

FOLEY & ASSOCIATES, INC.

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John P. Kniery
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SENT VIA ELECTRONIC MAIL

February 4, 2019

RECEIVED

FEB 06 2019

Mr. George Roate, Project Review
Health Facilities and Services Review Board
Illinois Department of Public Health
525 West Jefferson Street, Second Floor
Springfield, Illinois 62761

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

Re: Ravine Way Surgery Center; HFSRB
Project #:18-043.

Dear Mr. Roate:

This correspondence is in response to your request for additional information on the above referenced project. As you noted, Ravine Way Surgical Center is a joint venture between the physician partners and North Shore University Health System. The safety net information for the hospital system was provided in the Application, however, the net revenue numbers for the historical years were inadvertently omitted. Appended as **Exhibit I** is a copy of the updated safety net data for the most current three years of history for which data is readily available, 2017, 2016 and 2015.

The second and final issue you asked for clarification on was identifying the entity that serves as landlord for the property location. In the Application, the lease that is in effect was provided (see **ATTACHMENT-2A** on pages 54 through 120 of the Application as filed). You noted correctly that the lease was signed by Glenview Ravine Way, LLC. The application listed the incorrect entity as site owner, and we are providing an updated page 2 of this Application with this letter (refer to **EXHIBIT II**). In addition, we are also including a certified copy of the deed appended as **EXHIBIT III**, that shows CMK 2350 Ravine Way, LLC as the current owner of the property. Section 30.1 of the lease (found on page 104) that was submitted with the Application contains a successor and assigns provision that is typically found in leases for REIT investment properties. This provision allows the underlying lease for the property to remain in effect and for the new site owner to take the place of landlord to Ravine Way Surgical Center, LLC. Consistent with 77 Illinois Admin. Code Section 1130.220 CMK 2350 Ravine Way, LLC is not included as necessary Applicant as it maintains no interest in and has no control of the Applicant, Ravine Way Surgery Center, LLC. On behalf of the Applicant, we apologize for the confusion over this issue.



Office: 217/544-1551

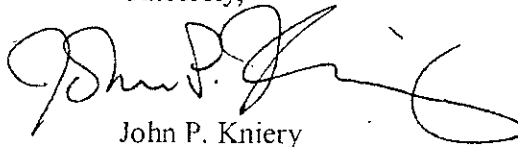
Health Care Consulting
133 South Fourth Street, Suite 200 • Springfield, IL 62701
foley@foleyandassociates.com

Fax: 217/544-3615

Mr. George Roate, Project Review
February 4, 2019
Page Two

Thank you for your review and consideration of this project. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "John P. Kniery", with a large, stylized flourish at the end.

John P. Kniery
Health Care Consultant

ENCLOSURES

C: Melody Winter-Jabeck, Administrator,
Neil Goldstein, Attorney at Law
Mark J. Silberman, Attorney at Law

North Shore University Health Systems				
Safety Net Information per PA 96-0031				
CHARITY CARE				
Charity (# of patients)	Year 2017	Year 2016	Year 2015	
Inpatient	\$ 1,855	\$ 2,053	\$ 2,551	
Outpatient	\$ 14,923	\$ 16,216	\$ 16,196	
Total	\$ 16,778	\$ 18,269	\$ 18,747	
Charity (cost in dollars)	Year 2017	Year 2016	Year 2015	
Inpatient	\$ 4,077,168	\$ 3,987,512	\$ 3,757,653	
Outpatient	\$ 11,889,908	\$ 11,709,209	\$ 11,540,815	
Total	\$ 15,967,076	\$ 15,696,721	\$ 15,298,468	
MEDICAID				
Medicaid (# of patients)	Year 2017	Year 2016	Year 2015	
Inpatient	\$ 3,896	\$ 3,832	\$ 3,641	
Outpatient	\$ 92,109	\$ 85,878	\$ 80,588	
Total	\$ 96,005	\$ 89,710	\$ 84,229	
Medicaid (revenue)	Year 2017	Year 2016	Year 2015	
Inpatient	\$ 33,781,323	\$ 36,606,771	\$ 38,644,049	
Outpatient	\$ 23,014,785	\$ 20,981,672	\$ 22,811,556	
Total	\$ 56,796,108	\$ 57,588,443	\$ 61,455,605	

