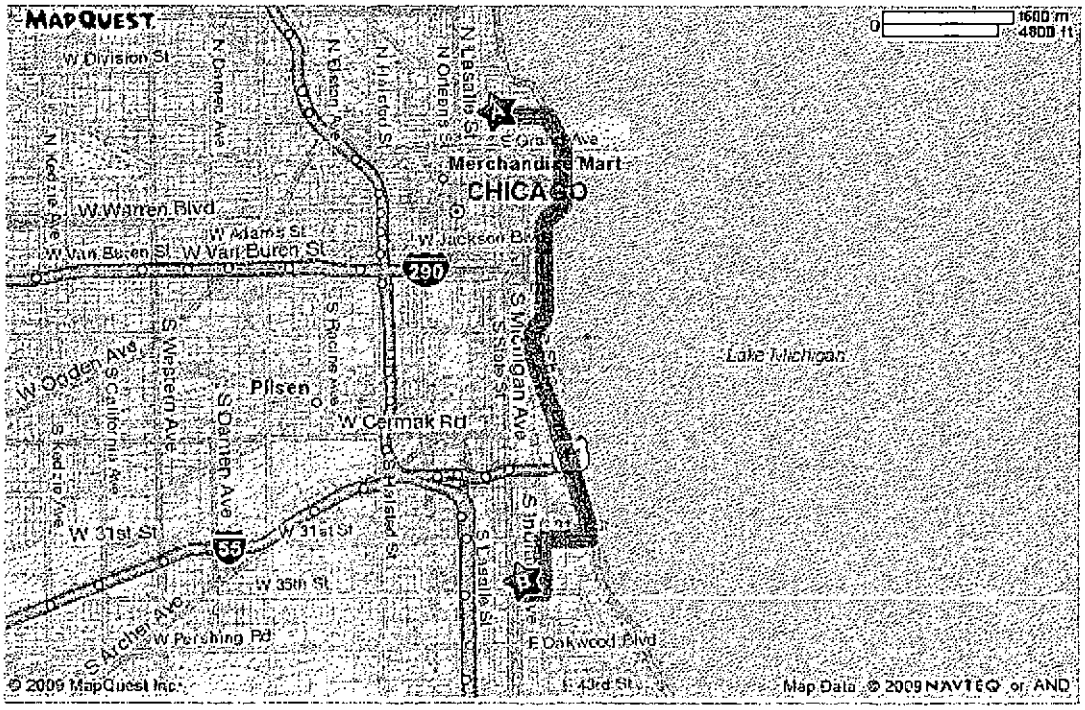
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.0 mi
2. Turn RIGHT onto N MICHIGAN AVE.	go 0.0 mi
3. Turn LEFT onto E CHICAGO AVE.	go 0.4 mi
4. Turn RIGHT onto US-41 S / N LAKE SHORE DR.	go 4.1 mi
5. Take the 31ST ST ramp.	go 0.1 mi
6. Take the 31ST STREET ramp.	go 0.0 mi
7. Turn RIGHT onto E 31ST ST.	go 0.4 mi
8. Turn LEFT onto S DR MARTIN L KING JR DR.	go 0.5 mi
9. Turn RIGHT onto E 35TH ST.	go 0.2 mi
10. Turn RIGHT onto S INDIANA AVE.	go 0.1 mi
11. 3400 S INDIANA AVE is on the LEFT.	go 0.0 mi

3400 S Indiana Ave, Chicago, IL 60616-3841

Total Travel Estimate : 6.09 miles - about 14 minutes

Route Map Hide



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MAPQUEST.

Trip to 5547 N Kenmore Ave
Chicago, IL 60640-1515
6.81 miles - about 13 minutes

Notes

BRYN MAWR CARE

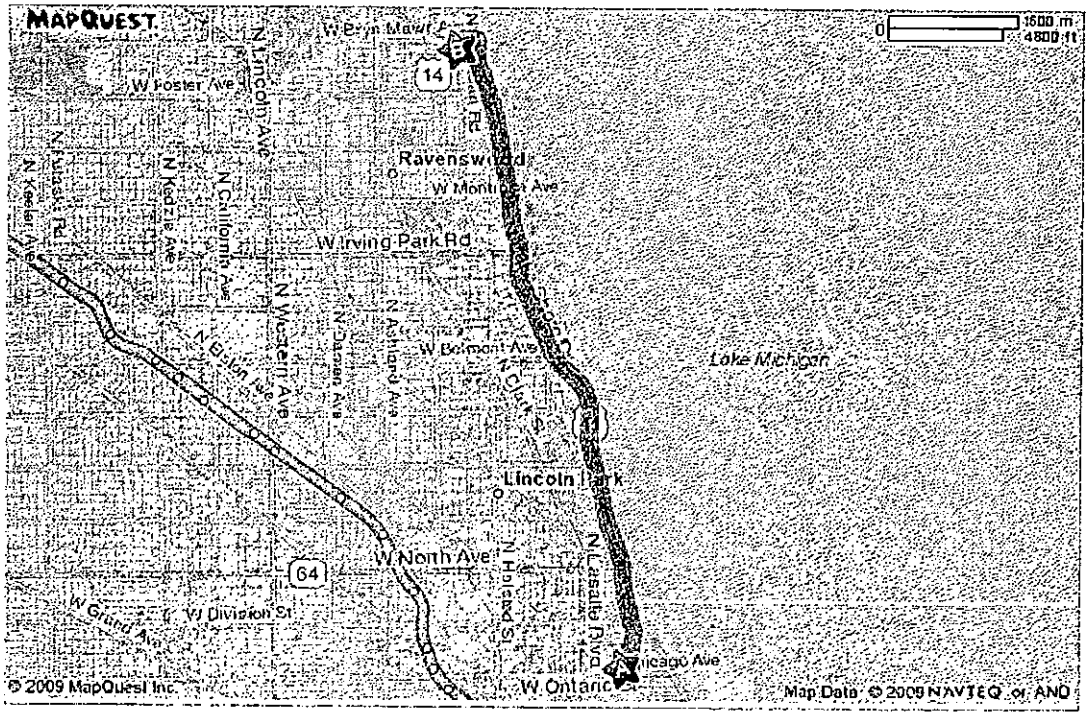
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST.**	go 0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE.**	go 0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE.**	go 0.0 mi
	4. Stay **STRAIGHT** to go onto **ramp.**	go 0.4 mi
	5. Merge onto **N LAKE SHORE DR.**	go 5.5 mi
RAMP	6. Take the **BRYN MAWR AVE** ramp.	go 0.2 mi
	7. Turn **SLIGHT LEFT** onto **W BRYN MAWR AVE.**	go 0.1 mi
	8. Turn **LEFT** onto **N SHERIDAN RD.**	go 0.1 mi
	9. Turn **RIGHT** onto **W CATALPA AVE.**	go 0.0 mi
	10. Turn **RIGHT** onto **N KENMORE AVE.**	go 0.0 mi
END	11. **5547 N KENMORE AVE** is on the **RIGHT.**	go 0.0 mi

5547 N Kenmore Ave, Chicago, IL 60640-1515

Total Travel Estimate : 6.81 miles - about 13 minutes

Route Map Hide



MAPQUEST.

Trip to 2625 W Touhy Ave
Chicago, IL 60645-3109
9.91 miles - about 23 minutes

Notes

BUCKINGHAM PAVILION

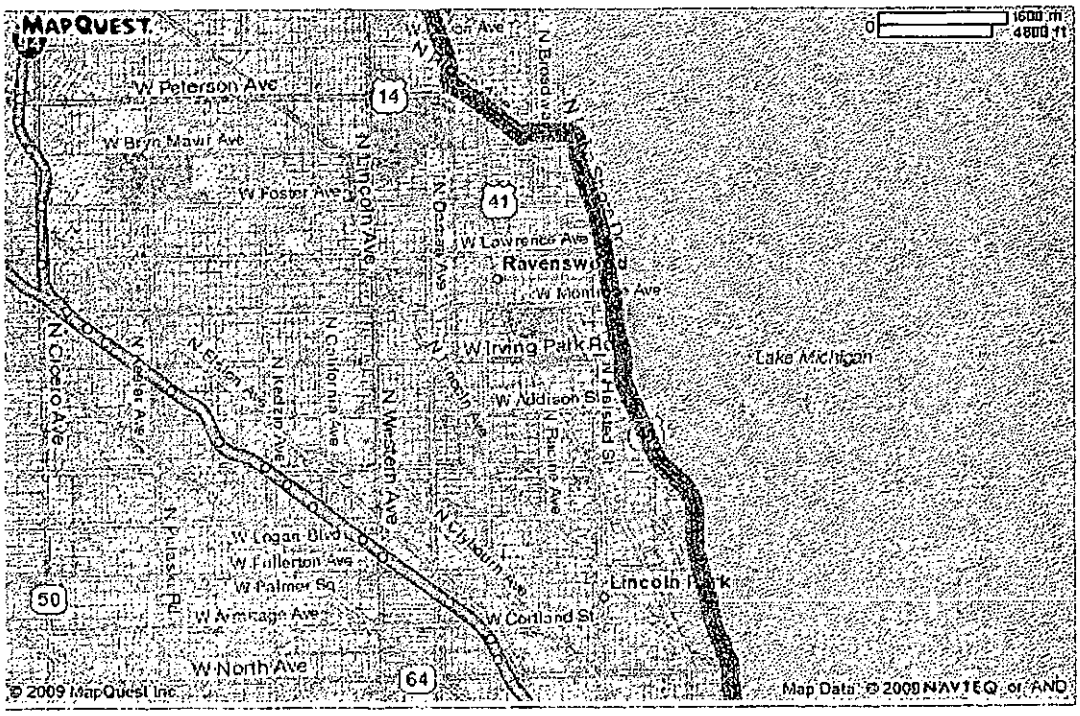
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
	4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
	5. Merge onto **N LAKE SHORE DR**.	go 5.8 mi
	6. **N LAKE SHORE DR** becomes **W HOLLYWOOD AVE**.	go 0.4 mi
	7. Turn **RIGHT** onto **N RIDGE AVE / US-14**. Continue to follow **N RIDGE AVE**.	go 0.8 mi
	8. Turn **RIGHT** onto **N RAVENSWOOD AVE / N RIDGE AVE**. Continue to follow **N RIDGE AVE**.	go 0.4 mi
	9. **N RIDGE AVE** becomes **N RIDGE BLVD**.	go 1.0 mi
	10. Turn **LEFT** onto **W TOUHY AVE**.	go 0.6 mi
END	11. **2625 W TOUHY AVE** is on the **LEFT**.	go 0.0 mi

2625 W Touhy Ave, Chicago, IL 60645-3109

Total Travel Estimate : 9.91 miles - about 23 minutes

Route Map Hide



MAPQUEST.

Trip to 2829 S California Blvd
Chicago, IL 60608
9.36 miles - about 19 minutes

Notes

CALIFORNIA GARDENS N & REHAB C

55 E Pearson St, Chicago, IL 60611-2535

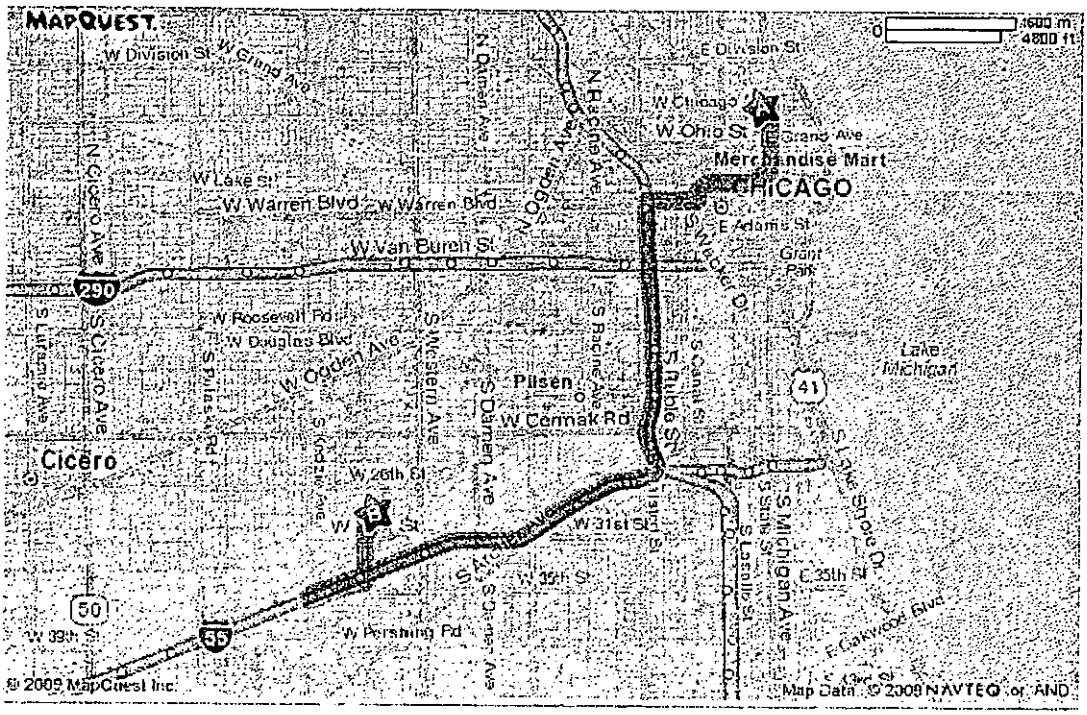
1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.5 mi
3. Stay **STRAIGHT** to go onto **N MICHIGAN AVE / N UPPER MICHIGAN AVE**.	go 0.1 mi
4. Turn **RIGHT** onto **E WACKER DR / E UPPER WACKER DR**. Continue to follow **E WACKER DR**.	go 0.8 mi
5. Turn **RIGHT** onto **W RANDOLPH ST**.	go 0.5 mi
6. Merge onto **I-90 E / I-94 E** via the ramp on the **LEFT**.	go 1.9 mi
7. Merge onto **I-55 S / STEVENSON EXPY S** via **EXIT 53** toward **ST LOUIS**.	go 3.7 mi
8. Take the **KEDZIE AVE** exit, **EXIT 288**.	go 0.3 mi
9. Take the **KEDZIE AVE** ramp.	go 0.3 mi
10. Turn **LEFT** to take the **I-55 N** ramp.	go 0.3 mi
11. Take the **CALIFORNIA AVE** ramp.	go 0.2 mi

	12. Keep **LEFT** at the fork to go on **S CALIFORNIA AVE**.	go 0.5 mi
	13. Turn **RIGHT** onto **W 30TH ST**.	go 0.0 mi
	14. Turn **LEFT** onto **S CALIFORNIA BLVD**.	go 0.2 mi
END	15. **2829 S CALIFORNIA BLVD** is on the **RIGHT**.	go 0.0 mi

2829 S California Blvd, Chicago, IL 60608

Total Travel Estimate : 9.36 miles - about 19 minutes

Route Map Hide



MAPQUEST.

Trip to 725 W Montrose Ave
Chicago, IL 60613-1515
5.01 miles - about 10 minutes

Notes

CARLTON AT THE LAKE, THE

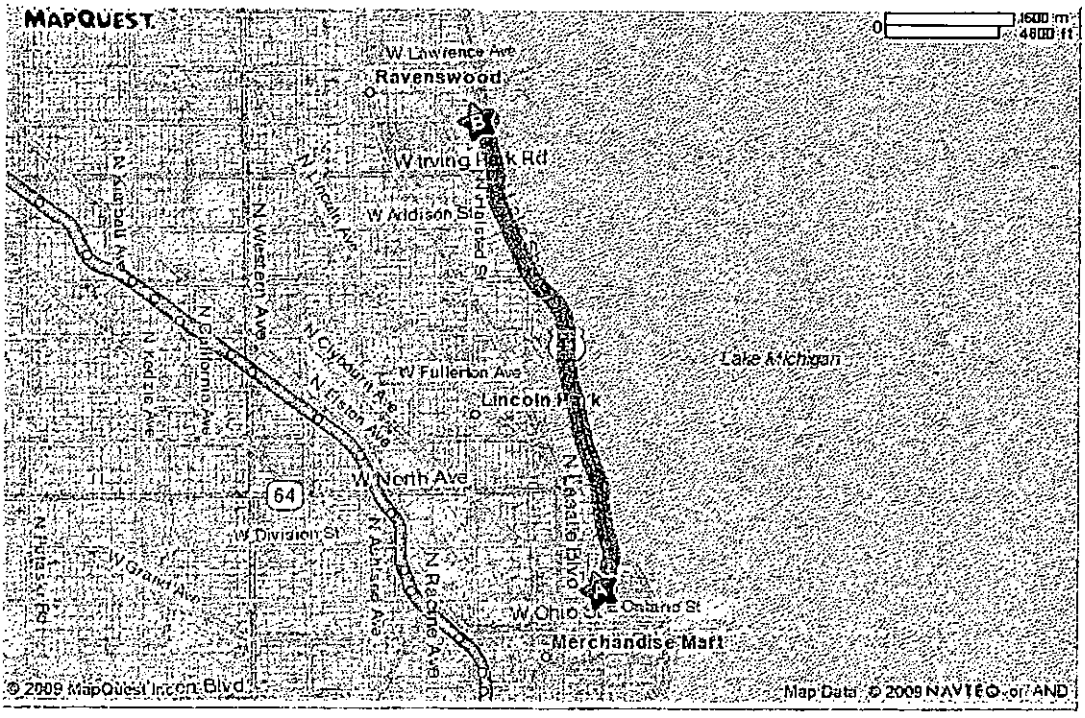
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
5. Merge onto **US-41 N / N LAKE SHORE DR**.	go 4.0 mi
6. Take the **MONTROSE AVE** ramp.	go 0.1 mi
7. Turn **LEFT** onto **W MONTROSE AVE**.	go 0.2 mi
8. **725 W MONTROSE AVE** is on the **LEFT**.	go 0.0 mi

725 W Montrose Ave, Chicago, IL 60613-1515

Total Travel Estimate : 5.01 miles - about 10 minutes

Route Map Hide



MAPQUEST.

Trip to 1401 N California Ave
Chicago, IL 60622-1602
5.26 miles - about 14 minutes

Notes

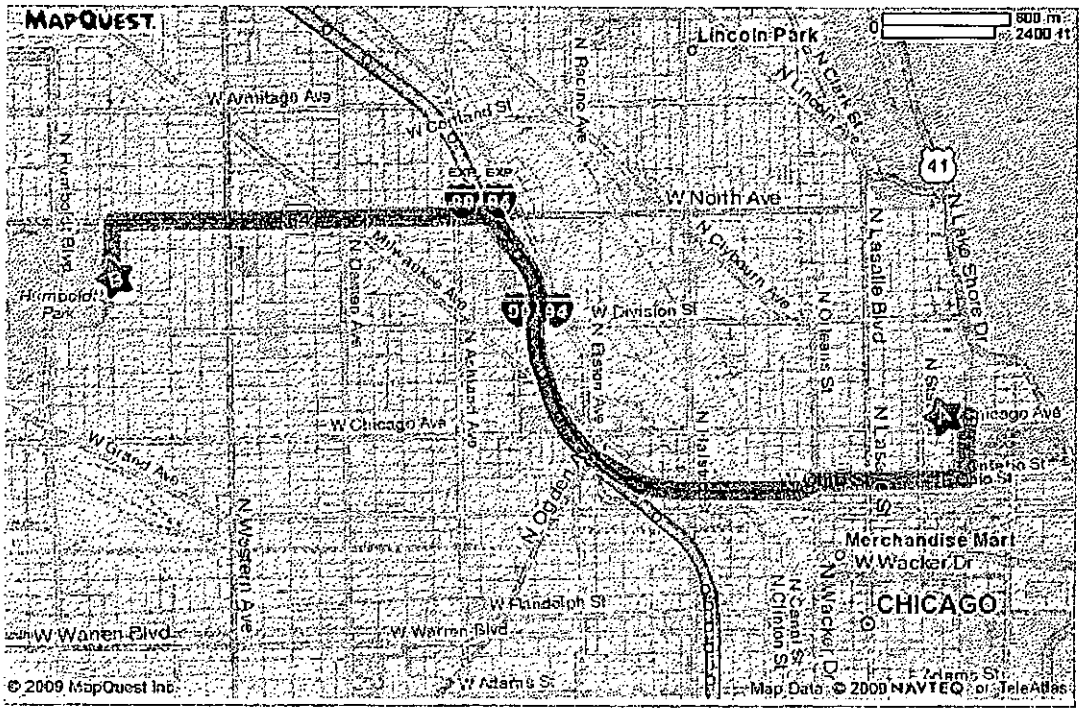
CENTER HOME HISPANIC ELDERLY N

55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.3 mi
3. Turn **RIGHT** onto **E ONTARIO ST**.	go 0.7 mi
4. Turn **SLIGHT LEFT** to take the **I-90 W / I-94 W / KENNEDY EXPY** ramp.	go 0.7 mi
5. Take the **I-90-LOCAL W / I-94-LOCAL W** ramp.	go 0.3 mi
6. Merge onto **I-90 W / I-94 W / KENNEDY EXPY W**.	go 1.0 mi
7. Take the **IL-64 / NORTH AVE** exit, **EXIT 48B**.	go 0.2 mi
8. Turn **LEFT** onto **IL-64 / W NORTH AVE**.	go 1.7 mi
9. Turn **LEFT** onto **N CALIFORNIA AVE**.	go 0.3 mi
10. **1401 N CALIFORNIA AVE** is on the **LEFT**.	go 0.0 mi

1401 N California Ave, Chicago, IL 60622-1602
Total Travel Estimate : 5.26 miles - about 14 minutes

Route Map Hide



MAPQUEST.

Trip to 321 N Central Ave # 27
Chicago, IL 60644-2227
9.71 miles - about 18 minutes

Notes
CENTRAL PLAZA RESIDENTIAL H

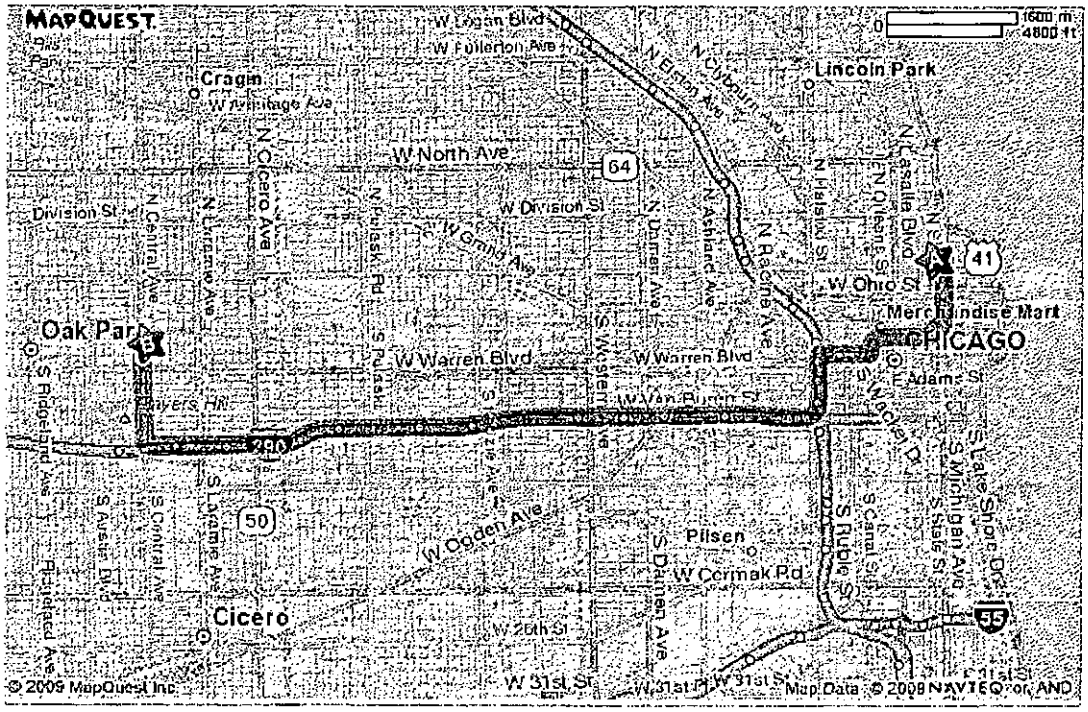
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.5 mi
3. Stay **STRAIGHT** to go onto **N MICHIGAN AVE / N UPPER MICHIGAN AVE**.	go 0.1 mi
4. Turn **RIGHT** onto **E WACKER DR / E UPPER WACKER DR**. Continue to follow **E WACKER DR**.	go 0.8 mi
5. Turn **RIGHT** onto **W RANDOLPH ST**.	go 0.5 mi
6. Merge onto **I-90 E / I-94 E / KENNEDY EXPY E** via the ramp on the **LEFT**.	go 0.4 mi
7. Merge onto **I-290 W / EISENHOWER EXPY W** via **EXIT 51H** toward **WEST SUBURBS**.	go 6.0 mi
8. Take **EXIT 23B** toward **CENTRAL AVE**.	go 0.2 mi
9. Stay **STRAIGHT** to go onto **W FLOURNOY ST**.	go 0.0 mi
10. Turn **RIGHT** onto **S CENTRAL AVE**.	go 1.0 mi
11. **321 N CENTRAL AVE # 27** is on the **RIGHT**.	go 0.0 mi

321 N Central Ave # 27, Chicago, IL 60644-2227

Total Travel Estimate : 9.71 miles - about 18 minutes

Route Map Hide



MAPQUEST.

Trip to 7433 N Clark St
Chicago, IL 60626-1619
9.38 miles - about 22 minutes

Notes

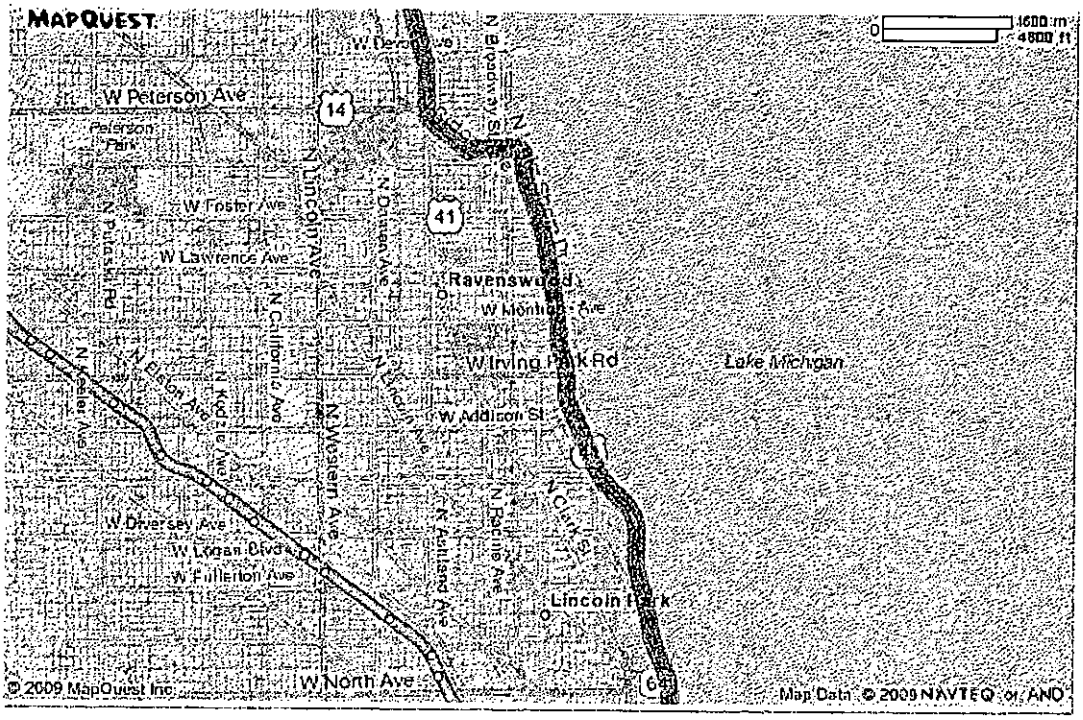
CLARK MANOR CNV CENTER

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST.**	go 0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE.**	go 0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE.**	go 0.0 mi
	4. Stay **STRAIGHT** to go onto **ramp.**	go 0.4 mi
	5. Merge onto **N LAKE SHORE DR.**	go 5.8 mi
	6. **N LAKE SHORE DR** becomes **W HOLLYWOOD AVE.**	go 0.4 mi
14	7. Turn **RIGHT** onto **N RIDGE AVE / US-14.**	go 0.5 mi
	8. Turn **SLIGHT RIGHT** onto **N CLARK ST.**	go 1.9 mi
END	9. **7433 N CLARK ST** is on the **RIGHT.**	go 0.0 mi

7433 N Clark St, Chicago, IL 60626-1619
Total Travel Estimate : 9.38 miles - about 22 minutes

Route Map Hide



MAPQUEST.

Trip to 2026 N Clark St
Chicago, IL 60614-4764
2.10 miles - about 6 minutes

Notes
CLAYTON RESIDENTIAL HOME

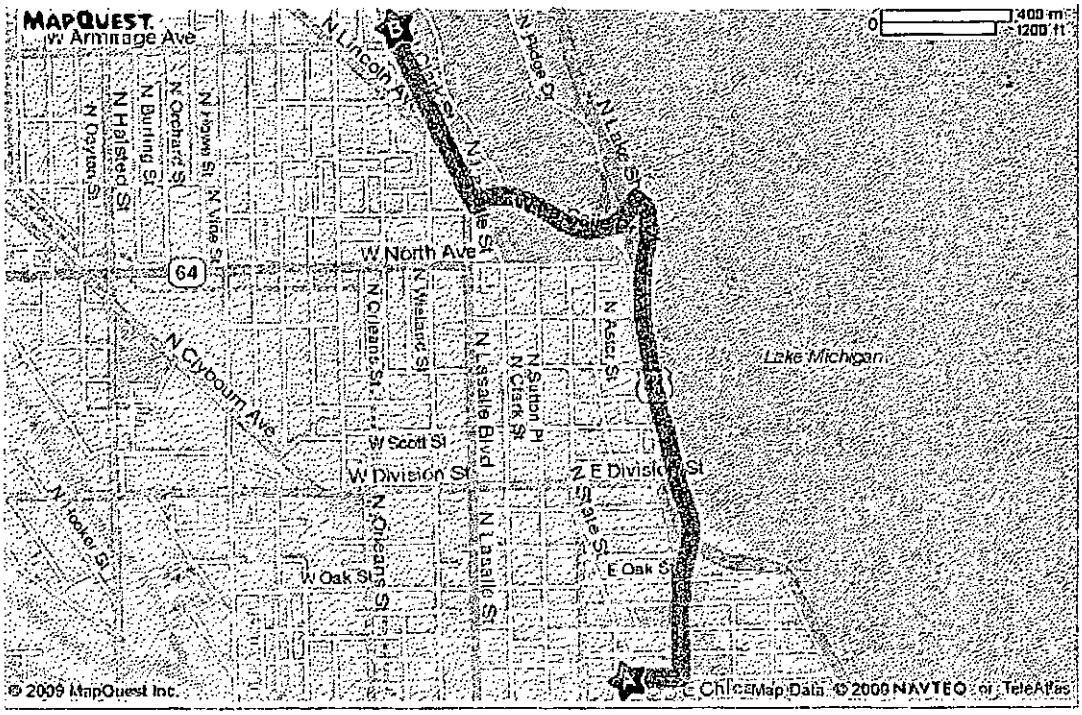
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
5. Merge onto **US-41 N / N LAKE SHORE DR**.	go 0.3 mi
6. Take the **IL-64 / LASALLE DR** ramp toward **NORTH AVE**.	go 0.2 mi
7. Turn **LEFT** onto **W LA SALLE DR**.	go 0.4 mi
8. Turn **RIGHT** onto **N CLARK ST**.	go 0.4 mi
9. **2026 N CLARK ST** is on the **LEFT**.	go 0.0 mi

2026 N Clark St, Chicago, IL 60614-4764

Total Travel Estimate : 2.10 miles - about 6 minutes

Route Map Hide



MAPQUEST

Trip to 5107 W Jackson Blvd # 21
Chicago, IL 60644-4316
8.62 miles - about 16 minutes

Notes

COLUMBUS MANOR RES CARE HOME

55 E Pearson St, Chicago, IL 60611-2535

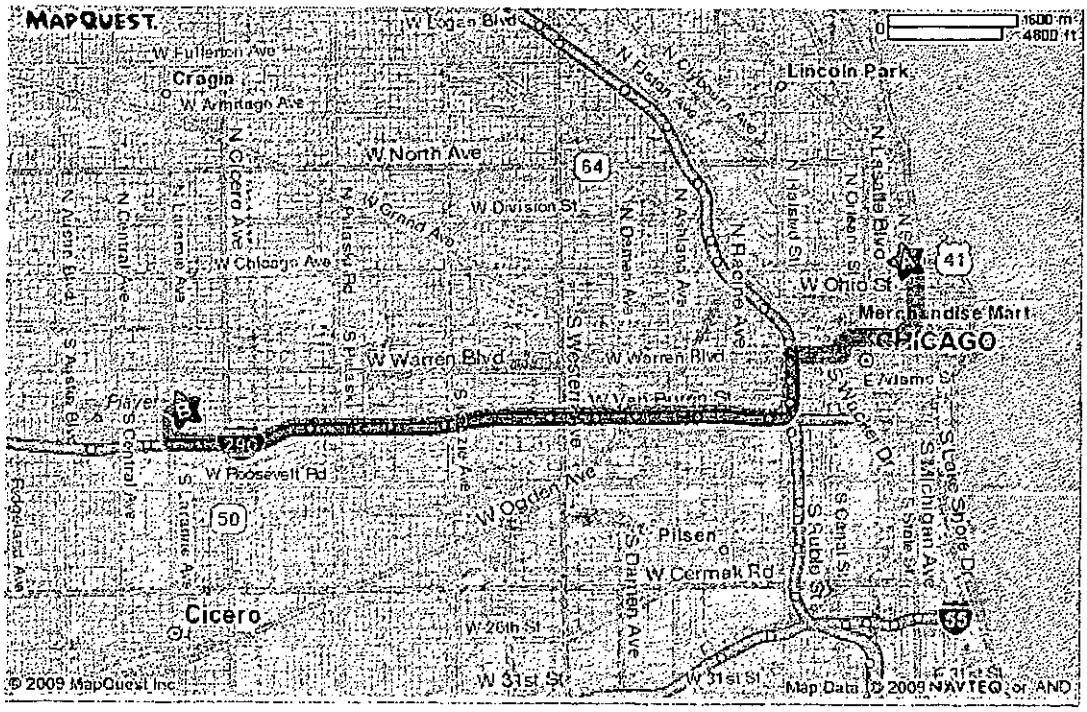
1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST.**	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE.**	go 0.5 mi
3. Stay **STRAIGHT** to go onto **N MICHIGAN AVE / N UPPER MICHIGAN AVE.**	go 0.1 mi
4. Turn **RIGHT** onto **E WACKER DR / E UPPER WACKER DR**. Continue to follow **E WACKER DR.**	go 0.8 mi
5. Turn **RIGHT** onto **W RANDOLPH ST.**	go 0.5 mi
6. Merge onto **I-90 E / I-94 E / KENNEDY EXPY E** via the ramp on the **LEFT.**	go 0.4 mi
7. Merge onto **I-290 W / EISENHOWER EXPY W** via **EXIT 51H** toward **WEST SUBURBS.**	go 5.6 mi
8. Take **EXIT 24A** toward **LARAMIE AVE.**	go 0.2 mi
9. Stay **STRAIGHT** to go onto **W FLOURNOY ST.**	go 0.0 mi
10. Turn **RIGHT** onto **S LARAMIE AVE.**	go 0.3 mi
11. Turn **RIGHT** onto **W JACKSON BLVD.**	go 0.0 mi

END 12. **5107 W JACKSON BLVD # 21** is on the RIGHT. go 0.0 mi

5107 W Jackson Blvd # 21, Chicago, IL 60644-4316

Total Travel Estimate : 8.62 miles - about 16 minutes

Route Map Hide



MAPQUEST.

Trip to 901 S Austin Blvd
Chicago, IL 60644-5311
9.33 miles - about 16 minutes

Notes
COLUMBUS PARK N & REHAB CENTER

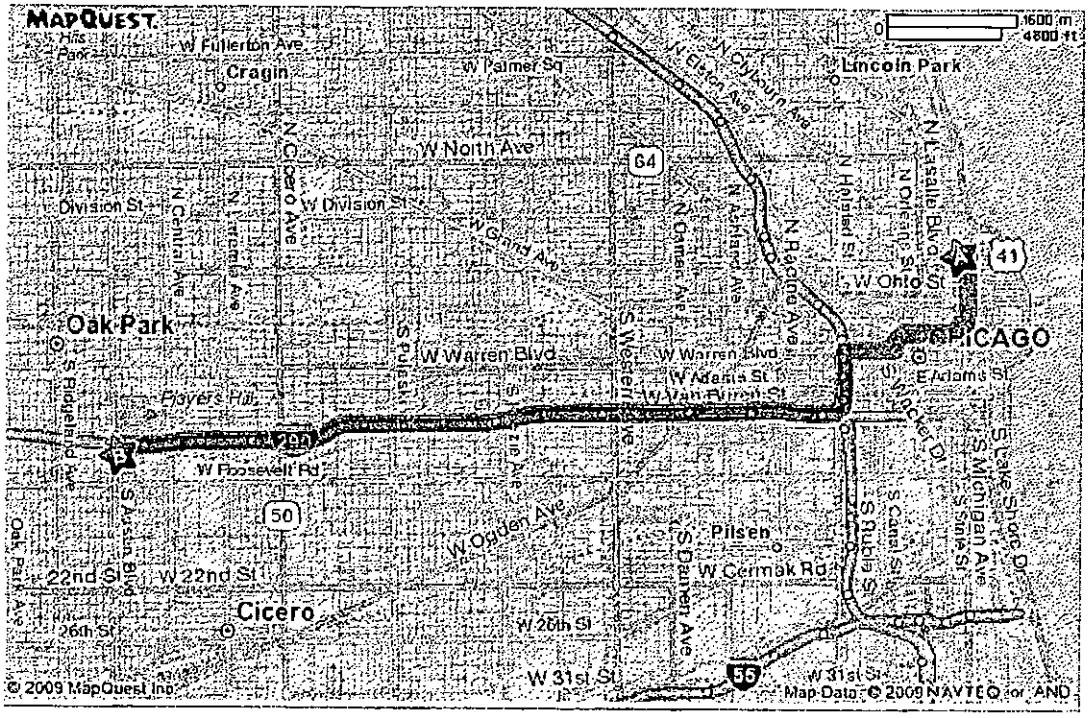
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going EAST on **E PEARSON ST** toward N **RUSH ST**.	go 0.1 mi
2. Turn RIGHT onto **N MICHIGAN AVE**.	go 0.5 mi
3. Stay STRAIGHT to go onto **N MICHIGAN AVE / N UPPER MICHIGAN AVE**.	go 0.1 mi
4. Turn RIGHT onto **E WACKER DR / E UPPER WACKER DR**. Continue to follow **E WACKER DR**.	go 0.8 mi
5. Turn RIGHT onto **W RANDOLPH ST**.	go 0.5 mi
6. Merge onto **I-90 E / I-94 E / KENNEDY EXPY E** via the ramp on the **LEFT**.	go 0.4 mi
7. Merge onto **I-290 W / EISENHOWER EXPY W** via **EXIT 51H** toward **WEST SUBURBS**.	go 6.5 mi
8. Take the **AUSTIN BLVD** exit, **EXIT 23A**, on the **LEFT**.	go 0.3 mi
9. Turn LEFT onto **S AUSTIN BLVD**.	go 0.1 mi
10. **901 S AUSTIN BLVD** is on the **LEFT**.	go 0.0 mi

901 S Austin Blvd, Chicago, IL 60644-5311

Total Travel Estimate : 9.33 miles - about 16 minutes

Route Map Hide



MAPQUEST.

Trip to 5336 N Western Ave
Chicago, IL 60625-2310
8.59 miles - about 20 minutes

Notes

CONTINENTAL NSG & REHAB CTR

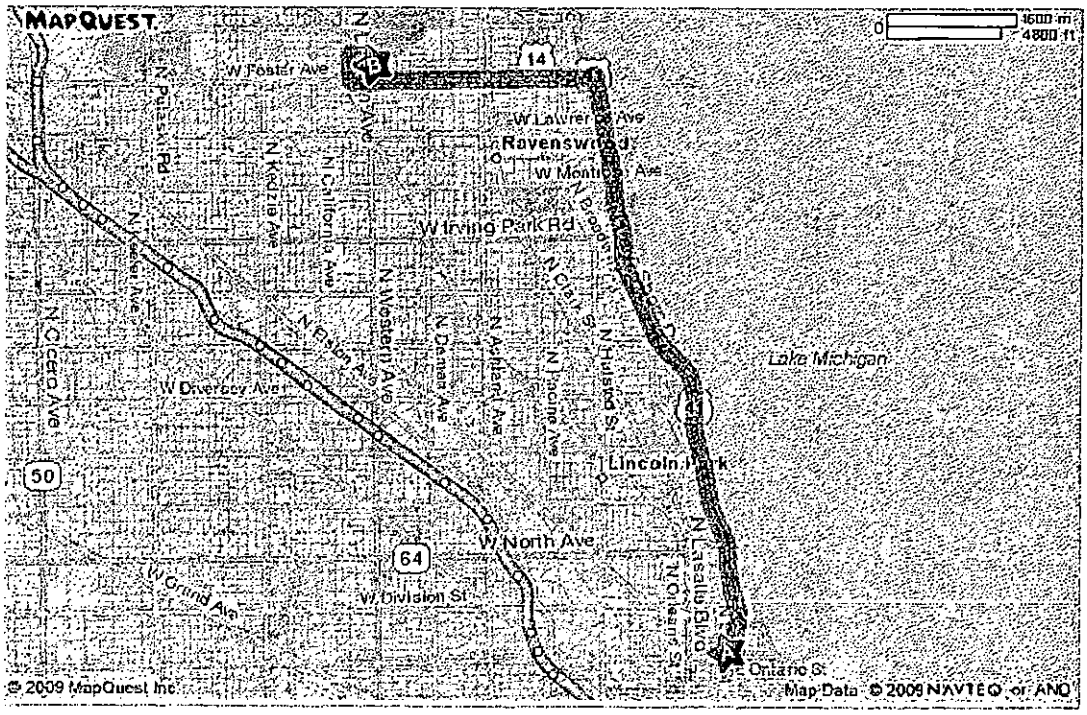
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST.**	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE.**	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE.**	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp.**	go 0.4 mi
5. Merge onto **US-41 N / N LAKE SHORE DR.**	go 5.0 mi
6. Take the **FOSTER AVE / US-41** ramp.	go 0.2 mi
7. Turn **LEFT** onto **US-41 / W FOSTER AVE.**	go 2.2 mi
8. Turn **RIGHT** onto **N LINCOLN AVE / US-41.**	go 0.3 mi
9. Turn **RIGHT** onto **W BALMORAL AVE.**	go 0.2 mi
10. Turn **RIGHT** onto **N WESTERN AVE.**	go 0.0 mi
11. **5336 N WESTERN AVE** is on the **RIGHT.**	go 0.0 mi

5336 N Western Ave, Chicago, IL 60625-2310

Total Travel Estimate : 8.59 miles - about 20 minutes

Route Map Hide



MAPQUEST.

Trip to 5656 N Newcastle Ave
Chicago, IL 60631-3108
12.16 miles - about 19 minutes

Notes

DANISH HOME, THE

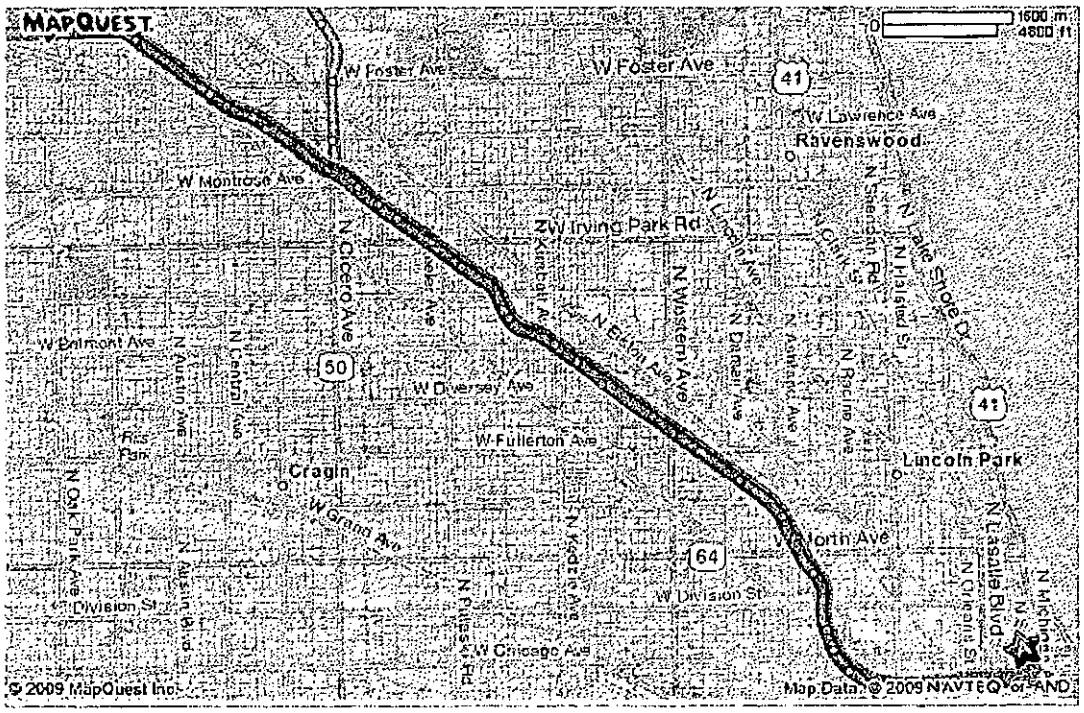
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.3 mi
3. Turn **RIGHT** onto **E ONTARIO ST**.	go 0.7 mi
4. Turn **SLIGHT LEFT** to take the **I-90 W / I-94 W / KENNEDY EXPY** ramp.	go 0.7 mi
5. Take the **I-90-LOCAL W / I-94-LOCAL W** ramp.	go 0.3 mi
6. Merge onto **I-90 W / I-94 W / KENNEDY EXPY W**.	go 6.7 mi
7. Keep **LEFT** to take **I-90 W / KENNEDY EXPY W** via **EXIT 43B** toward **O'HARE-ROCKFORD**.	go 2.5 mi
8. Take the **BRYN MAWR AVE** exit, **EXIT 82B**.	go 0.1 mi
9. Turn **SLIGHT LEFT** onto **W BRYN MAWR AVE**.	go 0.7 mi
10. Turn **RIGHT** onto **N NEWCASTLE AVE**.	go 0.0 mi
11. **5656 N NEWCASTLE AVE** is on the **LEFT**.	go 0.0 mi

5656 N Newcastle Ave, Chicago, IL 60631-3108

Total Travel Estimate : 12.16 miles - about 19 minutes

Route Map Hide



All rights reserved. Use subject to License/Copyright | Map Legend

MAPQUEST.

