

Original

10-064

ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD  
APPLICATION FOR PERMIT**RECEIVED**

## SECTION I. IDENTIFICATION, GENERAL INFORMATION, AND CERTIFICATION

SEP 17 2010

This Section must be completed for all projects.

HEALTH FACILITIES &  
SERVICES REVIEW BOARD**Facility/Project Identification**

Facility Name: <i>Fresenius Medical Care South Deering</i>			
Street Address: <i>10559 S. Torrence Avenue</i>			
City and Zip Code: <i>Chicago, IL 60617</i>			
County: <i>Cook</i>	Health Service Area: <i>6</i>	Health Planning Area:	

**Applicant /Co-Applicant Identification**

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

Exact Legal Name: <i>Fresenius Medical South Deering, LLC d/b/a Fresenius Medical Care South Deering</i>	
Address: <i>920 Winter Street, Waltham, MA 02451</i>	
Name of Registered Agent: <i>CT Systems</i>	
Name of Chief Executive Officer: <i>Rice Powell</i>	
CEO Address: <i>920 Winter Street, Waltham, MA 02451</i>	
Telephone Number: <i>800-662-1237</i>	

**Type of Ownership of Applicant/Co-Applicant**

<input type="checkbox"/> Non-profit Corporation	<input type="checkbox"/> Partnership	
<input type="checkbox"/> For-profit Corporation	<input type="checkbox"/> Governmental	
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> 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.

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

**Primary Contact**

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

Name: <i>Lori Wright</i>
Title: <i>Senior CON Specialist</i>
Company Name: <i>Fresenius Medical Care</i>
Address: <i>One Westbrook Corporate Center, Tower One, Suite 1000, Westchester, IL 60154</i>
Telephone Number: <i>708-498-9121</i>
E-mail Address: <i>lori.wright@fmc-na.com</i>
Fax Number: <i>708-498-9334</i>

**Additional Contact**

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

Name: <i>Coleen Muldoon</i>
Title: <i>Regional Vice President</i>
Company Name: <i>Fresenius Medical Care</i>
Address: <i>One Westbrook Corporate Center, Tower One, Suite 1000, Westchester, IL 60154</i>
Telephone Number: <i>708-498-9118</i>
E-mail Address: <i>coleen.muldoon@fmc-na.com</i>
Fax Number: <i>708-498-9283</i>

**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: <i>Lori Wright</i>
Title: <i>Senior CON Specialist</i>
Company Name: <i>Fresenius Medical Care</i>
Address: <i>One Westbrook Corporate Center, Tower One, Suite 1000, Westchester, IL 60154</i>
Telephone Number: <i>708-498-9121</i>
E-mail Address: <i>lori.wright@fmc-na.com</i>
Fax Number: <i>708-498-9334</i>

**Additional Contact**

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

Name: <i>Clare Ranalli</i>
Title: <i>Attorney</i>
Company Name: <i>Holland &amp; Knight, LLP</i>
Address: <i>131 S. Dearborn, 30<sup>th</sup> Floor, Chicago, IL 60603</i>
Telephone Number: <i>312-578-6567</i>
E-mail Address: <i>clare.ranalli@hklaw.com</i>
Fax Number: <i>312-578-6666</i>

**Site Ownership**

[Provide this information for each applicable site]

Exact Legal Name of Site Owner: <i>10559 South Deering, LLC</i>
Address of Site Owner: <i>455 North Cityfront Plaza Drive, Chicago, IL 60611</i>
Street Address or Legal Description of Site: <i>10559 S. Torrence Avenue, Chicago, IL 60617</i>
Proof of ownership or control of the site is to be provided as Attachment 2. Examples of proof of ownership are property tax statement, 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: <i>Fresenius Medical Care South Deering, LLC d/b/a Fresenius Medical Care South Deering</i>
Address: <i>920 Winter Street, Waltham, MA 02451</i>
<input type="checkbox"/> Non-profit Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> For-profit Corporation <input type="checkbox"/> Governmental <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other
<ul style="list-style-type: none"> <li>o Corporations and limited liability companies must provide an Illinois Certificate of Good Standing.</li> <li>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.</li> <li>o <b>Persons with 5 percent or greater interest in the licensee must be identified with the % of ownership.</b></li> </ul>
APPEND DOCUMENTATION AS ATTACHMENT-3, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

**Organizational Relationships**

Provide (for each co-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.

**Flood Plain Requirements NOT APPLICABLE – PROJECT IS NOT NEW CONSTRUCTION**

[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](http://www.FEMA.gov) or [www.illinoisfloodmaps.org](http://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.hfsrb.illinois.gov>).

