



STATE OF ILLINOIS

HEALTH FACILITIES AND SERVICES REVIEW BOARD

525 WEST JEFFERSON ST, SPRINGFIELD, ILLINOIS 62761 • (217) 782-3516 FAX: (217) 785-4111

September 22, 2025

TRANSMITTED ELECTRONICALLY

Joe Ourth
Partner
Saul Ewing LLP
161 N. Clark Street, Suite 4200
Chicago, Illinois 60601
joe.ourth@saulewing.com

RE: Change of Ownership Exemption – Real Estate Only
Exemption #: E-015-25 – Elgin Gastroenterology Endoscopy Center, L.L.C.
Entity to be Licensed: Elgin Gastroenterology Endoscopy Center, L.L.C.
Owner of the Site: Elgin 745 MP WRK7, LLC
Exemption Holders: Welltower OM Group LLC, Welltower, Inc., Elgin 745 MP WRK7, LLC, KAREP VII Reit, LLC

Dear Mr. Ourth:

On September 22, 2025, the Chairwoman of the Illinois Health Facilities and Services Review Board (“State Board”) approved your request for a change of ownership of the real estate housing Elgin Gastroenterology Endoscopy Center, L.L.C., 745 Fletcher Drive, Elgin, Illinois. The approval was based upon the application's compliance with applicable provisions of 77 Ill. Adm. Code 1130.

The change of ownership is considered the sale or transfer of the physical plant and related assets of a health care facility, not resulting in a change in the current licensee. The anticipated exemption completion date is October 9, 2025.

You are reminded that this exemption for a change of ownership of a health care facility shall be invalid if the exemption holder fails to submit a statement to the Board within 90 days after the closing date of the transaction or such more extended period as provided by the Board, certifying that the change of ownership has been completed per the key terms contained in the application. If such key terms of the transaction change, a new application is required. [20 ILCS 3960/8.5(a)] Failure to provide the required notification shall subject the exemption holder to the sanctions provided under Section 14 of the Illinois Health Facilities Planning Act. The exemption holder is also reminded that 77 Ill. Adm. Code 1130.140 defines transactions that constitute a change of healthcare facility ownership. You should become familiar with those definitions.

The State Board's approval does not exempt the transaction from any other regulatory, certification, or licensure requirements applicable before acquisition. The exemption will be

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invalid should the facility for which the change of ownership was granted cease to be an existing healthcare facility.

Should you have any questions or concerns, please get in touch with Mike Constantino or George Roate of my staff at Mike.Constantino@illinois.gov or George.Roate@illinois.gov or 217.782.3516

Sincerely,

A handwritten signature in blue ink, appearing to read "John P. Kniery", is enclosed in a thin black rectangular border.

John P. Kniery
Administrator
Illinois Health Facilities and Services Review Board