Trip to 1931 W 19th St
Chicago, IL 60608-2647
5.48 miles - about 15 minutes

Notes

EL VALOR RESIDENCE

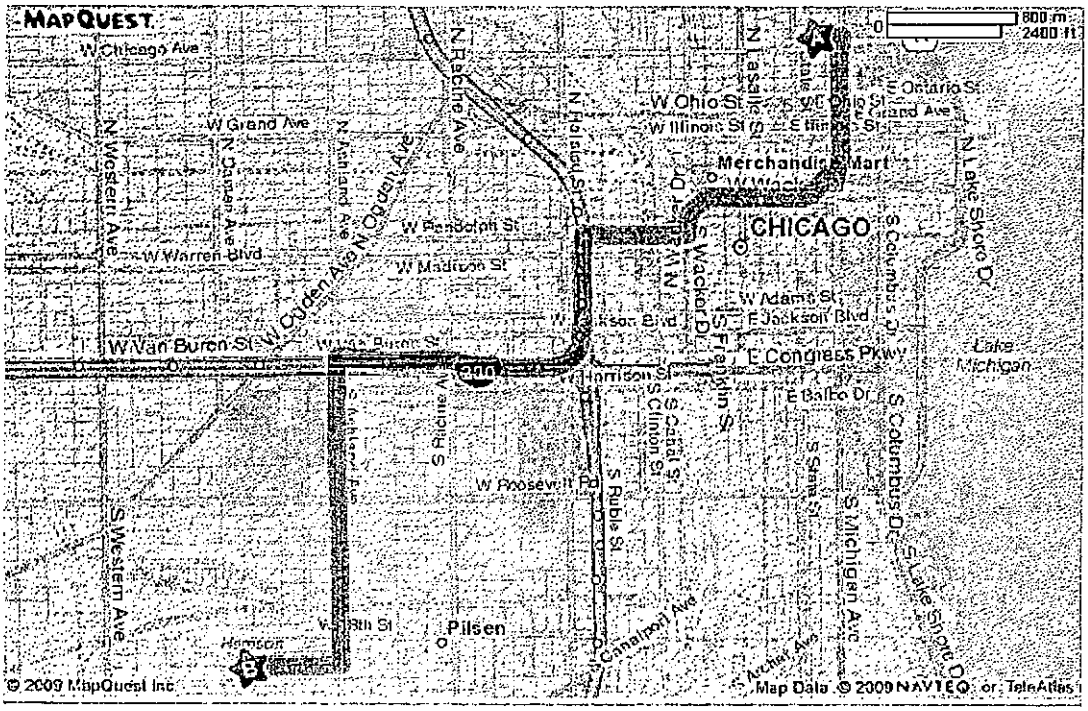
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going EAST on E PEARSON ST toward N RUSH ST.	0.1 mi
2. Turn RIGHT onto N MICHIGAN AVE.	0.5 mi
3. Stay STRAIGHT to go onto N MICHIGAN AVE/N UPPER MICHIGAN AVE.	0.1 mi
4. Turn RIGHT onto E WACKER DR/E UPPER WACKER DR. Continue to follow E WACKER DR.	0.8 mi
5. Turn RIGHT onto W RANDOLPH ST.	0.5 mi
6. Merge onto I-90 E/I-94 E/KENNEDY EXPY E via the ramp on the LEFT.	0.4 mi
7. Merge onto I-290 W/EISENHOWER EXPY W via EXIT 51H toward WEST SUBURBS.	1.0 mi
8. Take EXIT 28B toward ASHLAND AVE/PAULINA ST.	0.2 mi
9. Turn SLIGHT LEFT onto W VAN BUREN ST.	0.0 mi

	10. Turn **LEFT** onto **S ASHLAND AVE**.	1.4 mi
	11. Turn **RIGHT** onto **W 19TH ST**.	0.4 mi
END	12. **1931 W 19TH ST** is on the **LEFT**.	0.0 mi

1931 W 19th St, Chicago, IL 60608-2647

Total Travel Estimate : 5.48 miles - about 15 minutes



MAPQUEST.

Trip to 4340 N Keystone Ave
Chicago, IL 60641-2121
8.36 miles - about 14 minutes

Notes

ELSTON NURSING & REHAB CENTRE

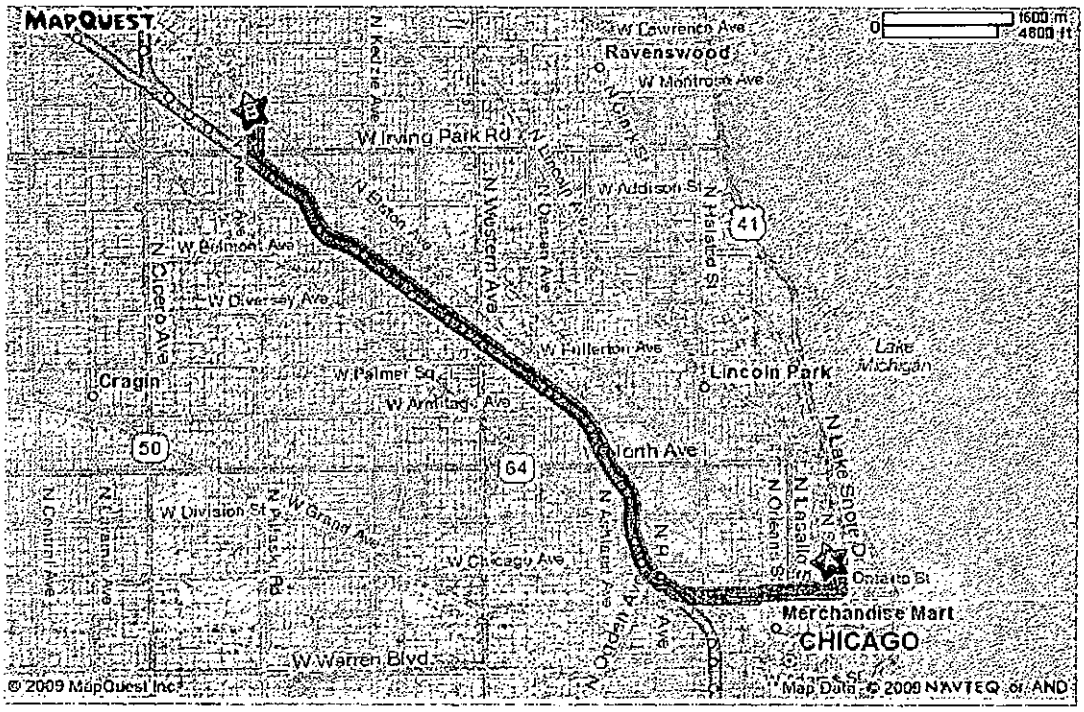
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST.**	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE.**	go 0.3 mi
3. Turn **RIGHT** onto **E ONTARIO ST.**	go 0.7 mi
4. Turn **SLIGHT LEFT** to take the **I-90 W / I-94 W / KENNEDY EXPY** ramp.	go 0.7 mi
5. Take the **I-90-LOCAL W / I-94-LOCAL W** ramp.	go 0.3 mi
6. Merge onto **I-90 W / I-94 W / KENNEDY EXPY W.**	go 5.5 mi
7. Take the **PULASKI RD** exit, EXIT 44B, toward **IL-19 / IRVING PARK RD.**	go 0.2 mi
8. Turn **SLIGHT RIGHT** onto **N PULASKI RD.**	go 0.5 mi
9. Turn **LEFT** onto **W CULLOM AVE.**	go 0.0 mi
10. Turn **RIGHT** onto **N KEYSTONE AVE.**	go 0.0 mi
11. **4340 N KEYSTONE AVE** is on the **LEFT.**	go 0.0 mi

4340 N Keystone Ave, Chicago, IL 60641-2121

Total Travel Estimate : 8.36 miles - about 14 minutes

Route Map Hide



MAPQUEST.

Trip to 5061 N Pulaski Rd
Chicago, IL 60630-2706
9.20 miles - about 16 minutes

Notes

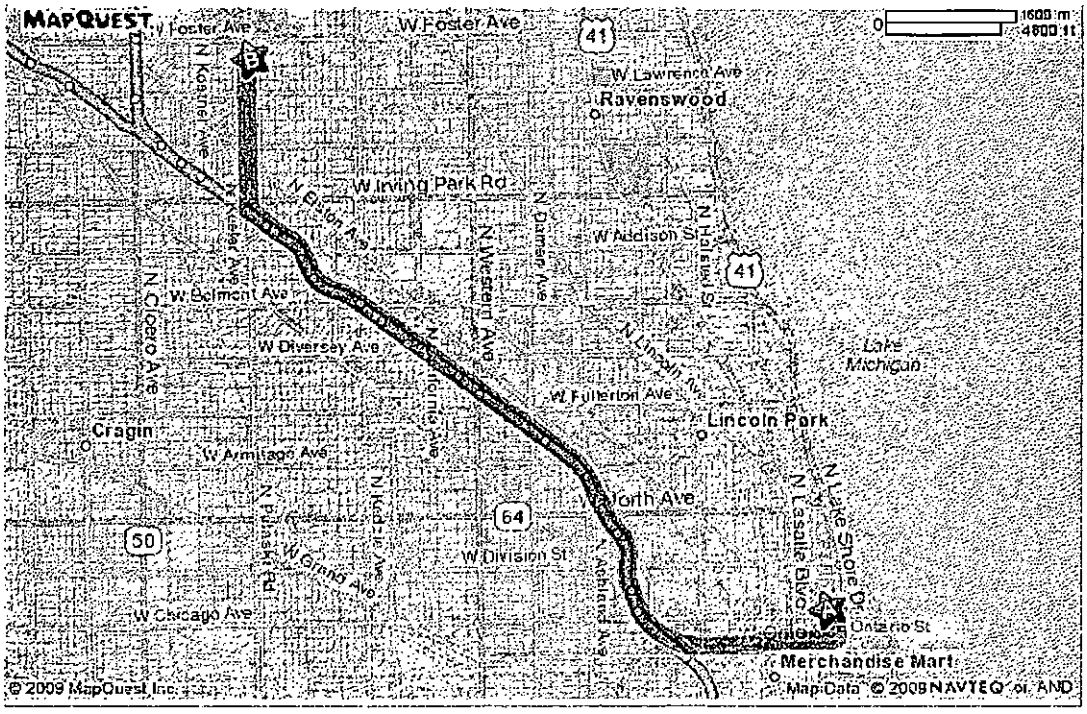
FAIRMONT CARE CENTRE

55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.3 mi
3. Turn **RIGHT** onto **E ONTARIO ST**.	go 0.7 mi
4. Turn **SLIGHT LEFT** to take the **I-90 W / I-94 W / KENNEDY EXPY** ramp.	go 0.7 mi
5. Take the **I-90-LOCAL W / I-94-LOCAL W** ramp.	go 0.3 mi
6. Merge onto **I-90 W / I-94 W / KENNEDY EXPY W**.	go 5.5 mi
7. Take the **PULASKI RD** exit, **EXIT 44B**, toward **IL-19 / IRVING PARK RD**.	go 0.2 mi
8. Turn **SLIGHT RIGHT** onto **N PULASKI RD**.	go 1.4 mi
9. **5061 N PULASKI RD** is on the **RIGHT**.	go 0.0 mi

5061 N Pulaski Rd, Chicago, IL 60630-2706
Total Travel Estimate : 9.20 miles - about 16 minutes

Route Map Hide



MAPQUEST

Trip to 2451 W Touhy Ave
Chicago, IL 60645-3309
9.70 miles - about 22 minutes

Notes

GLENCREST HLTHCR & REHAB CTRE

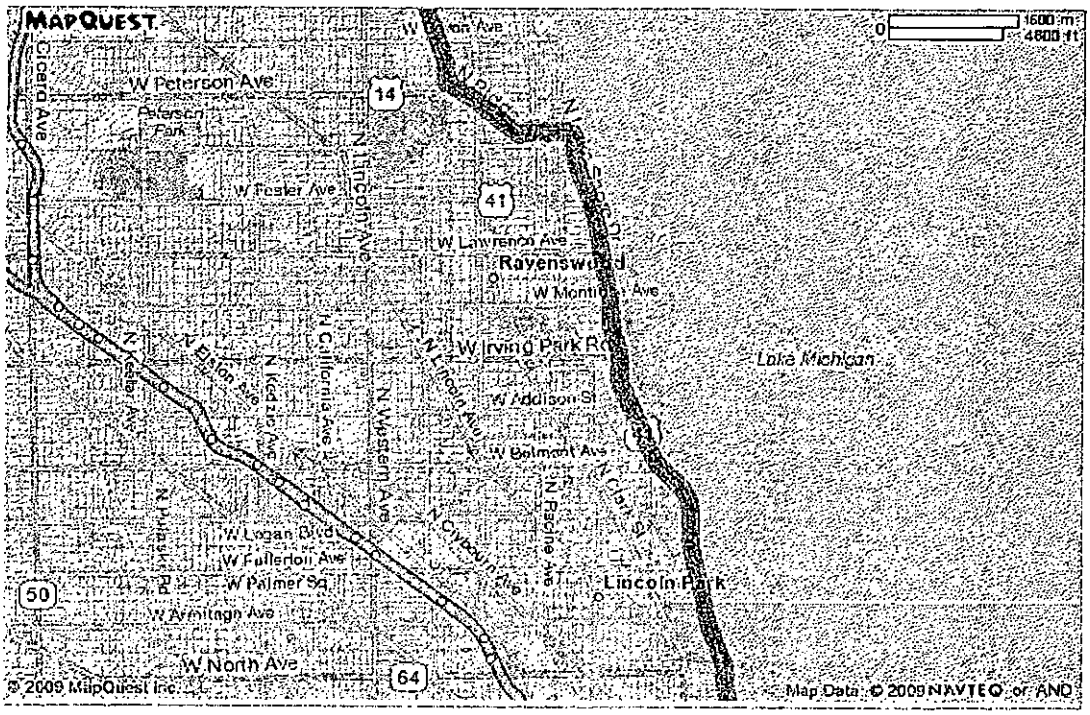
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.1 mi
	2. Turn LEFT onto N MICHIGAN AVE.	go 0.2 mi
	3. Turn SLIGHT RIGHT to stay on N MICHIGAN AVE.	go 0.0 mi
	4. Stay STRAIGHT to go onto ramp.	go 0.4 mi
	5. Merge onto N LAKE SHORE DR.	go 5.8 mi
	6. N LAKE SHORE DR becomes W HOLLYWOOD AVE.	go 0.4 mi
	7. Turn RIGHT onto N RIDGE AVE / US-14. Continue to follow N RIDGE AVE.	go 0.8 mi
	8. Turn RIGHT onto N RAVENSWOOD AVE / N RIDGE AVE. Continue to follow N RIDGE AVE.	go 0.4 mi
	9. N RIDGE AVE becomes N RIDGE BLVD.	go 1.0 mi
	10. Turn LEFT onto W TOUHY AVE.	go 0.4 mi
END	11. 2451 W TOUHY AVE is on the LEFT.	go 0.0 mi

2451 W Touhy Ave, Chicago, IL 60645-3309

Total Travel Estimate : 9.70 miles - about 22 minutes

Route Map Hide



MAPQUEST.

Trip to 4621 N Sheridan Rd
Chicago, IL 60640-5019
5.60 miles - about 12 minutes

Notes

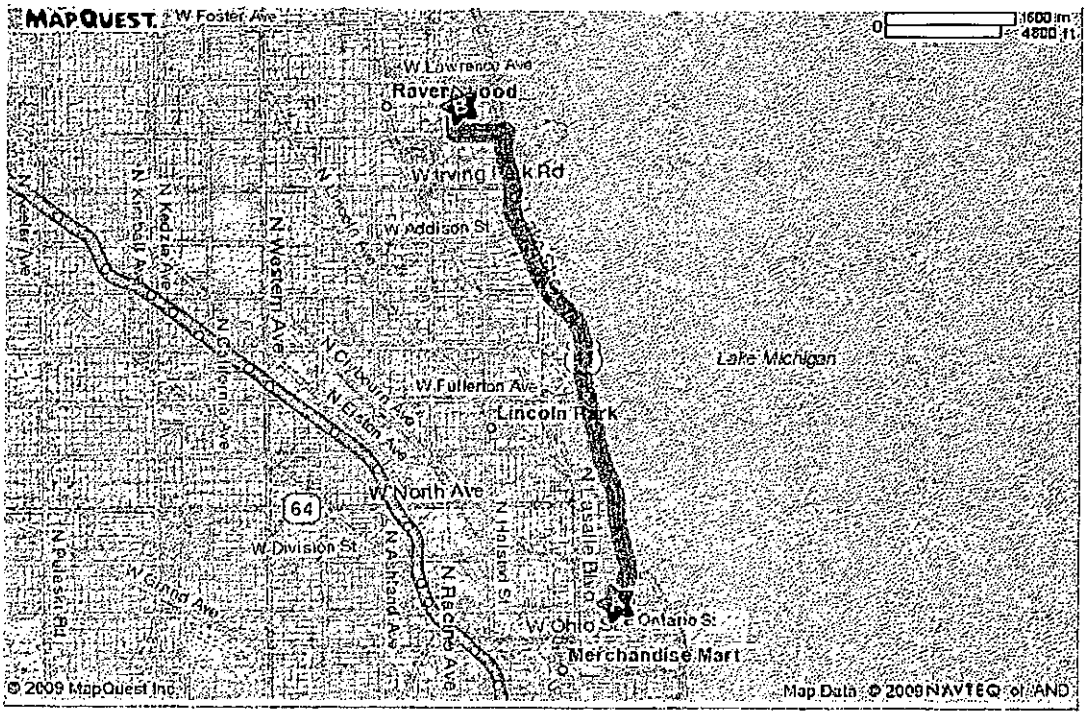
GRASMERE PLACE

55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
5. Merge onto **US-41 N / N LAKE SHORE DR**.	go 4.0 mi
6. Take the **MONTROSE AVE** ramp.	go 0.1 mi
7. Turn **LEFT** onto **W MONTROSE AVE**.	go 0.5 mi
8. Turn **RIGHT** onto **N SHERIDAN RD**.	go 0.3 mi
9. **4621 N SHERIDAN RD** is on the **RIGHT**.	go 0.0 mi

4621 N Sheridan Rd, Chicago, IL 60640-5019
Total Travel Estimate : 5.60 miles - about 12 minutes

Route Map Hide



MAPQUEST.

Trip to 6601 W Touhy Ave
Niles, IL 60714-4515
13.79 miles - about 23 minutes

Notes

GROSSE POINTE MANOR

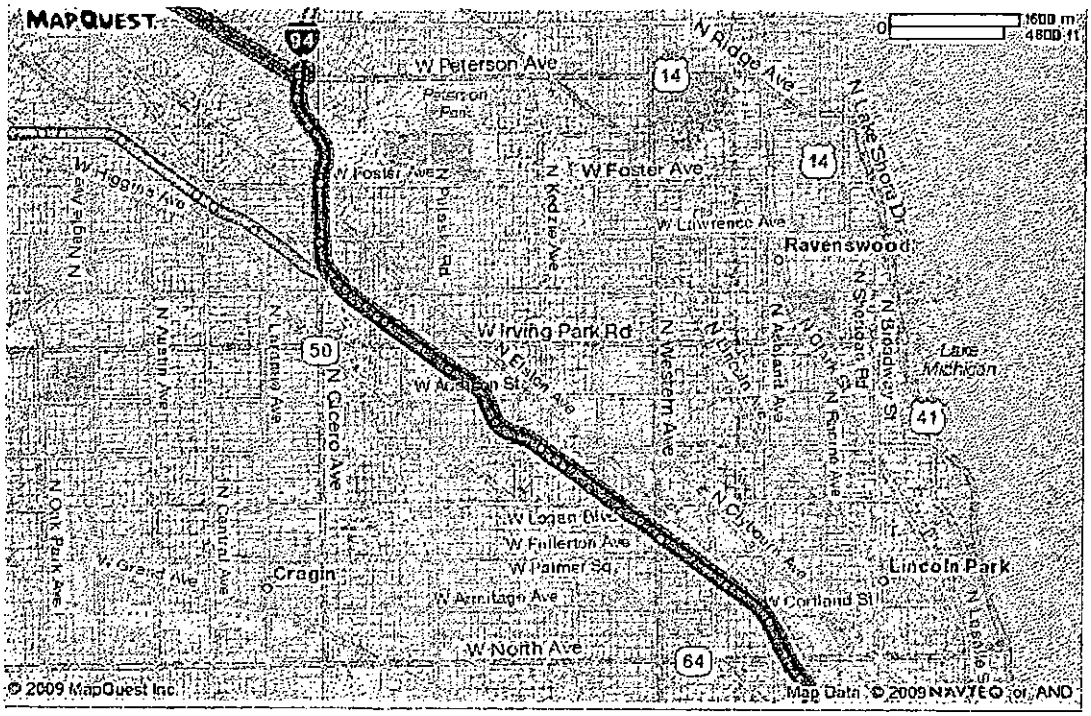
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.3 mi
3. Turn **RIGHT** onto **E ONTARIO ST**.	go 0.7 mi
4. Turn **SLIGHT LEFT** to take the **I-90 W / I-94 W / KENNEDY EXPY** ramp.	go 0.7 mi
5. Take the **I-90-LOCAL W / I-94-LOCAL W** ramp.	go 0.3 mi
6. Merge onto **I-94 W**.	go 8.8 mi
7. Merge onto **N CALDWELL AVE / US-14 W** via **EXIT 41A**.	go 2.7 mi
8. Turn **LEFT** onto **W TOUHY AVE**.	go 0.1 mi
9. **6601 W TOUHY AVE** is on the **LEFT**.	go 0.0 mi

6601 W Touhy Ave, Niles, IL 60714-4515

Total Travel Estimate : 13.79 miles - about 23 minutes

Route Map Hide



MAPQUEST.

Trip to 2732 N Hampden Ct
Chicago, IL 60614-1612
3.18 miles - about 8 minutes

Notes

GROVE LINCOLN PARK LVG & REHAB

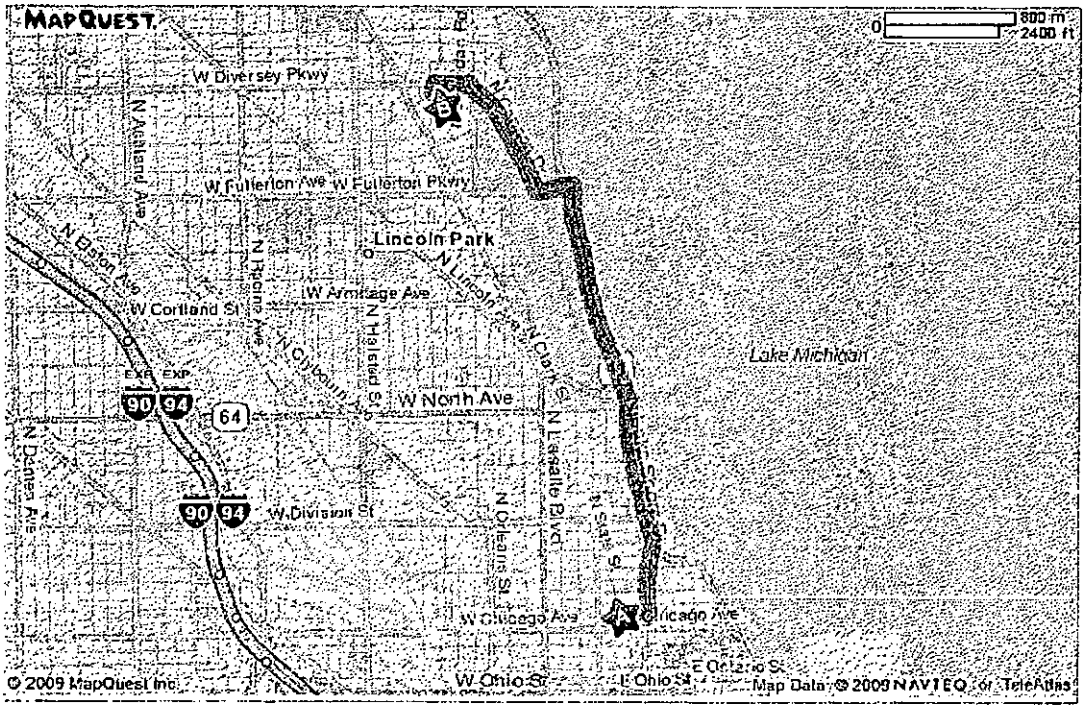
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
5. Merge onto **US-41 N / N LAKE SHORE DR**.	go 1.3 mi
6. Take the **FULLERTON PKWY** ramp.	go 0.1 mi
7. Turn **LEFT** onto **W FULLERTON PKWY**.	go 0.2 mi
8. Turn **RIGHT** onto **N CANNON DR**.	go 0.6 mi
9. Turn **LEFT** onto **W DIVERSEY PKWY**.	go 0.2 mi
10. Turn **LEFT** onto **N HAMPDEN CT**.	go 0.1 mi
11. **2732 N HAMPDEN CT** is on the **RIGHT**.	go 0.0 mi

2732 N Hampden Ct, Chicago, IL 60614-1612

Total Travel Estimate : 3.18 miles - about 8 minutes

Route Map Hide



MAPQUEST.

Trip to 3919 W Foster Ave
Chicago, IL 60625-6056
9.47 miles - about 17 minutes

Notes

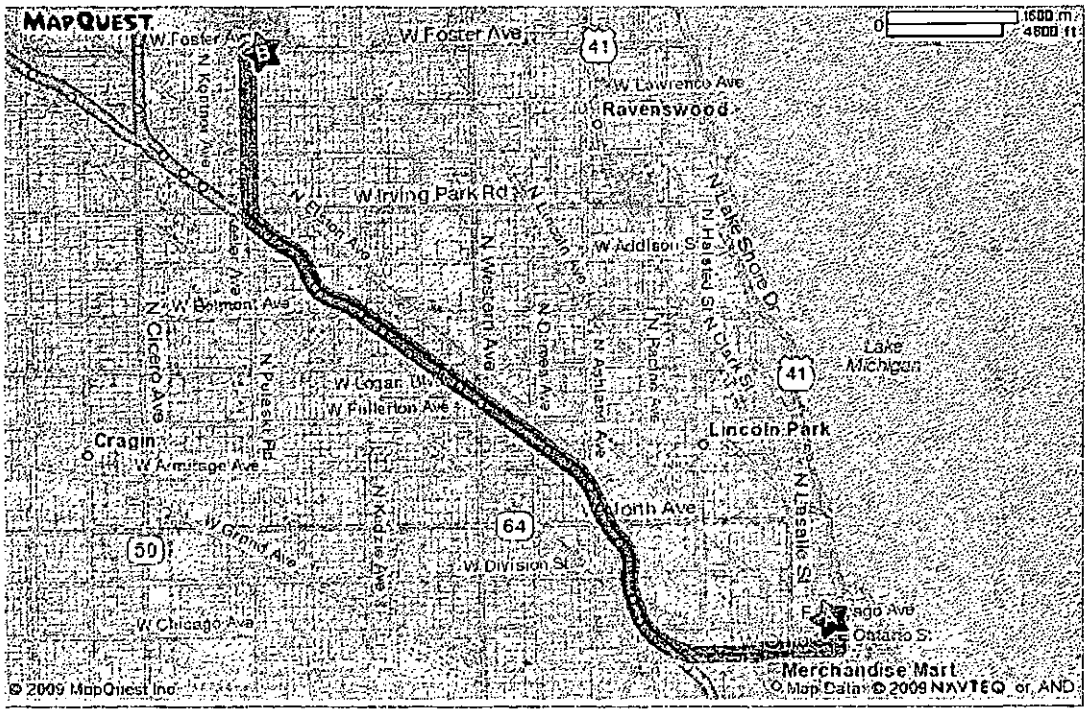
HARMONY NURSING & REHAB CENTER

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
	2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.3 mi
	3. Turn **RIGHT** onto **E ONTARIO ST**.	go 0.7 mi
RAMP	4. Turn **SLIGHT LEFT** to take the **I-90 W / I-94 W / KENNEDY EXPY** ramp.	go 0.7 mi
RAMP	5. Take the **I-90-LOCAL W / I-94-LOCAL W** ramp.	go 0.3 mi
WEST 90	6. Merge onto **I-90 W / I-94 W / KENNEDY EXPY W**.	go 5.5 mi
44B EXIT	7. Take the **PULASKI RD** exit, **EXIT 44B**, toward **IL-19 / IRVING PARK RD**.	go 0.2 mi
	8. Turn **SLIGHT RIGHT** onto **N PULASKI RD**.	go 1.6 mi
	9. Turn **RIGHT** onto **W FOSTER AVE**.	go 0.1 mi
END	10. 3919 W FOSTER AVE is on the **RIGHT**.	go 0.0 mi

3919 W Foster Ave, Chicago, IL 60625-6056
Total Travel Estimate : 9.47 miles - about 17 minutes

Route Map Hide



MAPQUEST.

Trip to 6200 N Winchester Ave
Chicago, IL 60660-1008
8.12 miles - about 17 minutes

Notes

HEART OF MERCY APARTMENTS

55 E Pearson St, Chicago, IL 60611-2535

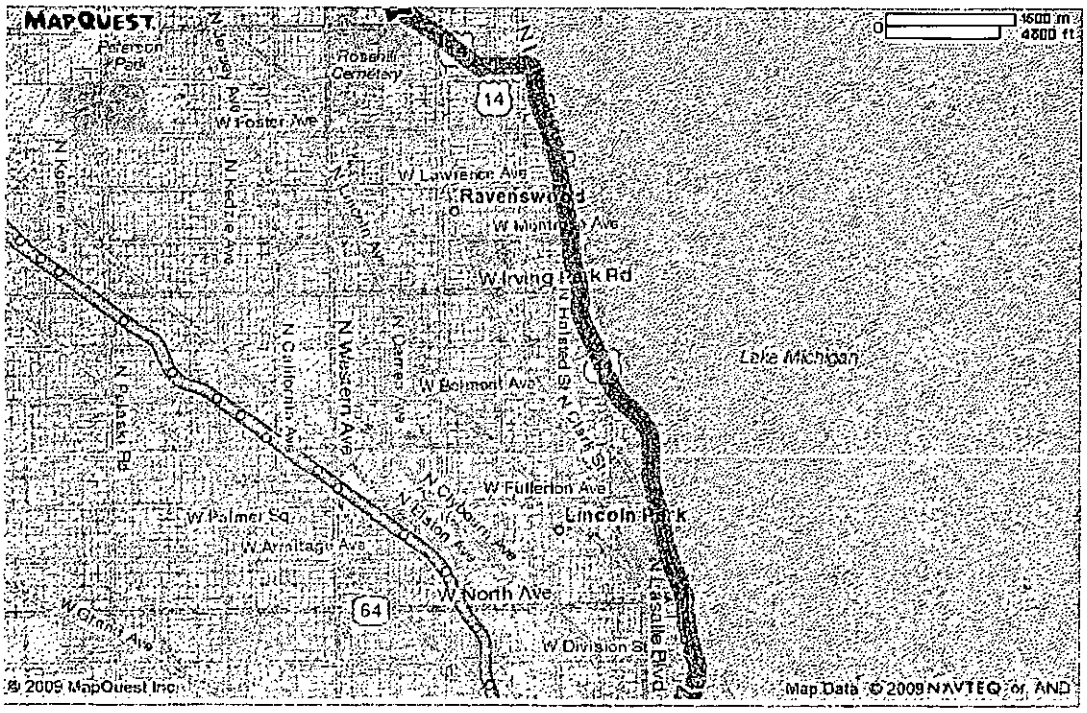
START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	0.1 mi
	2. Turn LEFT onto N MICHIGAN AVE.	0.2 mi
	3. Turn SLIGHT RIGHT to stay on N MICHIGAN AVE.	0.0 mi
	4. Stay STRAIGHT to go onto ramp.	0.4 mi
	5. Merge onto N LAKE SHORE DR.	5.8 mi
	6. N LAKE SHORE DR becomes W HOLLYWOOD AVE.	0.4 mi
	7. Turn RIGHT onto N RIDGE AVE/US-14. Continue to follow N RIDGE AVE.	0.8 mi
	8. Turn RIGHT onto N RAVENSWOOD AVE/N RIDGE AVE. Continue to follow N RIDGE AVE.	0.2 mi
	9. Turn LEFT onto W GRANVILLE AVE.	0.2 mi

10. Turn **RIGHT** onto **N WINCHESTER AVE.** 0.0 mi

11. 6200 N WINCHESTER AVE is on the **LEFT.** 0.0 mi

6200 N Winchester Ave, Chicago, IL 60660-1008

Total Travel Estimate : 8.12 miles - about 17 minutes



MAPQUEST

Trip to 6300 N Ridge Ave
Chicago, IL 60660-1017
8.05 miles - about 17 minutes

Notes

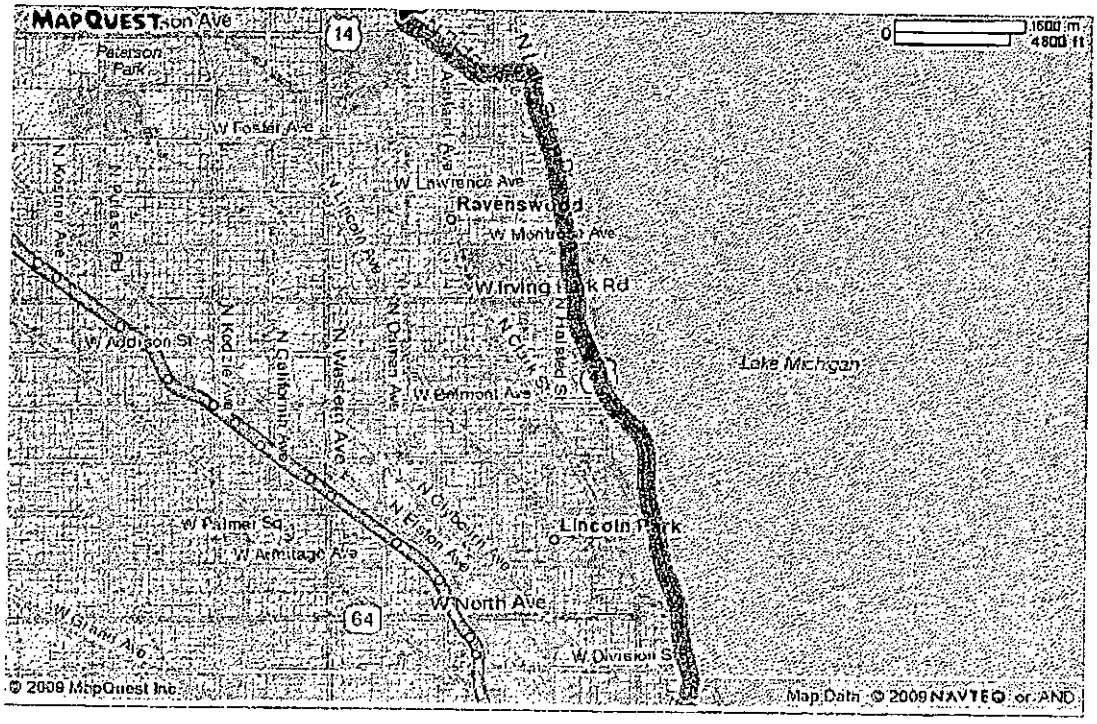
HERBSTRITT HOUSE

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE**.	0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	0.0 mi
	4. Stay **STRAIGHT** to go onto **ramp**.	0.4 mi
	5. Merge onto **N LAKE SHORE DR**.	5.8 mi
	6. **N LAKE SHORE DR** becomes **W HOLLYWOOD AVE**.	0.4 mi
	7. Turn **RIGHT** onto **N RIDGE AVE/US-14**. Continue to follow **N RIDGE AVE**.	0.8 mi
	8. Turn **RIGHT** onto **N RAVENSWOOD AVE/N RIDGE AVE**. Continue to follow **N RIDGE AVE**.	0.2 mi
END	9. **6300 N RIDGE AVE**.	0.0 mi

6300 N Ridge Ave, Chicago, IL 60660-1017

Total Travel Estimate : 8.05 miles - about 17 minutes



MAPQUEST

Trip to 5888 N Ridge Ave
Chicago, IL 60660-3450
7.40 miles - about 15 minutes

Notes

HERITAGE NURSING HOME

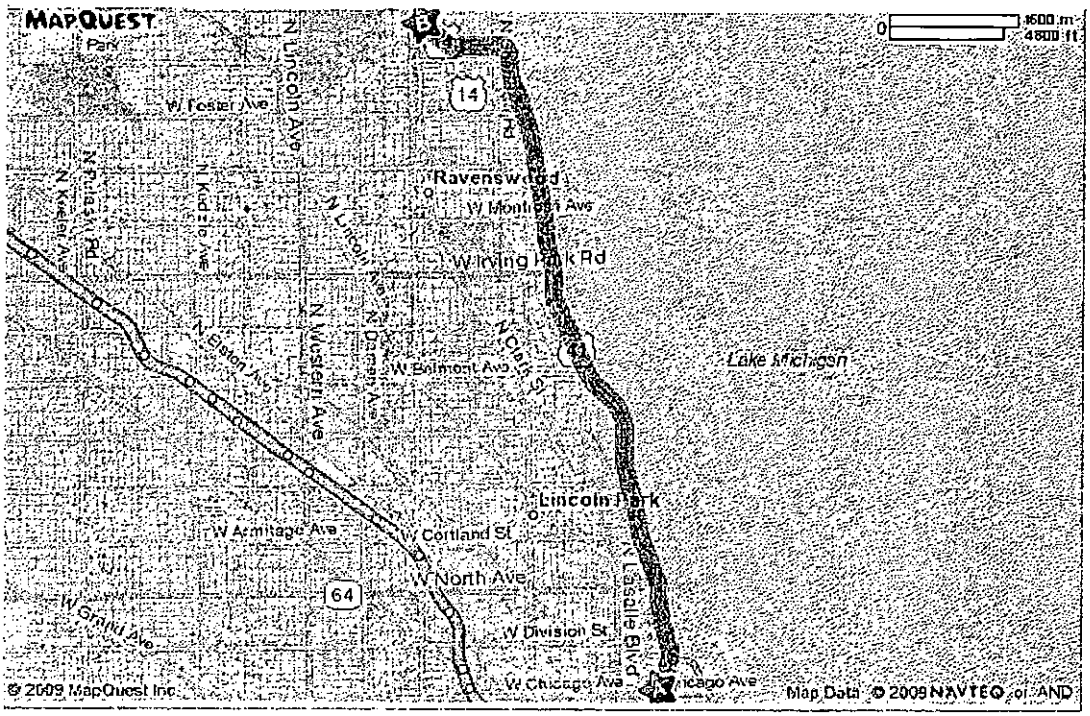
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.1 mi
	2. Turn LEFT onto N MICHIGAN AVE.	go 0.2 mi
	3. Turn SLIGHT RIGHT to stay on N MICHIGAN AVE.	go 0.0 mi
	4. Stay STRAIGHT to go onto ramp.	go 0.4 mi
	5. Merge onto N LAKE SHORE DR.	go 5.8 mi
	6. N LAKE SHORE DR becomes W HOLLYWOOD AVE.	go 0.4 mi
14	7. Turn RIGHT onto N RIDGE AVE / US-14.	go 0.4 mi
END	8. 5888 N RIDGE AVE is on the LEFT.	go 0.0 mi

5888 N Ridge Ave, Chicago, IL 60660-3450

Total Travel Estimate : 7.40 miles - about 15 minutes

Route Map Hide



MAPQUEST.

Trip to 6300 N Ridge Ave
Chicago, IL 60660-1017
8.05 miles - about 17 minutes

Notes

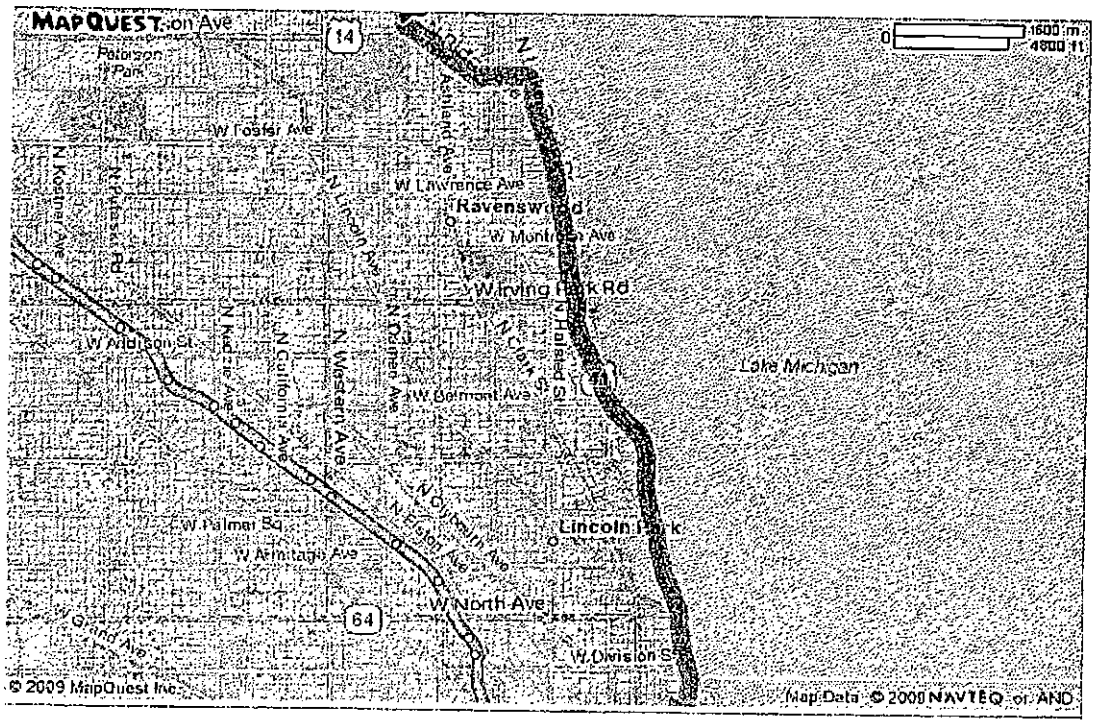
HOLBROOK CENTER

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE**.	0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	0.0 mi
	4. Stay **STRAIGHT** to go onto **ramp**.	0.4 mi
	5. Merge onto **N LAKE SHORE DR**.	5.8 mi
	6. **N LAKE SHORE DR** becomes **W HOLLYWOOD AVE**.	0.4 mi
	7. Turn **RIGHT** onto **N RIDGE AVE/US-14**. Continue to follow **N RIDGE AVE**.	0.8 mi
	8. Turn **RIGHT** onto **N RAVENSWOOD AVE/N RIDGE AVE**. Continue to follow **N RIDGE AVE**.	0.2 mi
END	9. **6300 N RIDGE AVE**.	0.0 mi

6300 N Ridge Ave, Chicago, IL 60660-1017

Total Travel Estimate : 8.05 miles - about 17 minutes



MAPQUEST.

Trip to 1366 W Fullerton Ave
Chicago, IL 60614-2129
3.82 miles - about 10 minutes

Notes

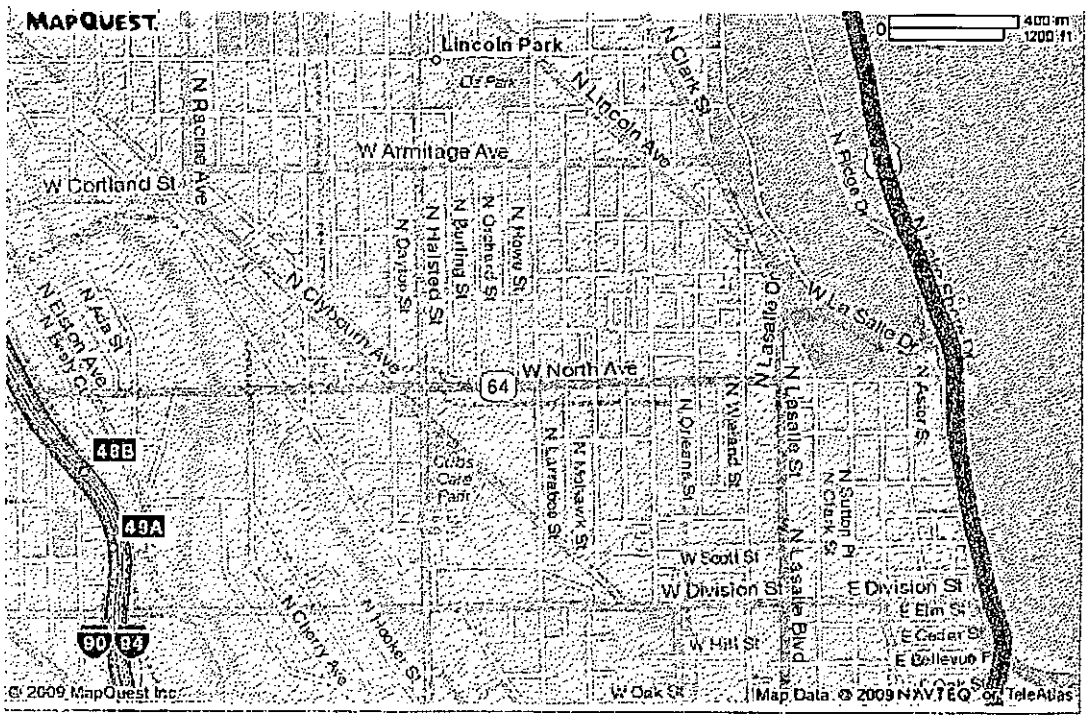
IMPERIAL GROVE PAVILION, THE

55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
5. Merge onto **US-41 N / N LAKE SHORE DR**.	go 1.3 mi
6. Take the **FULLERTON PKWY** ramp.	go 0.1 mi
7. Turn **LEFT** onto **W FULLERTON PKWY**.	go 0.9 mi
8. **W FULLERTON PKWY** becomes **W FULLERTON AVE**.	go 0.7 mi
9. **1366 W FULLERTON AVE** is on the **RIGHT**.	go 0.0 mi

1366 W Fullerton Ave, Chicago, IL 60614-2129
Total Travel Estimate : 3.82 miles - about 10 minutes

Route Map Hide



MAPQUEST

Trip to 4815 S Western Ave
Chicago, IL 60609
8.81 miles - about 21 minutes

Notes

INTERNATIONAL NRSG & REHAB CTR

55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.5 mi
3. Stay **STRAIGHT** to go onto **N MICHIGAN AVE / N UPPER MICHIGAN AVE**.	go 0.1 mi
4. Turn **RIGHT** onto **E WACKER DR / E UPPER WACKER DR**. Continue to follow **E WACKER DR**.	go 0.8 mi
5. Turn **RIGHT** onto **W RANDOLPH ST**.	go 0.5 mi
6. Merge onto **I-90 E / I-94 E** via the ramp on the **LEFT**.	go 1.9 mi
7. Merge onto **I-55 S / STEVENSON EXPY S** via **EXIT 53** toward **ST LOUIS**.	go 2.2 mi
8. Take the **DAMEN AVE** exit, **EXIT 290**.	go 0.3 mi
9. Keep **LEFT** at the fork in the ramp.	go 0.0 mi
10. Turn **SLIGHT LEFT** onto **S DAMEN AVE**.	go 0.4 mi
11. Turn **RIGHT** onto **S ARCHER AVE**.	go 0.6 mi

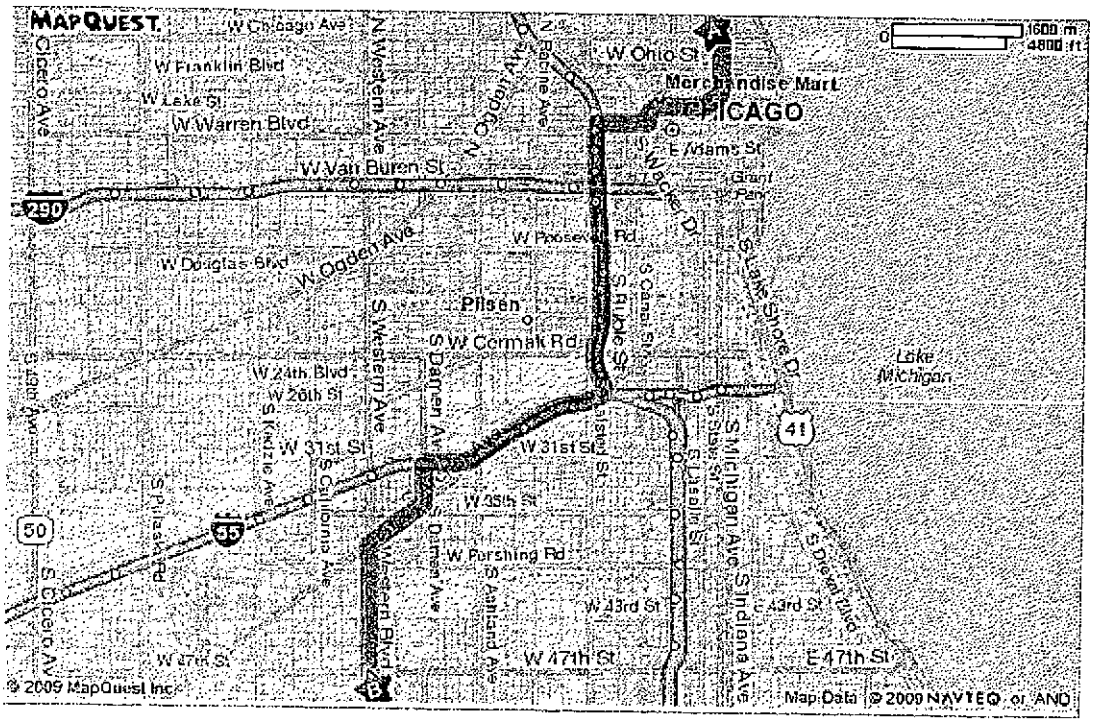
12. Turn LEFT onto S WESTERN AVE. go 1.4 mi

END 13. 4815 S WESTERN AVE. go 0.0 mi

4815 S Western Ave, Chicago, IL 60609

Total Travel Estimate : 8.81 miles - about 21 minutes

Route Map Hide



MAPQUEST.