**APPEND DOCUMENTATION AS ATTACHMENT -5, 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-6, 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:

- Substantive  
 Non-substantive

Part 1120 Applicability or Classification:  
[Check one only.]

- Part 1120 Not Applicable  
 Category A Project  
 Category B Project  
 DHS or DVA Project

## 2. 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.

*Fresenius Medical Care South Deering, LLC, proposes to establish a 20 station in-center hemodialysis facility at 10559 S. Torrence Avenue, Chicago, Illinois. The facility will be in leased space in a single tenant building. The interior of the leased space will be built out by the applicant.*

*Fresenius Medical Care South Deering will be in HSA 6. There is a need for 100 more ESRD stations as of the August 18, 2010 inventory.*

*This project is "non-substantive" under Planning Board rule 1110.10(b) as it entails the establishment of a health care facility that will provide chronic renal dialysis services*

### 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-reviewable components that are not related to the provision of health care, complete the second column of the table below. Note, the use and sources of funds must equal.

Project Costs and Sources of Funds			
USE OF FUNDS	CLINICAL	NONCLINICAL	TOTAL
Preplanning Costs	N/A	N/A	N/A
Site Survey and Soil Investigation	N/A	N/A	N/A
Site Preparation	N/A	N/A	N/A
Off Site Work	N/A	N/A	N/A
New Construction Contracts	N/A	N/A	N/A
Modernization Contracts	1,305,000	N/A	1,305,000
Contingencies	130,000	N/A	130,000
Architectural/Engineering Fees	142,000	N/A	142,000
Consulting and Other Fees	N/A	N/A	N/A
Movable or Other Equipment (not in construction contracts)	440,000	N/A	440,000
Bond Issuance Expense (project related)	N/A	N/A	N/A
Net Interest Expense During Construction (project related)	N/A	N/A	N/A
Fair Market Value of Leased Space or Equipment	\$1,340,771 302,550	1,643,321	N/A
Other Costs To Be Capitalized	N/A	N/A	N/A
Acquisition of Building or Other Property (excluding land)	N/A	N/A	N/A
<b>TOTAL USES OF FUNDS</b>	<b>3,660,321,</b>		<b>3,660,321</b>
SOURCE OF FUNDS	CLINICAL	NONCLINICAL	CLINICAL
Cash and Securities	1,817,000	N/A	1,817,000
Pledges	N/A	N/A	N/A
Gifts and Bequests	N/A	N/A	N/A
Bond Issues (project related)	N/A	N/A	N/A
Mortgages	N/A	N/A	N/A
Leases (fair market value)	1,643,321	N/A	1,643,321
Governmental Appropriations	N/A	N/A	N/A
Grants	N/A	N/A	N/A
Other Funds and Sources	200,000*	N/A	200,000*
<b>TOTAL SOURCES OF FUNDS</b>	<b>3,660,321</b>	<b>N/A</b>	<b>3,660,321</b>
<b>NOTE: ITEMIZATION OF EACH LINE ITEM MUST BE PROVIDED AT ATTACHMENT-7, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.</b>			

\*Actual construction costs are \$1,435,000 however, the landlord is to contribute \$200,000 tenant improvement allowance to be paid back over the term of the lease, but relates directly to the construction costs.

**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	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Purchase Price: \$	_____	
Fair Market Value: \$	_____	
The project involves the establishment of a new facility or a new category of service		
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, provide the dollar amount of all <b>non-capitalized</b> 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 \$ <u>    \$78,603    </u>		

**Project Status and Completion Schedules**

Indicate the stage of the project's architectural drawings:	
<input checked="" type="checkbox"/> None or not applicable	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Schematics	<input type="checkbox"/> Final Working
Anticipated project completion date (refer to Part 1130.140): <u>    January 15, 2013    </u>	
Indicate the following with respect to project expenditures or to obligation (refer to Part 1130.140):	
<input type="checkbox"/> Purchase orders, leases or contracts pertaining to the project have been executed.	
<input type="checkbox"/> Project obligation is contingent upon permit issuance. Provide a copy of the contingent "certification of obligation" document, highlighting any language related to CON Contingencies	
<input checked="" type="checkbox"/> Project obligation will occur after permit issuance.	
APPEND DOCUMENTATION AS <u>ATTACHMENT-8</u> , IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.	

