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June 27, 2025

VIA EMAIL

John P. Kniery
Board Administrator
Health Facilities and Services Review Board
Illinois Department of Public Health
525 West Jefferson Street, Second Floor
Springfield, Illinois 62761

Re: Annual Progress Report- Ignite Batavia 23-012

Dear Mr. Kniery:

We represent LBG Batavia LLC, Ignite Batavia, LLC, Batavia Manager, LLC, Batavia Senior Partners, LLC, and Ignite Medical Batavia, LLC (collectively, the "Permit Holders") with regard to Permit #23-012, which was approved by the Illinois Health Facilities and Services Review Board ("HFSRB") on June 27, 2023 to establish a 96-bed Long Term Care Facility at 37W284 Main Street, Batavia, Illinois.

The approved permit amount for the project is \$25,349,517, and the original project completion date is July 1, 2025. The Permit Holders submitted a request for a Permit Renewal to extend the project completion date, December 31, 2025. That request was approved.

Status of the Project

As of this report, the project is substantially advanced and approximately 75% complete, with total expenditures to date of approximately, \$18,800,000 through the end of May. The sitework is substantially complete, and the building exterior, including roofing, windows/doors, siding, and masonry, has also reached substantial completion. Drywall hanging and finishing is complete and the interior construction and painting actively underway.

The remaining work includes completion of drywall installation and painting, installation of interior doors, floor coverings, mechanical/electrical/plumbing work, and kitchen equipment installation. The remainder of this work is scheduled to move forward over the next month. Furniture, Fixtures, and Equipment (FFE) installation is scheduled to begin in July 2025.

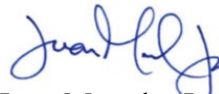
Confirmatory Evidence of Permit Compliance

The Permit Holders can confirm that the project remains in compliance with the approved scope, cost, and conditions outlined in the permit, and sufficient financial resources remain available to complete the project. The project was financially committed on June 27, 2024.

Should you have any questions or require additional information, please do not hesitate to contact me at 312-212-4967 or via email at JMorado@beneschlaw.com.

Very truly yours,

BENESCH, FRIEDLANDER,
COPLAN & ARONOFF LLP

A handwritten signature in blue ink, appearing to read "Juan Morado, Jr.", with a stylized flourish at the end.

Juan Morado, Jr.

JMJ:
Enclosure