Trip to 5130 W Jackson Blvd
Chicago, IL 60644-4332
8.60 miles - about 16 minutes

Notes

JACKSON SQ SKL NRSG & LIVING

55 E Pearson St, Chicago, IL 60611-2535

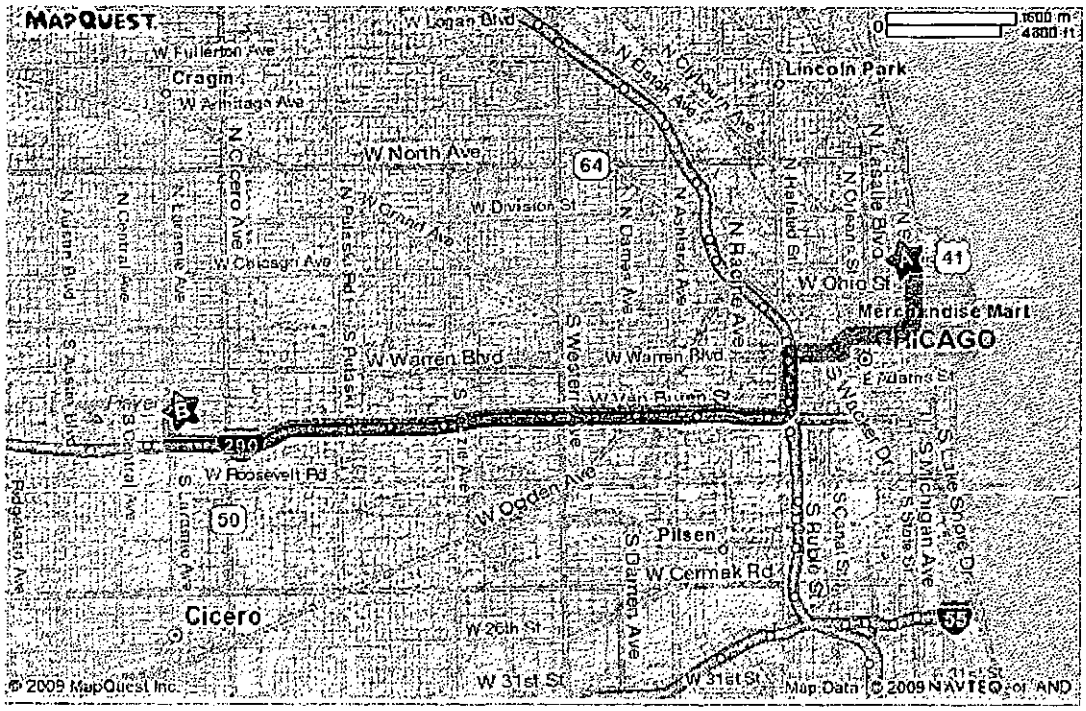
1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.5 mi
3. Stay **STRAIGHT** to go onto **N MICHIGAN AVE / N UPPER MICHIGAN AVE**.	go 0.1 mi
4. Turn **RIGHT** onto **E WACKER DR / E UPPER WACKER DR**. Continue to follow **E WACKER DR**.	go 0.8 mi
5. Turn **RIGHT** onto **W RANDOLPH ST**.	go 0.5 mi
6. Merge onto **I-90 E / I-94 E / KENNEDY EXPY E** via the ramp on the **LEFT**.	go 0.4 mi
7. Merge onto **I-290 W / EISENHOWER EXPY W** via **EXIT 51H** toward **WEST SUBURBS**.	go 5.6 mi
8. Take **EXIT 24A** toward **LARAMIE AVE**.	go 0.2 mi
9. Stay **STRAIGHT** to go onto **W FLOURNOY ST**.	go 0.0 mi
10. Turn **RIGHT** onto **S LARAMIE AVE**.	go 0.3 mi
11. Turn **RIGHT** onto **W JACKSON BLVD**.	go 0.0 mi

END 12. 5130 W JACKSON BLVD is on the LEFT. go 0.0 mi

5130 W Jackson Blvd, Chicago, IL 60644-4332

Total Travel Estimate : 8.60 miles - about 16 minutes

Route Map Hide



MAPQUEST.

Trip to 6125 S Kenwood Ave
Chicago, IL 60637-2818
9.70 miles - about 19 minutes

Notes

KENWOOD HEALTHCARE CENTER

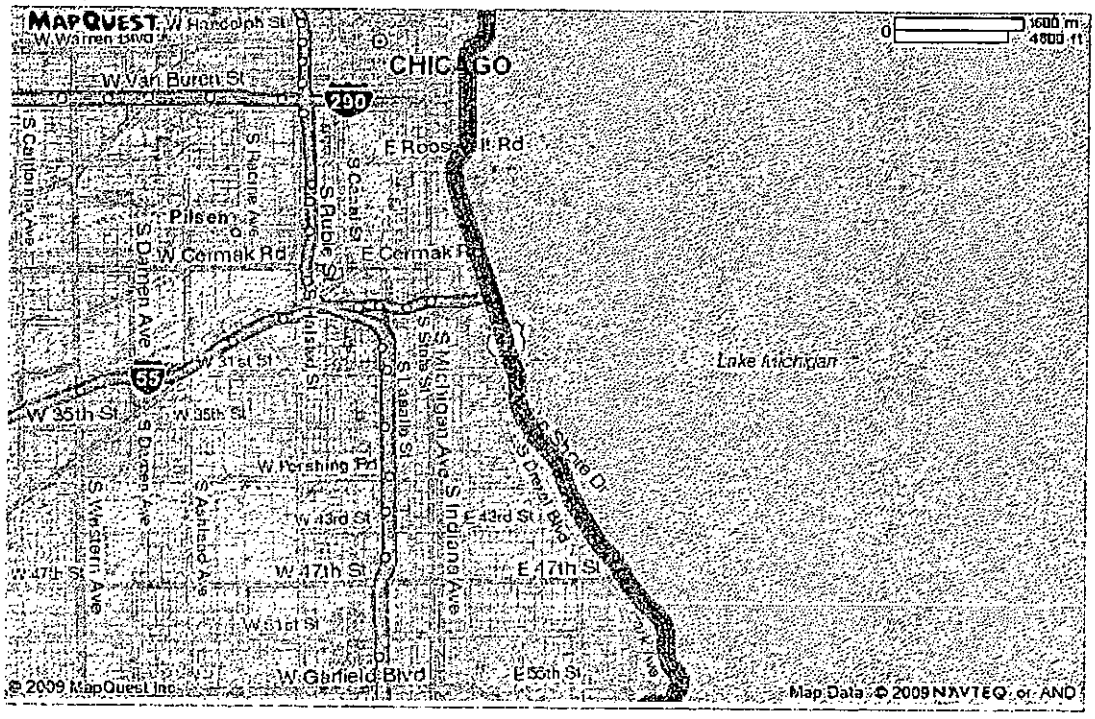
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.0 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.0 mi
3. Turn **LEFT** onto **E CHICAGO AVE**.	go 0.4 mi
4. Turn **RIGHT** onto **US-41 S / N LAKE SHORE DR**.	go 7.9 mi
5. Turn **RIGHT** onto **E 57TH ST**.	go 0.3 mi
6. Stay **STRAIGHT** to go onto **S CORNELL AVE**.	go 0.2 mi
7. Turn **SLIGHT RIGHT** onto **MIDWAY PLAISANCE**.	go 0.4 mi
8. Turn **LEFT** onto **S DORCHESTER AVE**.	go 0.2 mi
9. Turn **RIGHT** onto **E 61ST ST**.	go 0.0 mi
10. Turn **LEFT** onto **S KENWOOD AVE**.	go 0.0 mi
11. **6125 S KENWOOD AVE** is on the **LEFT**.	go 0.0 mi

6125 S Kenwood Ave, Chicago, IL 60637-2818

Total Travel Estimate : 9.70 miles - about 19 minutes

Route Map Hide



MAPQUEST.

Trip to 6600 S Stewart Ave

Chicago, IL 60621-3112
10.30 miles - about 19 minutes

Notes

KNIGHT HOUSE

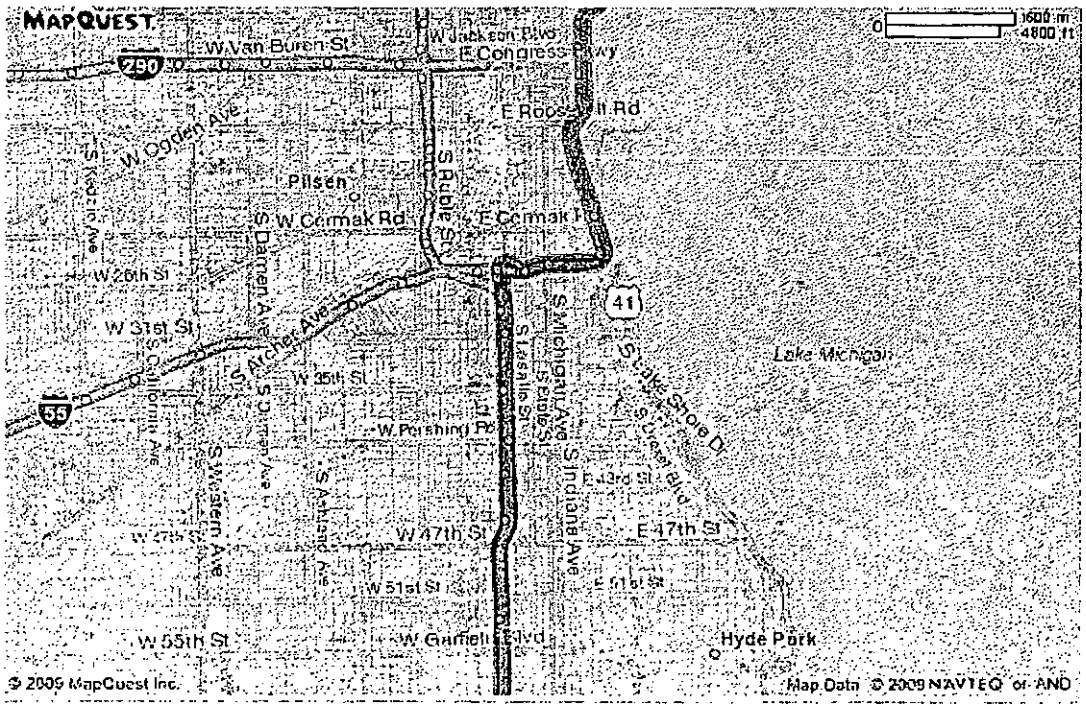
55 E Pearson St, Chicago, IL 60611-2535

	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	0.0 mi
	2. Turn **RIGHT** onto **N MICHIGAN AVE**.	0.0 mi
	3. Turn **LEFT** onto **E CHICAGO AVE**.	0.4 mi
	4. Turn **RIGHT** onto **US-41 S/N LAKE SHORE DR**.	3.2 mi
	5. Merge onto **I-55 S/STEVENSON EXPY S** toward **ST LOUIS**.	1.0 mi
	6. Take the **I-90 E/I-94 E** exit, **EXIT 293B**, toward **INDIANA**.	0.6 mi
	7. Take the **I-90-EXPRESS/I-94-EXPRESS** exit on the **LEFT** toward **GARFIELD BLVD**.	0.2 mi
	8. Merge onto **I-90 EXPRESS LN E/I-94 EXPRESS LN E/DAN RYAN EXPRESS LN E**.	3.4 mi
	9. Merge onto **I-90 E/I-94 E/DAN RYAN EXPY E** toward **SKYWAY/INDIANA TOLL RD**.	0.5 mi

	10. Take **EXIT 58B** toward **63RD ST**.	0.2 mi
	11. Turn **SLIGHT LEFT** onto **S YALE AVE**.	0.3 mi
	12. Turn **RIGHT** onto **W 65TH ST**.	0.2 mi
	13. Turn **LEFT** onto **S STEWART AVE**.	0.1 mi
	14. **6600 S STEWART AVE** is on the **RIGHT**.	0.0 mi

6600 S Stewart Ave, Chicago, IL 60621-3112

Total Travel Estimate : 10.30 miles - about 19 minutes



MAPQUEST.

Trip to 7200 N Sheridan Rd
Chicago, IL 60626-2613
8.73 miles - about 19 minutes

Notes

LAKE SHORE HLTHCARE &REHAB CTR

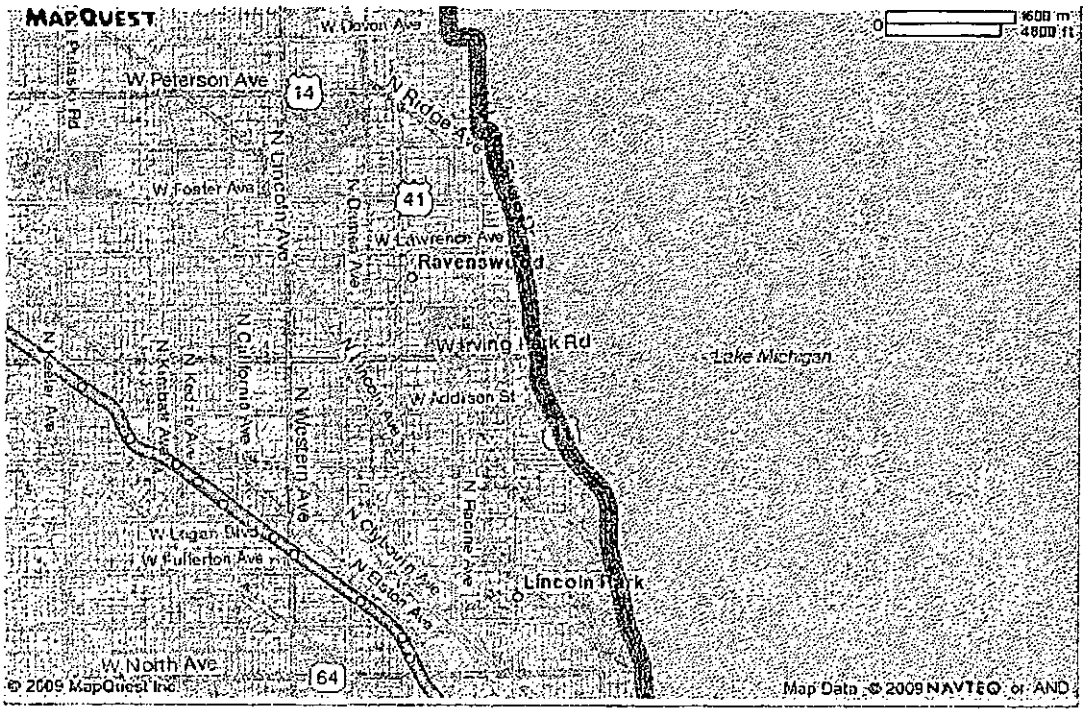
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST.**	go 0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE.**	go 0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE.**	go 0.0 mi
	4. Stay **STRAIGHT** to go onto **ramp.**	go 0.4 mi
	5. Merge onto **N LAKE SHORE DR.**	go 5.8 mi
	6. **N LAKE SHORE DR** becomes **W HOLLYWOOD AVE.**	go 0.0 mi
	7. Turn **RIGHT** onto **N SHERIDAN RD.**	go 2.1 mi
END	8. **7200 N SHERIDAN RD** is on the **LEFT.**	go 0.0 mi

7200 N Sheridan Rd, Chicago, IL 60626-2613

Total Travel Estimate : 8.73 miles - about 19 minutes

Route Map Hide



MAPQUEST.

Trip to 6330 N Sheridan Rd
Chicago, IL 60660-1726
7.39 miles - about 14 minutes

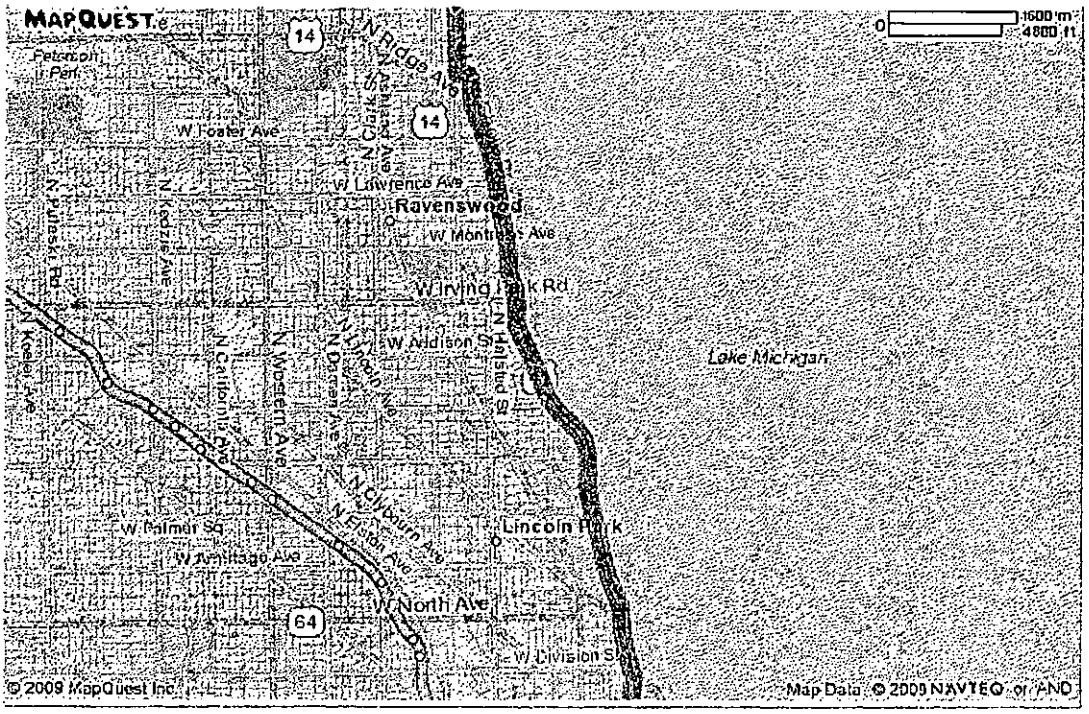
Notes

LAKESIDE HOME II, L.L.C.

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	0.1 mi
	2. Turn LEFT onto N MICHIGAN AVE.	0.2 mi
	3. Turn SLIGHT RIGHT to stay on N MICHIGAN AVE.	0.0 mi
	4. Stay STRAIGHT to go onto ramp.	0.4 mi
	5. Merge onto N LAKE SHORE DR.	5.8 mi
	6. N LAKE SHORE DR becomes W HOLLYWOOD AVE.	0.0 mi
	7. Turn RIGHT onto N SHERIDAN RD.	0.8 mi
END	8. 6330 N SHERIDAN RD is on the LEFT.	0.0 mi

6330 N Sheridan Rd, Chicago, IL 60660-1726
Total Travel Estimate : 7.39 miles - about 14 minutes



MAPQUEST

Trip to 7270 S South Shore Dr
Chicago, IL 60649-2718
11.05 miles - about 22 minutes

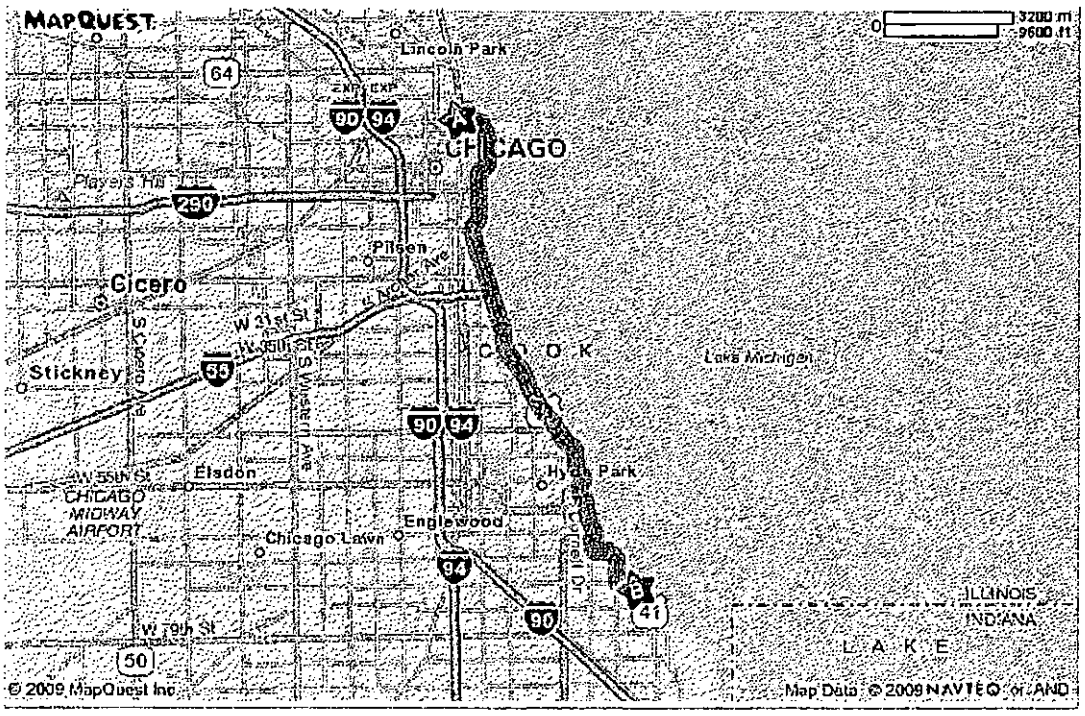
Notes

LAKEVIEW LIVING CENTER

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	0.0 mi
	2. Turn RIGHT onto N MICHIGAN AVE.	0.0 mi
	3. Turn LEFT onto E CHICAGO AVE.	0.4 mi
SOUTH 41	4. Turn RIGHT onto US-41 S/N LAKE SHORE DR. Continue to follow US-41 S.	9.2 mi
41	5. Turn LEFT onto E MARQUETTE DR/US-41. Continue to follow US-41.	1.0 mi
41	6. Turn LEFT onto E SOUTH SHORE DR/US-41.	0.3 mi
END	7. 7270 S SOUTH SHORE DR is on the RIGHT.	0.0 mi

7270 S South Shore Dr, Chicago, IL 60649-2718
Total Travel Estimate : 11.05 miles - about 22 minutes



MAPQUEST.

Trip to 735 W Diversey Pkwy
Chicago, IL 60614-2337
3.35 miles - about 8 minutes

Notes

LAKEVIEW NURSING & REHAB CTRE

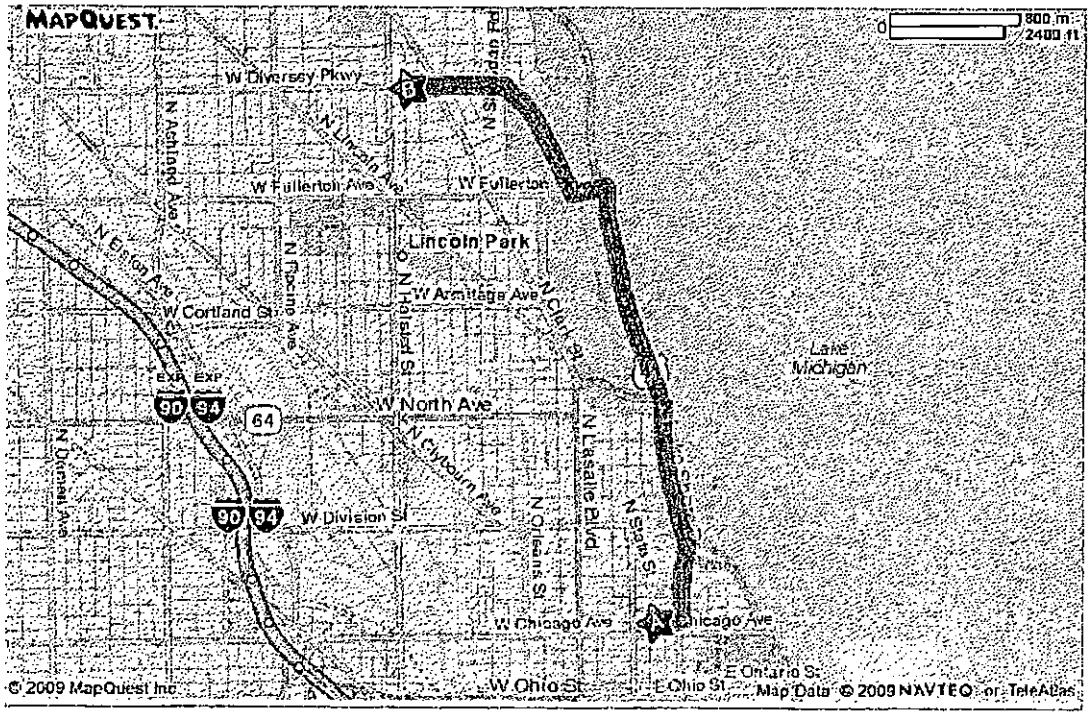
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
5. Merge onto **US-41 N / N LAKE SHORE DR**.	go 1.3 mi
6. Take the **FULLERTON PKWY** ramp.	go 0.1 mi
7. Turn **LEFT** onto **W FULLERTON PKWY**.	go 0.2 mi
8. Turn **RIGHT** onto **N CANNON DR**.	go 0.6 mi
9. Turn **LEFT** onto **W DIVERSEY PKWY**.	go 0.4 mi
10. **735 W DIVERSEY PKWY** is on the **LEFT**.	go 0.0 mi

735 W Diversey Pkwy, Chicago, IL 60614-2337

Total Travel Estimate : 3.35 miles - about 8 minutes

Route Map Hide



MAPQUEST.

Trip to 2325 N Lakewood Ave
Chicago, IL 60614-3112
3.83 miles - about 10 minutes

Notes

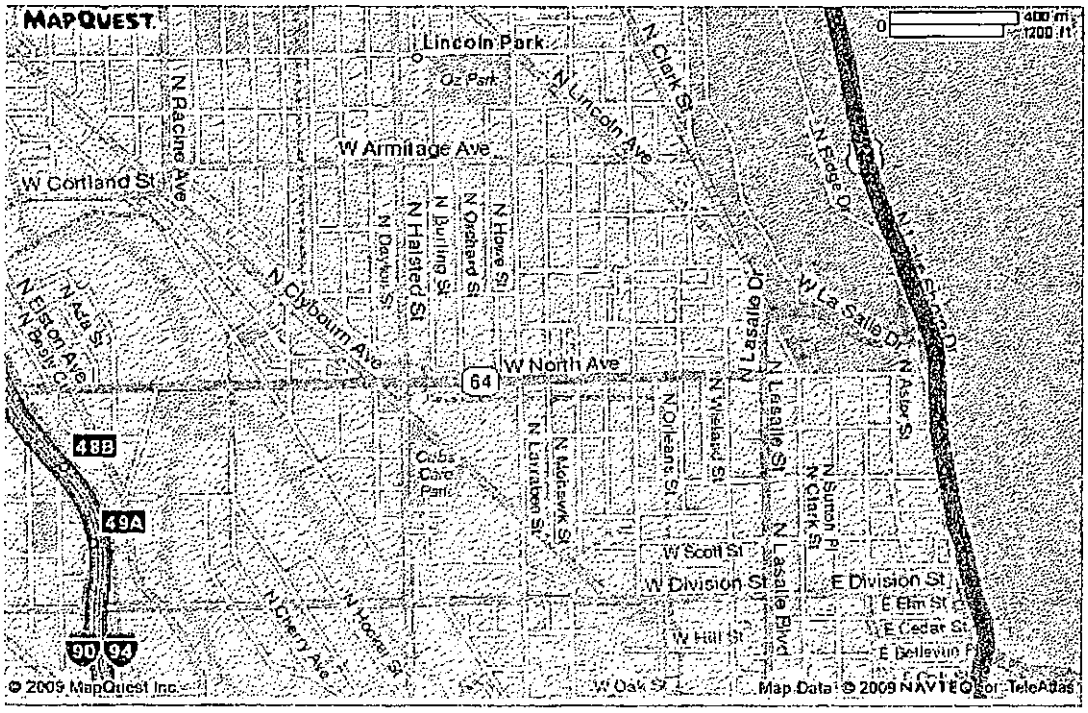
LITTLE SISTERS OF THE POOR

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
	4. Stay **STRAIGHT** to go onto ramp.	go 0.4 mi
US 41	5. Merge onto **US-41 N / N LAKE SHORE DR**.	go 1.3 mi
RAMP	6. Take the **FULLERTON PKWY** ramp.	go 0.1 mi
	7. Turn **LEFT** onto **W FULLERTON PKWY**.	go 0.9 mi
	8. **W FULLERTON PKWY** becomes **W FULLERTON AVE**.	go 0.6 mi
	9. Turn **LEFT** onto **N LAKEWOOD AVE**.	go 0.0 mi
END	10. **2325 N LAKEWOOD AVE** is on the **LEFT**.	go 0.0 mi

2325 N Lakewood Ave, Chicago, IL 60614-3112
Total Travel Estimate : 3.83 miles - about 10 minutes

Route Map Hide



MAPQUEST.

Trip to 6300 N Ridge Ave

Chicago, IL 60660-1017
8.05 miles - about 17 minutes

Notes

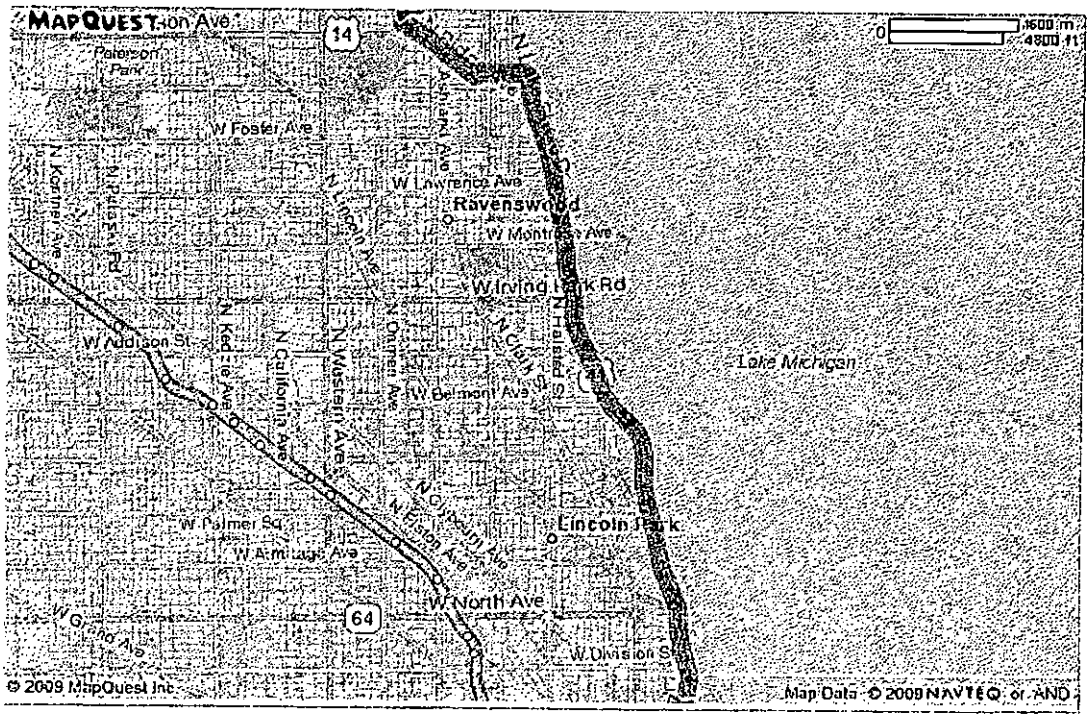
MAHONEY HOUSE

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE**.	0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	0.0 mi
	4. Stay **STRAIGHT** to go onto **ramp**.	0.4 mi
	5. Merge onto **N LAKE SHORE DR**.	5.8 mi
	6. **N LAKE SHORE DR** becomes **W HOLLYWOOD AVE**.	0.4 mi
	7. Turn **RIGHT** onto **N RIDGE AVE/US-14**. Continue to follow **N RIDGE AVE**.	0.8 mi
	8. Turn **RIGHT** onto **N RAVENSWOOD AVE/N RIDGE AVE**. Continue to follow **N RIDGE AVE**.	0.2 mi
END	9. **6300 N RIDGE AVE**.	0.0 mi

6300 N Ridge Ave, Chicago, IL 60660-1017

Total Travel Estimate : 8.05 miles - about 17 minutes



MAPQUEST.

Trip to 940 W Cullom Ave
Chicago, IL 60613-1619
5.32 miles - about 11 minutes

Notes

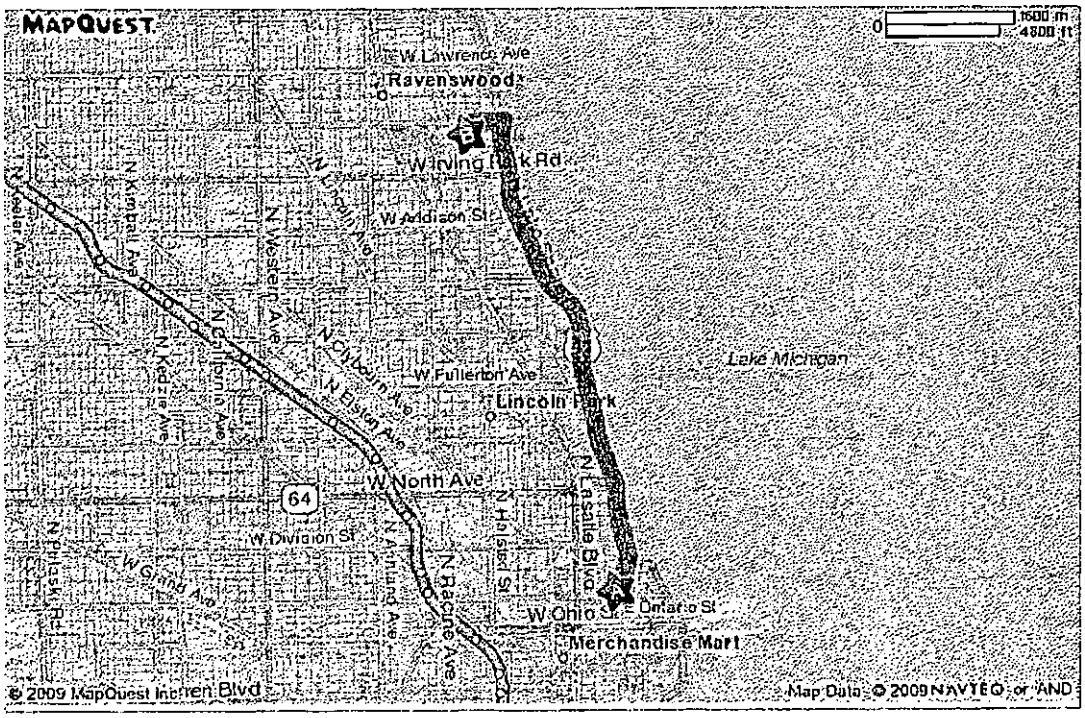
MARGARET MANOR - NORTH BRANCH

55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
5. Merge onto **US-41 N / N LAKE SHORE DR**.	go 4.0 mi
6. Take the **MONTROSE AVE** ramp.	go 0.1 mi
7. Turn **LEFT** onto **W MONTROSE AVE**.	go 0.4 mi
8. Turn **LEFT** onto **N HAZEL ST**.	go 0.0 mi
9. Turn **RIGHT** onto **W CULLOM AVE**.	go 0.0 mi
10. **940 W CULLOM AVE** is on the **RIGHT**.	go 0.0 mi

940 W Cullom Ave, Chicago, IL 60613-1619
Total Travel Estimate : 5.32 miles - about 11 minutes

Route Map Hide



MAPQUEST.

Trip to 1121 N Orleans St
Chicago, IL 60610-2511
1.02 miles - about 3 minutes

Notes

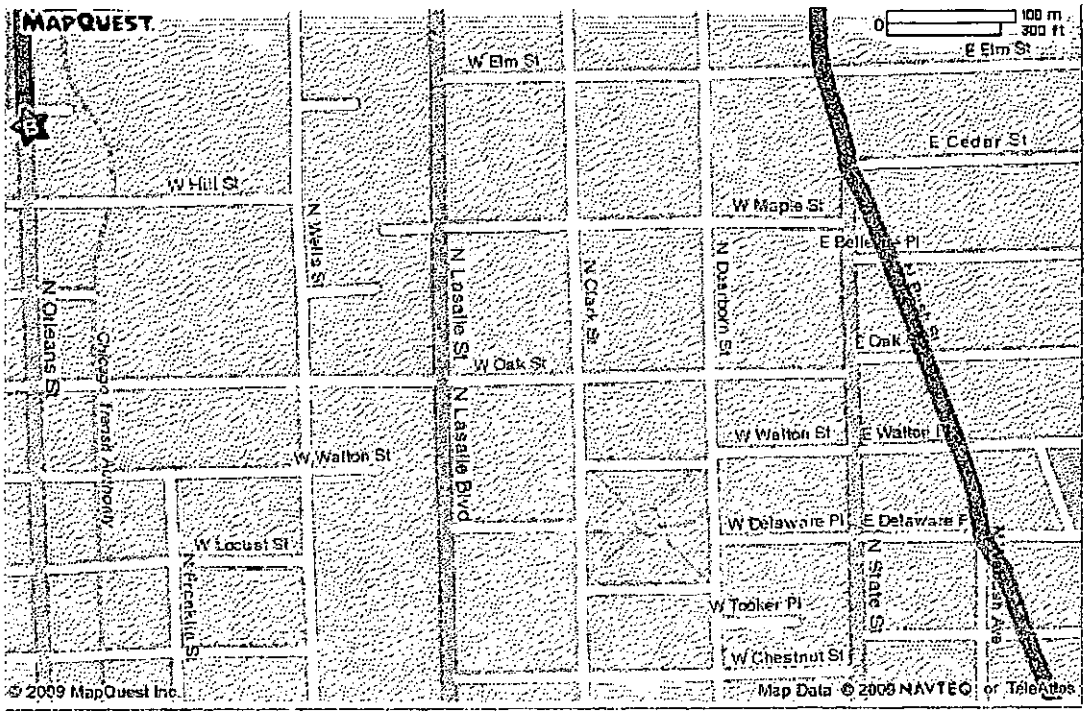
MARGARET MANOR

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.0 mi
	2. Turn **LEFT** onto **N RUSH ST**.	go 0.4 mi
	3. Turn **SLIGHT RIGHT** onto **N STATE ST**.	go 0.1 mi
	4. Turn **LEFT** onto **W DIVISION ST**.	go 0.4 mi
	5. Turn **LEFT** onto **N ORLEANS ST**.	go 0.0 mi
END	6. **1121 N ORLEANS ST** is on the **LEFT**.	go 0.0 mi

1121 N Orleans St, Chicago, IL 60610-2511
Total Travel Estimate : 1.02 miles - about 3 minutes

Route Map Hide



MAPQUEST.

Trip to 6300 N Ridge Ave

Chicago, IL 60660-1017
8.05 miles - about 17 minutes

Notes

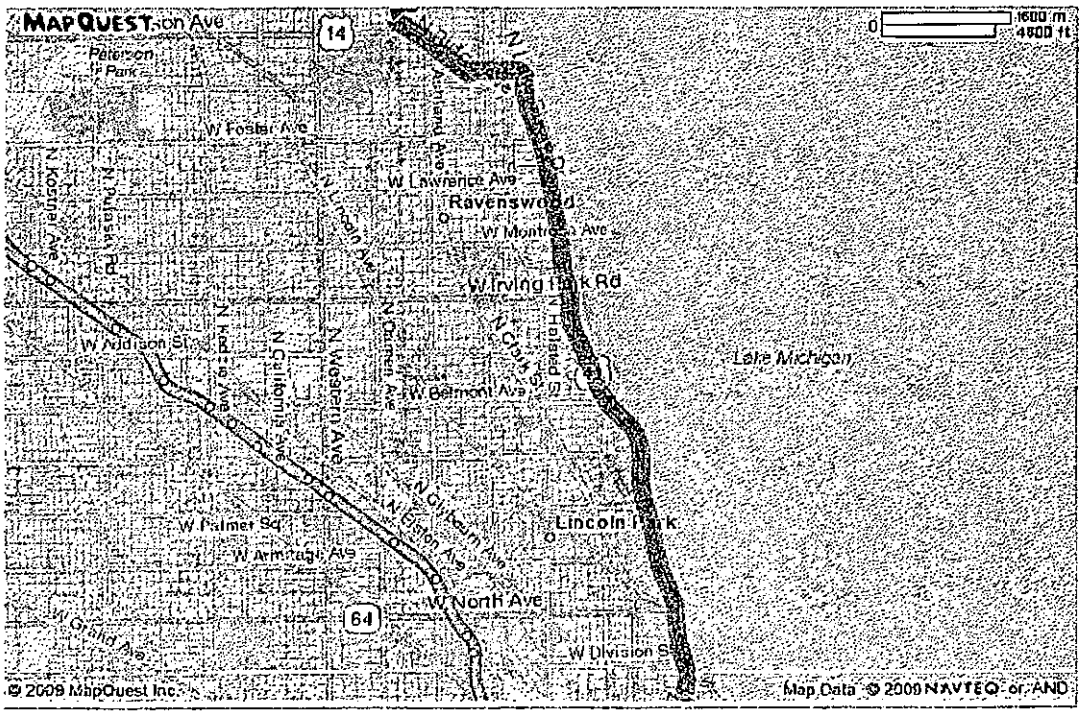
MARIAN CTR FOR ADULT RESIDENTS

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	0.1 mi
	2. Turn LEFT onto N MICHIGAN AVE.	0.2 mi
	3. Turn SLIGHT RIGHT to stay on N MICHIGAN AVE.	0.0 mi
	4. Stay STRAIGHT to go onto ramp.	0.4 mi
	5. Merge onto N LAKE SHORE DR.	5.8 mi
	6. N LAKE SHORE DR becomes W HOLLYWOOD AVE.	0.4 mi
	7. Turn RIGHT onto N RIDGE AVE/US-14. Continue to follow N RIDGE AVE.	0.8 mi
	8. Turn RIGHT onto N RAVENSWOOD AVE/N RIDGE AVE. Continue to follow N RIDGE AVE.	0.2 mi
END	9. 6300 N RIDGE AVE.	0.0 mi

6300 N Ridge Ave, Chicago, IL 60660-1017

Total Travel Estimate : 8.05 miles - about 17 minutes



MAPQUEST.

Trip to 5905 W Washington Blvd
Chicago, IL 60644-2845
10.13 miles - about 18 minutes

Notes

MAYFIELD CARE CENTER

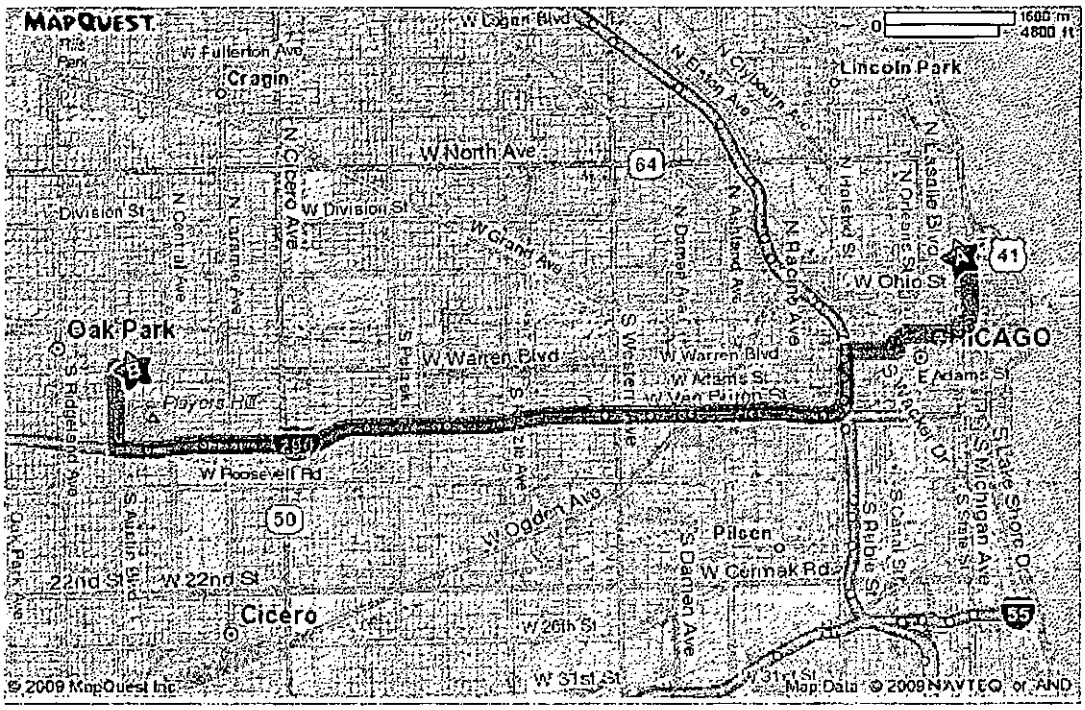
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.5 mi
3. Stay **STRAIGHT** to go onto **N MICHIGAN AVE / N UPPER MICHIGAN AVE**.	go 0.1 mi
4. Turn **RIGHT** onto **E WACKER DR / E UPPER WACKER DR**. Continue to follow **E WACKER DR**.	go 0.8 mi
5. Turn **RIGHT** onto **W RANDOLPH ST**.	go 0.5 mi
6. Merge onto **I-90 E / I-94 E / KENNEDY EXPY E** via the ramp on the **LEFT**.	go 0.4 mi
7. Merge onto **I-290 W / EISENHOWER EXPY W** via **EXIT 51H** toward **WEST SUBURBS**.	go 6.5 mi
8. Take the **AUSTIN BLVD** exit, **EXIT 23A**, on the **LEFT**.	go 0.3 mi
9. Turn **RIGHT** onto **S AUSTIN BLVD**.	go 0.8 mi
10. Turn **RIGHT** onto **W WASHINGTON BLVD**.	go 0.1 mi
11. **5905 W WASHINGTON BLVD** is on the **RIGHT**.	go 0.0 mi

5905 W Washington Blvd, Chicago, IL 60644-2845

Total Travel Estimate : 10.13 miles - about 18 minutes

Route Map Hide



MAPQUEST.