**State Agency Submittals**

Are the following submittals up to date as applicable:
<input type="checkbox"/> Cancer Registry
<input type="checkbox"/> APORS
<input type="checkbox"/> All formal document requests such as IDPH Questionnaires and Annual Bed Reports been submitted
<input checked="" type="checkbox"/> All reports regarding outstanding permits
<b>Failure to be up to date with these requirements will result in the application for permit being deemed incomplete.</b>

**Cost Space Requirements**

Provide in the following format, the department/area **DGSF** or the building/area **BGSF** and cost. The type of gross square footage either **DGSF** or **BGSF** must be identified. 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.**

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

**APPEND DOCUMENTATION AS ATTACHMENT-9, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.**

**CERTIFICATION**

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

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

This Application for Permit is filed on the behalf of Fresenius Medical Care South Deering, LLC \*

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

Mark Fawcett  
Vice President & Asst. Treasurer

PRINTED NAME

PRINTED TITLE

  
SIGNATURE

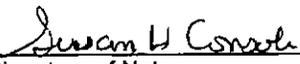
Marc Lieberman  
Asst. Treasurer

PRINTED NAME

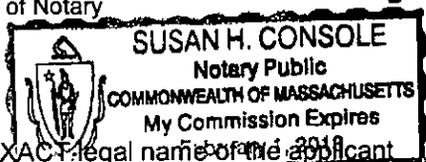
PRINTED TITLE

Notarization:  
Subscribed and sworn to before me  
this 13 day of Sept 2010

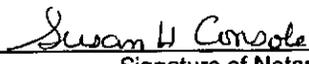
Notarization:  
Subscribed and sworn to before me  
this 13 day of Sept 2010

  
Signature of Notary

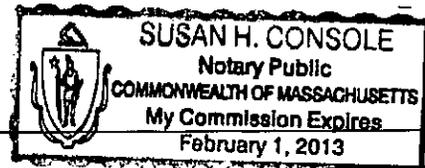
Seal



\*Insert EXACT legal name of the applicant

  
Signature of Notary

Seal



**CERTIFICATION**

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

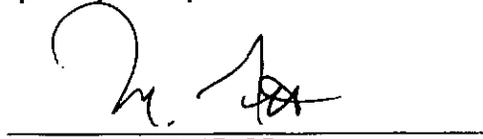
- o in the case of a corporation, any two of its officers or members of its Board of Directors;
- o in the case of a limited liability company, any two of its managers or members (or the sole manger or member when two or more managers or members do not exist);
- o in the case of a partnership, two of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

This Application for Permit is filed on the behalf of Fresenius Medical Care Holdings, Inc. \* 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

PRINTED NAME Lieberman  
Asst. Treasurer

PRINTED TITLE

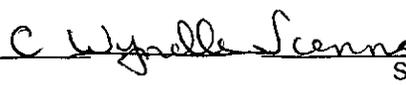
  
SIGNATURE

PRINTED NAME Famer  
Vice President & Asst. Treasurer

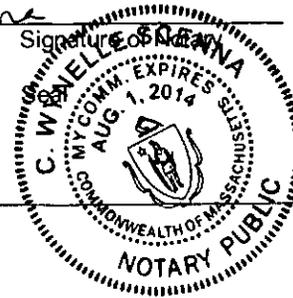
PRINTED TITLE

Notarization:  
Subscribed and sworn to before me  
this \_\_\_\_ day of \_\_\_\_ 2010

Notarization:  
Subscribed and sworn to before me  
this 15 day of July 2010

Signature of Notary 

Seal



\*Insert EXACT legal name of the applicant

### SECTION III – BACKGROUND, PURPOSE OF THE PROJECT, 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 – Background, Purpose of the Project, 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, and certification 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-11, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM. EACH ITEM (1-4) MUST BE IDENTIFIED IN ATTACHMENT 11.**

##### 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 as appropriate.

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

**NOTE: Information regarding the "Purpose of the Project" will be included in the State Agency Report.**

**APPEND DOCUMENTATION AS ATTACHMENT-12, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM. EACH ITEM (1-6) MUST BE IDENTIFIED IN ATTACHMENT 12.**

**ALTERNATIVES**

- 1) Identify **ALL** of the alternatives to the proposed project:

Alternative options **must** 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
  - D) Provide the reasons why the chosen alternative was selected.
- 2) Documentation shall consist of a comparison of the project to alternative options. The comparison shall address issues of total costs, 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. **FOR EVERY ALTERNATIVE IDENTIFIED THE TOTAL PROJECT COST AND THE REASONS WHY THE ALTERNATIVE WAS REJECTED MUST BE PROVIDED.**
- 3) The applicant shall provide empirical evidence, including quantified outcome data that verifies improved quality of care, as available.

**APPEND DOCUMENTATION AS ATTACHMENT-13, 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. **This must be a narrative.**
2. If the gross square footage exceeds the BGSF/DGSF 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 space that results in excess square footage.