CHARITY CARE			
	Year 2017	Year 2016	Year 2015
Net Patient Revenue	\$ 1,973,820,000	\$ 1,941,878,000	\$ 1,220,418,879
Amount of Charity Care (charges)	\$ 62,776,737	\$ 61,854,365	\$ 59,169,800
Cost of Charity Care	\$ 15,967,076	\$ 15,696,721	\$ 15,298,468

Post Permit Contact

[Person to receive all correspondence subsequent to permit issuance-**THIS PERSON MUST BE EMPLOYED BY THE LICENSED HEALTH CARE FACILITY AS DEFINED AT 20 ILCS 3960**]

Name: Melody Winter-Jabeck
Title: Administrator
Company Name: Ravine Way Surgery Center, LLC
Address: 2350 Ravine Way, Suite 500, Glenview, Illinois 60025
Telephone Number: (847) 998-4881
E-mail Address: mwinter@ibji.com
Fax Number: (847) 998-6365

Site Ownership

[Provide this information for each applicable site]

Exact Legal Name of Site Owner: CMK 2350 Ravine Way, LLC
Address of Site Owner: 515 South Flower Street, Suite 3100, Los Angeles, CA 90071
Street Address or Legal Description of the Site: 2350 Ravine Way, Suite 500, Glenview, Illinois 60025 Proof of ownership or control of the site is to be provided as Attachment 2. Examples of proof of ownership are property tax statements, tax assessor's documentation, deed, notarized statement of the corporation attesting to ownership, an option to lease, a letter of intent to lease, or a lease.
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: Ravine Way Surgery Center, LLC			
Address: 2350 Ravine Way, Suite 500, Glenview, Illinois 60025			
☐	Non-profit Corporation	☐	Partnership
☐	For-profit Corporation	☐	Governmental
☒	Limited Liability Company	☐	Sole Proprietorship
		☐	Other
- o Corporations and limited liability companies must provide an Illinois Certificate of Good Standing. - o 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. - o Persons with 5 percent or greater interest in the licensee must be identified with the % of ownership.			
APPEND DOCUMENTATION AS ATTACHMENT 3, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.			

Organizational Relationships

Provide (for each applicant) an organizational chart containing the name and relationship of any person or entity who is related (as defined in Part 1130.140). If the related person or entity 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 4, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.



EDWARD M. MOODY

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

COOK COUNTY RECORDER OF DEEDS CERTIFIED FILE COVER PAGE

CCRD OFFICIAL DOCUMENT NUMBER:	1725106065
NUMBER OF PAGES OF ORIGINAL RECORD:	5
NUMBER OF PAGES INCLUDING THIS ONE:	6
DATE CERTIFIED FILE CREATED:	2/1/19

I, Edward M. Moody, Cook County Recorder of Deeds, hereby certify that the record attached to this Cover Page, with the watermark value of:

2d3d170884598930102dc3b21187da3cc73b6b61963c9dddf970424f4dbd4bd9/5Pages/CertifiedCopy

is hereby presented as an **OFFICIAL CERTIFIED RECORD** that has been inspected and verified by a CCRD Employee as a true and accurate copy of the Document Number listed above.

Edward M. Moody, Recorder

To **VERIFY** the authenticity of the PDF file sent to you, please visit

[HTTPS://CCRECORDER.ORG/VERIFY](https://ccrecorder.org/verify)

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THIS DOCUMENT WAS PREPARED BY:

Greenberg Traurig LLP
1840 Century Park East, St 1900
Los Angeles, California 90067
Attn: Gregory Fishman, Esq

UPON RECORDING RETURN TO:

CBRE GLP Medical Office Investor
Attn: Matthew Tepper
800 Boylston St, Suite 2800
Boston, MA 02119

MAIL SUBSEQUENT TAX BILLS TO:

c/o MB Real Estate Services, Inc.
181 W Madison, Suite 4700
Chicago, IL 60602

NCS-817432-2910f4

PIN: 04-22-404-001-0000



Doc# 1725106065 Fee \$46.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. VAREBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/08/2017 03:57 PM PG: 1 OF 5