Trip to 6300 N Ridge Ave
Chicago, IL 60660-1017
8.05 miles - about 17 minutes

Notes

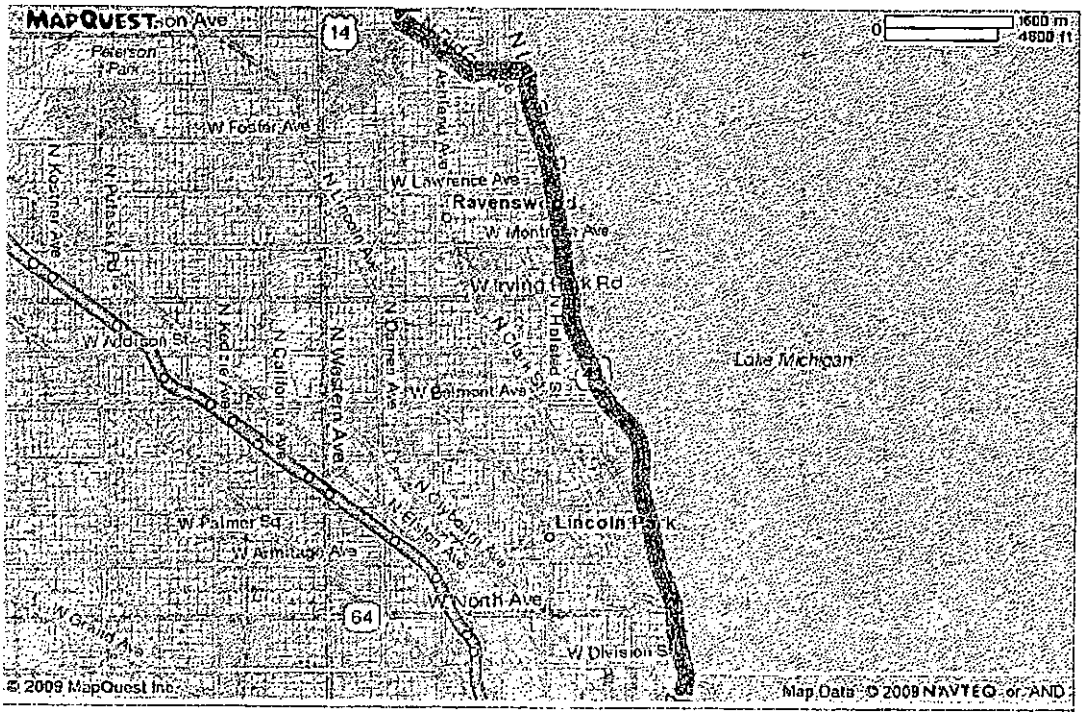
MAZZA HOUSE

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE**.	0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	0.0 mi
	4. Stay **STRAIGHT** to go onto **ramp**.	0.4 mi
	5. Merge onto **N LAKE SHORE DR**.	5.8 mi
	6. **N LAKE SHORE DR** becomes **W HOLLYWOOD AVE**.	0.4 mi
	7. Turn **RIGHT** onto **N RIDGE AVE/US-14**. Continue to follow **N RIDGE AVE**.	0.8 mi
	8. Turn **RIGHT** onto **N RAVENSWOOD AVE/N RIDGE AVE**. Continue to follow **N RIDGE AVE**.	0.2 mi
END	9. **6300 N RIDGE AVE**.	0.0 mi

6300 N Ridge Ave, Chicago, IL 60660-1017

Total Travel Estimate : 8.05 miles - about 17 minutes



MAPQUEST.

Trip to 6200 N Winchester Ave
Chicago, IL 60660-1008
8.12 miles - about 17 minutes

Notes

MCAULEY APARTMENTS

55 E Pearson St, Chicago, IL 60611-2535

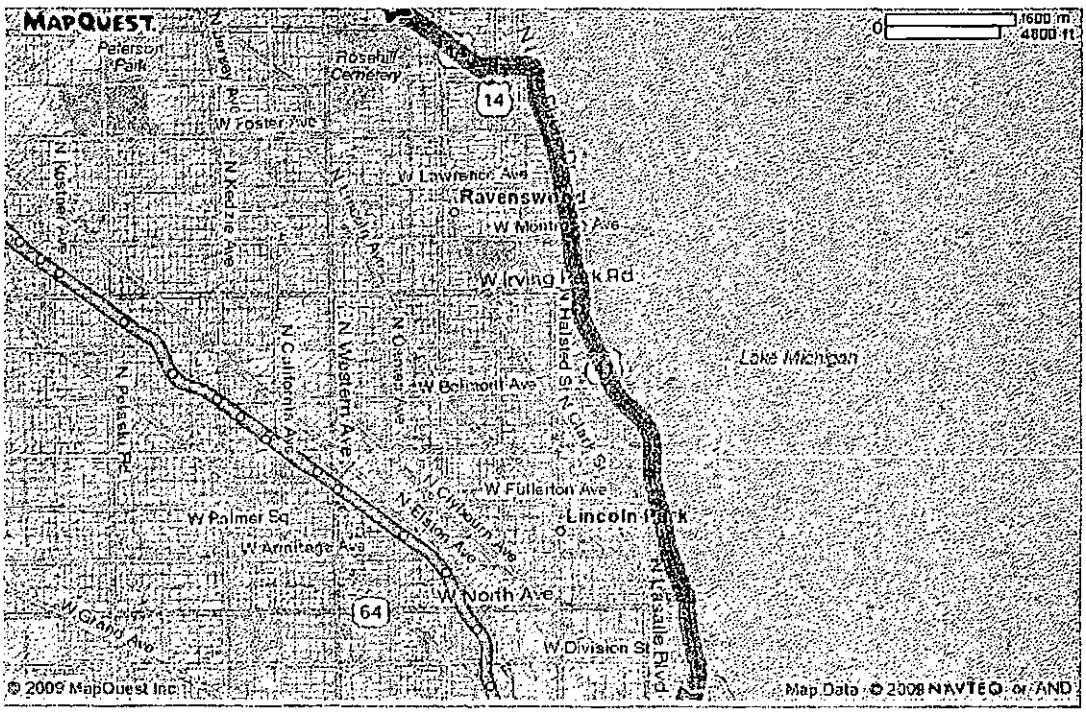
START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE**.	0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	0.0 mi
	4. Stay **STRAIGHT** to go onto **ramp**.	0.4 mi
	5. Merge onto **N LAKE SHORE DR**.	5.8 mi
	6. **N LAKE SHORE DR** becomes **W HOLLYWOOD AVE**.	0.4 mi
	7. Turn **RIGHT** onto **N RIDGE AVE/US-14**. Continue to follow **N RIDGE AVE**.	0.8 mi
	8. Turn **RIGHT** onto **N RAVENSWOOD AVE/N RIDGE AVE**. Continue to follow **N RIDGE AVE**.	0.2 mi
	9. Turn **LEFT** onto **W GRANVILLE AVE**.	0.2 mi

10. Turn **RIGHT** onto N WINCHESTER AVE. 0.0 mi

11. **6200 N WINCHESTER AVE** is on the LEFT. 0.0 mi

6200 N Winchester Ave, Chicago, IL 60660-1008

Total Travel Estimate : 8.12 miles - about 17 minutes



MAPQUEST.

Trip to 1415 W Foster Ave
Chicago, IL 60640-2288
6.69 miles - about 14 minutes

Notes

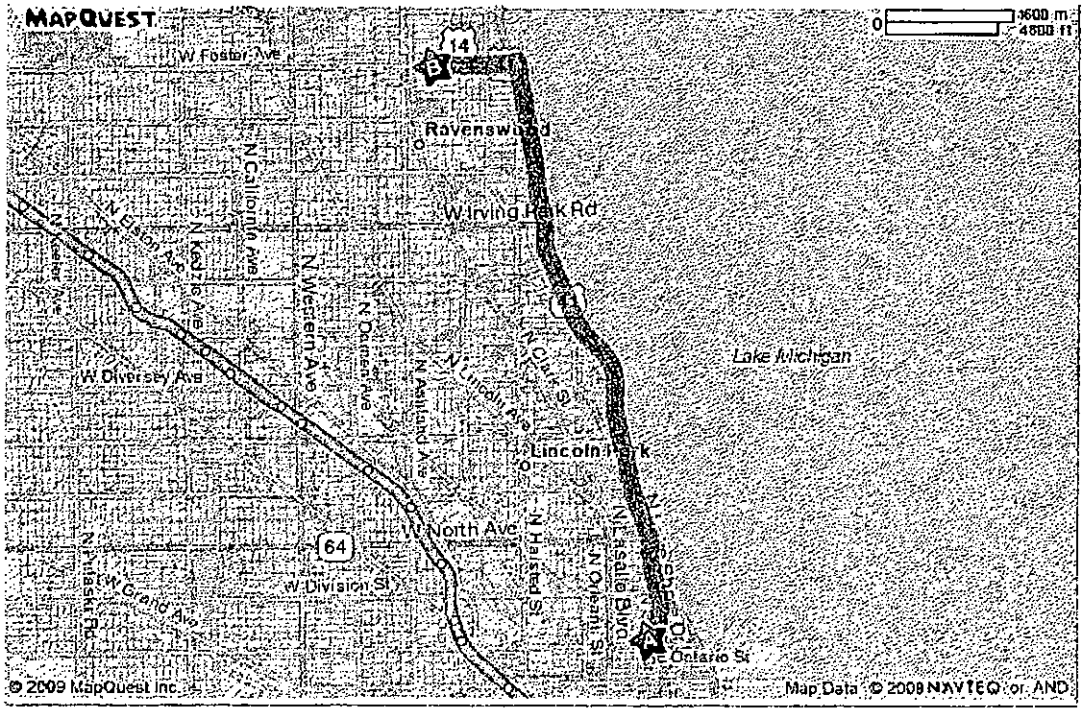
METHODIST HOME

55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST.**	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE.**	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE.**	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp.**	go 0.4 mi
5. Merge onto **US-41 N / N LAKE SHORE DR.**	go 5.0 mi
6. Take the **FOSTER AVE / US-41** ramp.	go 0.2 mi
7. Turn **LEFT** onto **US-41 / W FOSTER AVE.**	go 0.8 mi
8. **1415 W FOSTER AVE** is on the **LEFT.**	go 0.0 mi

1415 W Foster Ave, Chicago, IL 60640-2288
Total Travel Estimate : 6.69 miles - about 14 minutes

Route Map Hide



MAPQUEST.

Trip to 5025 N Paulina St
Chicago, IL 60640-2772
6.94 miles - about 16 minutes

Notes

METHODIST HOSPITAL OF CHICAGO

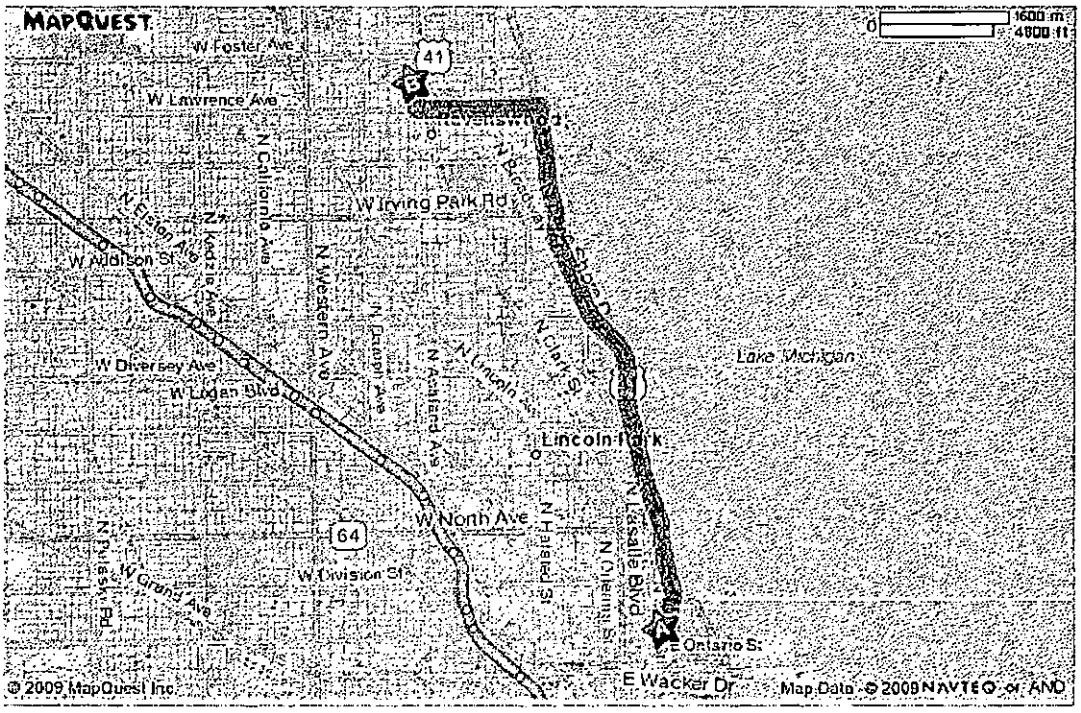
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
5. Merge onto **US-41 N / N LAKE SHORE DR**.	go 4.5 mi
6. Take the **LAWRENCE AVE** ramp.	go 0.1 mi
7. Turn **LEFT** onto **W LAWRENCE AVE**.	go 1.1 mi
8. Turn **RIGHT** onto **N ASHLAND AVE**.	go 0.3 mi
9. Turn **LEFT** onto **W WINNEMAC AVE**.	go 0.0 mi
10. Turn **LEFT** onto **N PAULINA ST**.	go 0.0 mi
11. **5025 N PAULINA ST** is on the **LEFT**.	go 0.0 mi

5025 N Paulina St, Chicago, IL 60640-2772

Total Travel Estimate : 6.94 miles - about 16 minutes

Route Map Hide



MAPQUEST.

Trip to 4920 N Kenmore Ave
Chicago, IL 60640-3710
6.02 miles - about 13 minutes

Notes

MID AMERICA CARE CENTER

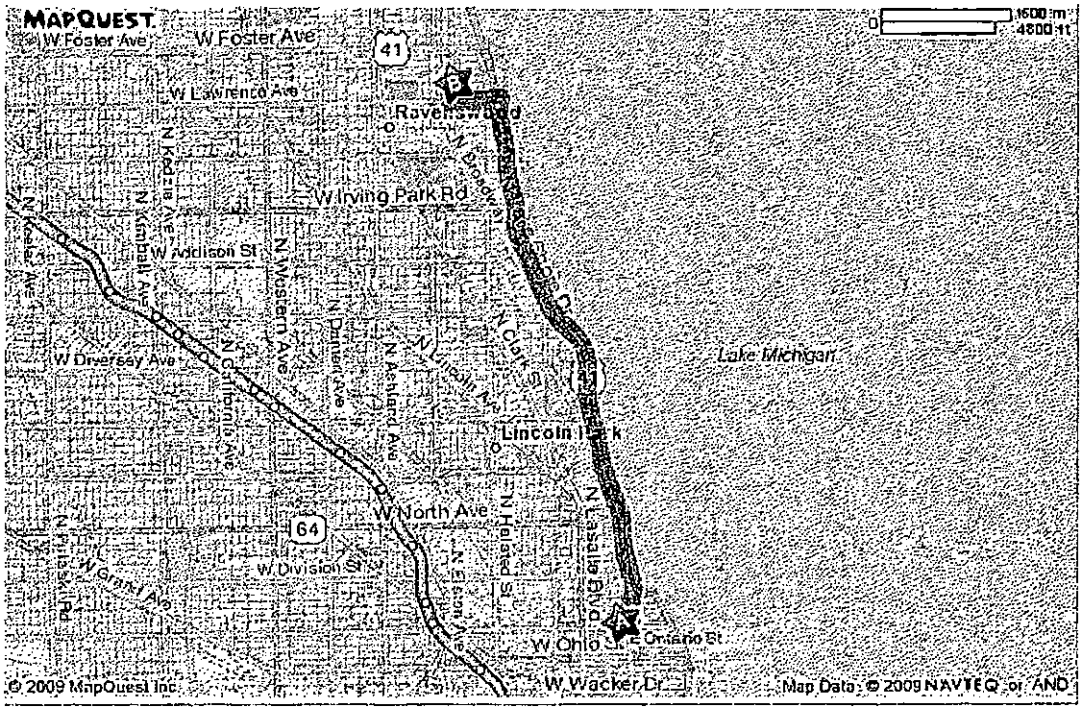
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.1 mi
2. Turn LEFT onto N MICHIGAN AVE.	go 0.2 mi
3. Turn SLIGHT RIGHT to stay on N MICHIGAN AVE.	go 0.0 mi
4. Stay STRAIGHT to go onto ramp.	go 0.4 mi
5. Merge onto US-41 N / N LAKE SHORE DR.	go 4.5 mi
6. Take the LAWRENCE AVE ramp.	go 0.1 mi
7. Turn LEFT onto W LAWRENCE AVE.	go 0.5 mi
8. Turn RIGHT onto N KENMORE AVE.	go 0.2 mi
9. 4920 N KENMORE AVE is on the LEFT.	go 0.0 mi

4920 N Kenmore Ave, Chicago, IL 60640-3710

Total Travel Estimate : 6.02 miles - about 13 minutes

Route Map Hide



MAPQUEST.

Trip to 1400 W Monroe St
Chicago, IL 60607-2512
3.31 miles - about 10 minutes

Notes

MONROE PAV HLTH/TREATMENT CTR

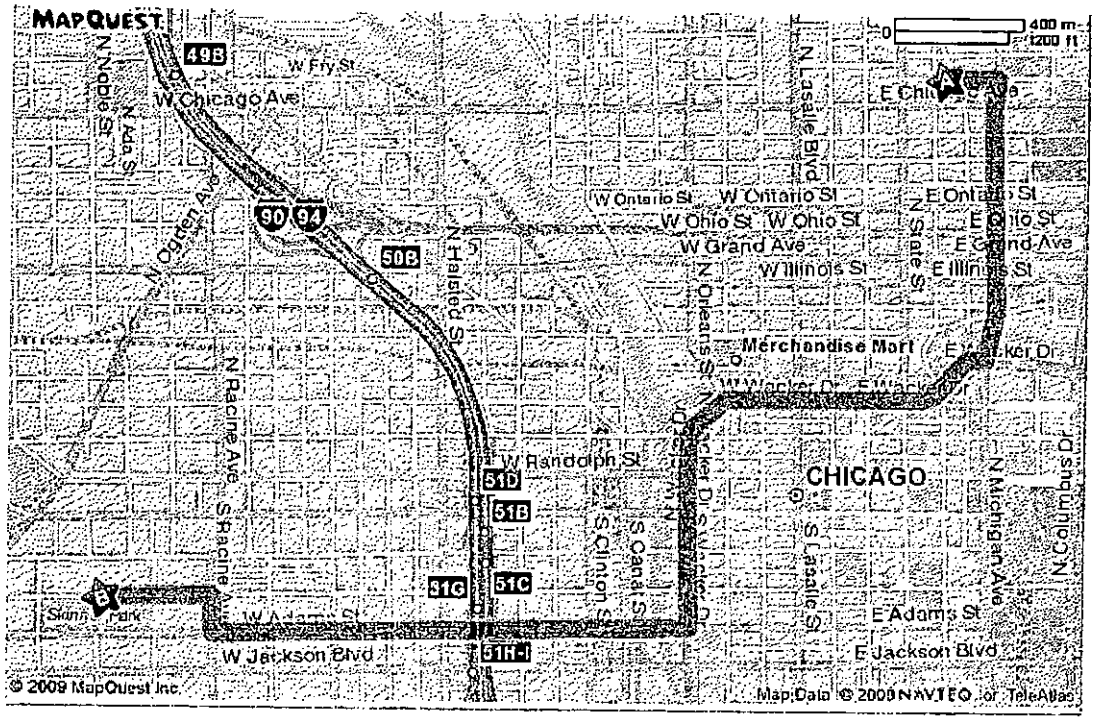
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.1 mi
	2. Turn RIGHT onto N MICHIGAN AVE.	go 0.5 mi
	3. Stay STRAIGHT to go onto N MICHIGAN AVE / N UPPER MICHIGAN AVE.	go 0.1 mi
	4. Turn RIGHT onto E WACKER DR / E UPPER WACKER DR. Continue to follow E WACKER DR.	go 1.2 mi
	5. Turn RIGHT onto W ADAMS ST.	go 1.0 mi
	6. Turn RIGHT onto S RACINE AVE.	go 0.0 mi
	7. Turn LEFT onto W MONROE ST.	go 0.2 mi
END	8. 1400 W MONROE ST is on the RIGHT.	go 0.0 mi

1400 W Monroe St, Chicago, IL 60607-2512

Total Travel Estimate : 3.31 miles - about 10 minutes

Route Map Hide



MAPQUEST.

Trip to 5550 S Shore Dr
Chicago, IL 60637-5051
8.76 miles - about 16 minutes

Notes

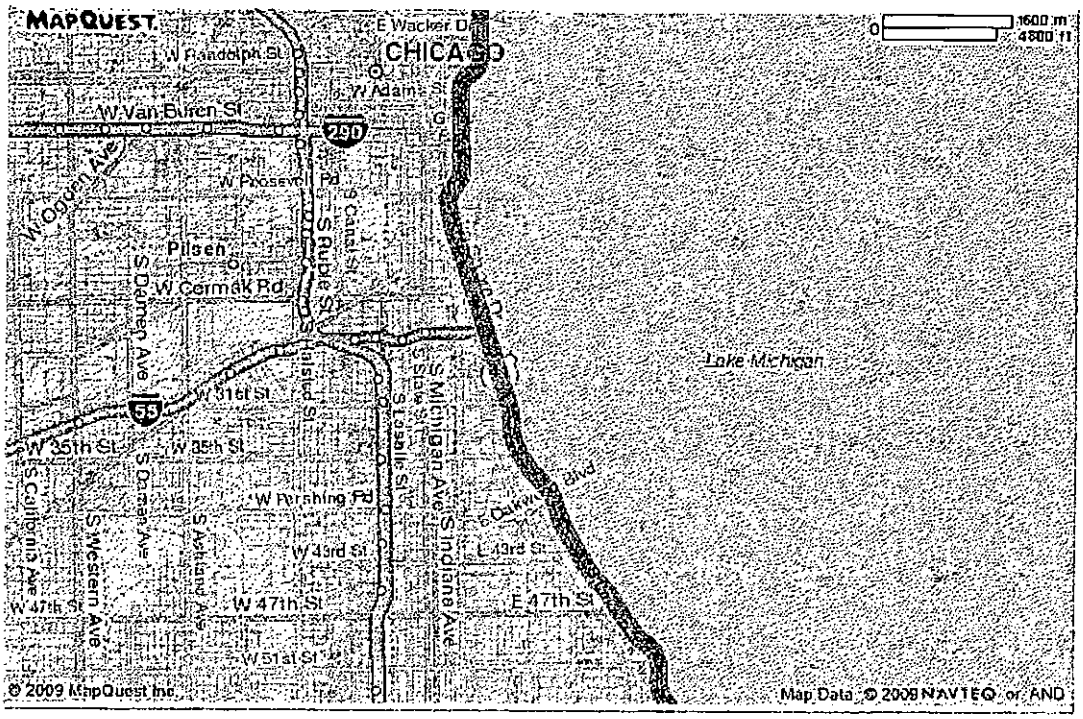
MONTGOMERY PLACE

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.0 mi
	2. Turn RIGHT onto N MICHIGAN AVE.	go 0.0 mi
	3. Turn LEFT onto E CHICAGO AVE.	go 0.4 mi
ROUTE 41	4. Turn RIGHT onto US-41 S / N LAKE SHORE DR.	go 7.9 mi
	5. Turn RIGHT onto E 57TH ST.	go 0.0 mi
	6. Turn RIGHT onto S EVERETT AVE.	go 0.0 mi
	7. Turn RIGHT onto E 56TH ST.	go 0.0 mi
	8. E 56TH ST becomes S SHORE DR.	go 0.0 mi
END	9. 5550 S SHORE DR is on the LEFT.	go 0.0 mi

5550 S Shore Dr, Chicago, IL 60637-5051
Total Travel Estimate : 8.76 miles - about 16 minutes

Route Map Hide



MAPQUEST.

Trip to 6016 N Nina Ave
Chicago, IL 60631-2439
12.43 miles - about 20 minutes

Notes

NORWOOD CROSSING

55 E Pearson St, Chicago, IL 60611-2535

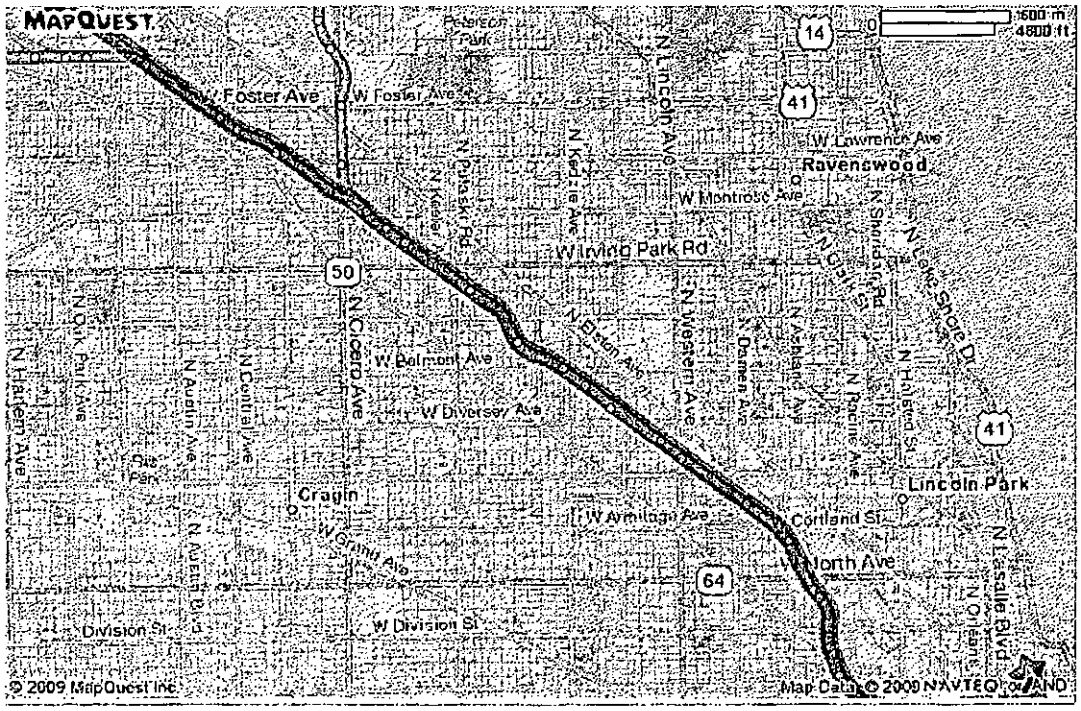
1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.3 mi
3. Turn **RIGHT** onto **E ONTARIO ST**.	go 0.7 mi
4. Turn **SLIGHT LEFT** to take the **I-90 W / I-94 W / KENNEDY EXPY** ramp.	go 0.7 mi
5. Take the **I-90-LOCAL W / I-94-LOCAL W** ramp.	go 0.3 mi
6. Merge onto **I-90 W / I-94 W / KENNEDY EXPY W**.	go 6.7 mi
7. Keep **LEFT** to take **I-90 W / KENNEDY EXPY W** via **EXIT 43B** toward **O'HARE-ROCKFORD**.	go 2.5 mi
8. Take the **BRYN MAWR AVE** exit, **EXIT 82B**.	go 0.1 mi
9. Stay **STRAIGHT** to go onto **N AVONDALE AVE**.	go 1.0 mi
10. Turn **LEFT** onto **N NINA AVE**.	go 0.0 mi
11. Turn **LEFT** to stay on **N NINA AVE**.	go 0.0 mi

END 12. 6016 N NINA AVE is on the RIGHT. go 0.0 mi

6016 N Nina Ave, Chicago, IL 60631-2439

Total Travel Estimate : 12.43 miles - about 20 minutes

Route Map Hide



MAPQUEST

Trip to 625 N Harlem Ave
Oak Park, IL 60302-1805
12.02 miles - about 21 minutes

Notes
OAK PARK HEALTHCARE CENTER

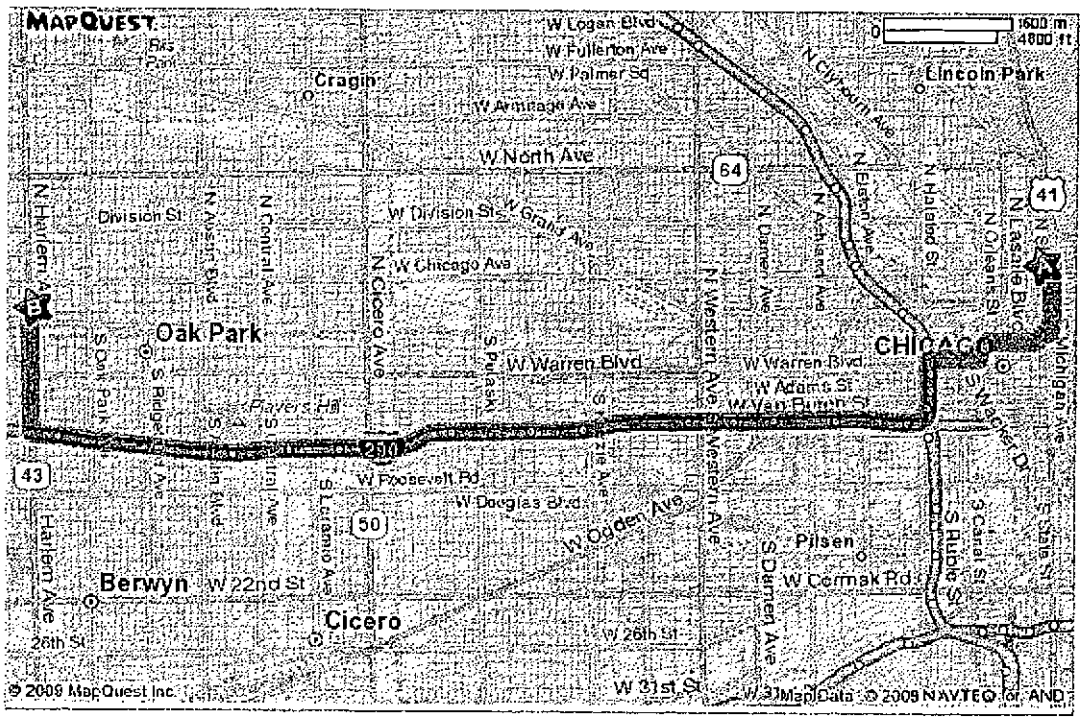
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.5 mi
3. Stay **STRAIGHT** to go onto **N MICHIGAN AVE / N UPPER MICHIGAN AVE**.	go 0.1 mi
4. Turn **RIGHT** onto **E WACKER DR / E UPPER WACKER DR**. Continue to follow **E WACKER DR**.	go 0.8 mi
5. Turn **RIGHT** onto **W RANDOLPH ST**.	go 0.5 mi
6. Merge onto **I-90 E / I-94 E / KENNEDY EXPY E** via the ramp on the **LEFT**.	go 0.4 mi
7. Merge onto **I-290 W / EISENHOWER EXPY W** via **EXIT 51H** toward **WEST SUBURBS**.	go 8.1 mi
8. Take the **IL-43 / HARLEM AVE** exit, **EXIT 21B**, on the **LEFT**.	go 0.3 mi
9. Turn **RIGHT** onto **IL-43 / S HARLEM AVE / HARLEM AVE**. Continue to follow **IL-43 / S HARLEM AVE**.	go 1.2 mi
10. **625 N HARLEM AVE** is on the **RIGHT**.	go 0.0 mi

625 N Harlem Ave, Oak Park, IL 60302-1805

Total Travel Estimate : 12.02 miles - about 21 minutes

Route Map Hide



MAPQUEST.

Trip to 5645 W Addison St
Chicago, IL 60634-4403
10.39 miles - about 20 minutes

Notes
OUR LADY OF THE RESURRECTION

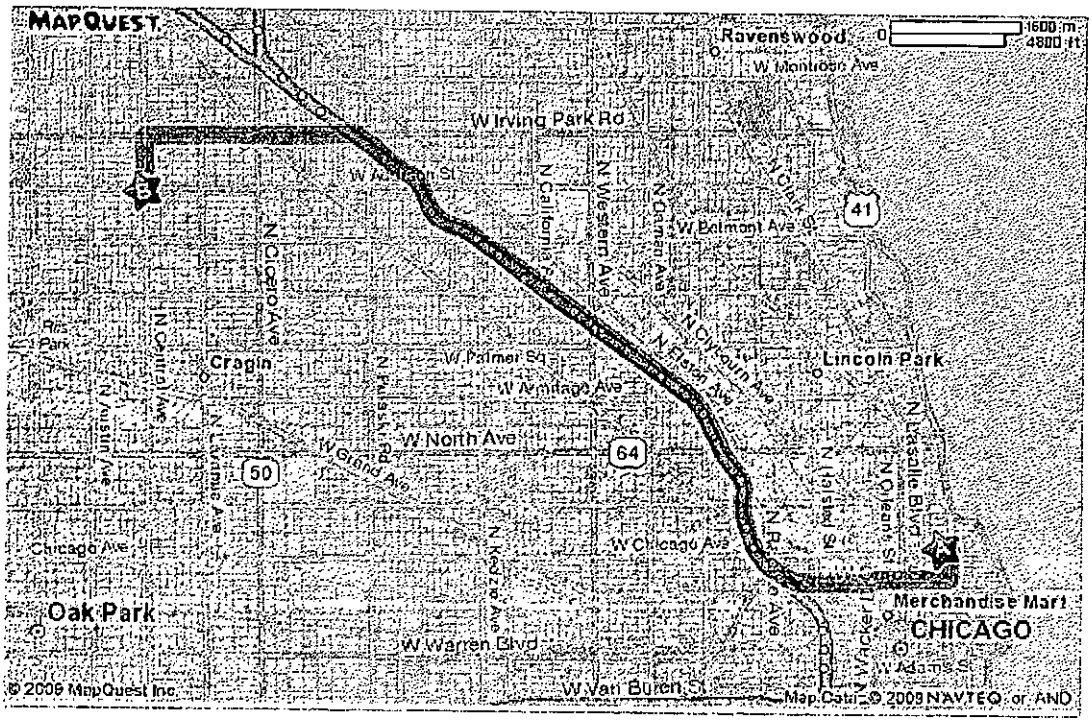
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.3 mi
3. Turn **RIGHT** onto **E ONTARIO ST**.	go 0.7 mi
4. Turn **SLIGHT LEFT** to take the **I-90 W / I-94 W / KENNEDY EXPY** ramp.	go 0.7 mi
5. Take the **I-90-LOCAL W / I-94-LOCAL W** ramp.	go 0.3 mi
6. Merge onto **I-90 W / I-94 W / KENNEDY EXPY W**.	go 5.5 mi
7. Take the **PULASKI RD** exit, **EXIT 44B**, toward **IL-19 / IRVING PARK RD**.	go 0.3 mi
8. Turn **LEFT** onto **W IRVING PARK RD / IL-19**.	go 1.9 mi
9. Turn **LEFT** onto **N CENTRAL AVE**.	go 0.5 mi
10. Turn **RIGHT** onto **W ADDISON ST**.	go 0.0 mi
11. **5645 W ADDISON ST** is on the LEFT.	go 0.0 mi

5645 W Addison St, Chicago, IL 60634-4403

Total Travel Estimate : 10.39 miles - about 20 minutes

Route Map Hide



MAPQUEST.

Trip to 2320 S Lawndale Ave
Chicago, IL 60623-3154
8.22 miles - about 19 minutes

Notes

PARK HOUSE

55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.5 mi
3. Stay **STRAIGHT** to go onto **N MICHIGAN AVE / N UPPER MICHIGAN AVE**.	go 0.1 mi
4. Turn **RIGHT** onto **E WACKER DR / E UPPER WACKER DR**. Continue to follow **E WACKER DR**.	go 0.8 mi
5. Turn **RIGHT** onto **W RANDOLPH ST**.	go 0.5 mi
6. Merge onto **I-90 E / I-94 E / KENNEDY EXPY E** via the ramp on the **LEFT**.	go 0.4 mi
7. Merge onto **I-290 W / EISENHOWER EXPY W** via **EXIT 51H** toward **WEST SUBURBS**.	go 3.8 mi
8. Take **EXIT 26A** toward **INDEPENDENCE BLVD**.	go 0.1 mi
9. Turn **SLIGHT LEFT** onto **W CONGRESS PKWY**.	go 0.0 mi
10. Turn **LEFT** onto **S INDEPENDENCE BLVD**.	go 0.8 mi
11. **S INDEPENDENCE BLVD** becomes **W DOUGLAS BLVD**.	go 0.1 mi

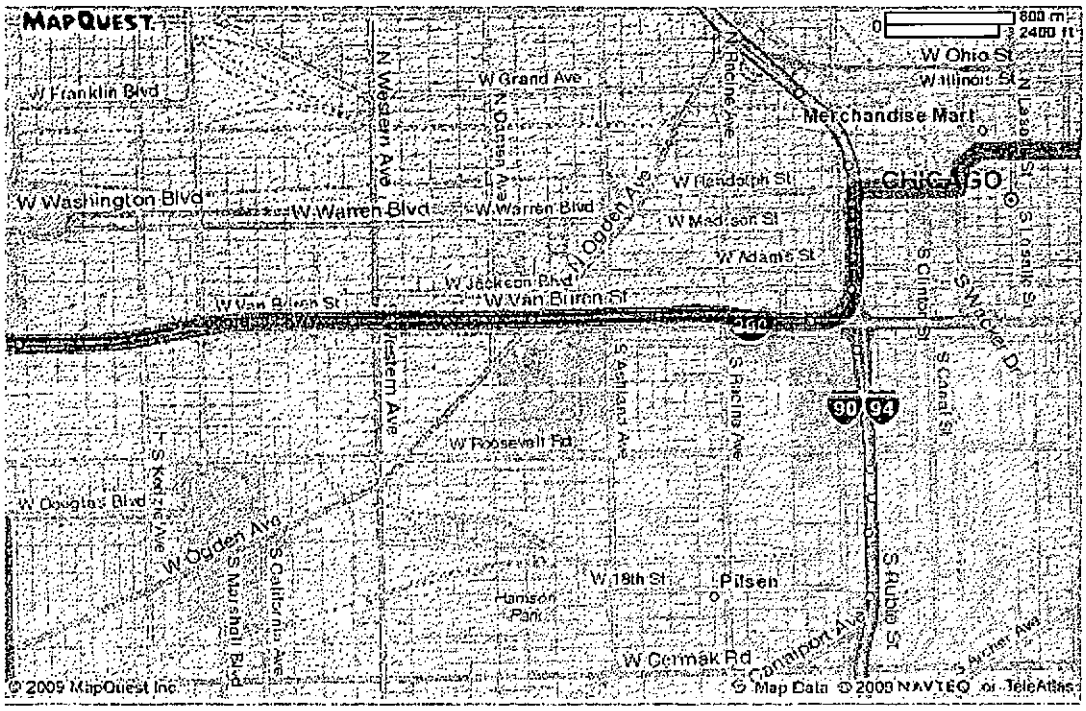
12. Turn RIGHT onto S LAWNDALE AVE. go 0.9 mi

13. 2320 S LAWNDALE AVE is on the RIGHT. go 0.0 mi

2320 S Lawndale Ave, Chicago, IL 60623-3154

Total Travel Estimate : 8.22 miles - about 19 minutes

Route Map Hide



MAPQUEST.

Trip to 6141 N Pulaski Rd
Chicago, IL 60646-5215
12.19 miles - about 19 minutes

Notes

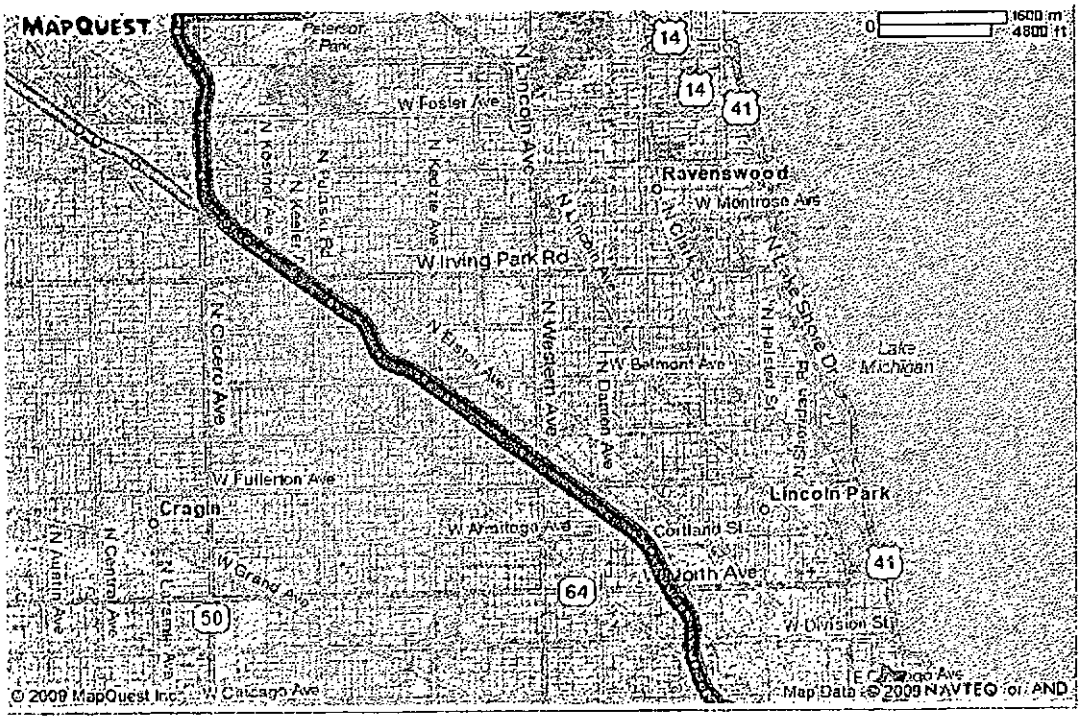
PETERSON PARK HEALTH CARE CTR

55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST.**	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE.**	go 0.3 mi
3. Turn **RIGHT** onto **E ONTARIO ST.**	go 0.7 mi
4. Turn **SLIGHT LEFT** to take the **I-90 W / I-94 W / KENNEDY EXPY** ramp.	go 0.7 mi
5. Take the **I-90-LOCAL W / I-94-LOCAL W** ramp.	go 0.3 mi
6. Merge onto **I-94 W.**	go 8.6 mi
7. Merge onto **W PETERSON AVE / US-14 E** via **EXIT 41B.**	go 1.3 mi
8. Turn **LEFT** onto **N PULASKI RD.**	go 0.2 mi
9. **6141 N PULASKI RD** is on the **RIGHT.**	go 0.0 mi

6141 N Pulaski Rd, Chicago, IL 60646-5215
Total Travel Estimate : 12.19 miles - about 19 minutes

Route Map Hide



MAPQUEST.

Trip to 4200 N Austin Ave
Chicago, IL 60634-1615
10.58 miles - about 20 minutes

Notes

PROVIDENCE CENTER

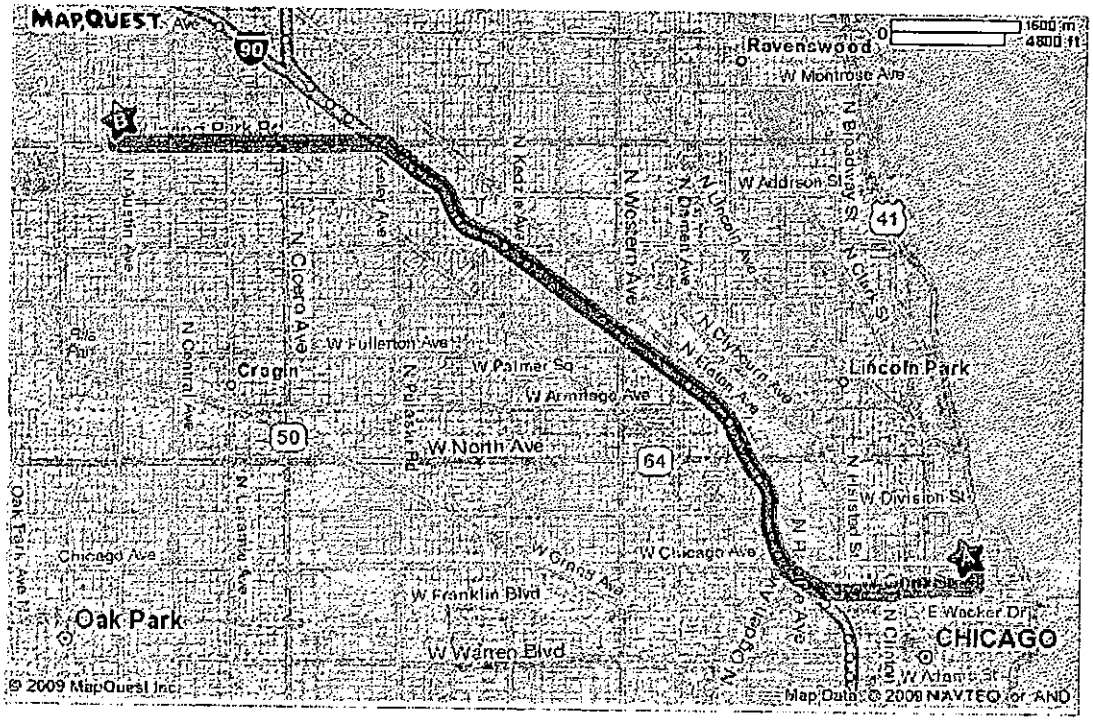
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	0.1 mi
	2. Turn **RIGHT** onto **N MICHIGAN AVE**.	0.3 mi
	3. Turn **RIGHT** onto **E ONTARIO ST**.	0.7 mi
RAMP	4. Turn **SLIGHT LEFT** to take the **I-90 W/I-94 W/KENNEDY EXPY** ramp.	0.7 mi
RAMP	5. Take the **I-90-LOCAL W/I-94-LOCAL W** ramp.	0.3 mi
WEST 90	6. Merge onto **I-90 W/I-94 W/KENNEDY EXPY W**.	5.5 mi
44B EXIT	7. Take the **PULASKI RD** exit, **EXIT 44B**, toward **IL-19/IRVING PARK RD**.	0.3 mi
19	8. Turn **LEFT** onto **W IRVING PARK RD/IL-19**.	2.4 mi
	9. Turn **RIGHT** onto **N AUSTIN AVE**.	0.3 mi

END 10. 4200 N AUSTIN AVE is on the LEFT. 0.0 mi

4200 N Austin Ave, Chicago, IL 60634-1615

Total Travel Estimate : 10.58 miles - about 20 minutes



MAPQUEST.