**Provide a narrative for any discrepancies from the State Standard. A table must be provided in the following format with Attachment 14.**

SIZE OF PROJECT				
DEPARTMENT/SERVICE	PROPOSED BGSF/DGSF	STATE STANDARD	DIFFERENCE	MET STANDARD?

**APPEND DOCUMENTATION AS ATTACHMENT-14, 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. **A narrative of the rationale that supports the projections must be provided.**

**A table must be provided in the following format with Attachment 15.**

UTILIZATION					
	DEPT./ SERVICE	HISTORICAL UTILIZATION (PATIENT DAYS) (TREATMENTS) ETC.	PROJECTED UTILIZATION	STATE STANDARD	MET STANDARD?
YEAR 1					
YEAR 2					

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

**UNFINISHED OR SHELL SPACE: NOT APPLICABLE – THERE IS NO UNFINISHED SHELLSPACE**

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-16, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.**

**ASSURANCES: NOT APPLICABLE – THERE IS NO UNFINISHED SHELL SPACE**

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-17, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.**

**G. Criterion 1110.1430 - In-Center Hemodialysis**

1. Applicants proposing to establish, expand and/or modernize In-Center Hemodialysis must submit the following information:
2. Indicate station capacity changes by Service: Indicate # of stations changed by action(s):

Category of Service	# Existing Stations	# Proposed Stations
<input checked="" type="checkbox"/> In-Center Hemodialysis	0	20

3. READ the applicable review criteria outlined below and **submit the required documentation for the criteria:**

APPLICABLE REVIEW CRITERIA	Establish	Expand	Modernize
1110.1430(b)(1) - Planning Area Need - 77 Ill. Adm. Code 1100 (formula calculation)	X		
1110.1430(b)(2) - Planning Area Need - Service to Planning Area Residents	X	X	
1110.1430(b)(3) - Planning Area Need - Service Demand - Establishment of Category of Service	X		
1110.1430(b)(4) - Planning Area Need - Service Demand - Expansion of Existing Category of Service		X	
1110.1430(b)(5) - Planning Area Need - Service Accessibility	X		
1110.1430(c)(1) - Unnecessary Duplication of Services	X		
1110.1430(c)(2) - Maldistribution	X		
1110.1430(c)(3) - Impact of Project on Other Area Providers	X		
1110.1430(d)(1) - Deteriorated Facilities			X
1110.1430(d)(2) - Documentation			X
1110.1430(d)(3) - Documentation Related to Cited Problems			X
1110.1430(e) - Staffing Availability	X	X	
1110.1430(f) - Support Services	X	X	X
1110.1430(g) - Minimum Number of Stations	X		
1110.1430(h) - Continuity of Care	X		
1110.1430(j) - Assurances	X	X	X

**APPEND DOCUMENTATION AS ATTACHMENT-26, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.**

4. Projects for relocation of a facility from one location in a planning area to another in the same planning area must address the requirements listed in subsection (a)(1) for the "Establishment of Services or Facilities", as well as the requirements in Section 1110.130 - "Discontinuation" and subsection 1110.1430(i) - "Relocation of Facilities".

The following Sections **DO NOT** need to be addressed by the applicants or co-applicants responsible for funding or guaranteeing the funding of the project if the applicant has a bond rating of A- or better from Fitch's or Standard and Poor's rating agencies, or A3 or better from Moody's (the rating shall be affirmed within the latest 18 month period prior to the submittal of the application):

- Section 1120.120 Availability of Funds – Review Criteria
- Section 1120.130 Financial Viability – Review Criteria
- Section 1120.140 Economic Feasibility – Review Criteria, subsection (a)

**VIII. - 1120.120 - Availability of Funds**

The applicant shall document that financial resources shall be available and be equal to or exceed the estimated total project cost plus any related project costs by providing evidence of sufficient financial resources from the following sources, as applicable: **Indicate the dollar amount to be provided from the following sources:**