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of 31st day of August, 2017 by Glenview 2350 Medical Properties, LLC, a Delaware limited liability company, having an address at c/o MBRE Healthcare Group, 181 West Madison, Suite 4700, Chicago, Illinois 60602 ("Grantor"), in favor of CMK 2350 Ravine Way, LLC, a Delaware limited liability company, having an address at c/o CBRE Global Investment Partners, 515 South Flower Street, Suite 3100, Los Angeles, CA 90071 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee and Grantee's heirs, successors and assigns, in and to the following described land (the "Land") in Cook County, Illinois:

See Exhibit A attached hereto and incorporated herein by reference for the description of the Land conveyed herein.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

This conveyance is made subject to those matters described on Exhibit B attached hereto and to applicable zoning ordinances, matters appearing on any recorded plat of the land, and taxes for the current year not yet due and payable.

And Grantor does hereby covenant with Grantee that, except as noted above, title to the Land is free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same

against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

[Signature Page Follows]

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
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COOK COUNTY
RECORDER OF DEEDS

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above-written.

GRANTOR:

GLENVIEW 2350 MEDICAL PROPERTIES, LLC,
a Delaware limited liability company

By: [Signature]
Name: Krysta Bavlisk
Its: Authorized Signatory

State of Illinois)
County of Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Krysta Bavlisk as the Authorized Signatory, of Glenview 2350 Medical Properties, LLC, a Delaware limited liability company, personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the purposes therein set forth.

Given under my hand and official seal, this 3 day of August, 2017.

[Signature]
Notary Public

Commission expires: 11/3/19



REAL ESTATE TRANSFER TAX		08-Sep-2017
	COUNTY:	8,950.00
	ILLINOIS:	17,900.00
	TOTAL:	26,850.00
04-22-404-001-0000 20170701693049 2-081-377-216		

EXHIBIT A

LEGAL DESCRIPTION OF LAND

LOTS 6 AND 7 IN THE NORTH SHORE CORPORATE PARK PHASE II RECORDED JULY 24, 1998 AS DOCUMENT 98650165, BEING A RESUBDIVISION OF PARTS OF LOTS 7, 8 AND 11 IN ASSESSOR'S DIVISION OF SECTION 22 TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT 156008 DATED APRIL 11, 1874 IN COOK COUNTY, ILLINOIS.

Address: 2350 Ravine Way, Glenview, IL 60025

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

EXHIBIT B

1. General real estate taxes for the year 2017 and subsequent years, a lien not yet due and payable.
2. Easement in favor of Ameritech, the Commonwealth Edison Company, Nicor Gas, Chicago Cable TV and the Village of Glenview, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto, contained in the Plat of North Shore Corporate Park Phase II recorded July 23, 1998 as document 98650165. Affects the West 10 feet and the Southerly 15 feet of Lot 6. Affects the West to Northwesterly to North 10 to 15 feet of Lot 7.
3. Amended and Restated Declaration of Protective Covenants for Glenview North Shore Corporate Park recorded August 1, 1996 as document 96590155, and amended by First Amendment to Amended and Restated Declaration of Protective Covenants for Glenview North Shore Corporate Park recorded January 12, 1998 as document 98027733, and further amended by Second Amendment to Amended and Restated Declaration of Protective Covenants for Glenview North Shore Corporate Park recorded August 1, 2001 as document 0010696675, relating to, among other things, permitted uses and performance standards, regulation of improvements, approval of plans, enforcement, revisions, North Shore Corporate Park Association, common area maintenance, association assessments, Outlot 4, and the terms, provisions and conditions contained therein, including but not limited to the charging of assessments as a continuing lien upon the Land.
4. Amended and Restated Annexation Agreement made by and among the Village of Glenview, Missionary Sisters Servants of the Holy Spirit and Marathon U. S. Realities Inc., recorded August 1, 1996 as document 96590154, and the terms and provisions contained therein.
5. Rights of tenants, as tenants only, with no rights of first refusal or options to purchase under unrecorded leases affecting the Land.
6. The following matters disclosed by an ALTA/NSPS survey made by American Surveying & Mapping Inc. on March 15, 2013 and last revised July 17, 2017, designated Job No. 1704560: NONE.