Trip to 7325 S Exchange Ave
Chicago, IL 60649-3407
11.29 miles - about 23 minutes

Notes

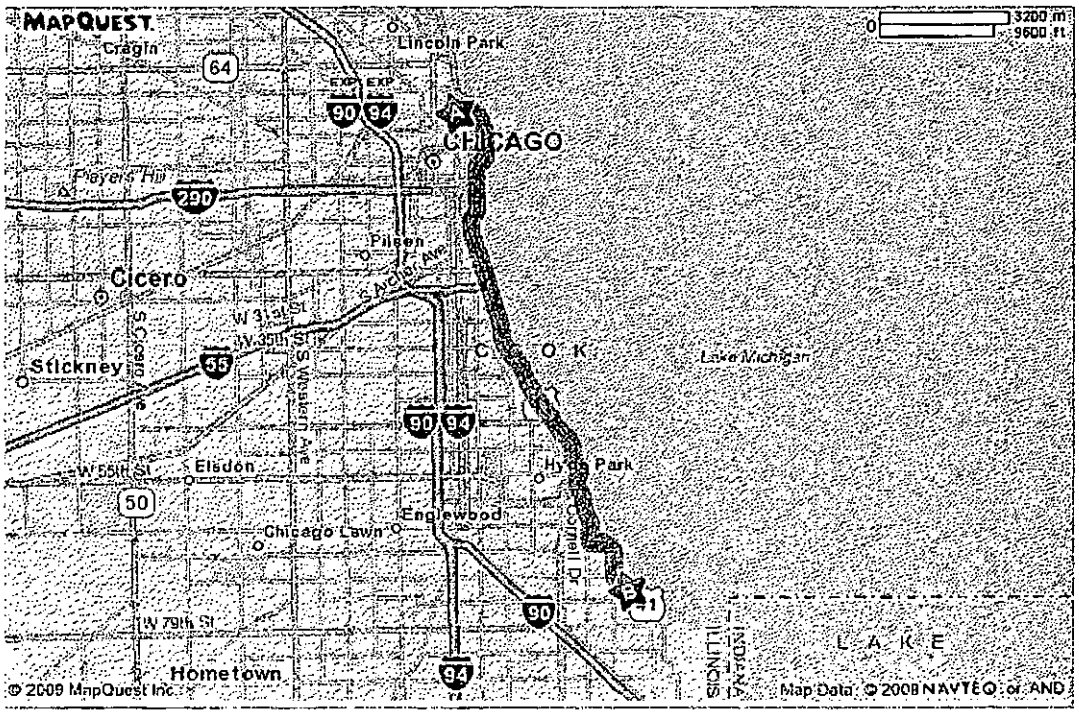
RAINBOW BEACH CARE CENTER

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.0 mi
	2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.0 mi
	3. Turn **LEFT** onto **E CHICAGO AVE**.	go 0.4 mi
SOUTH 41	4. Turn **RIGHT** onto **US-41 S / N LAKE SHORE DR**. Continue to follow **US-41 S**.	go 9.2 mi
41	5. Turn **LEFT** onto **E MARQUETTE DR / US-41**. Continue to follow **US-41**.	go 1.0 mi
	6. Stay **STRAIGHT** to go onto **S YATES BLVD**.	go 0.0 mi
	7. Turn **LEFT** onto **S EXCHANGE AVE**.	go 0.4 mi
	8. Turn **LEFT** onto **E 74TH ST**.	go 0.0 mi
	9. Turn **LEFT** onto **S EXCHANGE AVE**.	go 0.1 mi
END	10. **7325 S EXCHANGE AVE** is on the **RIGHT**.	go 0.0 mi

7325 S Exchange Ave, Chicago, IL 60649-3407
Total Travel Estimate : 11.29 miles - about 23 minutes

Route Map Hide



MAPQUEST.

Trip to 6631 N Milwaukee Ave
Niles, IL 60714-4416
12.85 miles - about 22 minutes

Notes

REGENCY REHABILITATION CENTER

55 E Pearson St, Chicago, IL 60611-2535

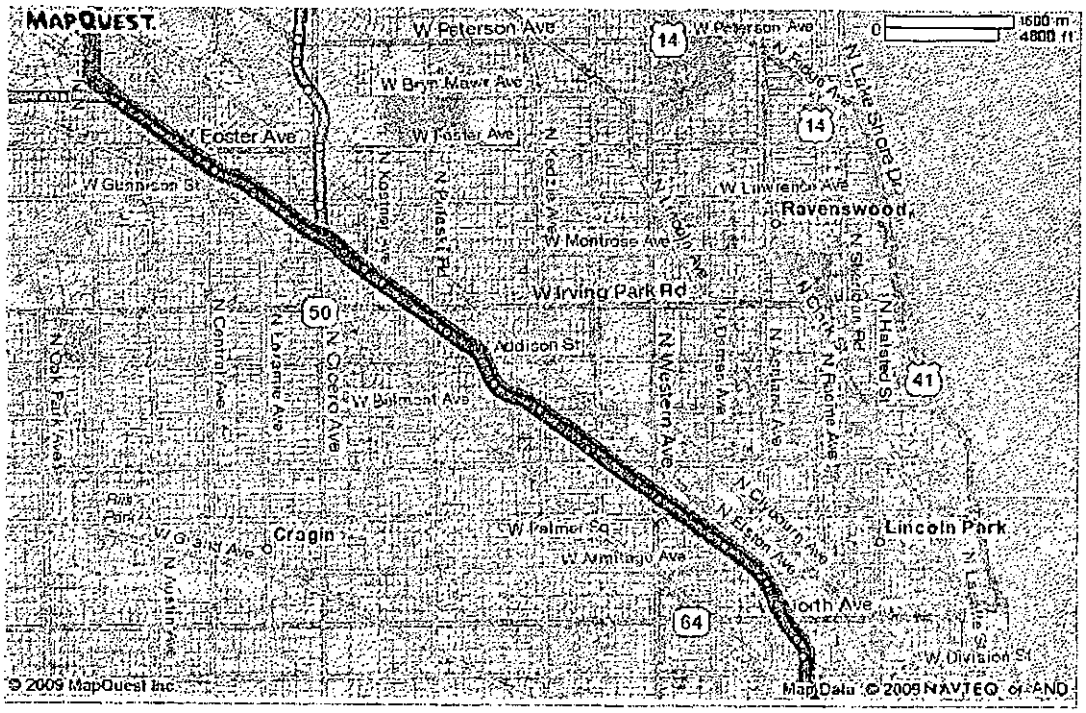
1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.3 mi
3. Turn **RIGHT** onto **E ONTARIO ST**.	go 0.7 mi
4. Turn **SLIGHT LEFT** to take the **I-90 W / I-94 W / KENNEDY EXPY** ramp.	go 0.7 mi
5. Take the **I-90-LOCAL W / I-94-LOCAL W** ramp.	go 0.3 mi
6. Merge onto **I-90 W / I-94 W / KENNEDY EXPY W**.	go 6.7 mi
7. Keep **LEFT** to take **I-90 W / KENNEDY EXPY W** via **EXIT 43B** toward **O'HARE-ROCKFORD**.	go 2.5 mi
8. Take the **BRYN MAWR AVE** exit, **EXIT 82B**.	go 0.1 mi
9. Stay **STRAIGHT** to go onto **N AVONDALE AVE**.	go 0.2 mi
10. Turn **RIGHT** onto **N NAGLE AVE**.	go 0.8 mi
11. Turn **SLIGHT LEFT** onto **N MILWAUKEE AVE**.	go 0.4 mi

END 12. 6631 N MILWAUKEE AVE is on the RIGHT. go 0.0 mi

6631 N Milwaukee Ave, Niles, IL 60714-4416

Total Travel Estimate : 12.85 miles - about 22 minutes

Route Map Hide



MAPQUEST.

Trip to 4600 Frontage Rd
Hillside, IL 60162-1761
15.61 miles - about 23 minutes

Notes

RENAISSANCE AT HILLSIDE

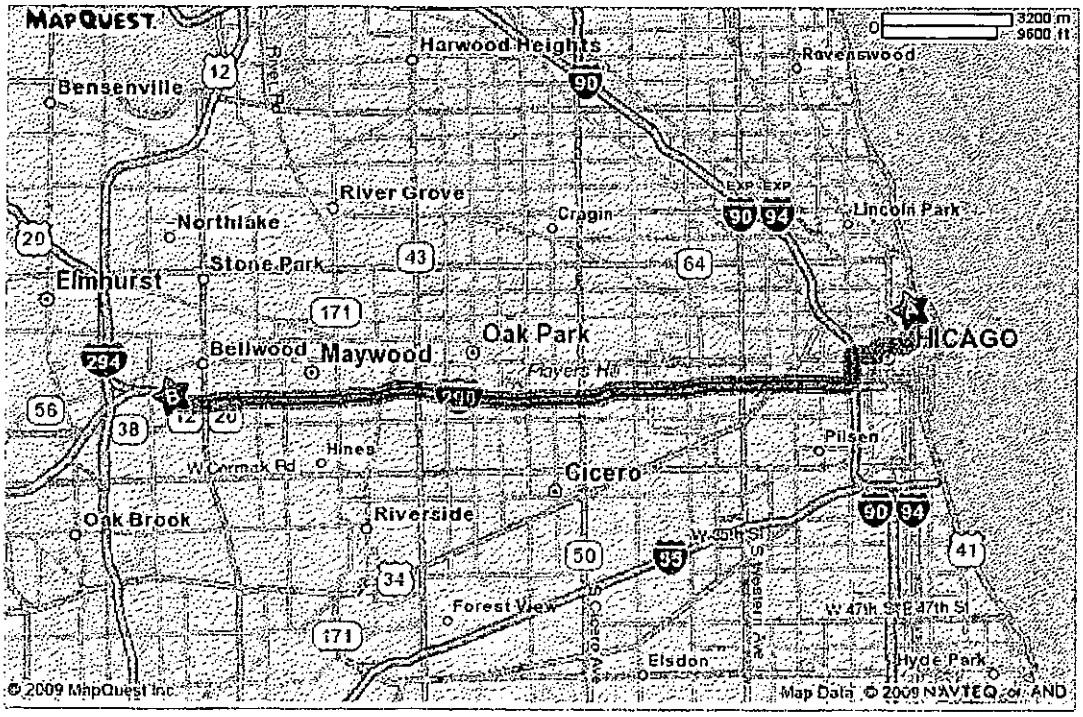
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST.**	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE.**	go 0.5 mi
3. Stay **STRAIGHT** to go onto **N MICHIGAN AVE / N UPPER MICHIGAN AVE.**	go 0.1 mi
4. Turn **RIGHT** onto **E WACKER DR / E UPPER WACKER DR.** Continue to follow **E WACKER DR.**	go 0.8 mi
5. Turn **RIGHT** onto **W RANDOLPH ST.**	go 0.5 mi
6. Merge onto **I-90 E / I-94 E / KENNEDY EXPY E** via the ramp on the **LEFT.**	go 0.4 mi
7. Merge onto **I-290 W / EISENHOWER EXPY W** via **EXIT 51H** toward **WEST SUBURBS.**	go 12.9 mi
8. Take **EXIT 16** toward **WOLF RD.**	go 0.2 mi
9. Stay **STRAIGHT** to go onto **FRONTAGE RD.**	go 0.0 mi
10. **4600 FRONTAGE RD** is on the **RIGHT.**	go 0.0 mi

4600 Frontage Rd, Hillside, IL 60162-1761

Total Travel Estimate : 15.61 miles - about 23 minutes

Route Map Hide



MAPQUEST.

Trip to 2425 E 71st St
Chicago, IL 60649-2612
10.73 miles - about 21 minutes

Notes

RENAISSANCE AT SOUTH SHORE,THE

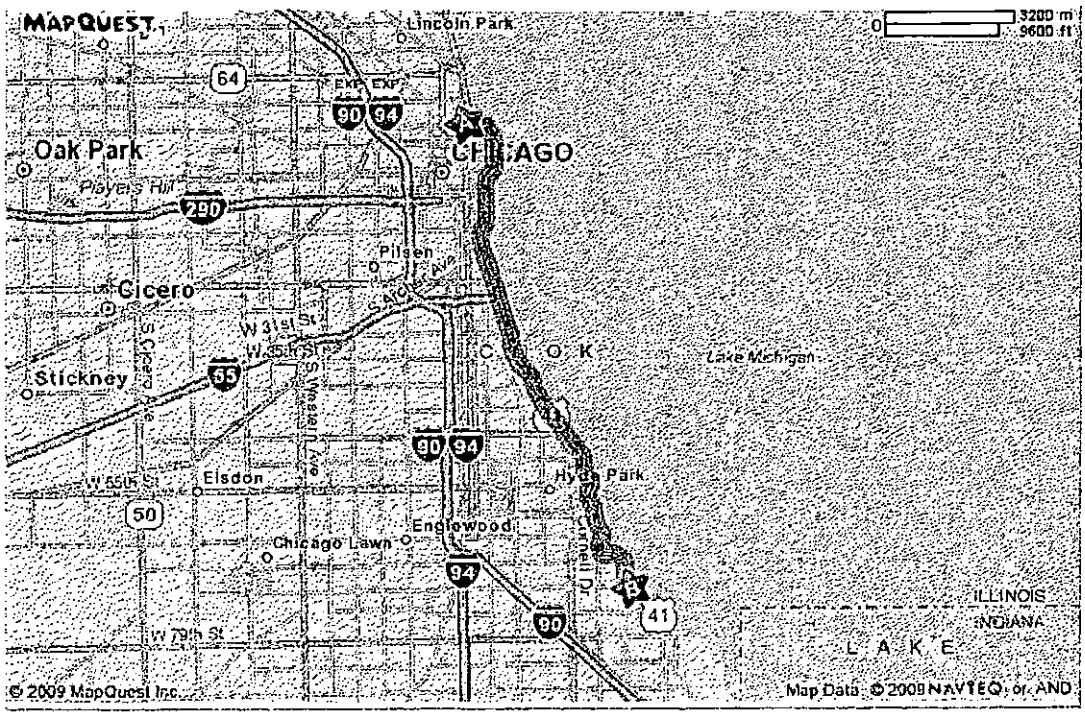
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.0 mi
	2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.0 mi
	3. Turn **LEFT** onto **E CHICAGO AVE**.	go 0.4 mi
SOUTH 41	4. Turn **RIGHT** onto **US-41 S / N LAKE SHORE DR**. Continue to follow **US-41 S**.	go 9.2 mi
41	5. Turn **LEFT** onto **E MARQUETTE DR / US-41**. Continue to follow **US-41**.	go 1.0 mi
41	6. Turn **LEFT** onto **E SOUTH SHORE DR / US-41**.	go 0.0 mi
END	7. **2425 E 71ST ST**.	go 0.0 mi

2425 E 71st St, Chicago, IL 60649-2612

Total Travel Estimate : 10.73 miles - about 21 minutes

Route Map Hide



MAPQUEST.

Trip to 7370 W Talcott Ave
Chicago, IL 60631-3751
12.85 miles - about 20 minutes

Notes
RESURRECTION LIFE CENTER

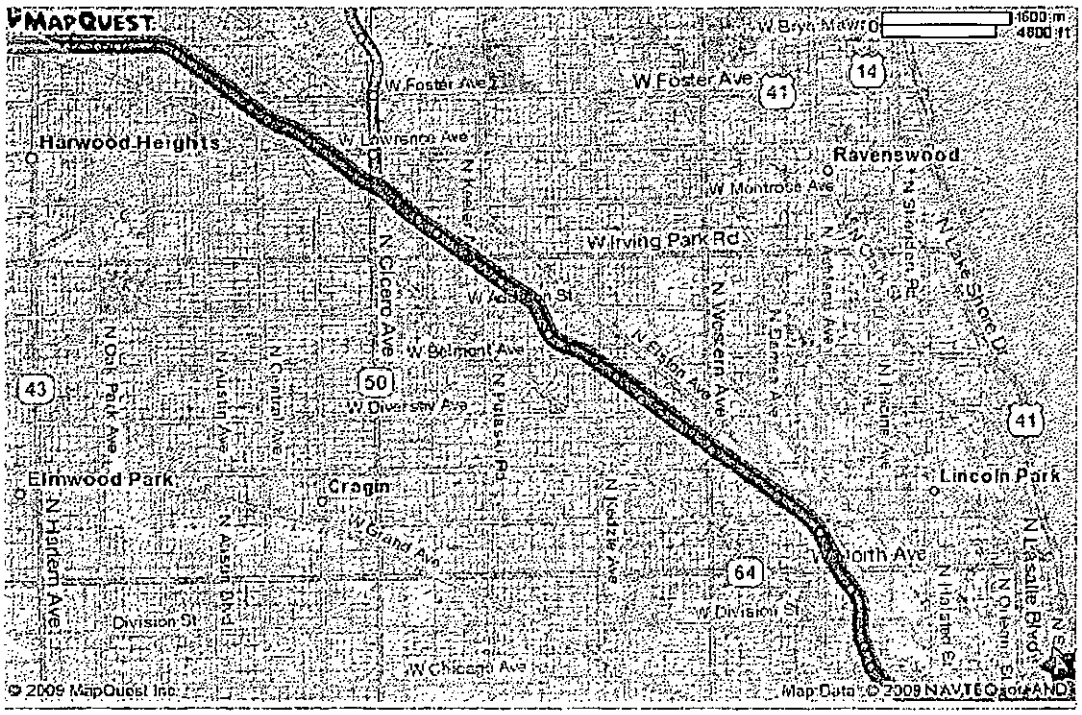
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.1 mi
2. Turn RIGHT onto N MICHIGAN AVE.	go 0.3 mi
3. Turn RIGHT onto E ONTARIO ST.	go 0.7 mi
4. Turn SLIGHT LEFT to take the I-90 W / I-94 W / KENNEDY EXPY ramp.	go 0.7 mi
5. Take the I-90-LOCAL W / I-94-LOCAL W ramp.	go 0.3 mi
6. Merge onto I-90 W / I-94 W / KENNEDY EXPY W.	go 6.7 mi
7. Keep LEFT to take I-90 W / KENNEDY EXPY W via EXIT 43B toward O'HARE-ROCKFORD.	go 3.2 mi
8. Take EXIT 81B toward SAYRE AVE.	go 0.2 mi
9. Stay STRAIGHT to go onto W TALCOTT AVE.	go 0.7 mi
10. 7370 W TALCOTT AVE is on the RIGHT.	go 0.0 mi

7370 W Talcott Ave, Chicago, IL 60631-3751

Total Travel Estimate : 12.85 miles - about 20 minutes

Route Map Hide



MAPQUEST.

Trip to 6450 N Ridge Blvd
Chicago, IL 60626-4804
8.33 miles - about 18 minutes

Notes

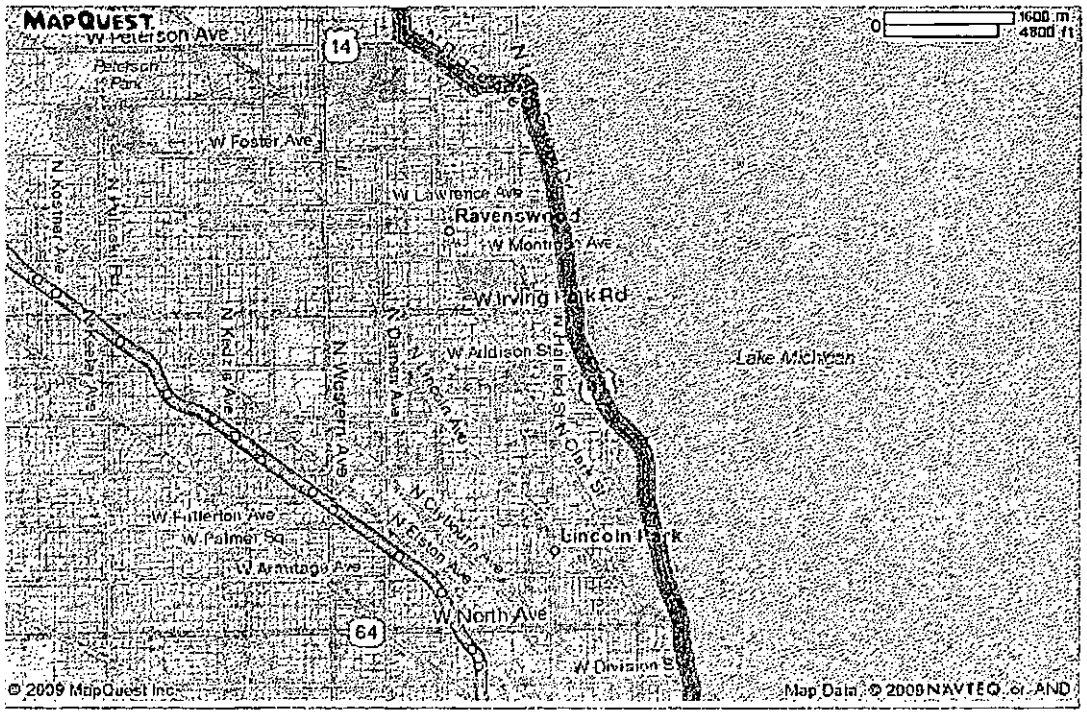
RIDGEVIEW REHAB & NSG CENTER

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
	4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
	5. Merge onto **N LAKE SHORE DR**.	go 5.8 mi
	6. **N LAKE SHORE DR** becomes **W HOLLYWOOD AVE**.	go 0.4 mi
	7. Turn **RIGHT** onto **N RIDGE AVE / US-14**. Continue to follow **N RIDGE AVE**.	go 0.8 mi
	8. Turn **RIGHT** onto **N RAVENSWOOD AVE / N RIDGE AVE**. Continue to follow **N RIDGE AVE**.	go 0.4 mi
	9. **N RIDGE AVE** becomes **N RIDGE BLVD**.	go 0.1 mi
END	10. **6450 N RIDGE BLVD** is on the **LEFT**.	go 0.0 mi

6450 N Ridge Blvd, Chicago, IL 60626-4804
Total Travel Estimate : 8.33 miles - about 18 minutes

Route Map Hide



MAPQUEST.

Trip to 4200 N Austin Ave

Chicago, IL 60634-1615

10.58 miles - about 20 minutes

Notes

ROSE-ANGELA HALL

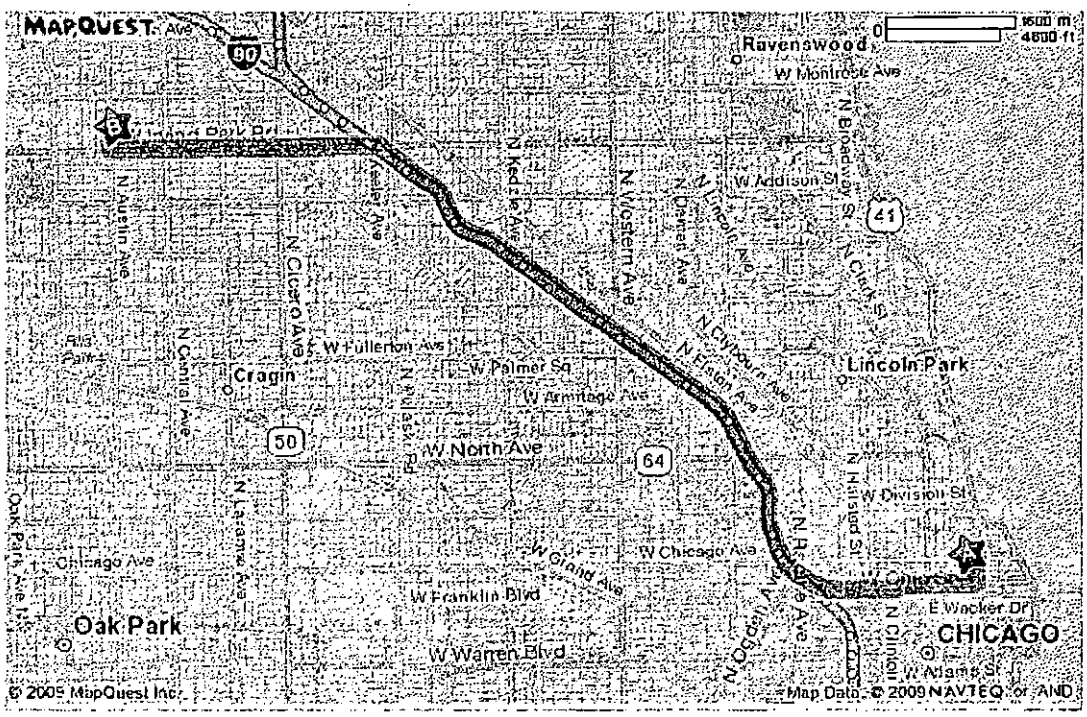
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	0.1 mi
	2. Turn RIGHT onto N MICHIGAN AVE.	0.3 mi
	3. Turn RIGHT onto E ONTARIO ST.	0.7 mi
RAMP	4. Turn SLIGHT LEFT to take the I-90 W/I-94 W/KENNEDY EXPY ramp.	0.7 mi
RAMP	5. Take the I-90-LOCAL W/I-94-LOCAL W ramp.	0.3 mi
WEST 90	6. Merge onto I-90 W/I-94 W/KENNEDY EXPY W.	5.5 mi
44B EXIT	7. Take the PULASKI RD exit, EXIT 44B, toward IL-19/IRVING PARK RD.	0.3 mi
19	8. Turn LEFT onto W IRVING PARK RD/IL-19.	2.4 mi
	9. Turn RIGHT onto N AUSTIN AVE.	0.3 mi

END 10. 4200 N AUSTIN AVE is on the LEFT. 0.0 mi

4200 N Austin Ave, Chicago, IL 60634-1615

Total Travel Estimate : 10.58 miles - about 20 minutes



MAPQUEST.

Trip to 520 S Maple Ave
Oak Park, IL 60304-1022
11.28 miles - about 19 minutes

Notes

RUSH OAK PARK HOSPITAL

55 E Pearson St, Chicago, IL 60611-2535

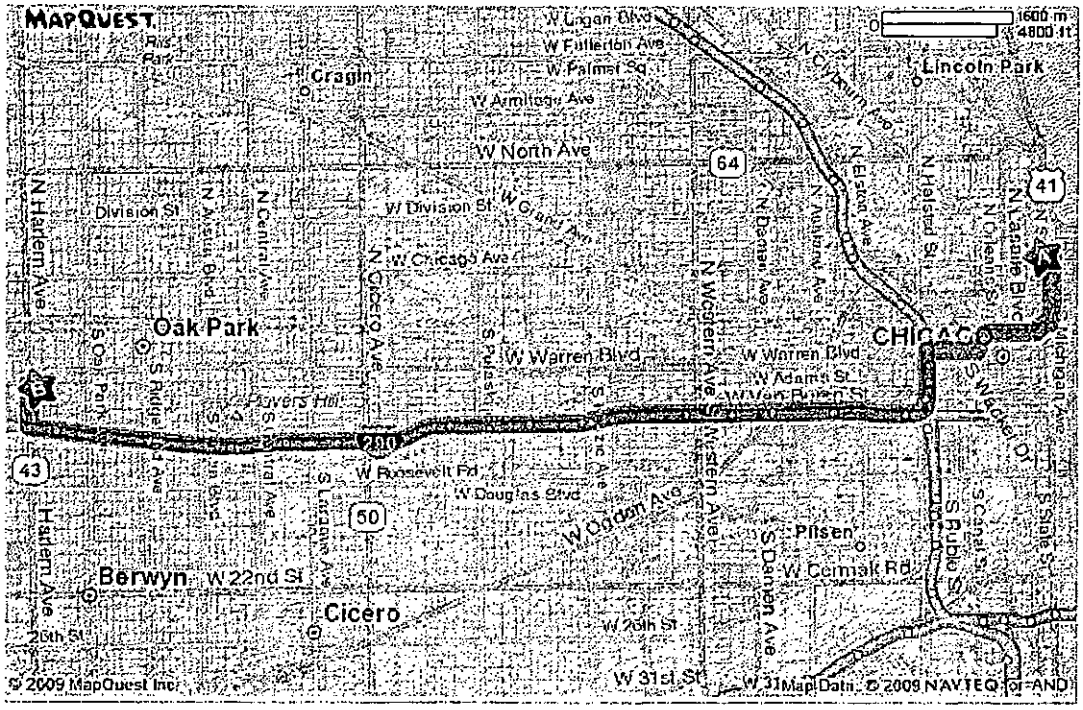
1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.1 mi
2. Turn RIGHT onto N MICHIGAN AVE.	go 0.5 mi
3. Stay STRAIGHT to go onto N MICHIGAN AVE / N UPPER MICHIGAN AVE.	go 0.1 mi
4. Turn RIGHT onto E WACKER DR / E UPPER WACKER DR. Continue to follow E WACKER DR.	go 0.8 mi
5. Turn RIGHT onto W RANDOLPH ST.	go 0.5 mi
6. Merge onto I-90 E / I-94 E / KENNEDY EXPY E via the ramp on the LEFT.	go 0.4 mi
7. Merge onto I-290 W / EISENHOWER EXPY W via EXIT 51H toward WEST SUBURBS.	go 8.1 mi
8. Take the IL-43 / HARLEM AVE exit, EXIT 21B, on the LEFT.	go 0.3 mi
9. Turn RIGHT onto IL-43 / S HARLEM AVE / HARLEM AVE.	go 0.4 mi
10. Turn RIGHT onto MADISON ST.	go 0.0 mi
11. Turn RIGHT onto S MAPLE AVE.	go 0.0 mi

END 12. **520 S MAPLE AVE** is on the LEFT. go 0.0 mi

520 S Maple Ave, Oak Park, IL 60304-1022

Total Travel Estimate : 11.28 miles - about 19 minutes

Route Map Hide



MAPQUEST.

Trip to 1550 S Albany Ave
Chicago, IL 60623-2212
6.61 miles - about 16 minutes

Notes

SACRED HEART HOME

55 E Pearson St, Chicago, IL 60611-2535

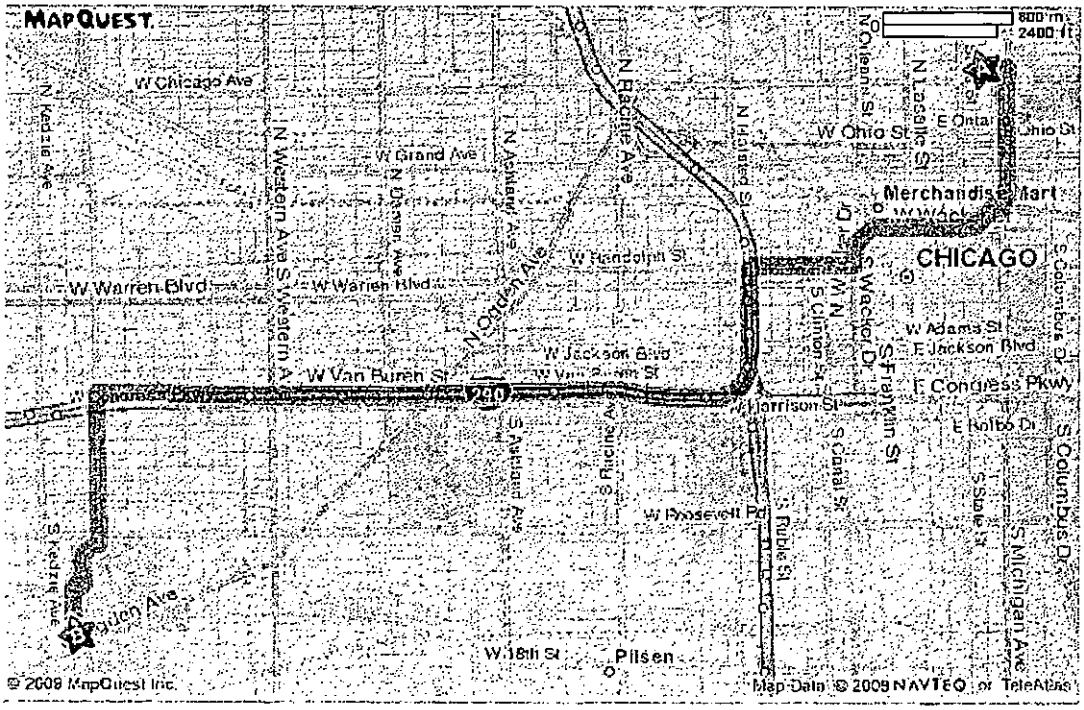
1. Start out going EAST on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn RIGHT onto **N MICHIGAN AVE**.	go 0.5 mi
3. Stay STRAIGHT to go onto **N MICHIGAN AVE / N UPPER MICHIGAN AVE**.	go 0.1 mi
4. Turn RIGHT onto **E WACKER DR / E UPPER WACKER DR**. Continue to follow **E WACKER DR**.	go 0.8 mi
5. Turn RIGHT onto **W RANDOLPH ST**.	go 0.5 mi
6. Merge onto **I-90 E / I-94 E / KENNEDY EXPY E** via the ramp on the **LEFT**.	go 0.4 mi
7. Merge onto **I-290 W / EISENHOWER EXPY W** via **EXIT 51H** toward **WEST SUBURBS**.	go 2.3 mi
8. Take **EXIT 27B** toward **CALIFORNIA AVE / 2800 W**.	go 0.4 mi
9. Turn SLIGHT LEFT onto **W VAN BUREN ST**.	go 0.3 mi
10. Turn LEFT onto **S SACRAMENTO BLVD**.	go 0.7 mi
11. **S SACRAMENTO BLVD** becomes **S SACRAMENTO DR**.	go 0.0 mi

	12. Turn **RIGHT** to stay on **S SACRAMENTO DR.**	go 0.2 mi
	13. Turn **SLIGHT RIGHT** onto **W DOUGLAS BLVD.**	go 0.0 mi
	14. Turn **LEFT** onto **S ALBANY AVE.**	go 0.2 mi
END	15. **1550 S ALBANY AVE** is on the **RIGHT.**	go 0.0 mi

1550 S Albany Ave, Chicago, IL 60623-2212

Total Travel Estimate : 6.61 miles - about 16 minutes

Route Map Hide



MAPQUEST

Trip to 1431 N Claremont Ave
Chicago, IL 60622-1702
4.63 miles - about 12 minutes

Notes

SAINTS MARY & ELIZABETH MED CT

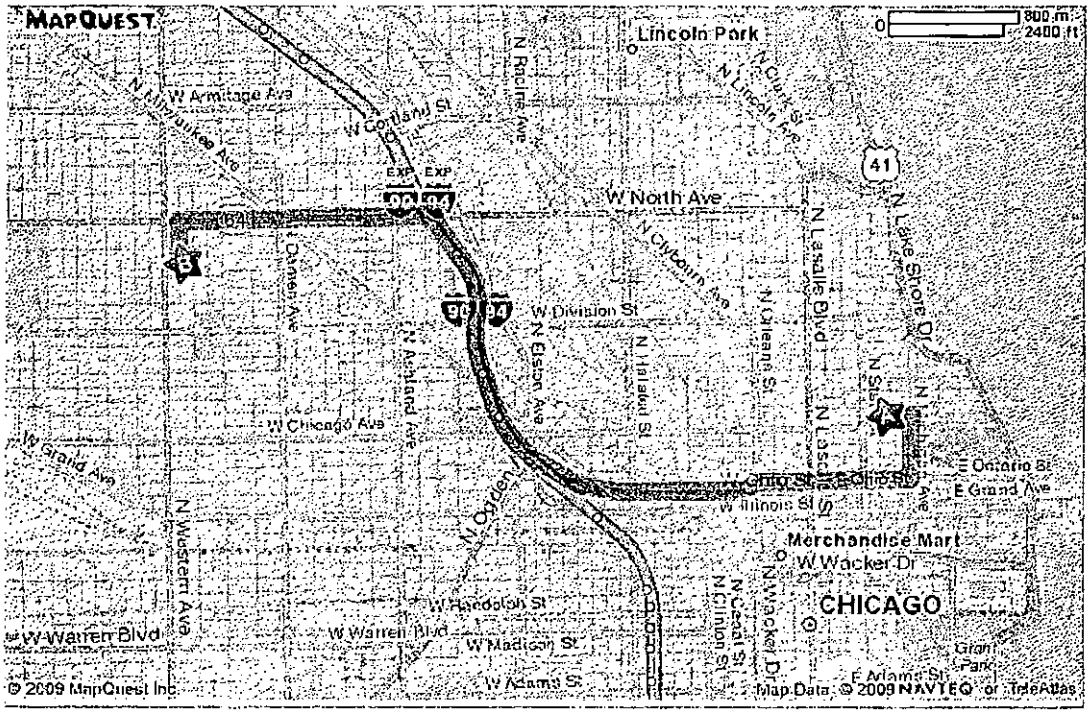
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.3 mi
3. Turn **RIGHT** onto **E ONTARIO ST**.	go 0.7 mi
4. Turn **SLIGHT LEFT** to take the **I-90 W / I-94 W / KENNEDY EXPY** ramp.	go 0.7 mi
5. Take the **I-90-LOCAL W / I-94-LOCAL W** ramp.	go 0.3 mi
6. Merge onto **I-90 W / I-94 W / KENNEDY EXPY W**.	go 1.0 mi
7. Take the **IL-64 / NORTH AVE** exit, **EXIT 48B**.	go 0.2 mi
8. Turn **LEFT** onto **IL-64 / W NORTH AVE**.	go 1.1 mi
9. Turn **LEFT** onto **N CLAREMONT AVE**.	go 0.2 mi
10. **1431 N CLAREMONT AVE** is on the **LEFT**.	go 0.0 mi

1431 N Claremont Ave, Chicago, IL 60622-1702

Total Travel Estimate : 4.63 miles - about 12 minutes

Route Map Hide



MAPQUEST.

Trip to 1401 S California Ave
Chicago, IL 60608-1858
5.78 miles - about 15 minutes

Notes

SCHWAB REHABILITATION CTR SNU

55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.5 mi
3. Stay **STRAIGHT** to go onto **N MICHIGAN AVE / N UPPER MICHIGAN AVE**.	go 0.1 mi
4. Turn **RIGHT** onto **E WACKER DR / E UPPER WACKER DR**. Continue to follow **E WACKER DR**.	go 0.8 mi
5. Turn **RIGHT** onto **W RANDOLPH ST**.	go 0.5 mi
6. Merge onto **I-90 E / I-94 E / KENNEDY EXPY E** via the ramp on the **LEFT**.	go 0.4 mi
7. Merge onto **I-290 W / EISENHOWER EXPY W** via **EXIT 51H** toward **WEST SUBURBS**.	go 1.5 mi
8. Take **EXIT 28A** toward **DAMEN AVE**.	go 0.1 mi
9. Stay **STRAIGHT** to go onto **W VAN BUREN ST**.	go 0.0 mi
10. Turn **LEFT** onto **S DAMEN AVE**.	go 0.2 mi
11. Turn **SLIGHT RIGHT** onto **W OGDEN AVE**.	go 1.3 mi

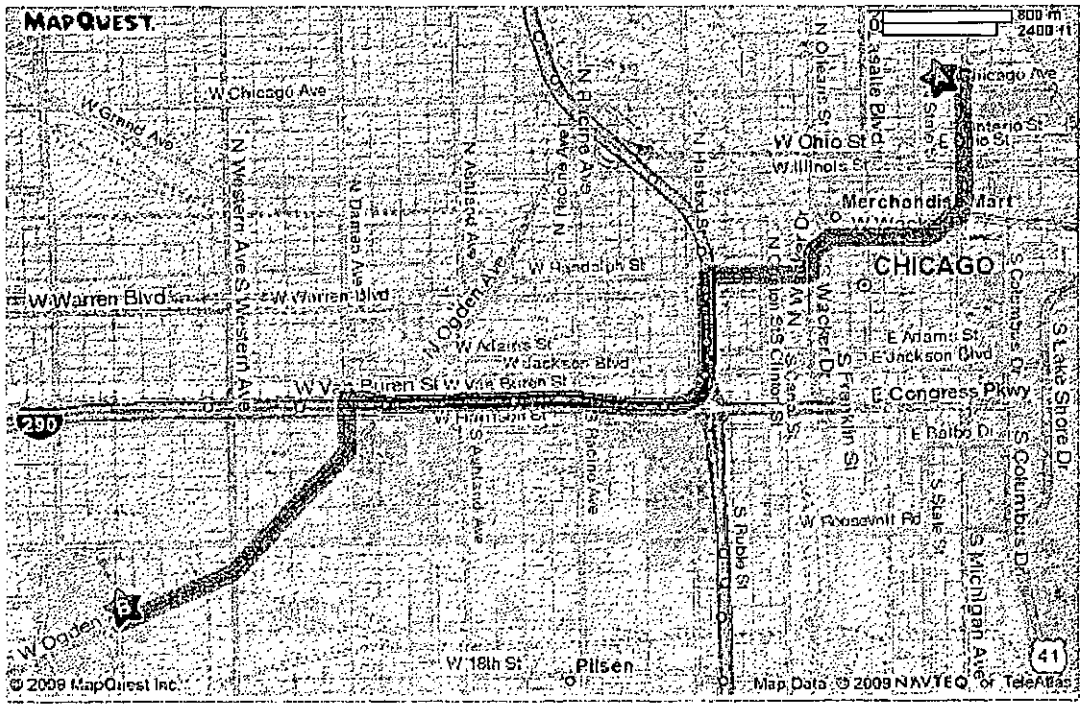
12. Turn RIGHT onto S CALIFORNIA AVE. go 0.0 mi

END 13. 1401 S CALIFORNIA AVE is on the RIGHT. go 0.0 mi

1401 S California Ave, Chicago, IL 60608-1858

Total Travel Estimate : 5.78 miles - about 15 minutes

Route Map Hide



MAPQUEST.

Trip to 908 W Argyle St
Chicago, IL 60640-3806
5.89 miles - about 12 minutes

Notes

SELFHELP HOME OF CHICAGO

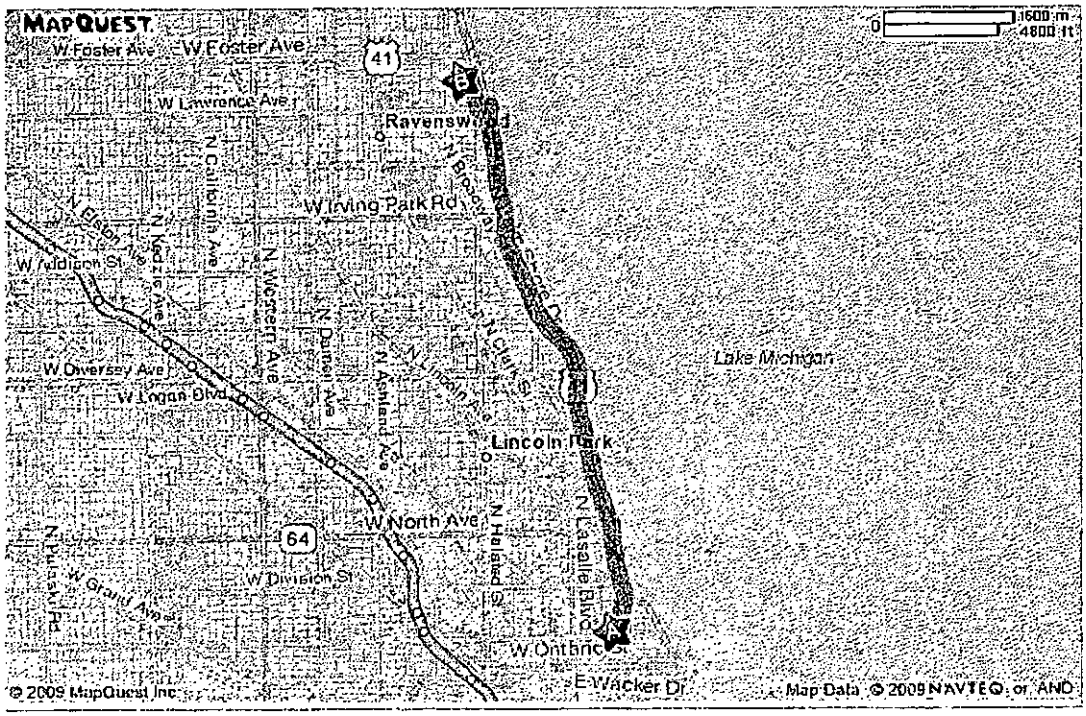
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
5. Merge onto **US-41 N / N LAKE SHORE DR**.	go 4.5 mi
6. Take the **LAWRENCE AVE** ramp.	go 0.1 mi
7. Turn **LEFT** onto **W LAWRENCE AVE**.	go 0.1 mi
8. Turn **RIGHT** onto **N MARINE DR**.	go 0.3 mi
9. Turn **LEFT** onto **W ARGYLE ST**.	go 0.1 mi
10. **908 W ARGYLE ST** is on the **RIGHT**.	go 0.0 mi

908 W Argyle St, Chicago, IL 60640-3806

Total Travel Estimate : 5.89 miles - about 12 minutes

Route Map Hide



MAPQUEST

Trip to 5838 N Sheridan Rd
Chicago, IL 60660-4916
6.79 miles - about 13 minutes

Notes

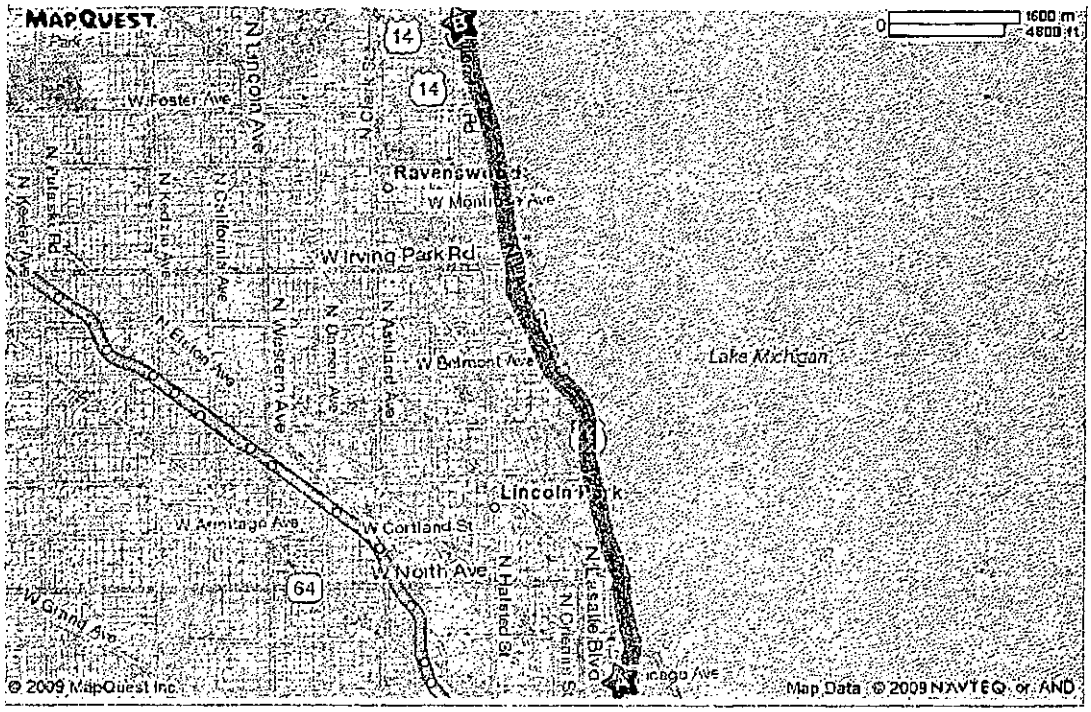
SHERIDAN SHORES CR & REHAB CTR

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.1 mi
	2. Turn LEFT onto N MICHIGAN AVE.	go 0.2 mi
	3. Turn SLIGHT RIGHT to stay on N MICHIGAN AVE.	go 0.0 mi
	4. Stay STRAIGHT to go onto ramp.	go 0.4 mi
	5. Merge onto N LAKE SHORE DR.	go 5.8 mi
	6. N LAKE SHORE DR becomes W HOLLYWOOD AVE.	go 0.0 mi
	7. Turn RIGHT onto N SHERIDAN RD.	go 0.2 mi
END	8. 5838 N SHERIDAN RD is on the LEFT.	go 0.0 mi

5838 N Sheridan Rd, Chicago, IL 60660-4916
Total Travel Estimate : 6.79 miles - about 13 minutes

Route Map Hide



MAPQUEST.