<u>1,817,000</u>	<p>a) Cash and Securities – statements (e.g., audited financial statements, letters from financial institutions, board resolutions) as to:</p> <ol style="list-style-type: none"> <li>1) the amount of cash and securities available for the project, including the identification of any security, its value and availability of such funds; and</li> <li>2) interest to be earned on depreciation account funds or to be earned on any asset from the date of applicant's submission through project completion;</li> </ol>
<u>N/A</u>	<p>b) Pledges – for anticipated pledges, a summary of the anticipated pledges showing anticipated receipts and discounted value, estimated time table of gross receipts and related fundraising expenses, and a discussion of past fundraising experience.</p>
<u>N/A</u>	<p>c) Gifts and Bequests – verification of the dollar amount, identification of any conditions of use, and the estimated time table of receipts;</p>
<u>1,643,321</u>	<p>d) Debt – a statement of the estimated terms and conditions (including the debt time period, variable or permanent interest rates over the debt time period, and the anticipated repayment schedule) for any interim and for the permanent financing proposed to fund the project, including:</p> <ol style="list-style-type: none"> <li>1) For general obligation bonds, proof of passage of the required referendum or evidence that the governmental unit has the authority to issue the bonds and evidence of the dollar amount of the issue, including any discounting anticipated;</li> <li>2) For revenue bonds, proof of the feasibility of securing the specified amount and interest rate;</li> <li>3) For mortgages, a letter from the prospective lender attesting to the expectation of making the loan in the amount and time indicated, including the anticipated interest rate and any conditions associated with the mortgage, such as, but not limited to, adjustable interest rates, balloon payments, etc.;</li> <li>4) For any lease, a copy of the lease, including all the terms and conditions, including any purchase options, any capital improvements to the property and provision of capital equipment;</li> <li>5) For any option to lease, a copy of the option, including all terms and conditions.</li> </ol>
<u>N/A</u>	<p>e) Governmental Appropriations – 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, a copy of a resolution or other action of the governmental unit attesting to this intent;</p>
<u>N/A</u>	<p>f) Grants – a letter from the granting agency as to the availability of funds in terms of the amount and time of receipt;</p>
<u>200,000</u>	<p>g) All Other Funds and Sources – verification of the amount and type of any other funds that will be used for the project. (Tenant Improvement Allowance, per Letter of Intent for Leased Space)</p>
<u>3,660,321</u>	<b>TOTAL FUNDS AVAILABLE</b>

**APPEND DOCUMENTATION AS ATTACHMENT-39, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.**

**IX. 1120.130 - Financial Viability**

All the applicants and co-applicants shall be identified, specifying their roles in the project funding or guaranteeing the funding (sole responsibility or shared) and percentage of participation in that funding.

**Financial Viability Waiver**

The applicant is not required to submit financial viability ratios if:

1. All of the projects capital expenditures are completely funded through internal sources
2. The applicant's current debt financing or projected debt financing is insured or anticipated to be insured by MBIA (Municipal Bond Insurance Association Inc.) or equivalent
3. The applicant provides a third party surety bond or performance bond letter of credit from an A rated guarantor.

See Section 1120.130 Financial Waiver for information to be provided

**APPEND DOCUMENTATION AS ATTACHMENT-40, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.**

The applicant or co-applicant that is responsible for funding or guaranteeing funding of the project shall provide viability ratios for the latest three years for which audited financial statements are available and for the first full fiscal year at target utilization, but no more than two years following project completion. When the applicant's facility does not have facility specific financial statements and the facility is a member of a health care system that has combined or consolidated financial statements, the system's viability ratios shall be provided. If the health care system includes one or more hospitals, the system's viability ratios shall be evaluated for conformance with the applicable hospital standards.

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	<b>APPLICANT MEETS THE FINANCIAL VIABILITY WAIVER CRITERIA IN THAT ALL OF THE PROJECTS CAPITAL EXPENDITURES ARE COMPLETELY FUNDED THROUGH INTERNAL SOURCES, THEREFORE NO RATIOS ARE PROVIDED.</b>			
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.

2. Variance **NOT APPLICABLE**

Applicants not in compliance with any of the viability ratios shall document that another organization, public or private, shall assume the legal responsibility to meet the debt obligations should the applicant default.

**APPEND DOCUMENTATION AS ATTACHMENT 41, IN NUMERICAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.**

**X. 1120.140 - Economic Feasibility**

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

**A. Reasonableness of Financing Arrangements**

The applicant shall document the reasonableness of financing arrangements by submitting a notarized statement signed by an authorized representative that attests to one of the following:

- 1) That the total estimated project costs and related costs will be funded in total with cash and equivalents, including investment securities, unrestricted funds, received pledge receipts and funded depreciation; or
- 2) That the total estimated project costs and related costs will be funded in total or in part by borrowing because:
  - A) A portion or all of the cash and equivalents must be retained in the balance sheet asset accounts in order to maintain a current ratio of at least 2.0 times for hospitals and 1.5 times for all other facilities; or
  - B) 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. Conditions of Debt Financing**

This criterion is applicable only to projects that involve debt financing. The applicant shall document that the conditions of debt financing are reasonable by submitting a notarized statement signed by an authorized representative that attests to the following, as applicable:

- 1) That the selected form of debt financing for the project will be at the lowest net cost available;
- 2) That the selected form of debt financing will not be at the lowest net cost available, but is more advantageous due to such terms as prepayment privileges, no required mortgage, access to additional indebtedness, term (years), financing costs and other factors;
- 3) That the project involves (in total or in part) the leasing of equipment or facilities and that the expenses incurred with leasing a facility or equipment are less costly than constructing a new facility or purchasing new equipment.

**C. Reasonableness of Project and Related Costs**

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 Mod.		Gross Sq. Ft. New Circ.*		Gross Sq. Ft. Mod. Circ.*		Const. \$ (A x C)	Mod. \$ (B x E)	
Contingency									
<b>TOTALS</b>									

\* Include the percentage (%) of space for circulation

**D. Projected Operating Costs**

The applicant shall provide the projected direct annual operating costs (in current dollars per equivalent patient day or unit of service) for the first full fiscal year at target utilization but no more than two years following project completion. Direct cost means the fully allocated costs of salaries, benefits and supplies for the service.

**E. Total Effect of the Project on Capital Costs**

The applicant shall provide the total projected annual capital costs (in current dollars per equivalent patient day) for the first full fiscal year at target utilization but no more than two years following project completion.

**APPEND DOCUMENTATION AS ATTACHMENT -42, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.**

**XI. Safety Net Impact Statement**

**SAFETY NET IMPACT STATEMENT that describes all of the following must be submitted for ALL SUBSTANTIVE AND DISCONTINUATION PROJECTS: NOT APPLICABLE - PROJECT IS NON-SUBSTANTIVE AND IS NOT A DISCONTINUATION**

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.

**A table in the following format must be provided as part of Attachment 43.**

Safety Net Information per PA 96-0031			
CHARITY CARE			
Charity (# of patients)	Year	Year	Year
Inpatient			
Outpatient			
<b>Total</b>			
Charity (cost in dollars)	Year	Year	Year
Inpatient			
Outpatient			
<b>Total</b>			
MEDICAID			
Medicaid (# of patients)	Year	Year	Year
Inpatient			
Outpatient			

Total			
Medicaid (revenue)			
Inpatient			
Outpatient			
Total			

APPEND DOCUMENTATION AS ATTACHMENT-43, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

**XII. Charity Care Information**

Charity Care information **MUST** be furnished for **ALL** projects.

1. All applicants and co-applicants shall indicate the amount of charity care for the latest three **audited** fiscal years, the cost of charity care and the ratio of that charity care cost to net patient revenue.
2. If the applicant owns or operates one or more facilities, the reporting shall be for each individual facility located in Illinois. If charity care costs are reported on a consolidated basis, the applicant shall provide documentation as to the cost of charity care; the ratio of that charity care to the net patient revenue for the consolidated financial statement; the allocation of charity care costs; and the ratio of charity care cost to net patient revenue for the facility under review.
3. If the applicant is not an existing facility, it shall submit the facility's projected patient mix by payer source, anticipated charity care expense and projected ratio of charity care to net patient revenue by the end of its second year of operation.

Charity care" means care provided by a health care facility for which the provider does not expect to receive payment from the patient or a third-party payer. (20 ILCS 3960/3) Charity Care **must** be provided at cost.

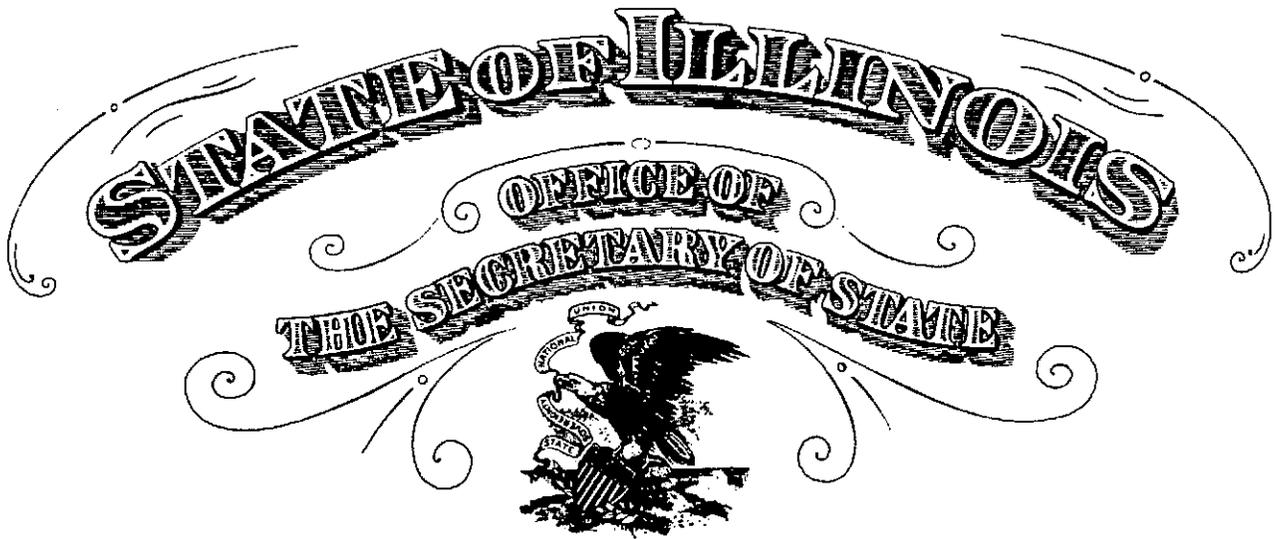
A table in the following format must be provided for all facilities as part of Attachment 44.