Trip to 7350 N Sheridan Rd
Chicago, IL 60626-2017
8.91 miles - about 19 minutes

Notes
SHERWIN MANOR NURSING CENTER

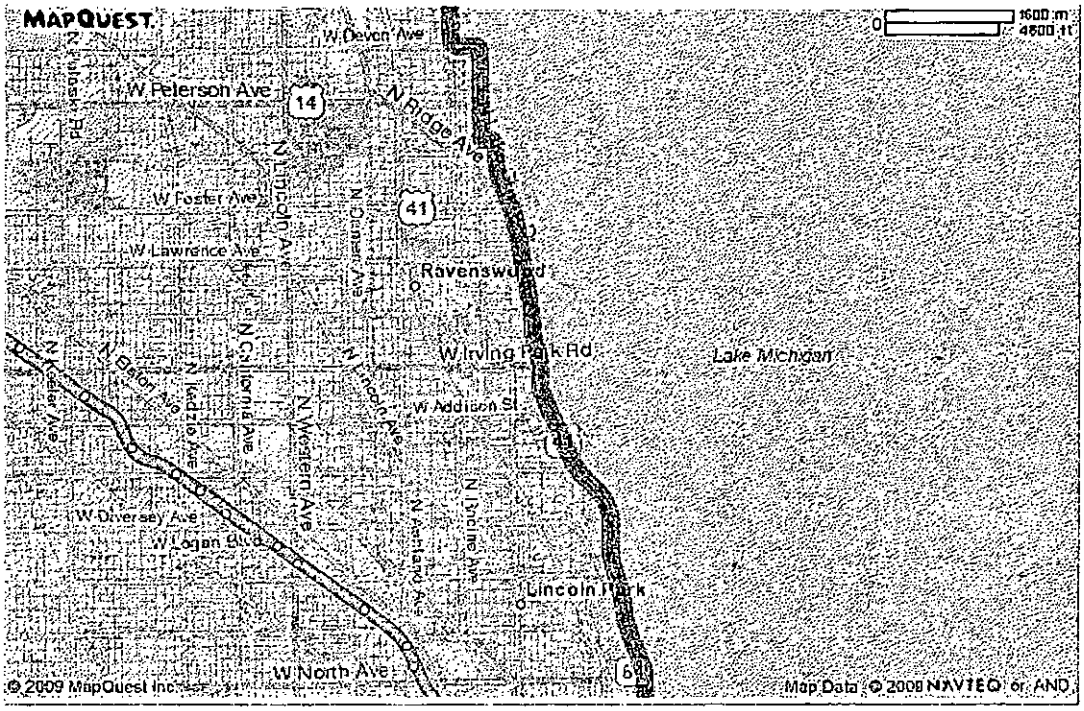
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
	4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
	5. Merge onto **N LAKE SHORE DR**.	go 5.8 mi
	6. **N LAKE SHORE DR** becomes **W HOLLYWOOD AVE**.	go 0.0 mi
	7. Turn **RIGHT** onto **N SHERIDAN RD**.	go 2.3 mi
END	8. **7350 N SHERIDAN RD** is on the **LEFT**.	go 0.0 mi

7350 N Sheridan Rd, Chicago, IL 60626-2017

Total Travel Estimate : 8.91 miles - about 19 minutes

Route Map Hide



MAPQUEST.

Trip to 5009 N Sheridan Rd
Chicago, IL 60640-3117
6.06 miles - about 13 minutes

Notes

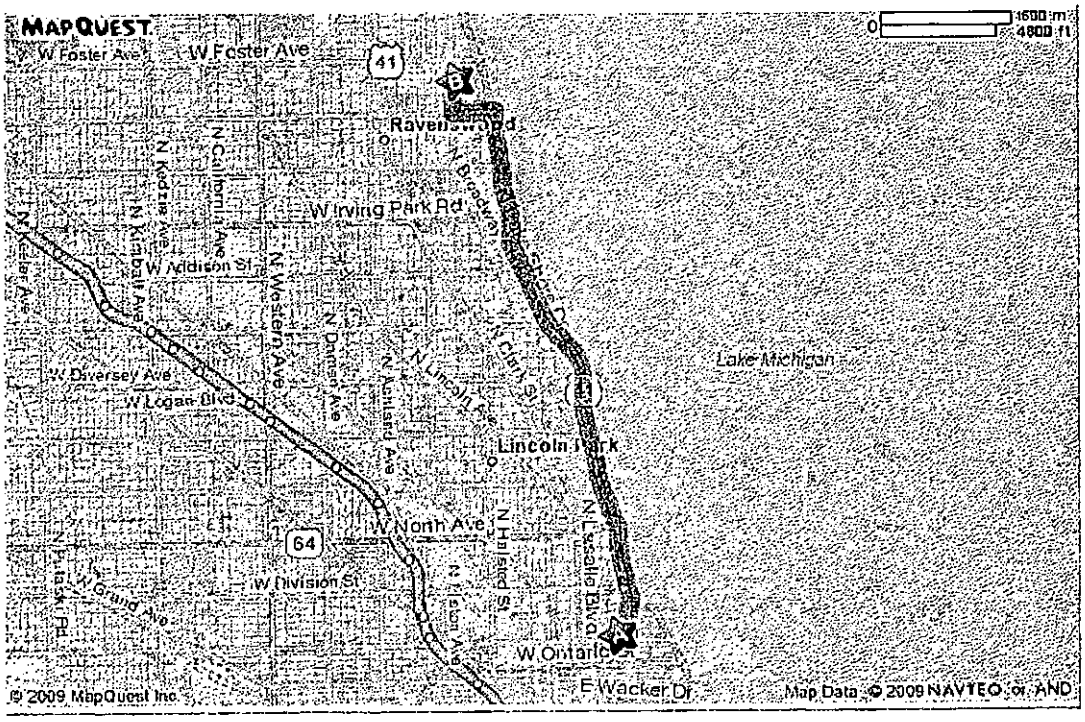
SOMERSET PLACE

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.1 mi
	2. Turn LEFT onto N MICHIGAN AVE.	go 0.2 mi
	3. Turn SLIGHT RIGHT to stay on N MICHIGAN AVE.	go 0.0 mi
	4. Stay STRAIGHT to go onto ramp.	go 0.4 mi
NORTH 41	5. Merge onto US-41 N / N LAKE SHORE DR.	go 4.5 mi
RAMP	6. Take the LAWRENCE AVE ramp.	go 0.1 mi
	7. Turn LEFT onto W LAWRENCE AVE.	go 0.4 mi
	8. Turn RIGHT onto N SHERIDAN RD.	go 0.3 mi
END	9. 5009 N SHERIDAN RD is on the RIGHT.	go 0.0 mi

5009 N Sheridan Rd, Chicago, IL 60640-3117
Total Travel Estimate : 6.06 miles - about 13 minutes

Route Map Hide



MAPQUEST.

Trip to 2649 E 75th St
Chicago, IL 60649-3835
11.34 miles - about 23 minutes

Notes

SOUTH SHORE NUR & REHAB CENTER

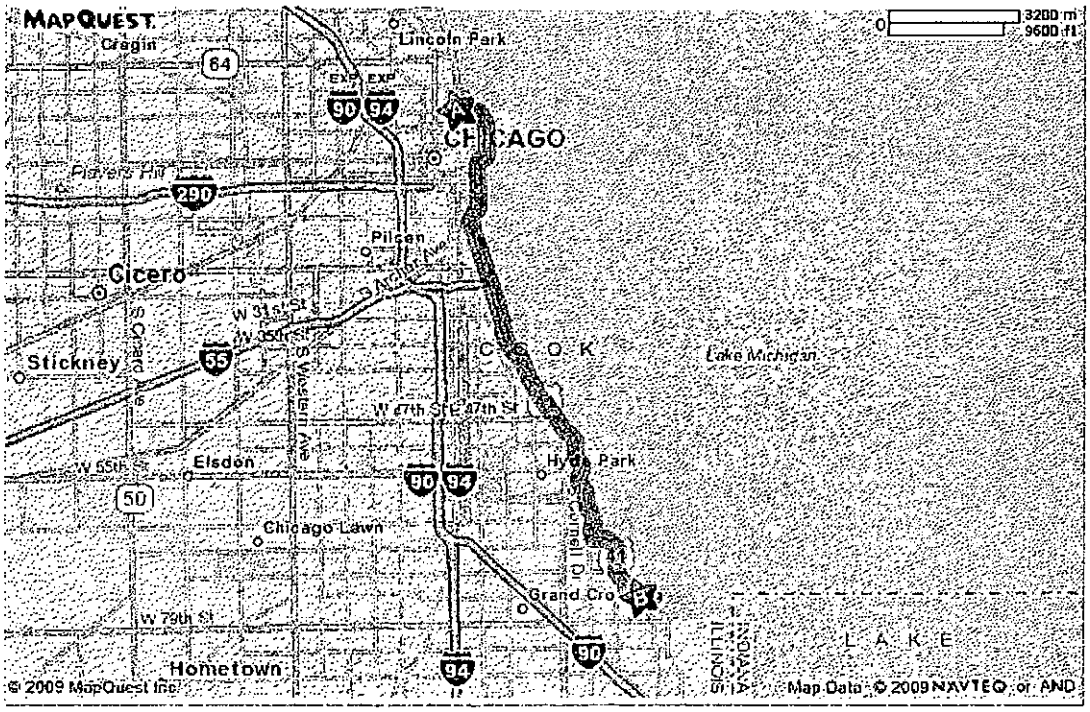
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.0 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.0 mi
3. Turn **LEFT** onto **E CHICAGO AVE**.	go 0.4 mi
4. Turn **RIGHT** onto **US-41 S / N LAKE SHORE DR**. Continue to follow **US-41 S**.	go 9.2 mi
5. Turn **LEFT** onto **E MARQUETTE DR / US-41**. Continue to follow **US-41**.	go 1.0 mi
6. Stay **STRAIGHT** to go onto **S YATES BLVD**.	go 0.0 mi
7. Turn **LEFT** onto **S EXCHANGE AVE**.	go 0.6 mi
8. Turn **LEFT** onto **E 75TH ST**.	go 0.0 mi
9. **2649 E 75TH ST** is on the **RIGHT**.	go 0.0 mi

2649 E 75th St, Chicago, IL 60649-3835

Total Travel Estimate : 11.34 miles - about 23 minutes

Route Map Hide



MAPQUEST

Trip to 3311 S Michigan Ave
Chicago, IL 60616-3817
5.81 miles - about 13 minutes

Notes

SOUTHVIEW MANOR

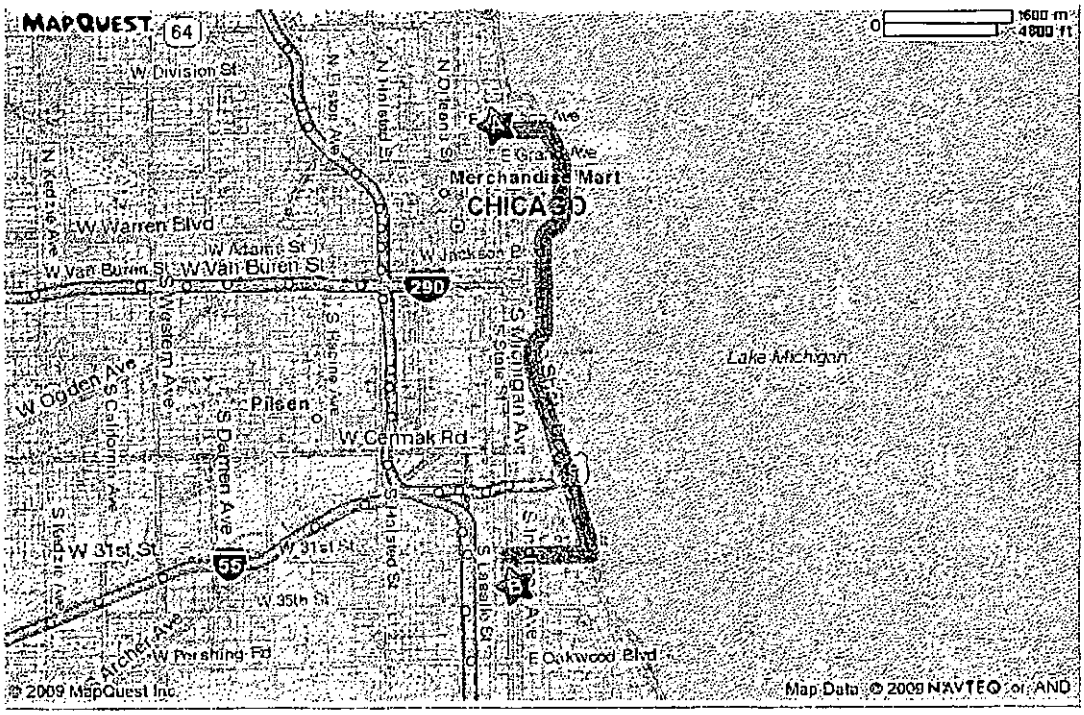
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.0 mi
2. Turn RIGHT onto N MICHIGAN AVE.	go 0.0 mi
3. Turn LEFT onto E CHICAGO AVE.	go 0.4 mi
4. Turn RIGHT onto US-41 S / N LAKE SHORE DR.	go 4.1 mi
5. Take the 31ST ST ramp.	go 0.1 mi
6. Take the 31ST STREET ramp.	go 0.0 mi
7. Turn RIGHT onto E 31ST ST.	go 0.7 mi
8. Turn LEFT onto S MICHIGAN AVE.	go 0.3 mi
9. 3311 S MICHIGAN AVE is on the LEFT.	go 0.0 mi

3311 S Michigan Ave, Chicago, IL 60616-3817

Total Travel Estimate : 5.81 miles - about 13 minutes

Route Map Hide



MAPQUEST

Trip to 1725 S Wabash Ave
Chicago, IL 60616-1219
3.67 miles - about 9 minutes

Notes

ST AGNES HC AND REHAB CENTER

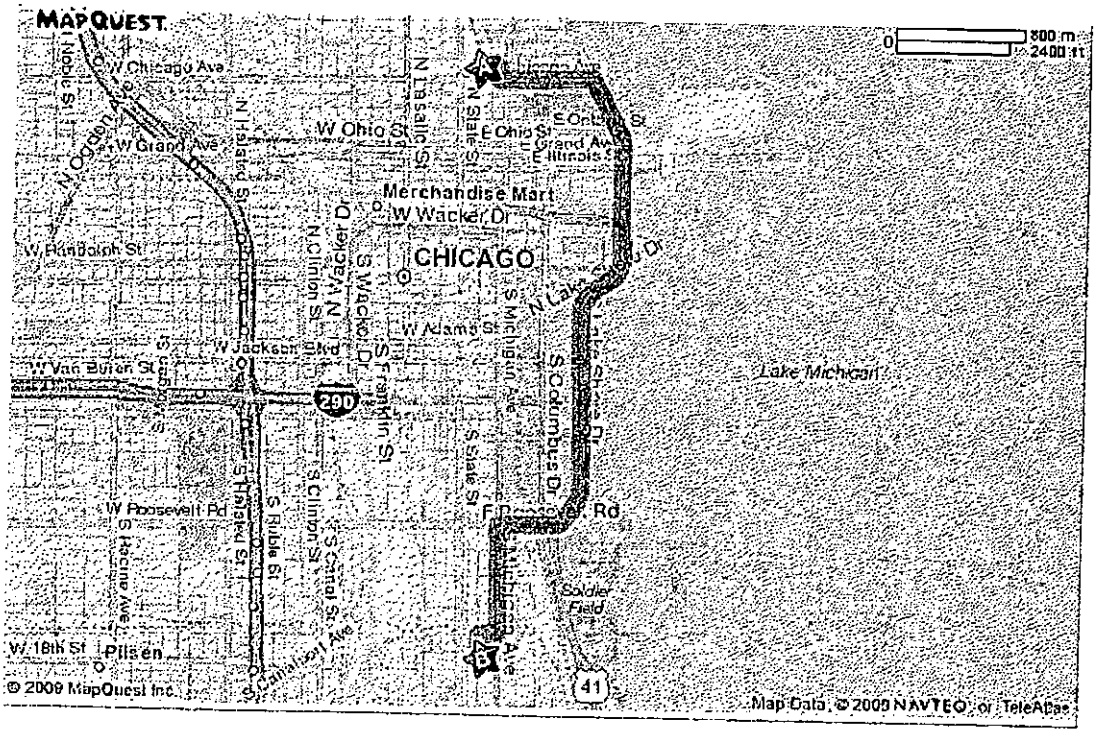
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.0 mi
	2. Turn RIGHT onto N MICHIGAN AVE.	go 0.0 mi
	3. Turn LEFT onto E CHICAGO AVE.	go 0.4 mi
SOUTH 41	4. Turn RIGHT onto US-41 S / N LAKE SHORE DR.	go 2.2 mi
	5. Turn RIGHT onto E ROOSEVELT RD.	go 0.3 mi
	6. Turn LEFT onto S MICHIGAN AVE.	go 0.5 mi
	7. Turn RIGHT onto E 16TH ST.	go 0.0 mi
	8. Turn LEFT onto S WABASH AVE.	go 0.1 mi
END	9. 1725 S WABASH AVE is on the LEFT.	go 0.0 mi

1725 S Wabash Ave, Chicago, IL 60616-1219

Total Travel Estimate : 3.67 miles - about 9 minutes

Route Map Hide



MAPQUEST

Trip to 7000 N Newark Ave
Niles, IL 60714-4577
13.70 miles - about 24 minutes

Notes

ST ANDREW LIFE CENTER

55 E Pearson St, Chicago, IL 60611-2535

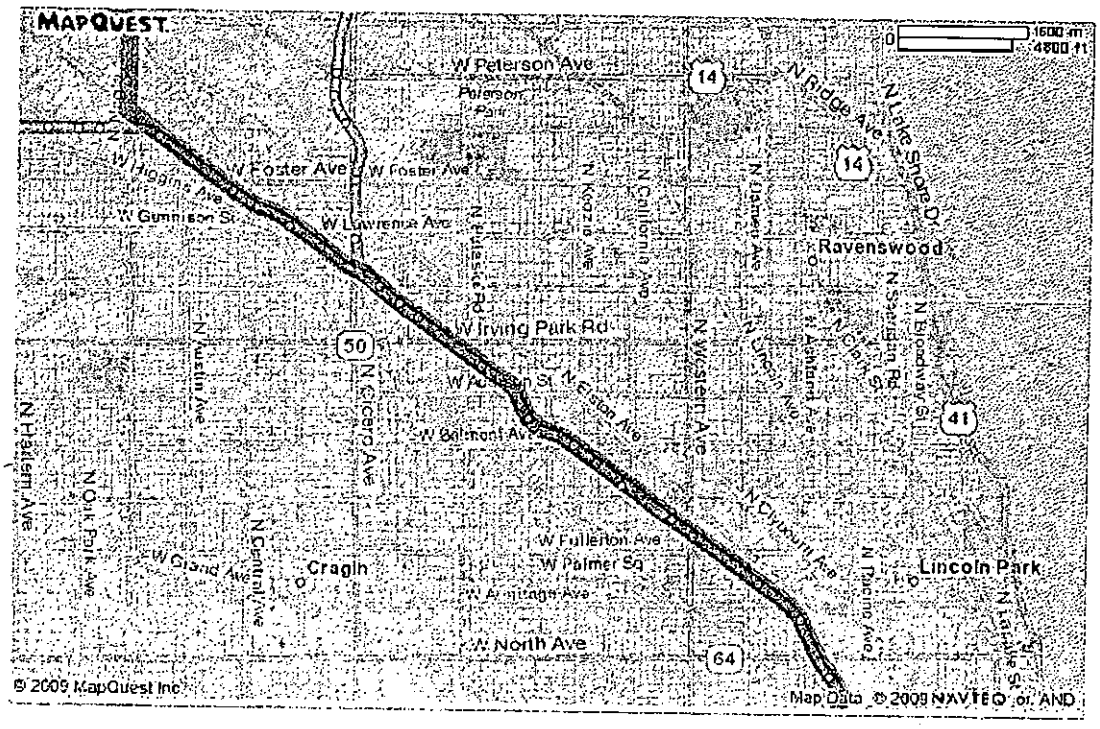
1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.1 mi
2. Turn RIGHT onto N MICHIGAN AVE.	go 0.3 mi
3. Turn RIGHT onto E ONTARIO ST.	go 0.7 mi
4. Turn SLIGHT LEFT to take the I-90 W / I-94 W / KENNEDY EXPY ramp.	go 0.7 mi
5. Take the I-90-LOCAL W / I-94-LOCAL W ramp.	go 0.3 mi
6. Merge onto I-90 W / I-94 W / KENNEDY EXPY W.	go 6.7 mi
7. Keep LEFT to take I-90 W / KENNEDY EXPY W via EXIT 43B toward O'HARE-ROCKFORD.	go 2.5 mi
8. Take the BRYN MAWR AVE exit, EXIT 82B.	go 0.1 mi
9. Stay STRAIGHT to go onto N AVONDALE AVE.	go 0.2 mi
10. Turn RIGHT onto N NAGLE AVE.	go 0.8 mi
11. Turn SLIGHT LEFT onto N MILWAUKEE AVE.	go 1.1 mi

	12. Turn **LEFT** onto **N NEWARK AVE.**	go 0.0 mi
	13. Turn **LEFT** to stay on **N NEWARK AVE.**	go 0.0 mi
END	14. **7000 N NEWARK AVE.**	go 0.0 mi

7000 N Newark Ave, Niles, IL 60714-4577

Total Travel Estimate : 13.70 miles - about 24 minutes

Route Map Hide



MAPQUEST.

Trip to 6930 W Touhy Ave
Niles, IL 60714-4522
14.23 miles - about 24 minutes

Notes

ST BENEDICT NURSING & REHAB

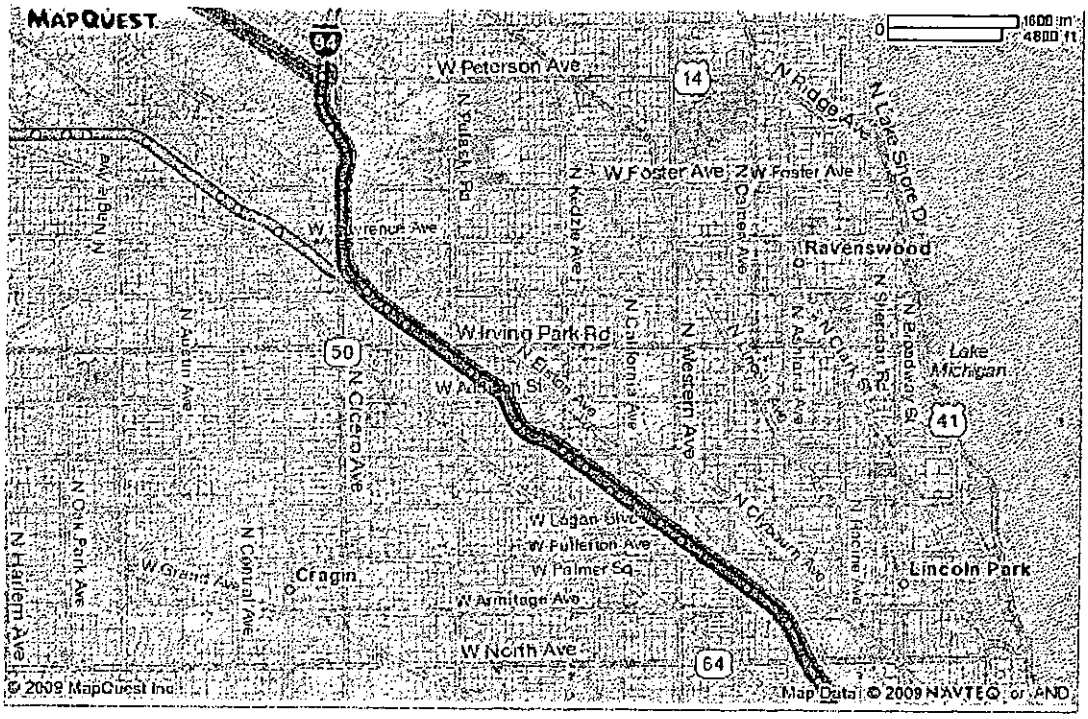
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.1 mi
2. Turn RIGHT onto N MICHIGAN AVE.	go 0.3 mi
3. Turn RIGHT onto E ONTARIO ST.	go 0.7 mi
4. Turn SLIGHT LEFT to take the I-90 W / I-94 W / KENNEDY EXPY ramp.	go 0.7 mi
5. Take the I-90-LOCAL W / I-94-LOCAL W ramp.	go 0.3 mi
6. Merge onto I-94 W.	go 8.8 mi
7. Merge onto N CALDWELL AVE / US-14 W via EXIT 41A.	go 2.7 mi
8. Turn LEFT onto W TOUHY AVE.	go 0.6 mi
9. 6930 W TOUHY AVE is on the RIGHT.	go 0.0 mi

6930 W Touhy Ave, Niles, IL 60714-4522

Total Travel Estimate : 14.23 miles - about 24 minutes

Route Map Hide



MAPQUEST.

Trip to 2900 N Lake Shore Dr
Chicago, IL 60657-5640
3.01 miles - about 8 minutes

Notes

ST JOSEPH HOSPITAL-CHICAGO

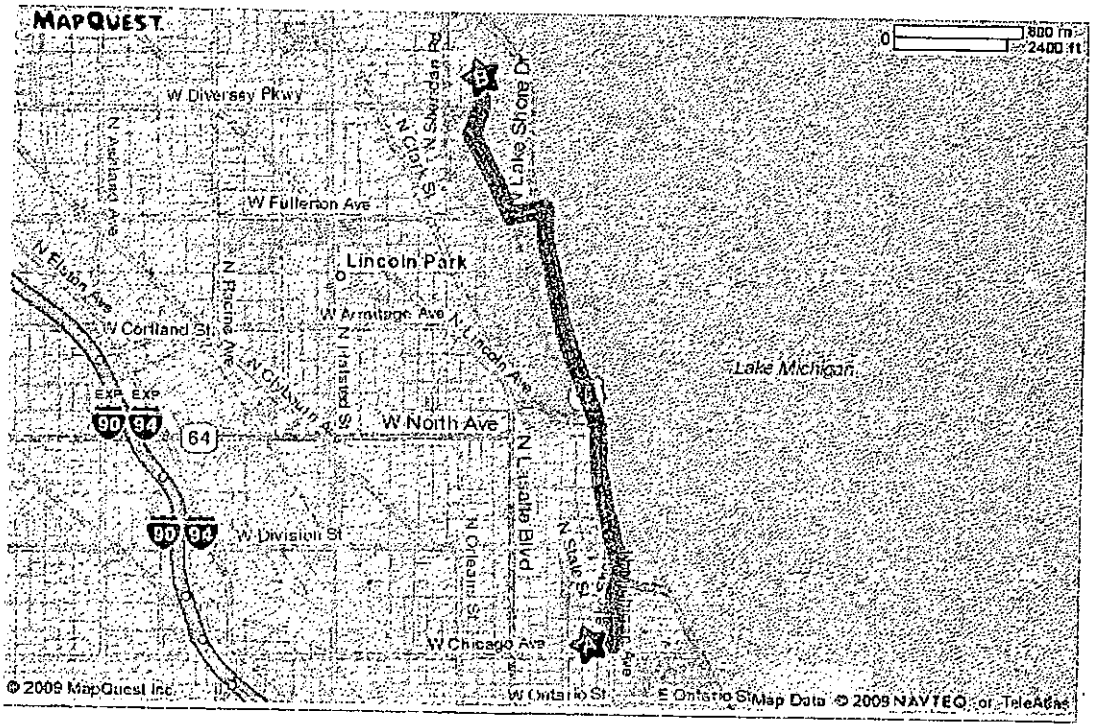
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
5. Merge onto **US-41 N / N LAKE SHORE DR**.	go 1.3 mi
6. Take the **FULLERTON PKWY** ramp.	go 0.1 mi
7. Turn **LEFT** onto **W FULLERTON PKWY**.	go 0.2 mi
8. Turn **RIGHT** onto **N CANNON DR**.	go 0.4 mi
9. Turn **SLIGHT RIGHT** onto **N LAKE SHORE DR W / N LAKE SHORE DR**.	go 0.3 mi
10. **2900 N LAKE SHORE DR** is on the **LEFT**.	go 0.0 mi

2900 N Lake Shore Dr, Chicago, IL 60657-5640

Total Travel Estimate : 3.01 miles - about 8 minutes

Route Map Hide



MAPQUEST.

Trip to 4021 W Belmont Ave
Chicago, IL 60641-4771
7.39 miles - about 15 minutes

Notes

ST JOSEPH VILLAGE OF CHICAGO

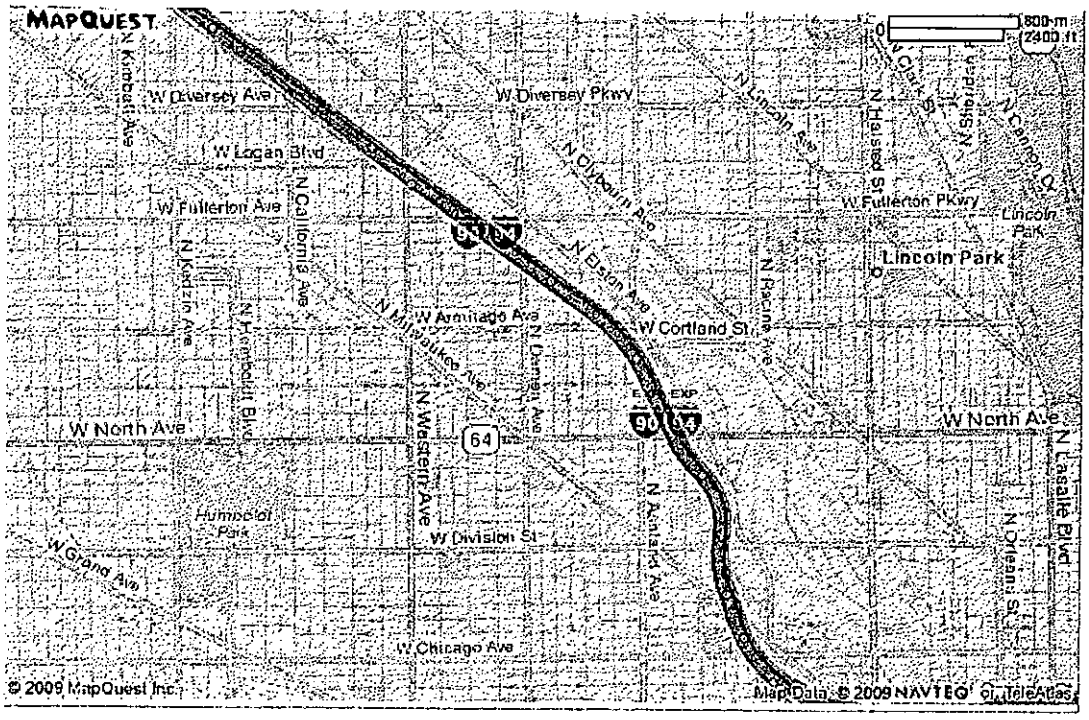
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST.**	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE.**	go 0.3 mi
3. Turn **RIGHT** onto **E ONTARIO ST.**	go 0.7 mi
4. Turn **SLIGHT LEFT** to take the **I-90 W / I-94 W / KENNEDY EXPY** ramp.	go 0.7 mi
5. Take the **I-90-LOCAL W / I-94-LOCAL W** ramp.	go 0.3 mi
6. Merge onto **I-90 W / I-94 W / KENNEDY EXPY W.**	go 4.0 mi
7. Take the **BELMONT AVE** exit, **EXIT 45C.**	go 0.2 mi
8. Turn **SLIGHT LEFT** onto **W BELMONT AVE.**	go 1.1 mi
9. **4021 W BELMONT AVE** is on the **LEFT.**	go 0.0 mi

4021 W Belmont Ave, Chicago, IL 60641-4771

Total Travel Estimate : 7.39 miles - about 15 minutes

Route Map Hide



MAPQUEST

Trip to 4621 N Racine Ave
Chicago, IL 60640-4905
5.81 miles - about 12 minutes

Notes

ST MARTHA MANOR

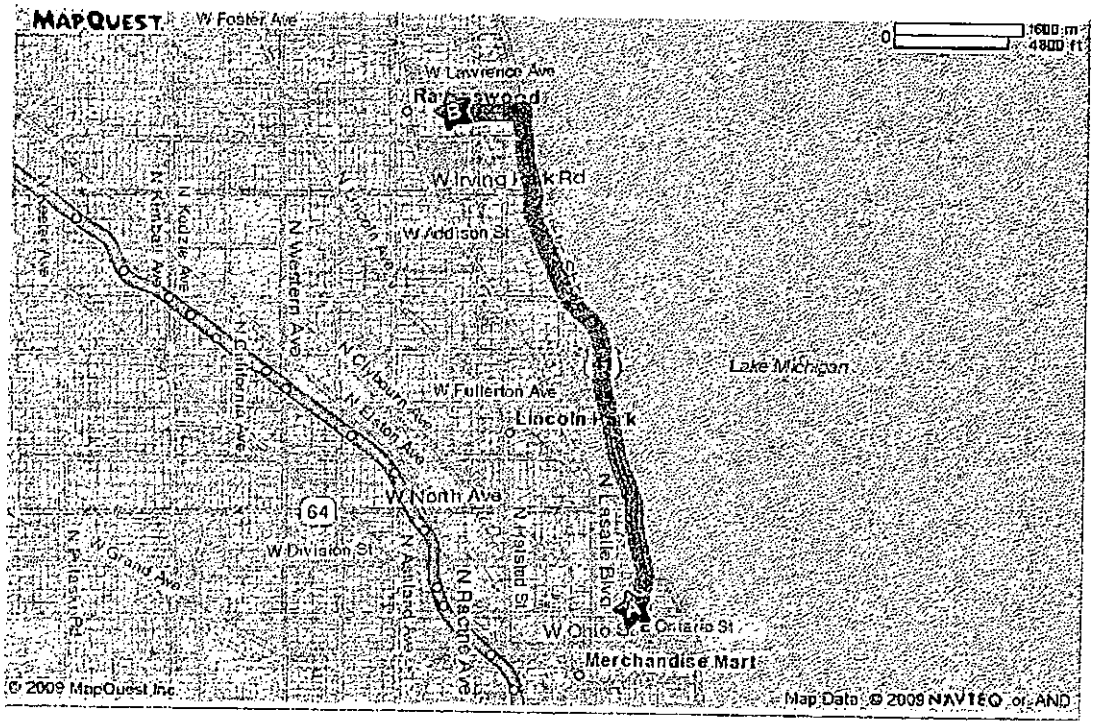
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST.**	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE.**	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE.**	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp.**	go 0.4 mi
5. Merge onto **US-41 N / N LAKE SHORE DR.**	go 4.2 mi
6. Take the **WILSON AVE** ramp.	go 0.1 mi
7. Turn **LEFT** onto **W WILSON AVE.**	go 0.7 mi
8. Turn **RIGHT** onto **N RACINE AVE.**	go 0.0 mi
9. **4621 N RACINE AVE** is on the **RIGHT.**	go 0.0 mi

4621 N Racine Ave, Chicago, IL 60640-4905

Total Travel Estimate : 5.81 miles - about 12 minutes

Route Map Hide



MAPQUEST

Trip to 3800 N California Ave
Chicago, IL 60618-3606
6.94 miles - about 14 minutes

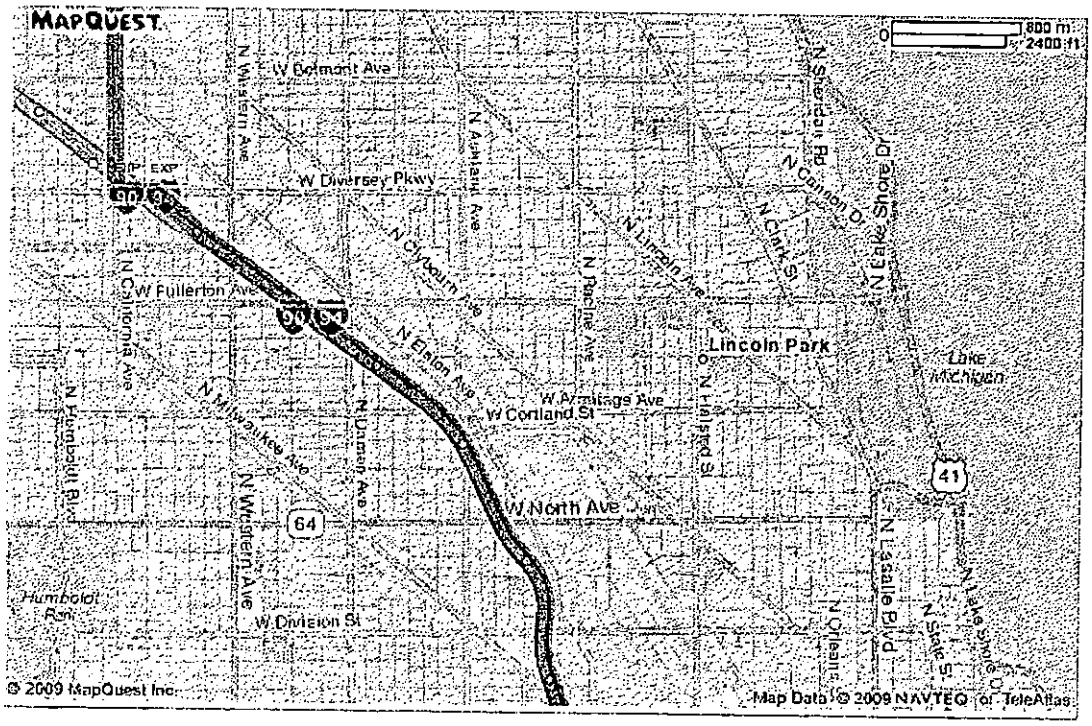
Notes
ST PAUL'S HOUSE & HLTH CR CTR

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.1 mi
	2. Turn RIGHT onto N MICHIGAN AVE.	go 0.3 mi
	3. Turn RIGHT onto E ONTARIO ST.	go 0.7 mi
RAMP	4. Turn SLIGHT LEFT to take the I-90 W / I-94 W / KENNEDY EXPY ramp.	go 0.7 mi
RAMP	5. Take the I-90-LOCAL W / I-94-LOCAL W ramp.	go 0.3 mi
WEST 90	6. Merge onto I-90 W / I-94 W / KENNEDY EXPY W.	go 3.1 mi
EXIT	7. Take the DIVERSEY AVE exit, EXIT 46B.	go 0.3 mi
	8. Turn SLIGHT LEFT onto W DIVERSEY AVE.	go 0.2 mi
	9. Turn RIGHT onto N CALIFORNIA AVE.	go 1.3 mi
END	10. 3800 N CALIFORNIA AVE is on the LEFT.	go 0.0 mi

3800 N California Ave, Chicago, IL 60618-3606
Total Travel Estimate : 6.94 miles - about 14 minutes

Route Map Hide



MAPQUEST

Trip to 5145 N California Ave
Chicago, IL 60625-3661
8.49 miles - about 20 minutes

Notes

SWEDISH COVENANT HOSPITAL

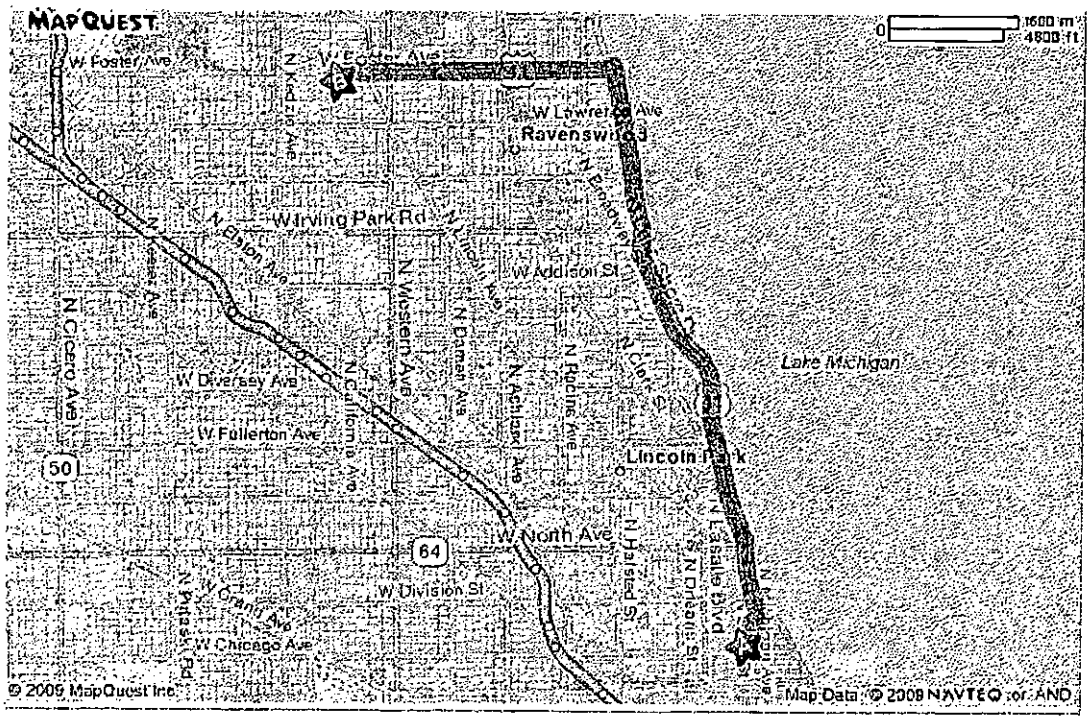
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
5. Merge onto **US-41 N / N LAKE SHORE DR**.	go 5.0 mi
6. Take the **FOSTER AVE / US-41** ramp.	go 0.2 mi
7. Turn **LEFT** onto **US-41 / W FOSTER AVE**. Continue to follow **W FOSTER AVE**.	go 2.5 mi
8. Turn **LEFT** onto **N CALIFORNIA AVE**.	go 0.0 mi
9. **5145 N CALIFORNIA AVE** is on the **LEFT**.	go 0.0 mi

5145 N California Ave, Chicago, IL 60625-3661

Total Travel Estimate : 8.49 miles - about 20 minutes

Route Map Hide



MAPQUEST.

Trip to 66 W Oak St
Chicago, IL 60610-7325
0.45 miles - about 1 minute

Notes

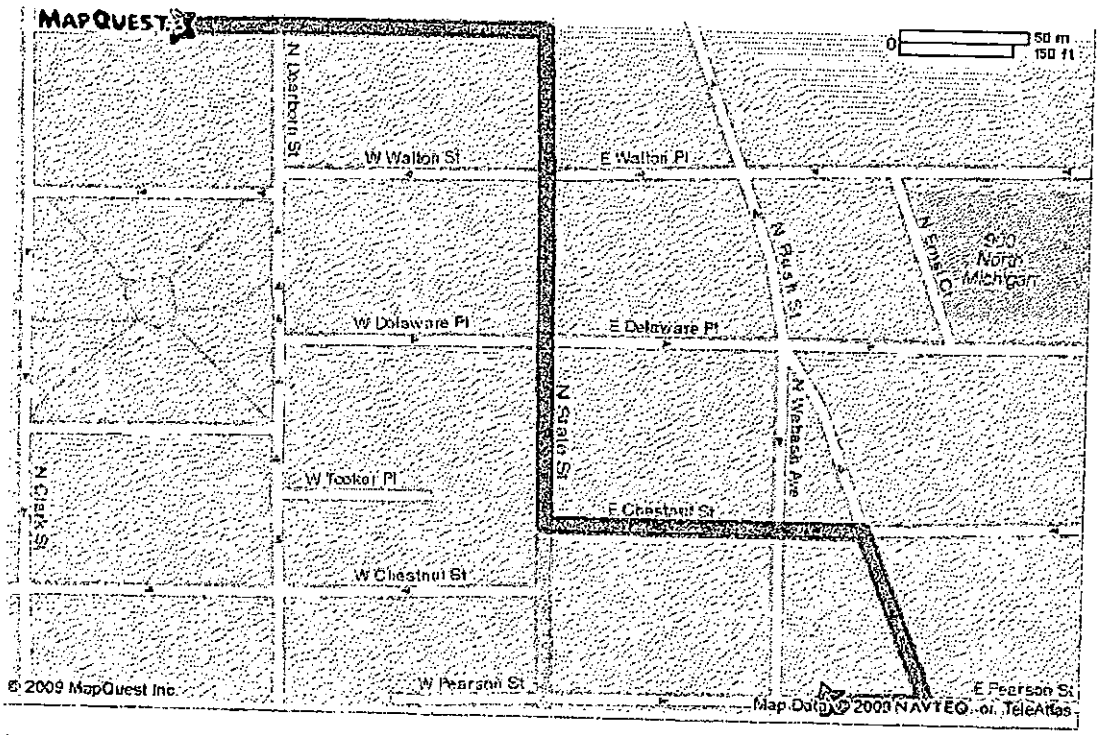
WARREN BARR PAVILION

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.0 mi
	2. Turn **LEFT** onto **N RUSH ST**.	go 0.0 mi
	3. Turn **LEFT** onto **E CHESTNUT ST**.	go 0.1 mi
	4. Turn **RIGHT** onto **N STATE ST**.	go 0.2 mi
	5. Turn **LEFT** onto **W OAK ST**.	go 0.1 mi
END	6. **66 W OAK ST** is on the **RIGHT**.	go 0.0 mi

66 W Oak St, Chicago, IL 60610-7325
Total Travel Estimate : 0.45 miles - about 1 minute

Route Map Hide



MAPQUEST.