CHARITY CARE			
	Year	Year	Year
Net Patient Revenue			
Amount of Charity Care (charges)			
Cost of Charity Care			

APPEND DOCUMENTATION AS ATTACHMENT-44, 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:

<b>INDEX OF ATTACHMENTS</b>		
<b>ATTACHMENT NO.</b>		<b>PAGES</b>
1	Applicant/Co-applicant Identification including Certificate of Good Standing	21
2	Site Ownership	22-25
3	Persons with 5 percent or greater interest in the licensee must be identified with the % of ownership.	26
4	Organizational Relationships (Organizational Chart) Certificate of Good Standing Etc.	27
5	Flood Plain Requirements	
6	Historic Preservation Act Requirements	28
7	Project and Sources of Funds Itemization	29-30
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9	Cost Space Requirements	31
10	Discontinuation	
11	Background of the Applicant	32-35
12	Purpose of the Project	36
13	Alternatives to the Project	37-40
14	Size of the Project	41
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17	Assurances for Unfinished/Shell Space	
18	Master Design Project	
19	Mergers, Consolidations and Acquisitions	
	<b>Service Specific:</b>	
20	Medical Surgical Pediatrics, Obstetrics, ICU	
21	Comprehensive Physical Rehabilitation	
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23	Neonatal Intensive Care	
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26	In-Center Hemodialysis	43-63
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28	General Long Term Care	
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30	Selected Organ Transplantation	
31	Kidney Transplantation	
32	Subacute Care Hospital Model	
33	Post Surgical Recovery Care Center	
34	Children's Community-Based Health Care Center	
35	Community-Based Residential Rehabilitation Center	
36	Long Term Acute Care Hospital	
37	Clinical Service Areas Other than Categories of Service	
38	Freestanding Emergency Center Medical Services	
	<b>Financial and Economic Feasibility:</b>	
39	Availability of Funds	64-73
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41	Financial Viability	75
42	Economic Feasibility	76-80
43	Safety Net Impact Statement	
44	Charity Care Information	81
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Appendix 2	Physician Referral Letters	113-120



**To all to whom these Presents Shall Come, Greeting:**

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

FRESENIUS MEDICAL CARE OF ILLINOIS, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAVING OBTAINED ADMISSION TO TRANACT BUSINESS IN ILLINOIS ON MARCH 26, 2004, APPEARS TO HAVE COMPLIED WITH ALL PROVISIONS OF THE LIMITED LIABILITY COMPANY ACT OF THIS STATE, AND AS OF THIS DATE IS IN GOOD STANDING AS A FOREIGN LIMITED LIABILITY COMPANY ADMITTED TO TRANACT BUSINESS IN THE STATE OF ILLINOIS.

***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 JUNE A.D. 2010 .***



*Jesse White*

Authentication #: 1016601420

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

SECRETARY OF STATE

Certificate of Good Standing  
**ATTACHMENT - 1**

## Site Ownership

[Provide this information for each applicable site]

Exact Legal Name of Site Owner: *10559 South Deering, LLC*

Address of Site Owner: *455 North Cityfront Plaza Drive, Chicago, IL 60611*

Street Address or Legal Description of Site: *10559 S. Torrence Avenue, Chicago, IL 60617*

Proof of ownership or control of the site is to be provided as Attachment 2. Examples of proof of ownership are property tax statement, 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.



# Fresenius Medical Care

September 10, 2010

Attn: Loren Guzik

RE: **Fresenius Medical Care of South Deering, LLC**

Dear Loren,

We are pleased to provide you with the following **Letter Of Intent**.

**OWNERSHIP:**

10559 STORRENCE, LLC

**LOCATION:**

10559 S Torrence, Chicago, IL 60617

**Parcel # 26-07-312-008-0000**

**INITIAL SPACE  
REQUIREMENTS:**

Approximately 10,000 SF of contiguous usable square feet.

**PRIMARY TERM:**

Twelve (12) years.