Trip to 6700 N Damen Ave
Chicago, IL 60645-4902
8.69 miles - about 19 minutes

Notes

WARREN PARK HLTH & LIVING CTR

55 E Pearson St, Chicago, IL 60611-2535

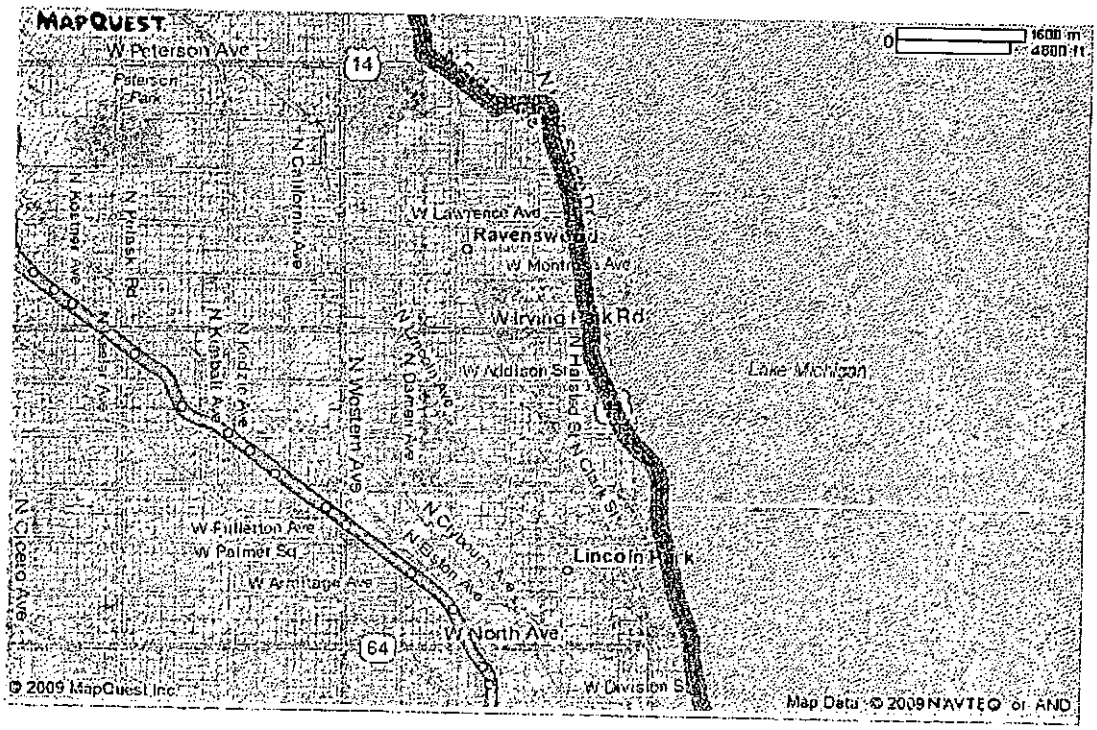
START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.1 mi
	2. Turn LEFT onto N MICHIGAN AVE.	go 0.2 mi
	3. Turn SLIGHT RIGHT to stay on N MICHIGAN AVE.	go 0.0 mi
	4. Stay STRAIGHT to go onto ramp.	go 0.4 mi
	5. Merge onto N LAKE SHORE DR.	go 5.8 mi
	6. N LAKE SHORE DR becomes W HOLLYWOOD AVE.	go 0.4 mi
	7. Turn RIGHT onto N RIDGE AVE / US-14. Continue to follow N RIDGE AVE.	go 0.8 mi
	8. Turn RIGHT onto N RAVENSWOOD AVE / N RIDGE AVE. Continue to follow N RIDGE AVE.	go 0.4 mi
	9. N RIDGE AVE becomes N RIDGE BLVD.	go 0.2 mi
	10. Turn LEFT onto W LOYOLA AVE.	go 0.1 mi
	11. Turn RIGHT onto N DAMEN AVE.	go 0.2 mi

END 12. 6700 N DAMEN AVE is on the LEFT. go 0.0 mi

6700 N Damen Ave, Chicago, IL 60645-4902

Total Travel Estimate : 8.69 miles - about 19 minutes

Route Map Hide



MAPQUEST

Trip to 7445 N Sheridan Rd
Chicago, IL 60626-1818
9.06 miles - about 20 minutes

Notes

WATERFORD NURSING & REHAB, THE

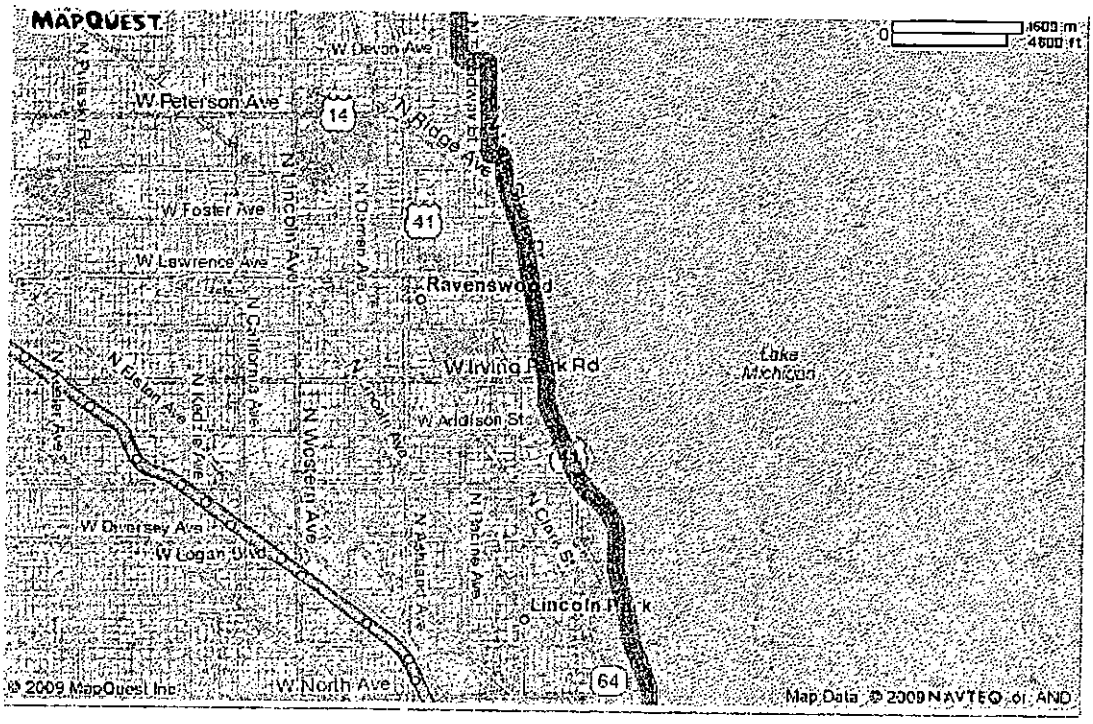
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.1 mi
	2. Turn LEFT onto N MICHIGAN AVE.	go 0.2 mi
	3. Turn SLIGHT RIGHT to stay on N MICHIGAN AVE.	go 0.0 mi
	4. Stay STRAIGHT to go onto ramp.	go 0.4 mi
	5. Merge onto N LAKE SHORE DR.	go 5.8 mi
	6. N LAKE SHORE DR becomes W HOLLYWOOD AVE.	go 0.0 mi
	7. Turn RIGHT onto N SHERIDAN RD.	go 2.4 mi
END	8. 7445 N SHERIDAN RD is on the RIGHT.	go 0.0 mi

7445 N Sheridan Rd, Chicago, IL 60626-1818

Total Travel Estimate : 9.06 miles - about 20 minutes

Route Map Hide



MAPQUEST.

Trip to 7750 S South Shore Dr
Chicago, IL 60649-4434
11.70 miles - about 24 minutes

Notes

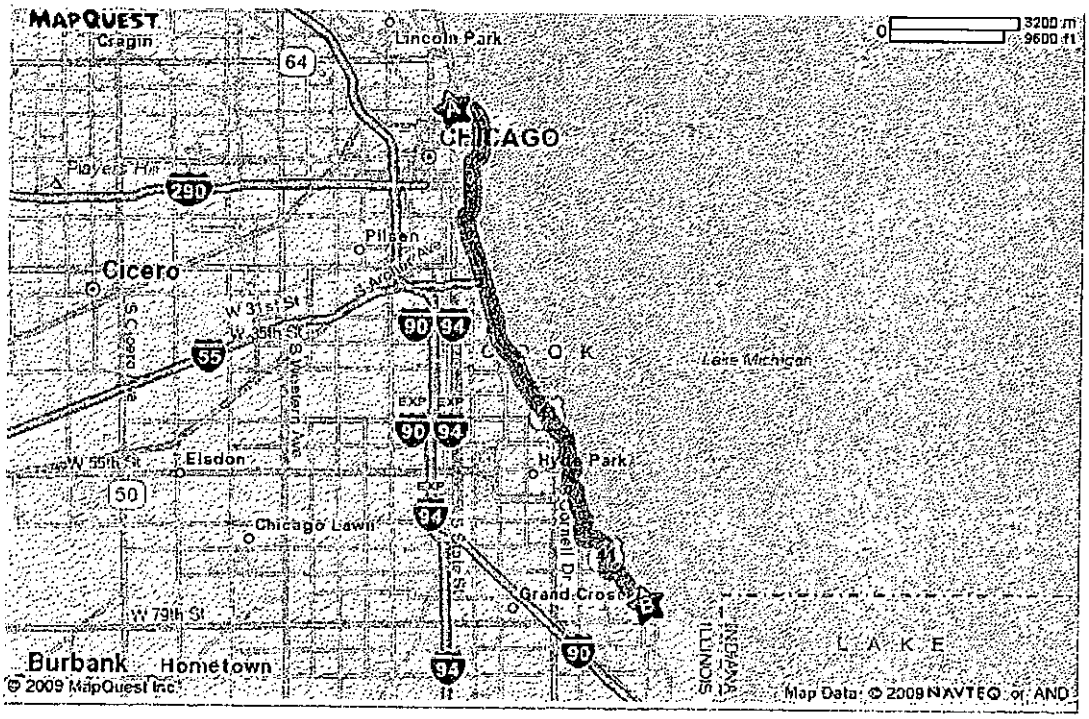
WATERFRONT TERRACE

55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.0 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.0 mi
3. Turn **LEFT** onto **E CHICAGO AVE**.	go 0.4 mi
4. Turn **RIGHT** onto **US-41 S / N LAKE SHORE DR**. Continue to follow **US-41 S**.	go 9.2 mi
5. Turn **LEFT** onto **E MARQUETTE DR / US-41**. Continue to follow **US-41**.	go 1.0 mi
6. Turn **LEFT** onto **E SOUTH SHORE DR / US-41**.	go 1.0 mi
7. **7750 S SOUTH SHORE DR** is on the **RIGHT**.	go 0.0 mi

7750 S South Shore Dr, Chicago, IL 60649-4434
Total Travel Estimate : 11.70 miles - about 24 minutes

Route Map Hide



MAPQUEST

Trip to 6300 N California Ave
Chicago, IL 60659-1702
9.39 miles - about 21 minutes

Notes

WEST RIDGE REHABILITATION CTR

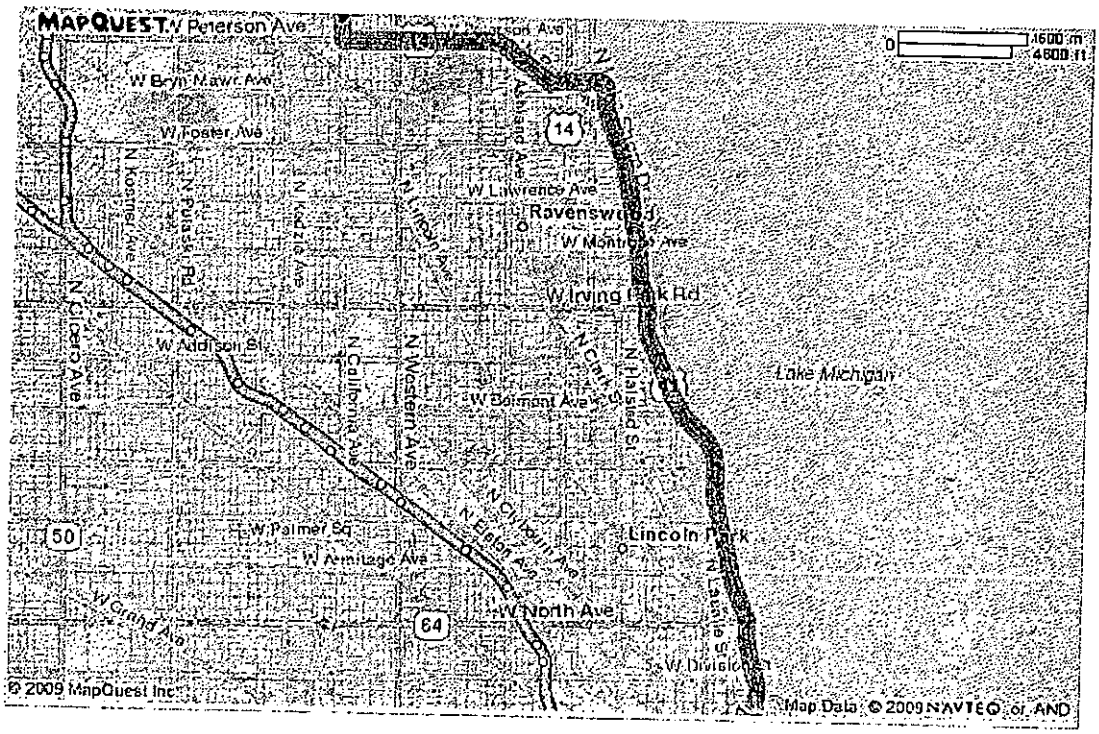
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	0.1 mi
	2. Turn LEFT onto N MICHIGAN AVE.	0.2 mi
	3. Turn SLIGHT RIGHT to stay on N MICHIGAN AVE.	0.0 mi
	4. Stay STRAIGHT to go onto ramp.	0.4 mi
	5. Merge onto N LAKE SHORE DR.	5.8 mi
	6. N LAKE SHORE DR becomes W HOLLYWOOD AVE.	0.4 mi
14	7. Turn RIGHT onto N RIDGE AVE/US-14.	0.6 mi
14	8. Turn SLIGHT LEFT onto W PETERSON AVE/US-14.	1.4 mi
	9. Turn RIGHT onto N CALIFORNIA AVE.	0.4 mi

END 10. 6300 N CALIFORNIA AVE is on the LEFT. 0.0 mi

6300 N California Ave, Chicago, IL 60659-1702

Total Travel Estimate : 9.39 miles - about 21 minutes



MAPQUEST

Trip to 2 Erie Ct
Oak Park, IL 60302-2519
10.67 miles - about 20 minutes

Notes

WEST SUBURBAN HOSPITAL MED CTR

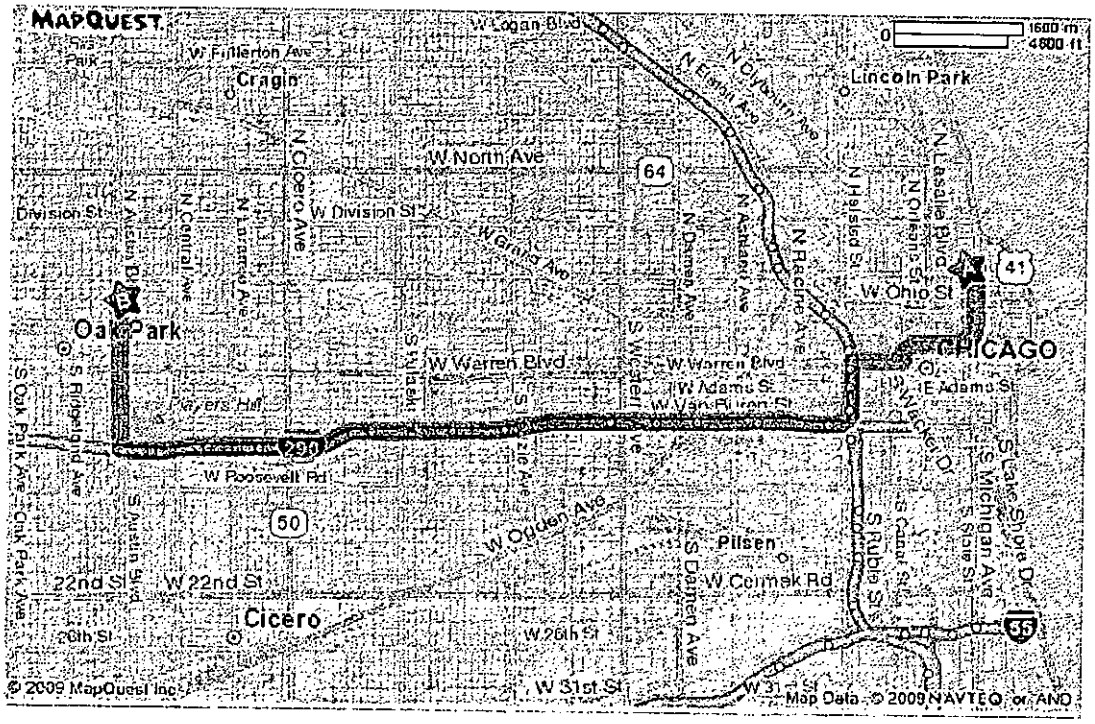
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.5 mi
3. Stay **STRAIGHT** to go onto **N MICHIGAN AVE / N UPPER MICHIGAN AVE**.	go 0.1 mi
4. Turn **RIGHT** onto **E WACKER DR / E UPPER WACKER DR**. Continue to follow **E WACKER DR**.	go 0.8 mi
5. Turn **RIGHT** onto **W RANDOLPH ST**.	go 0.5 mi
6. Merge onto **I-90 E / I-94 E / KENNEDY EXPY E** via the ramp on the **LEFT**.	go 0.4 mi
7. Merge onto **I-290 W / EISENHOWER EXPY W** via **EXIT 51H** toward **WEST SUBURBS**.	go 6.5 mi
8. Take the **AUSTIN BLVD** exit, **EXIT 23A**, on the **LEFT**.	go 0.3 mi
9. Turn **RIGHT** onto **S AUSTIN BLVD**.	go 1.4 mi
10. Turn **LEFT** onto **ERIE ST**.	go 0.0 mi
11. **2 ERIE CT**.	go 0.0 mi

2 Erie Ct, Oak Park, IL 60302-2519

Total Travel Estimate : 10.67 miles - about 20 minutes

Route Map Hide



MAPQUEST.

Trip to 5825 W Cermak Rd
Cicero, IL 60804-2134
10.83 miles - about 21 minutes

Notes

WESTSHIRE NURSING & REHAB CTR

55 E Pearson St, Chicago, IL 60611-2535

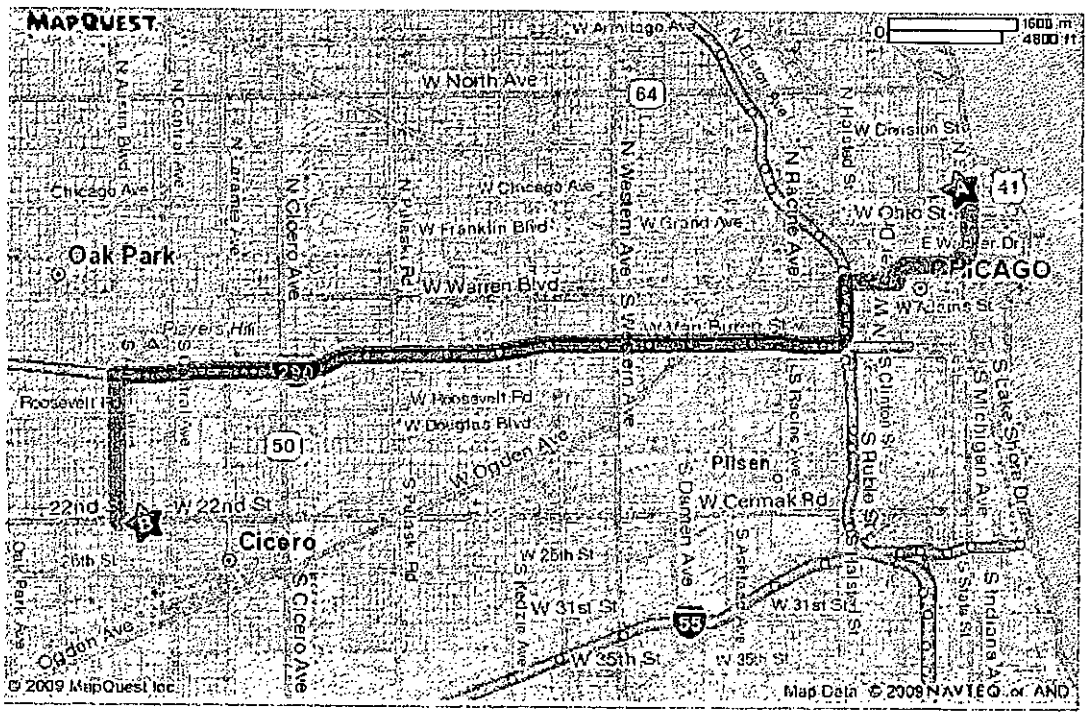
START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	0.1 mi
	2. Turn **RIGHT** onto **N MICHIGAN AVE**.	0.5 mi
	3. Stay **STRAIGHT** to go onto **N MICHIGAN AVE/N UPPER MICHIGAN AVE**.	0.1 mi
	4. Turn **RIGHT** onto **E WACKER DR/E UPPER WACKER DR**. Continue to follow **E WACKER DR**.	0.8 mi
	5. Turn **RIGHT** onto **W RANDOLPH ST**.	0.5 mi
90	6. Merge onto **I-90 E/I-94 E/KENNEDY EXPY E** via the ramp on the **LEFT**.	0.4 mi
51H EXIT 290	7. Merge onto **I-290 W/EISENHOWER EXPY W** via **EXIT 51H** toward **WEST SUBURBS**.	6.5 mi
23A EXIT	8. Take the **AUSTIN BLVD** exit, **EXIT 23A**, on the **LEFT**.	0.3 mi
	9. Turn **LEFT** onto **S AUSTIN BLVD**.	1.4 mi

10. Turn LEFT onto W 22ND ST/W CERMAK RD. 0.2 mi

11. 5825 W CERMAK RD. 0.0 mi

5825 W Cermak Rd, Cicero, IL 60804-2134

Total Travel Estimate : 10.83 miles - about 21 minutes



MAPQUEST.

Trip to 2444 W Touhy Ave
Chicago, IL 60645-3310
9.70 miles - about 22 minutes

Notes

WESTWOOD MANOR, THE

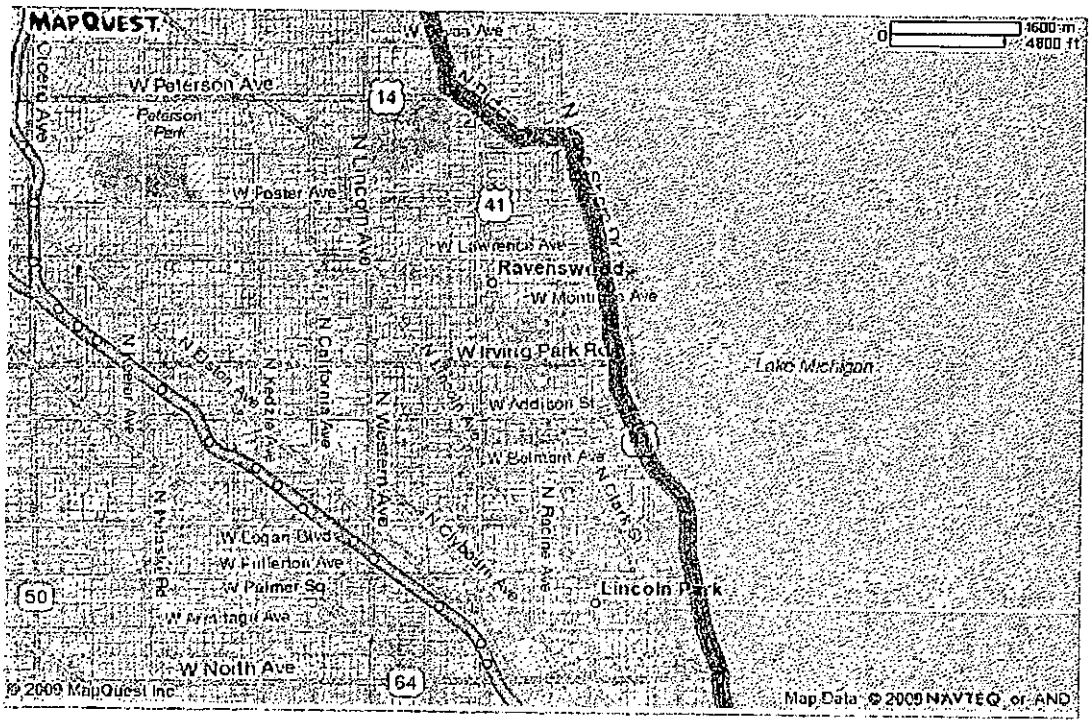
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
5. Merge onto **N LAKE SHORE DR**.	go 5.8 mi
6. **N LAKE SHORE DR** becomes **W HOLLYWOOD AVE**.	go 0.4 mi
7. Turn **RIGHT** onto **N RIDGE AVE / US-14**. Continue to follow **N RIDGE AVE**.	go 0.8 mi
8. Turn **RIGHT** onto **N RAVENSWOOD AVE / N RIDGE AVE**. Continue to follow **N RIDGE AVE**.	go 0.4 mi
9. **N RIDGE AVE** becomes **N RIDGE BLVD**.	go 1.0 mi
10. Turn **LEFT** onto **W TOUHY AVE**.	go 0.4 mi
11. **2444 W TOUHY AVE** is on the **RIGHT**.	go 0.0 mi

2444 W Touhy Ave, Chicago, IL 60645-3310

Total Travel Estimate : 9.70 miles - about 22 minutes

Route Map Hide



MAPQUEST.

Trip to 4544 N Hazel St
Chicago, IL 60640-5716
5.39 miles - about 11 minutes

Notes

WILSON CARE

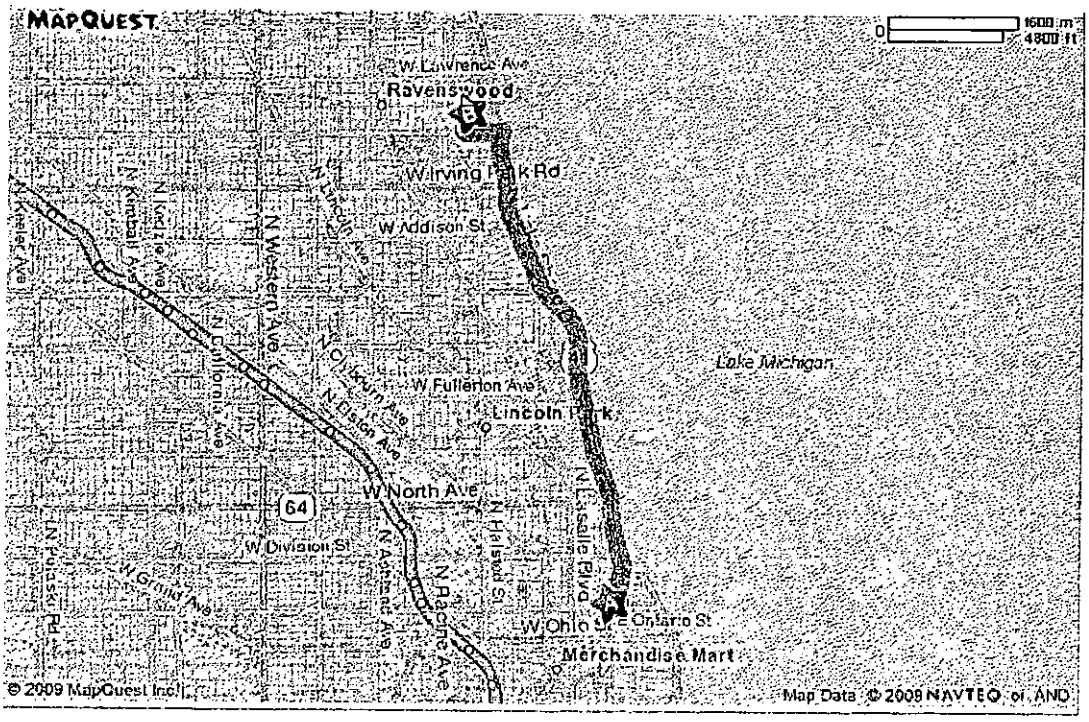
55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
	2. Turn **LEFT** onto **N MICHIGAN AVE**.	go 0.2 mi
	3. Turn **SLIGHT RIGHT** to stay on **N MICHIGAN AVE**.	go 0.0 mi
	4. Stay **STRAIGHT** to go onto **ramp**.	go 0.4 mi
NORTH 41	5. Merge onto **US-41 N / N LAKE SHORE DR**.	go 4.0 mi
RAMP	6. Take the **MONTROSE AVE** ramp.	go 0.1 mi
	7. Turn **LEFT** onto **W MONTROSE AVE**.	go 0.4 mi
	8. Turn **RIGHT** onto **N HAZEL ST**.	go 0.2 mi
END	9. **4544 N HAZEL ST** is on the **LEFT**.	go 0.0 mi

4544 N Hazel St, Chicago, IL 60640-5716

Total Travel Estimate : 5.39 miles - about 11 minutes

Route Map Hide



All rights reserved. Use subject to License/Copyright | Map Legend

MAPQUEST.

Trip to 6326 N Winthrop Ave
Chicago, IL 60660-1518
7.73 miles - about 15 minutes

Notes

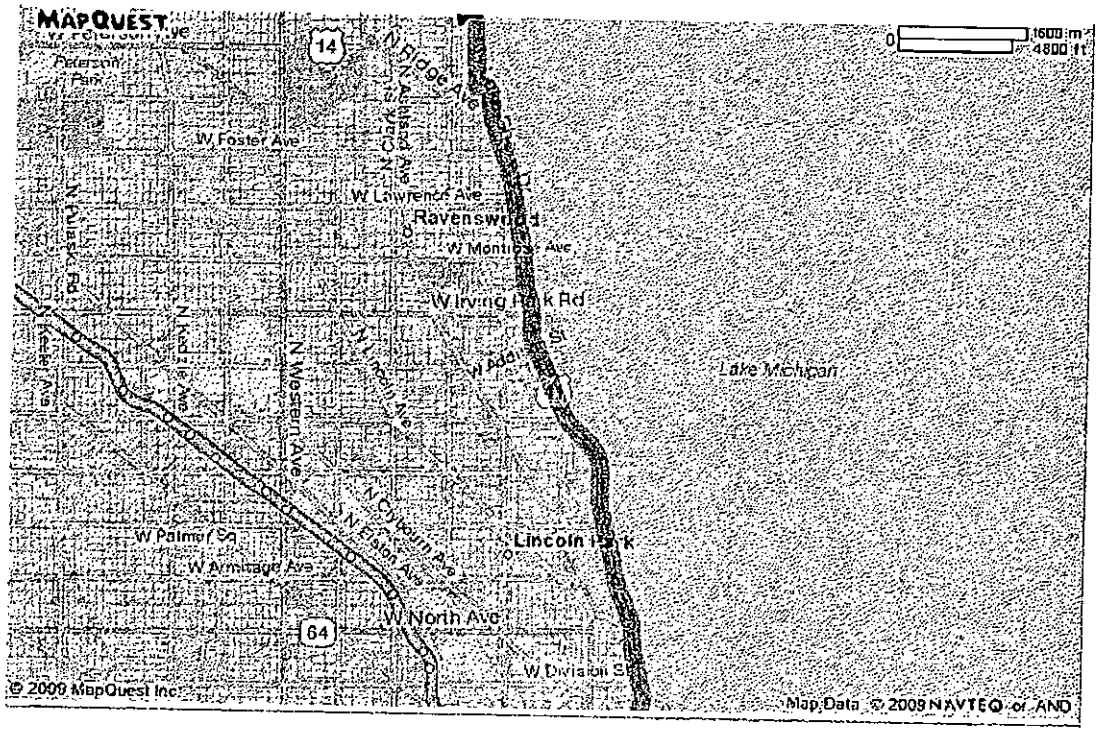
WINCREST NURSING CENTER CORP

55 E Pearson St, Chicago, IL 60611-2535

START	1. Start out going EAST on E PEARSON ST toward N RUSH ST.	go 0.1 mi
	2. Turn LEFT onto N MICHIGAN AVE.	go 0.2 mi
	3. Turn SLIGHT RIGHT to stay on N MICHIGAN AVE.	go 0.0 mi
	4. Stay STRAIGHT to go onto ramp.	go 0.4 mi
	5. Merge onto N LAKE SHORE DR.	go 5.8 mi
	6. N LAKE SHORE DR becomes W HOLLYWOOD AVE.	go 0.0 mi
	7. Turn RIGHT onto N SHERIDAN RD.	go 1.0 mi
	8. Turn LEFT onto N WINTHROP AVE.	go 0.1 mi
END	9. 6326 N WINTHROP AVE is on the RIGHT.	go 0.0 mi

6326 N Winthrop Ave, Chicago, IL 60660-1518
Total Travel Estimate : 7.73 miles - about 15 minutes

Route Map Hide



MAPQUEST.

Trip to 2155 W Pierce Ave
Chicago, IL 60622-1884
4.38 miles - about 11 minutes

Notes
WINSTON MANOR CNV & NURSING

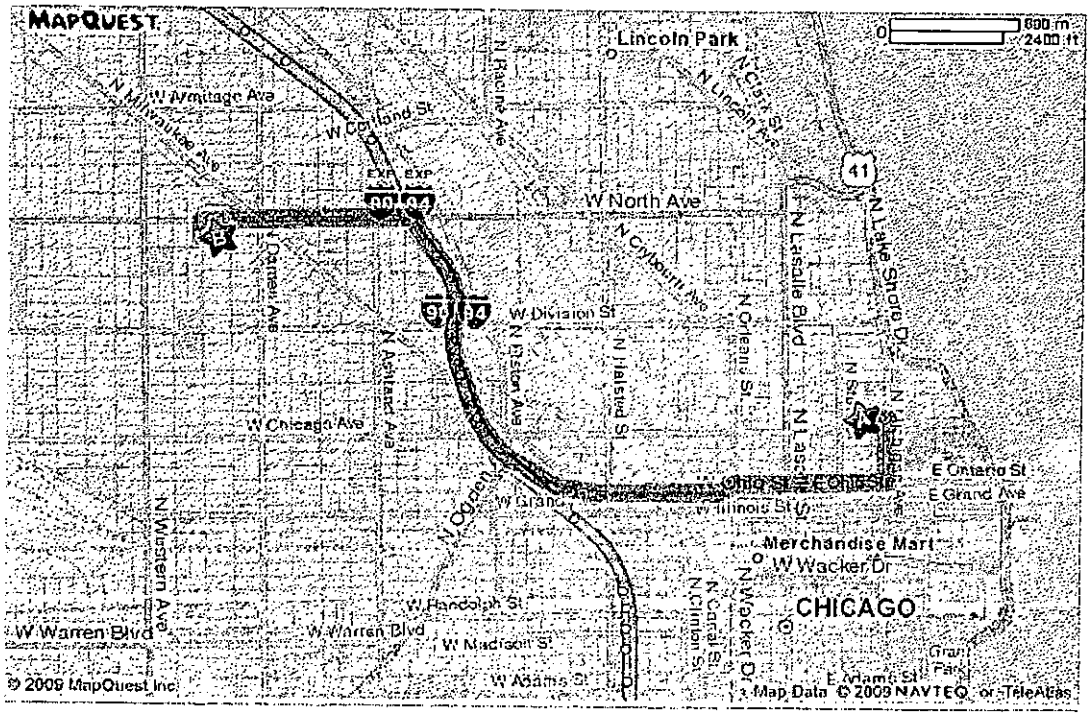
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST**.	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE**.	go 0.3 mi
3. Turn **RIGHT** onto **E ONTARIO ST**.	go 0.7 mi
4. Turn **SLIGHT LEFT** to take the **I-90 W / I-94 W / KENNEDY EXPY** ramp.	go 0.7 mi
5. Take the **I-90-LOCAL W / I-94-LOCAL W** ramp.	go 0.3 mi
6. Merge onto **I-90 W / I-94 W / KENNEDY EXPY W**.	go 1.0 mi
7. Take the **IL-64 / NORTH AVE** exit, **EXIT 48B**.	go 0.2 mi
8. Turn **LEFT** onto **IL-64 / W NORTH AVE**.	go 0.9 mi
9. Turn **LEFT** onto **N LEAVITT ST**.	go 0.0 mi
10. Turn **LEFT** onto **W PIERCE AVE**.	go 0.0 mi
11. **2155 W PIERCE AVE** is on the **RIGHT**.	go 0.0 mi

2155 W Pierce Ave, Chicago, IL 60622-1884

Total Travel Estimate : 4.38 miles - about 11 minutes

Route Map Hide



MAPQUEST.

Trip to 2242 N Kedzie Blvd
Chicago, IL 60647-2504
6.21 miles - about 14 minutes

Notes
WOODBRIDGE NURSING PAVILION

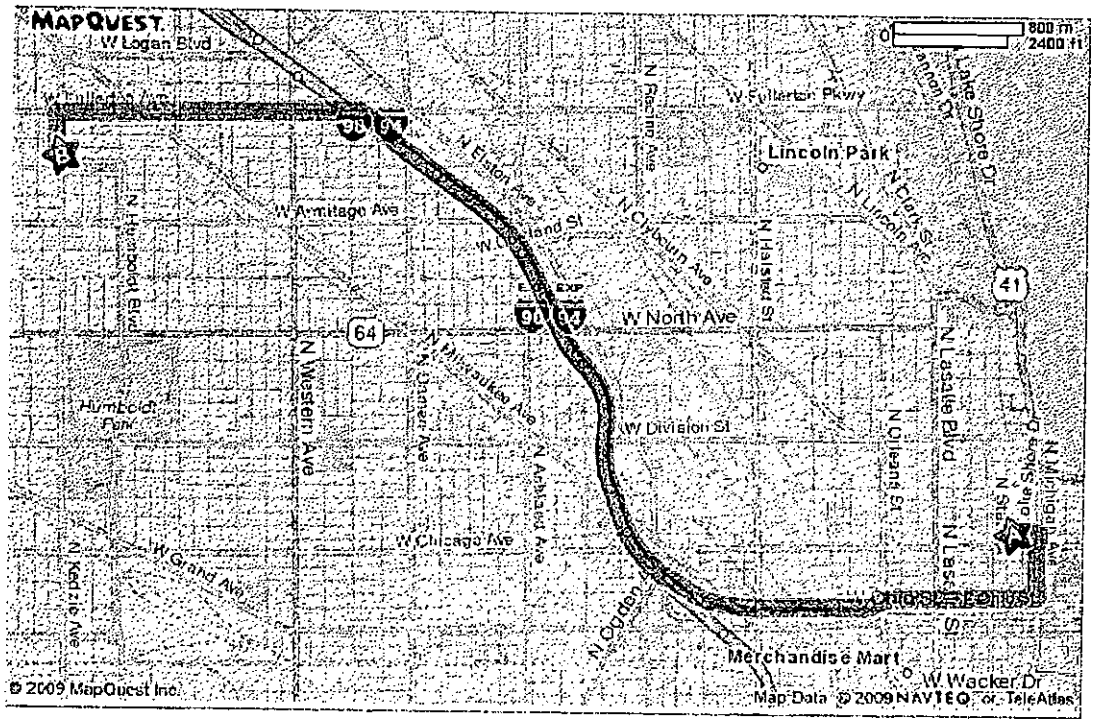
55 E Pearson St, Chicago, IL 60611-2535

1. Start out going **EAST** on **E PEARSON ST** toward **N RUSH ST.**	go 0.1 mi
2. Turn **RIGHT** onto **N MICHIGAN AVE.**	go 0.3 mi
3. Turn **RIGHT** onto **E ONTARIO ST.**	go 0.7 mi
4. Turn **SLIGHT LEFT** to take the **I-90 W / I-94 W / KENNEDY EXPY** ramp.	go 0.7 mi
5. Take the **I-90-LOCAL W / I-94-LOCAL W** ramp.	go 0.3 mi
6. Merge onto **I-90 W / I-94 W / KENNEDY EXPY W.**	go 2.4 mi
7. Take the **FULLERTON AVE / WESTERN AVE** exit, **EXIT 47A.**	go 0.2 mi
8. Turn **SLIGHT LEFT** onto **W FULLERTON AVE.**	go 1.3 mi
9. Turn **LEFT** onto **N KEDZIE BLVD / N KEDZIE AVE.**	go 0.2 mi
10. **2242 N KEDZIE BLVD** is on the **RIGHT.**	go 0.0 mi

2242 N Kedzie Blvd, Chicago, IL 60647-2504

Total Travel Estimate : 6.21 miles - about 14 minutes

Route Map Hide



Maldistribution
Criterion 1110.1730(e)(2)

This Project will not result in maldistribution, because there is not an excess of long-term care beds in health services area 6-B. On the contrary, this area has a need for 73 additional beds, as published in the *Inventory of Health Care Facilities and Services and Need Determinations - Long-Term Care Bed Inventory Update*, dated January 16, 2010. A copy of the relevant page of the Long-Term Care Bed Inventory Update is included in this attachment.

Attachment 45

LONG-TERM CARE BED INVENTORY UPDATES
03/19/2008 - 01/16/2010

LONG-TERM CARE GENERAL NURSING BED NEED

PLANNING AREA	CALCULATED BED NEED	APPROVED BEDS	ADDITIONAL BEDS NEEDED OR EXCESS BEDS ()
Perry	215	210	5
Randolph	550	492	58
Richland	333	309	24
Union	347	293	54
Washington	169	263	(94)
Wayne	133	169	(36)
White	337	355	(18)
Williamson	574	563	11
HEALTH SERVICE AREA 006			
Planning Area 6-A	5,766	7,740	(1,974)
Planning Area 6-B	4,283	4,210	73
Planning Area 6-C	4,706	5,043	(337)
HEALTH SERVICE AREA 007			
Planning Area 7-A	4,101	3,198	903
Planning Area 7-B	6,896	7,105	(209)
Planning Area 7-C	6,626	6,015	611
Planning Area 7-D	2,342	2,881	(539)
Planning Area 7-E	9,242	8,985	257
HEALTH SERVICE AREA 008			
Kane	2,948	2,720	228
Lake	4,884	4,821	63
McHenry	1,344	1,028	316
HEALTH SERVICE AREA 009			
Grundy	239	283	(44)
Kankakee	1,259	1,368	(109)
Kendall	213	185	28
Will	3,055	2,794	261
HEALTH SERVICE AREA 010			
Henry	428	518	(90)
Mercer	182	172	10
Rock Island	1,259	1,553	(294)
HEALTH SERVICE AREA 011			
Clinton	402	417	(15)
Madison	2,073	2,216	(143)
Monroe	447	324	123
St.Clair	2,187	2,294	(107)

LONG-TERM CARE ICF/DD 16 BED NEED

PLANNING AREA	CALCULATED BED NEED	APPROVED BEDS	ADDITIONAL BEDS NEEDED OR EXCESS BEDS ()
HSA 1	257	360	(103)
HSA 2	265	333	(68)
HSA 3	228	383	(155)
HSA 4	319	334	(15)
HSA 5	253	703	(450)
HSA 6,7,8 & 9	3,316	1,121	2,195
HSA 10	84	56	28
HSA 11	222	384	(162)

Attachment 45

Impact of Project on Other Area Providers
Criterion 1110.1730(e)(3)

The addition of 32 unrestricted beds at The Clare would only account for 0.18% of the capacity in the 30-minute drive time area. Assuming full capacity (11,680 bed days per year) was achieved immediately, the facility would only make a 0.22% difference in the area's occupancy levels. This increase in beds is fractional compared to the number of licensed beds in the area, thus it is unlikely that the addition of these beds will lower the utilization of other area providers, both those who are operating above 90% and those operating below 90%.

Additionally, health services area 6-B has a bed need of 73 beds, as published in the *Inventory of Health Care Facilities and Services and Need Determinations - Long-Term Care Bed Inventory Update*, dated January 16, 2010. A copy of the relevant page of the Long-Term Care Bed Inventory Update is included in this attachment.

Attachment 46

LONG-TERM CARE BED INVENTORY UPDATES
03/19/2008 - 01/16/2010

LONG-TERM CARE GENERAL NURSING BED NEED

PLANNING AREA	CALCULATED BED NEED	APPROVED BEDS	ADDITIONAL BEDS NEEDED OR EXCESS BEDS ()
Perry	215	210	5
Randolph	550	492	58
Richland	333	309	24
Union	347	293	54
Washington	169	263	(94)
Wayne	133	169	(36)
White	337	355	(18)
Williamson	574	563	11
HEALTH SERVICE AREA 006			
Planning Area 6-A	5,766	7,740	(1,974)
Planning Area 6-B	4,283	4,210	73
Planning Area 6-C	4,706	5,043	(337)
HEALTH SERVICE AREA 007			
Planning Area 7-A	4,101	3,198	903
Planning Area 7-B	6,896	7,105	(209)
Planning Area 7-C	6,626	6,015	611
Planning Area 7-D	2,342	2,881	(539)
Planning Area 7-E	9,242	8,985	257
HEALTH SERVICE AREA 008			
Kane	2,948	2,720	228
Lake	4,884	4,821	63
McHenry	1,344	1,028	316
HEALTH SERVICE AREA 009			
Grundy	239	283	(44)
Kankakee	1,259	1,368	(109)
Kendall	213	185	28
Will	3,055	2,794	261
HEALTH SERVICE AREA 010			
Henry	428	518	(90)
Mercer	182	172	10
Rock Island	1,259	1,553	(294)
HEALTH SERVICE AREA 011			
Clinton	402	417	(15)
Madison	2,073	2,216	(143)
Monroe	447	324	123
St.Clair	2,187	2,294	(107)

LONG-TERM CARE ICF/DD 16 BED NEED

PLANNING AREA	CALCULATED BED NEED	APPROVED BEDS	ADDITIONAL BEDS NEEDED OR EXCESS BEDS ()
HSA 1	257	360	(103)
HSA 2	265	333	(68)
HSA 3	228	383	(155)
HSA 4	319	334	(15)
HSA 5	253	703	(450)
HSA 6,7,8 & 9	3,316	1,121	2,195
HSA 10	84	56	28
HSA 11	222	384	(162)

Attachment 46

Staffing Availability
Criterion 1110.1730(g)

The skilled nursing facility at the Clare is already fully staffed by Nurses and Certified Nursing Assistants. The current staff levels are as follows:

- Director of Nursing (full-time)
- Medical Records Associate (full-time)
- 2 Nurses (full-time)
- 4 Nurses (part-time)
- 2 Certified Nursing Assistants (full-time)
- 4 Certified Nursing Assistants (part-time)

When hiring for the facility, The Clare received over 30 Nurse applicants and 50 Certified Nursing Assistant applicants. Therefore, applicants do not believe they will have a difficult time maintaining a full staff.

Facility Size
Criterion 1110.1730(h)

The skilled nursing facility at The Clare has 32 beds. This application, which requests to remove the CCRC restriction on those beds, will not affect the facility size.

Attachment 51

Community Related Functions
Criterion 1110.1730(i)

Letters of support from the following social and economic organizations in support of the skilled nursing facility at The Clare are attached:

- Dr. Martin J. Gorbien, Director of the Section of Geriatric Medicine and Palliative Care, Rush University Medical Center
- Daniel E. McLean, President, MCL Companies of Chicago, LLC

Additionally, The Clare participates in a variety of community programs with various local organizations. These programs are designed to educate and enrich the lives of the residents and members of the community. A list of community programs at The Clare and The Center for Life and Learnings's Men's Programming brochure are included in this attachment.

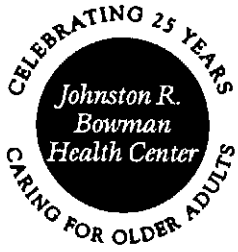
Attachment 52

Section of Geriatric Medicine
and Palliative Care
710 South Paulina Street, 4th Floor
Chicago, Illinois 60612-3814

Tel 312.942.5321
Fax 312.942.8399
www.rush.edu

RUSH UNIVERSITY
MEDICAL CENTER

RUSH UNIVERSITY
COLLEGE OF NURSING
RUSH MEDICAL COLLEGE
COLLEGE OF HEALTH SCIENCES
THE GRADUATE COLLEGE



November 11, 2009

Illinois Health Facilities and Services Review Board
525 West Jefferson, 2nd Floor
Springfield, Illinois 62761

Re: Support for The Clare at Water Tower Skilled Nursing Facility

To Whom It May Concern:

I am writing to express my support for removing the continuum of care restriction on the Franciscan Sisters of Chicago's skilled nursing facility in The Clare at Water Tower.

There are currently 32 skilled nursing beds at The Clare, but these are restricted only to residents of The Clare. Removing that restriction on those beds will contribute to the health and well-being of the entire community by ensuring that there are sufficient skilled nursing beds for all who need them. Additionally, The Clare's proximity to several major Chicago hospitals makes it an ideal location for patients needing temporary skilled nursing services in a nearby location to where they live and receive their medical and emergency services.

The Franciscan Sisters of Chicago have an outstanding reputation for providing for those in need. In the brief time that I have been associated with The Clare's SNF, I have come to appreciate the superior, patient-family focused care. This represents the highest quality of care that I have witnessed in over 25 years of clinical practice.

Therefore, I urge the Illinois Health Facilities and Services Review Board to give its most serious consideration to The Clare at Water Tower and the Franciscan Sisters of Chicago Service Corporation's proposal. If you have any questions, please contact me at 312-942-5321.

Yours sincerely,

Martin J. Gorbien, MD FACP

Attachment 52

MCL COMPANIES

401 East Illinois Street
Suite 210
Chicago IL 60611
312.321.8900 *phone*
312.755.2750 *fax*
www.mclcompanies.com

November 17, 2009

The Clare at Water Tower
Attn: Larry Carlson
55 E. Pearson St.
Chicago, IL 60611

Re: **Support for The Clare at Water Tower Skilled Nursing Facility**

To Whom It May Concern:

I am writing to express my support for removing the continuum of care restriction on the Franciscan Sisters of Chicago's skilled nursing facility in The Clare at Water Tower.

There are currently 32 skilled nursing beds at The Clare, but these are restricted only to residents of The Clare. Removing that restriction on those beds will contribute to the health and well-being of the entire community by ensuring that there are sufficient skilled nursing beds for all who need them. Additionally, The Clare's proximity to several major Chicago hospitals makes it an ideal location for patients needing temporary skilled nursing services in a nearby location to where they live and receive their medical and emergency services.

The Franciscan Sisters of Chicago have an outstanding reputation for providing for those in need. We at MCL Companies have taken a keen interest in the offerings of The Clare and have toured the facilities for our own edification.

MCL Companies pioneered the downtown condominium market for empty nesters two decades ago and now see those early buyers as prospective residents of The Clare. We quite confidently recommend The Clare to our long-time residents at River East.

Therefore, I urge the Illinois Health Facilities and Services Review Board to give its most serious consideration to The Clare at Water Tower and the Franciscan Sisters of Chicago Service Corporation's proposal. If you have any questions, please contact my office at 312/321-8900 or by e-mail, dmclean@mclcompanies.com.

Respectfully,

Daniel E. McLean
President
MCL Companies of Chicago, LLC

Attachment 52

1497409-1

Community Programs and the *Clare*

S.M.I.L.E program at Loyola

Students Moving Into the Lives of the Elderly is a companionship program between Loyola students and *Clare* Residents. Sister Jean Schmidt heads up the Ministry Outreach Program and put this program together. The program started with a social hosted by the *Clare*, and then residents and students were paired. After the pairings were made, residents and students were on their own to contact each other and set up times to meet. The program is going well and some strong bonds have already been formed.

DePaul University Foreign Student English Class Project

Sherry Rasmussen, English teacher at DePaul contacted me a few months ago and wanted her English class (all foreign students who have intermediate-high knowledge levels of the English language) to do a project on our residents. This program started with a social at the Clare, and the students returned the following week to interview some of the residents. During class next week, the students will give an oral presentation on the the residents' lives.

WITS – Working in the Schools

This program entails volunteers reading to students in school. Each week, several of the *Clare* residents travel to Jenner Academy and spend about 45 minutes reading to children in the early childhood program. Transportation to and form the school is provided for our residents through the WITS program.

Center for Life and Learning at Fourth Presbyterian Church

The Center for Life and Learning is a resource available for people 60 years and older. The *Clare* recently hosted one of their men's group events and all men of the *Clare* were invited. The program featured a discussion and lecture lead by Professor Fatima Imam, a South Asian History Specialist. We are hosting another event of this type in December. All of our residents can attend any of the events hosted by the Center for Life and Learning.

Friars Club and Catholic Charities

The Men's Club of the *Clare* has been actively involved in serving meals to the hungry/homeless through Catholic Charities. They also sponsored a clothes drive not long ago and collected over 20 bags and boxes from our residents.

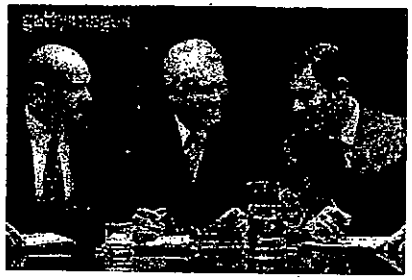
Attachment 52

CLL Men's Programming

Men's discussion groups are a CLL initiative to create opportunities for men to interact with one another through compelling programs and thoughtful discussions in an environment of respect. All men age 60 and more are welcome. Sign up at the CLL front desk or by calling Sergio at 312.981.3386.

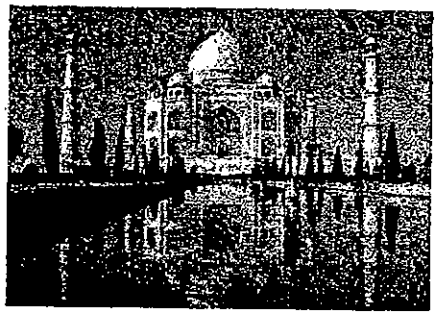
Men's Discussion Group: Public Agenda
Alternate Wednesdays, September 16-December 23 10:30 a.m.-12:00 noon, Randolph Room
Facilitator: Bob Sherman
Fee: $50 all registrants; fee includes study materials

Convene with peers to debate the issues of the day in a respectful and open atmosphere. Participants are expected to read the prepared materials in advance of class for a lively discussion. Study materials will be distributed the first day of class. Registration limited to first twenty men to sign up.



Indian History: Indus River Settlements to the End of Colonialism
Tuesday, September 29, 10:00-11:30 a.m.
Randolph Room
Speaker: Mona Mehta, Ph.D. candidate, University of Chicago
Fee: $15 all registrants; fee includes lecture and refreshments

What forces have shaped the culture, politics, and economy of this rising nation? What is the long term impact on colonialism? Join popular lecturer Mona Mehta for a look at the Indian subcontinent, starting from the earliest settlements to the modern era end of colonialism.



Post-Colonial India and Beyond
Friday, October 16, 11:00 a.m.-1:30 p.m.
Anderson Hall South Balcony
Speaker: Mona Mehta, Ph.D. candidate, University of Chicago
Fee: $25 all registrants; fee includes lecture and lunch

Examine the trends of recent Indian history, as the nation rose from colonialism. What are experts predicting about India's relationship with the U.S. and the world? Bring your views and experience to the conversation.

Pakistan: 3000 BCE to 1947 CE
Wednesday, November 4, 10:00-11:30 a.m.
The Clare at Water Tower, 55 East Pearson Street
Speaker: Professor Fatima Imam, South Asian History specialist, Lake Forest College
Fee: $15 all registrants (free for residents of The Clare); fee includes lecture and refreshments

Join us as we work together to understand the history and trends in the Indian subcontinent through its tumultuous development. How did the nation originate culturally and politically?

The November and December men's discussion group sessions will be hosted by The Clare at Water Tower.

Pakistan: Colonialism to Today
Wednesday, Dec. 4, 10:00-11:30 a.m.
The Clare at Water Tower,
55 E. Pearson Street

Speaker: Professor Fatima Imam, South Asian History specialist, Lake Forest College
Fee: $15 all registrants (free for residents of The Clare); fee includes lecture and Refreshments

Pakistan's internal and external relationships are in the spotlight now more than ever. How can Pakistan resist ongoing conflict and build stability? Take a look into the future of this turnkey nation.

Zoning
Criterion 1110.1730(j)

The property on which The Clare is located was rezoned as a Business-Residential Planned Development at the Chicago City Council meeting on November 5, 2003. The Council's Reports of Committees pages that are related to this rezoning are attached.

Attachment 53

1503175-1

Yeas -- Aldermen Flores, Haithcock, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, Moore, Stone -- 48.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 3-E.
(As Amended)
(Application Number 13927)

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current B7-6 General Central Business District symbols and indications as shown on Map Number 3-E in the area bounded by:

East Pearson Street; North Rush Street; a line 137.37 feet south of East Pearson Street; a line commencing at a point 114.30 feet west of North Rush Street running 19.10 feet in a northerly direction to a point 111.21 feet east of North Wabash Avenue; a line 111.40 feet south of East Pearson Street; and North Wabash Avenue,

to those of Business-Residential Planned Development Number _____ which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Attachment 53

Business-Residential Planned Development Number _____.

Plan Of Development Statements.

1. The area delineated herein as Business - Residential Planned Development No. ____ (the "Planned Development") consists of approximately 24,864 square feet (.57 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by Loyola University of Chicago which has authorized Franciscan Communities Bonaventure Place, Inc. to file this Application (the "Applicant").

2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) is made or authorized by the Applicant or any property owner's association which is formed to succeed the Applicant.

4. This Plan of Development consists of sixteen (16) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; all dated February 28, 2003; a Site/Landscape Plan, Building Elevations consisting of four sheets and a Roof Garden Plan all prepared by Perkins & Will and dated September 18, 2003. Full size copies of these exhibits are on file with the Depatment of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The property within the Planned Development is indicated on the Planned Development Boundary and Property Line Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property under this Planned Development:

Residential and assisted living units, nursing units, educational facilities, retail, all permitted and special uses in the B7-6 General Central Business District, and uses accessory to all of the foregoing uses including, without limitation off-street parking and loading.

Attachment 53

6. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Advertising signs shall not be permitted within the Planned Development.

7. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development.

8. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.

9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.

10. The improvements on the Property, the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations.

11. For purposes of maximum Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from Floor Area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment in excess 3,500 square feet in a single location, regardless of placement in the building, shall be excluded.

12. The maximum floor area ratio ("FAR") described in the Bulk Regulations and Data Table is equal to the B7-6 Zoning District base FAR of 12, plus the grant of floor area premiums pursuant to Section 8.5-8 of the Chicago Zoning Ordinance. The approved amenities and the maximum FAR value associated therewith are described in the following table.

Bonus	Bonus Area	Bonus FAR
Above grade setback		3.0
Arcade Bonus	3,469 s.f.	2.0
Green Roof	13,813 s.f.	2.0
Lower Level Planting Terr.	1,082	.52
Off-site Park Contribution		.48
Off-site Streetscape Contributions		2.4
Total		10.40

Attachment 53

Notwithstanding the above, the Applicant may reallocate FAR premiums or substitute other bonusable amenities as identified in Sections 8.5-8(5) and (6) of the Chicago Zoning Ordinance subject to the approval of the Department. The off-site contributions shall be made in accordance with a written agreement in a form approved by the Department of Law executed by the Applicant within fourteen calendar days of the adoption of this Planned Development.

13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers and the Illuminating Engineering Society.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office of People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.

16. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the B7-6 General Central Business District classification. The six year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

Attachment 53

[Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Building Elevation Drawings; Roof Gardens; and Master Streetscape Plan referred to in these Plan of Development Statements printed on pages 11103 through 11112 of this *Journal*.]

Bulk Regulations and Data Table and Exhibit "A" attached to these Plan of Development Statements read as follows:

Business-Residential Planned Development Number _____.

Plan Of Development

Bulk Regulations And Data Table.

General Description of Land-Use:	See Statement Number 5 of this Planned Development
Maximum Permitted Floor Area Ratio:	22.40

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way, 40,368.02 square feet (0.93 acres) = 24,864 square feet (0.57 acres) + 15,504.02 square feet (0.36 acres)

Setbacks from Property Line:	In substantial conformance with the Site Plan
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan

Attachment 53

Minimum Number of Off-Street Parking Spaces:	175 parking spaces
Maximum Number of Off-Street Parking Spaces:	300 parking spaces
Minimum Number of Off-Street Loading Berths:	2 berths (10 feet by 25 feet)
Maximum Building Height:	See attached Elevations
Maximum Number of Dwelling Units:	331 units
Maximum Number of Nursing Units:	45 units

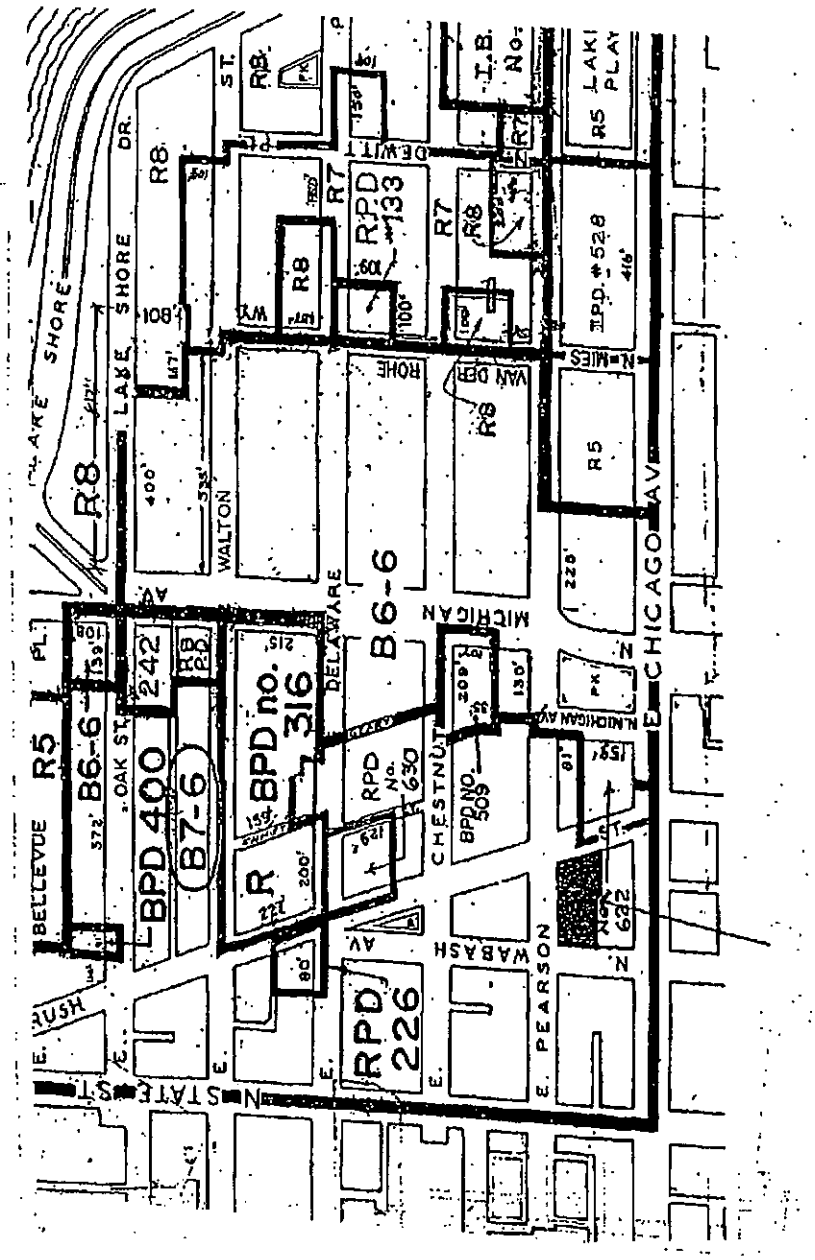
Exhibit "A".

Planned Development Property Boundary.

East Pearson Street; North Rush Street; a line 137.37 feet south of East Pearson Street; a line commencing at a point 114.30 feet west of North Rush Street running 19.10 feet in a northerly direction to a point 111.21 feet east of North Wabash Avenue; a line 11.40 feet south of East Pearson Street; and North Wabash Avenue.

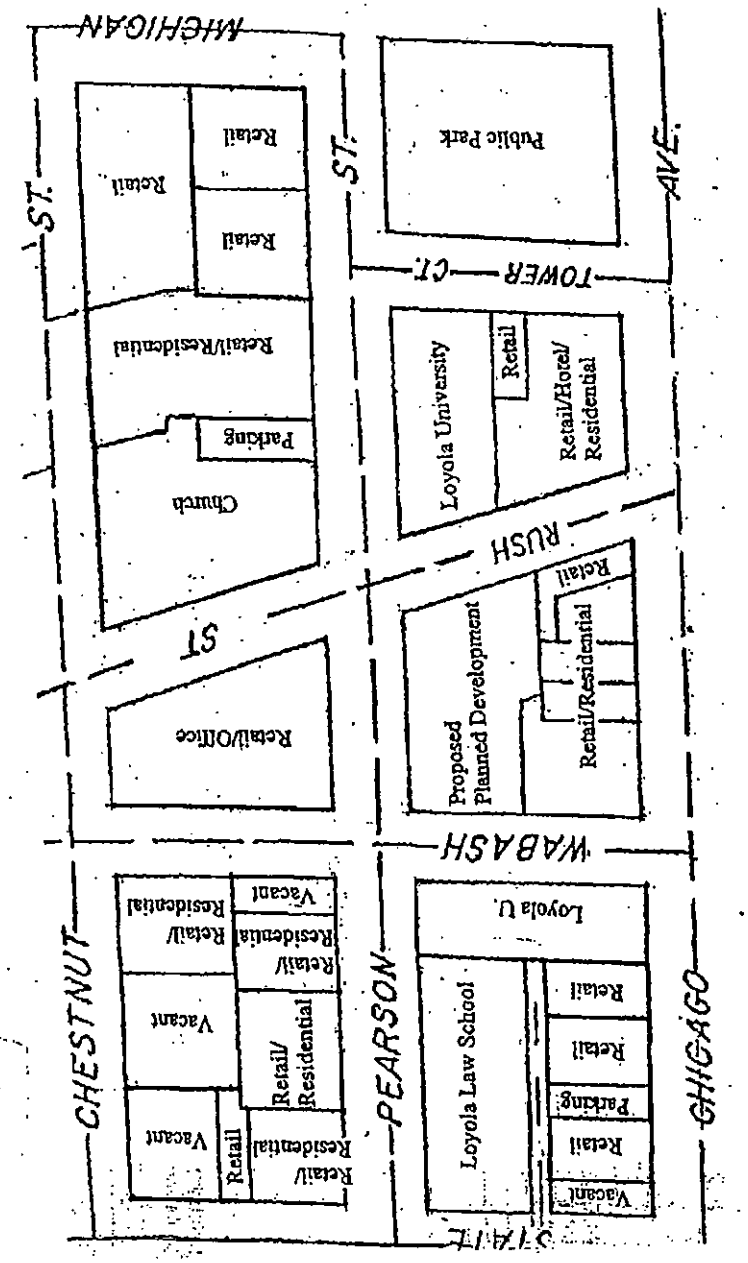
Attachment 53

Zoning Map.



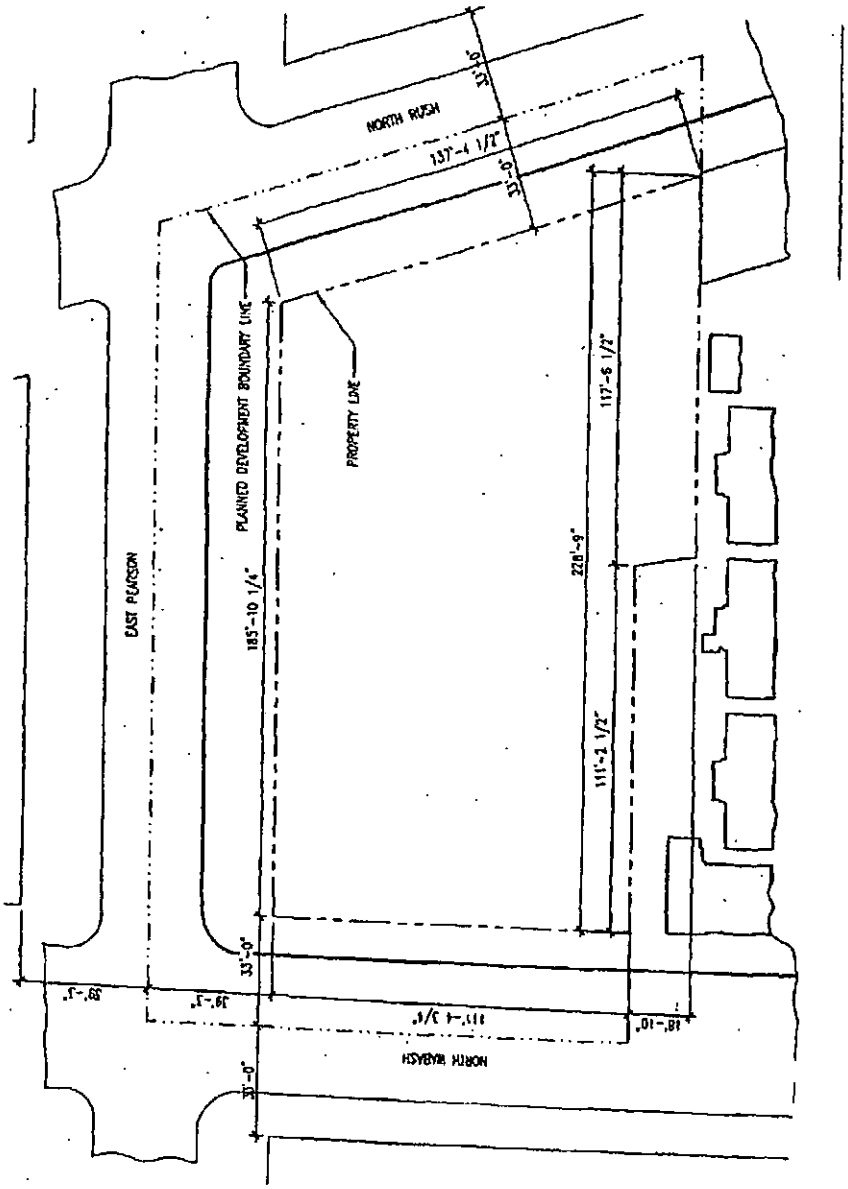
Attachment 53

Existing Land-Use Map.



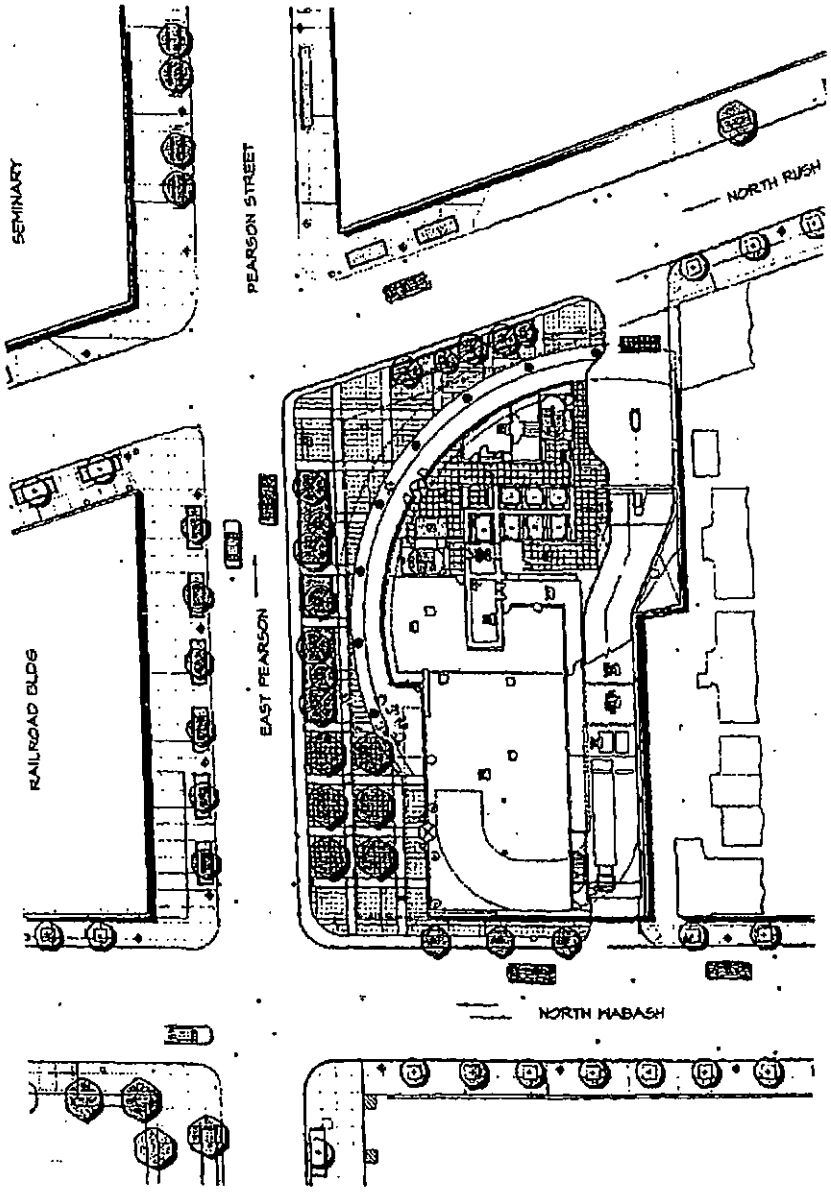
Attachment 53

Planned Development Boundary And Property Line Map.



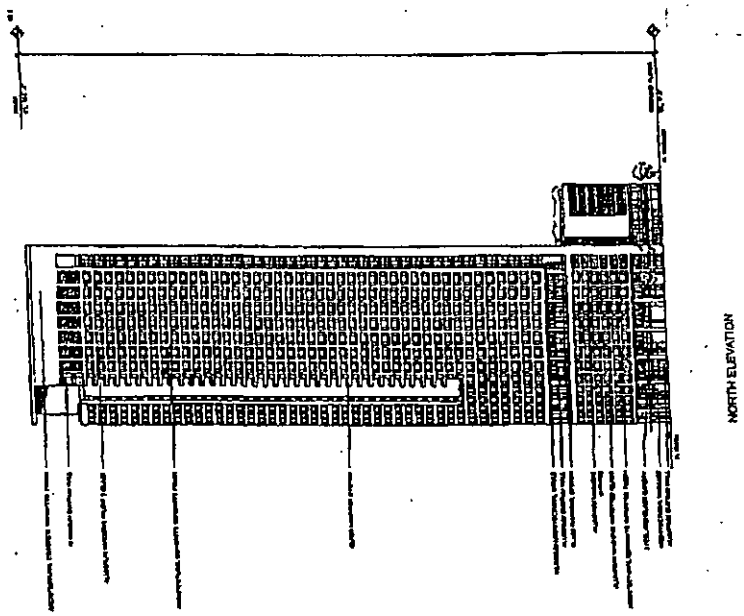
Attachment 53

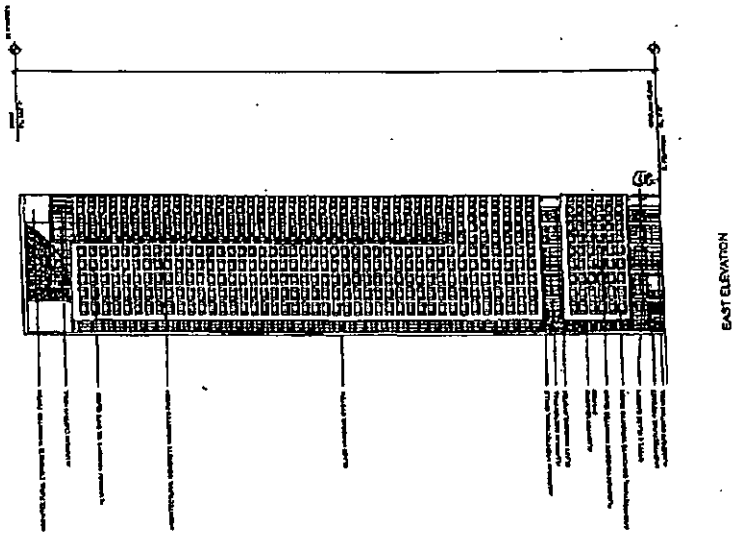
Clare Tower Site Plan.



Attachment 53

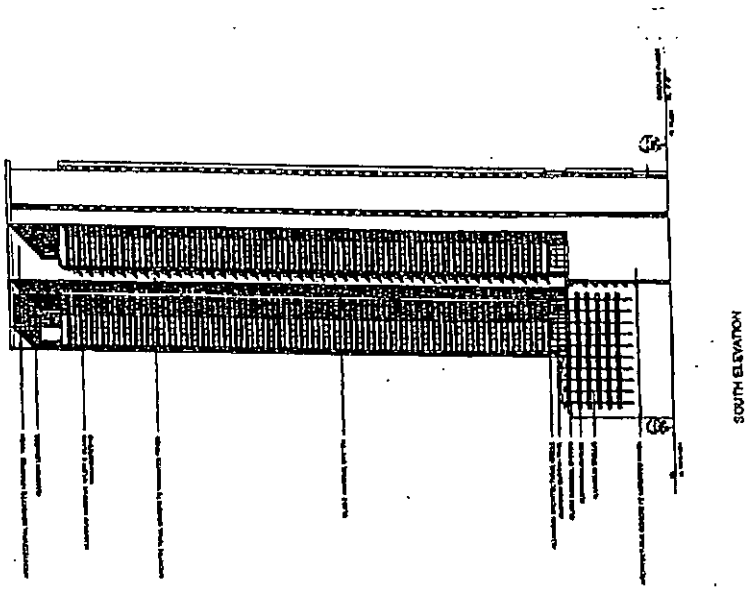
Building Elevations.
(Page 1 of 4)

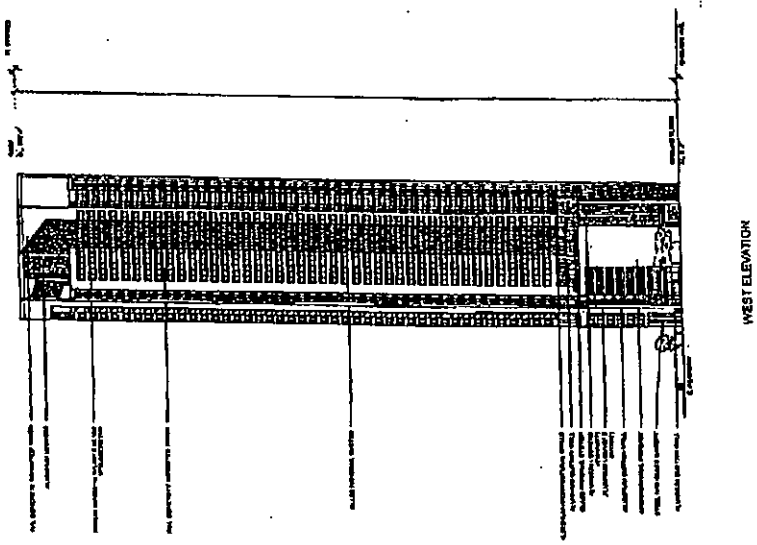




Attachment 53

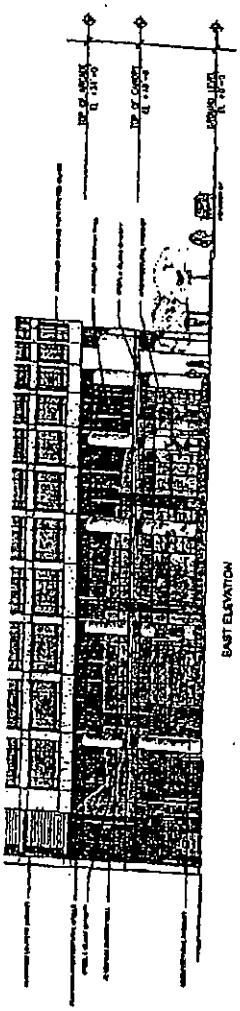
Building Elevations.
(Page 2 of 4)

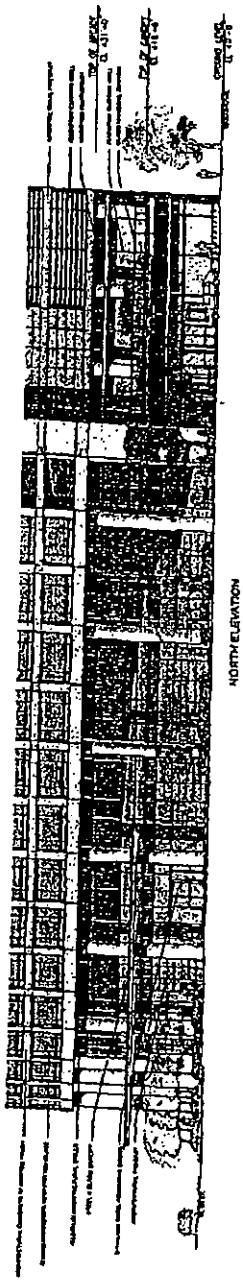




Attachment 53

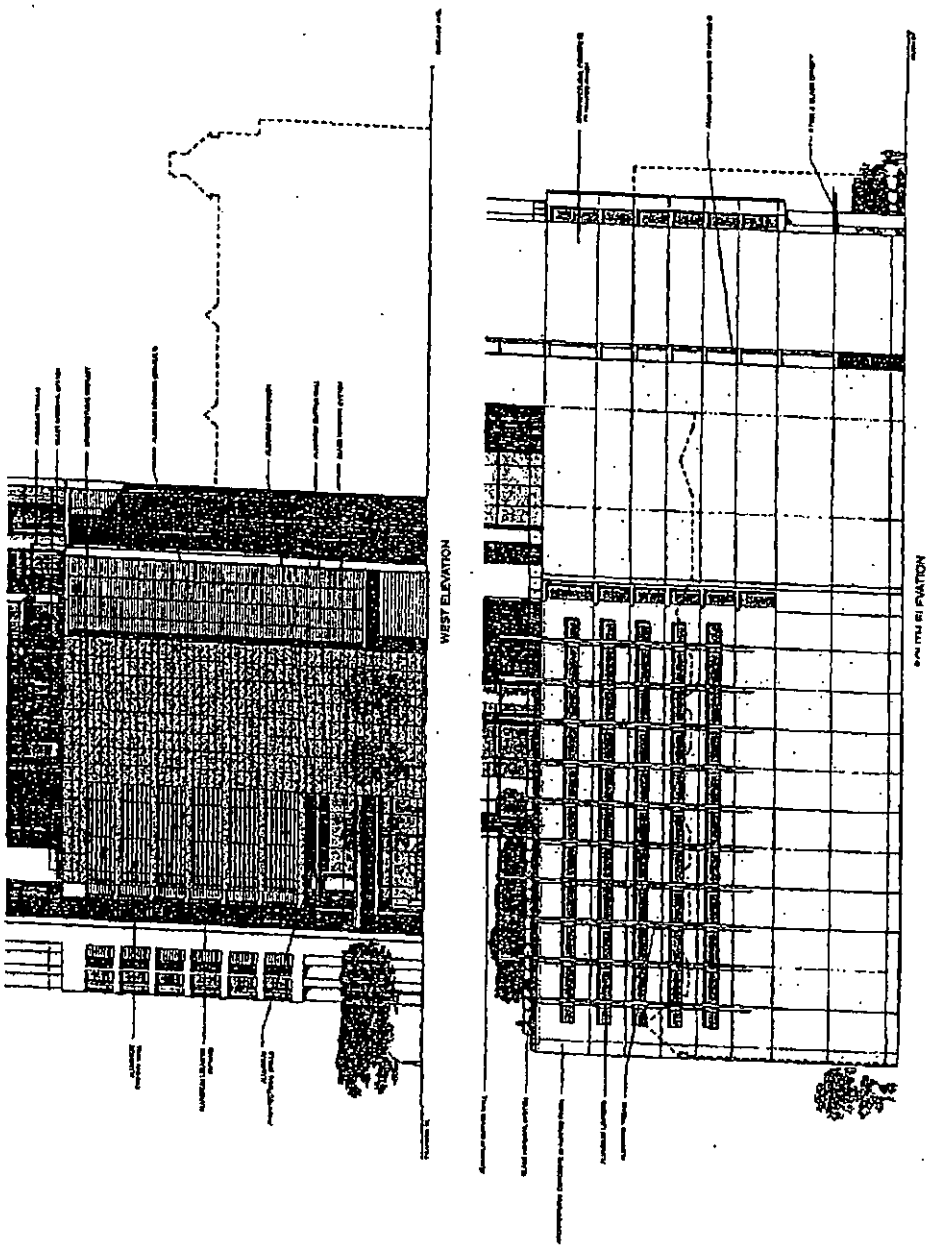
Building Elevations.
(Page 3 of 4)





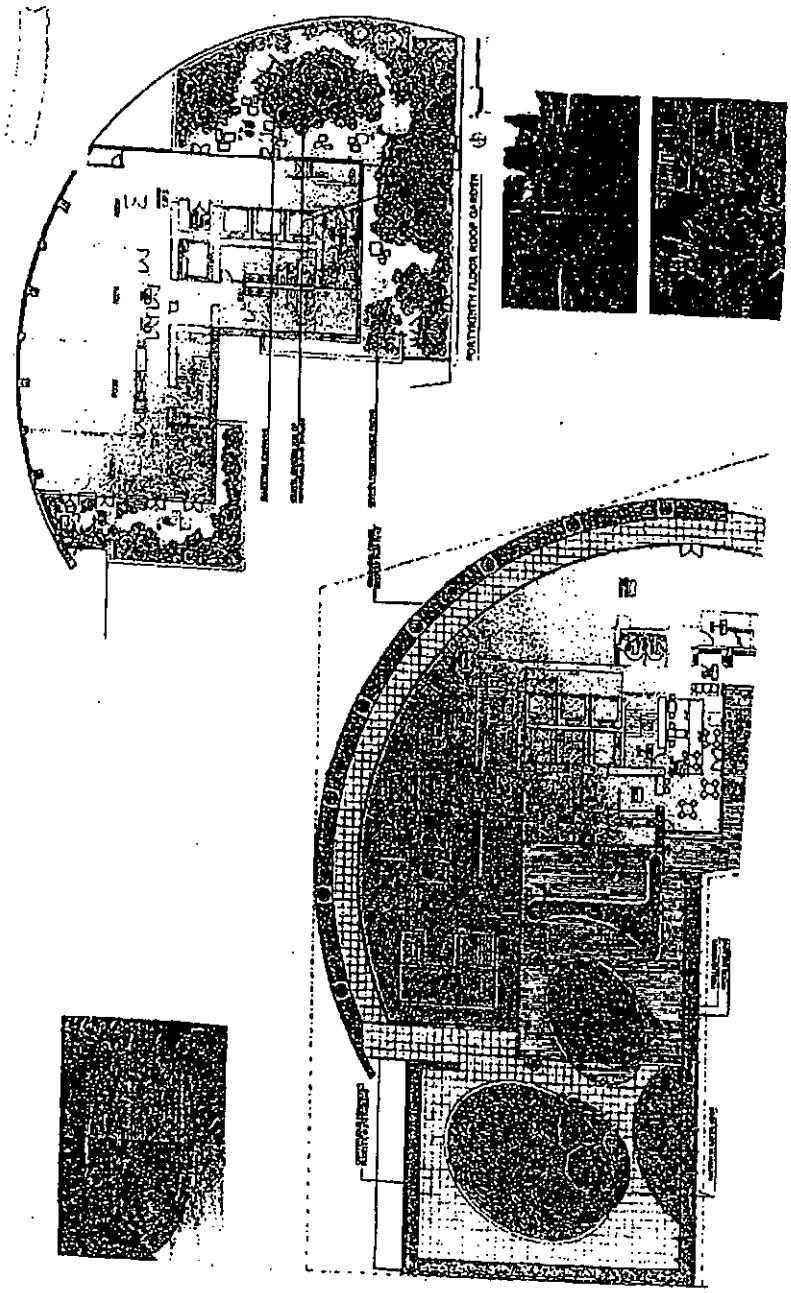
Attachment 53

Building Elevations.
(Page 4 of 4)



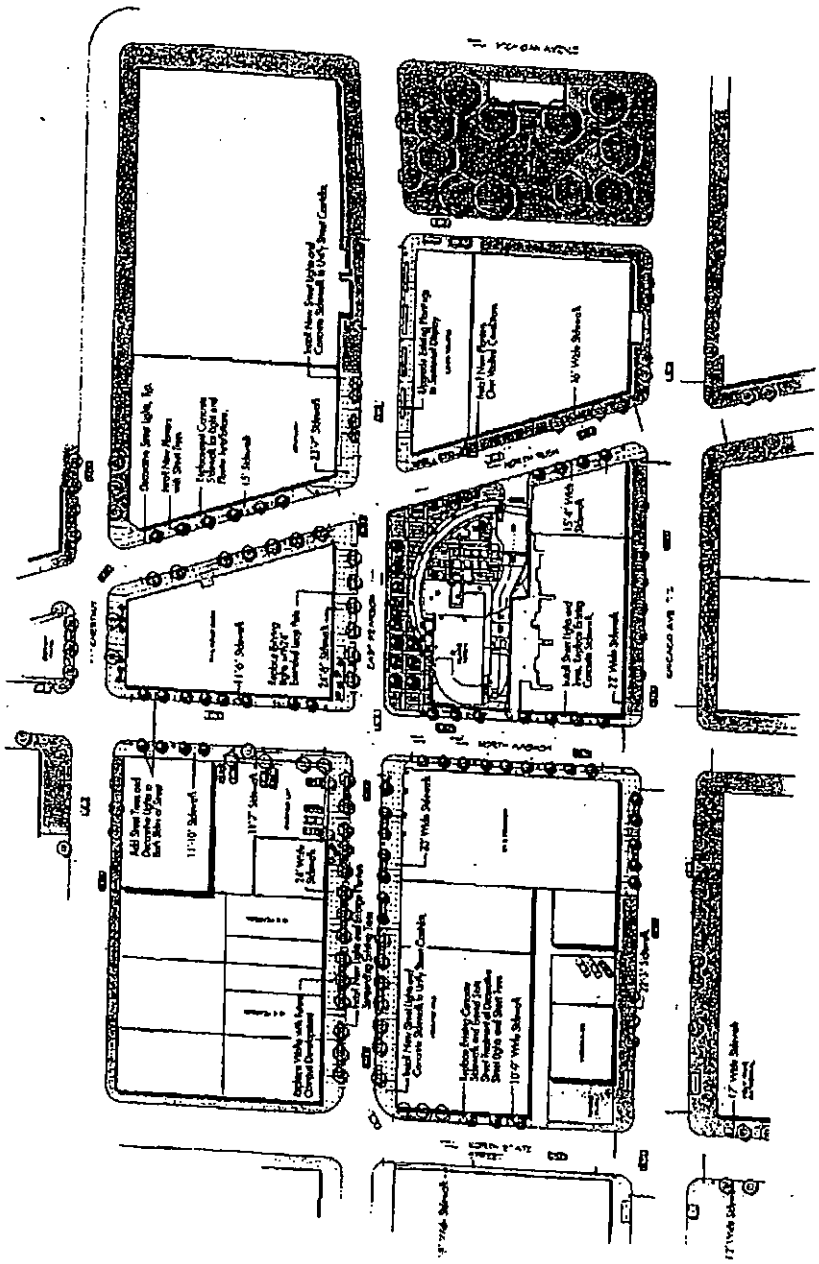
Attachment 53

Roof Gardens.



Attachment 53

Master Streetscape Plan.



Attachment 53

Assurance
Criterion 1110.1730(k)

This statement is being filed pursuant to Section 1110.1730(k) of the Board's Rules (77 Ill. Adm. Code 1110.1730). The undersigned is an authorized representative of the applicant and attests that the applicant understands that by the second year of operation after the project completion, the applicant will make every attempt to achieve and maintain the occupancy standards specified in Part 1100 of the Board's rules for the long term care category of service.

Dated this 29th day of October, 2009

Authorized Representative
The Clare at Water Tower

Attachment 54

1497251-1

Financial Feasibility – Financial Viability
Criterion 1120.210(a)

Not applicable - Because The Clare is already built and operating, this Project does not have any costs associated with it; this application is simply to change the way the beds are licensed/classified.

Attachment 75(a)

Financial Feasibility – Availability of Funds
Criterion 1120.210(b)

Not applicable – Because The Clare is already built and operating, this Project does not have any costs associated with it.

Attachment 75(b)

Financial Feasibility – Operating Start-up Costs
Criterion 1120.210(c)

Not applicable – Because the Clare is already built and operating, this Project does not have any start up costs.

Attachment 75(c)

Economic Feasibility – Reasonableness of Financing Arrangement
Criterion 1120.310(a)

Not applicable – Under 77 IAC 1120.20(b), this Project is not a Category B project, because there are no costs associated with it and it does not propose the establishment of a new category of service or new facility.

Attachment 76(a)

Economic Feasibility – Conditions of Debt Financing
Criterion 1120.310(b)

Not applicable - Because the Clare is already built and operating, there is no debt financing for this Project.

Attachment 76(b)

Economic Feasibility – Reasonableness of Project and Related Costs
Criterion 1120.310(c)

Not applicable – Because The Clare is already built and operating, this Project does not have any costs associated with it.

Attachment 76(c)

Economic Feasibility – Projected Operating Costs
Criterion 1120.310(d)

Direct Operating Expenses
Year 2012

Salaries	$1,280,157
Benefits	$384,047
Supplies	$36,075
Total Direct Operating Expenses	$1,700,279
	/
Number of Patient Days	10,220
	=
Direct Cost per Patient Day	$166.37

- Year = first full fiscal year of operation after project completion or first full fiscal year when the project achieves or exceeds target utilization (90%), whichever is later.
- Use current dollars

Attachment 76(d)

1503175-1

Economic Feasibility – Total Effect of the Project on Capital Costs
Criterion 1120.310(e)

Not applicable – Under 77 IAC 1120.20(b), this Project is not a Category B project, because there are no costs associated with it and it does not propose the establishment of a new category of service or new facility.

Attachment 76(e)

Economic Feasibility – Non-patient Related Services
Criterion 1120.310(f)

Not applicable – Under 77 IAC 1120.20(b), this Project is not a Category B project, because there are no costs associated with it and it does not propose the establishment of a new category of service or new facility.

Attachment 76(f)

Safety Net Impact Statement

Not applicable – Under 20 ILCS 3960/5.4, skilled and intermediate long-term care facilities licensed under the Nursing Home Care Act do not have to submit a Safety Net Impact Statement.