**OPTION TO RENEW:**

Three (3) five (5) year options to renew the lease. Options based upon pre-established annual increase of 2% per annum not to exceed FMV.

**RENTAL RATE:**

Ten dollars (\$10.00) per square foot NET.

**ESCALATION:**

Two (2) percent per annual increases beginning in the second lease year.

**COMMON AREA EXPENSES  
AND REAL ESTATE TAXES:**

Operating Expenses and Taxes are estimated to be approximately \$3.00 per square foot. Landlord and Tenant agree to increase/ decrease if actual expense is greater / less than above

**LANDLORD CONTRIBUTION TO  
TENANT IMPROVEMENTS:**

Landlord will pay \$200,000 to Tenant General Contractors for Base Building Conditions Work.

**PRIMARY TERM:**

Lease is Contingent on the landlord consummating the purchase of the property .

**POSSESSION DATE:**

FMC will have the right to take possession of the premises upon twenty (20) days after approval of the Certificate of Need to complete its necessary improvements. FMC will need a minimum of 90 days to build out the premises.

**COMMENCEMENT DATE:**

The lease and rent would commence on the 90 days after possession of building. For purposes of establishing an actual occupancy date, both parties will execute an amendment after occupancy has occurred, setting forth dates for purposes of calculations, notices, or other events in the lease that may be tied to a commencement date.

**DEMISED PREMISES SHELL:**

Tenant shall accept the premises in its "as-is" condition, subject only to the completion except for latent deficient.

**SPACE PLANNING/ ARCHITECTURAL AND MECHANICAL DRAWINGS:**

FMC will provide all space planning and architectural and mechanical drawings required to build out the tenant improvements, including construction drawings stamped by a licensed architect and submitted for approvals and permits. All building permits shall be the Tenant's responsibility.

**LANDLORD WORK:**

None

**PARKING:**

All parking stalls are available exclusively for tenants use.

**CORPORATE IDENTIFICATION:**

FMC will have complete signage rights in accordance with local code.

**ASSIGNMENT/ SUBLETTING:**

FMC requires the right to assign or sublet all or a portion of the demised premises to any subsidiary or affiliate without landlord's consent. Any other assignment or subletting will be subject to landlord's prior consent, which shall not be unreasonably withheld or delayed.

**ZONING AND RESTRICTIVE COVENANTS:**

Please indicate if the current property zoning is acceptable for use as a Dialysis Clinic and if there are any restrictive covenants imposed by the development, owner, and/or municipality.

**FINANCING:**

FMC will require a non-disturbance agreement.

**ENVIRONMENTAL:**

Please confirm that there is no asbestos present in the building and that there are no contaminants or environmental hazards in or on the property. Also

include a brief narrative of any tenants and their activities as they relate to the generation of hazardous materials.

**EXCLUSIVE TERRITORY:**

Landlord agrees not to lease space under its control to another dialysis provider within a five mile radius of the proposed location.

**CON CONTINGENCY:**

Landlord and FMC understand and agree that the establishment of any chronic outpatient dialysis facility in the State of Illinois is subject to the requirements of the Illinois Health Facilities Planning Act, 20 ILCS 3960/1 et seq. and, thus, FMC cannot establish a dialysis facility on the Premises or execute a binding real estate lease in connection therewith unless FMC obtains a Certificate of Need (CON) permit from the Illinois Health Facilities Planning Board (the "Planning Board"). FMC agrees to proceed using its commercially reasonable best efforts to submit an application for a CON permit and to prosecute said application to obtain the CON permit from the Planning Board. Based on the length of the Planning Board review process, FMC does not expect to receive a CON permit prior to February 2011. In light of the foregoing facts, the parties agree that they shall promptly proceed with due diligence to negotiate the terms of a definitive lease agreement and execute such agreement prior to approval of the CON permit provided, however, the lease shall not be binding on either party prior to the approval of the CON permit and the lease agreement shall contain a contingency clause indicating that the lease agreement is not effective pending CON approval. Assuming CON permit approval is granted, the effective date of the lease agreement shall be the first day of the calendar month following CON permit approval. In the event that the Planning Board does not award FMC a CON permit to establish a dialysis center on the Premises by February 2011, neither party shall have any further obligation to the other party with regard to the negotiations, lease or Premises contemplated by this Letter of Intent.

**SECURITY:**

Fresenius Medical Care Holding with fully guarantee the lease.

Thank you for your time and cooperation in this matter, should you have any questions please call me at 781-699-9994.

Sincerely,

*Bill Popken*

Bill Popken  
Senior Real Estate Manager

Fresenius Medical Care North America  
Reservoir Woods  
920 Winter Street  
Waltham, MA 02451-1457

## Operating Identity/Licensee

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

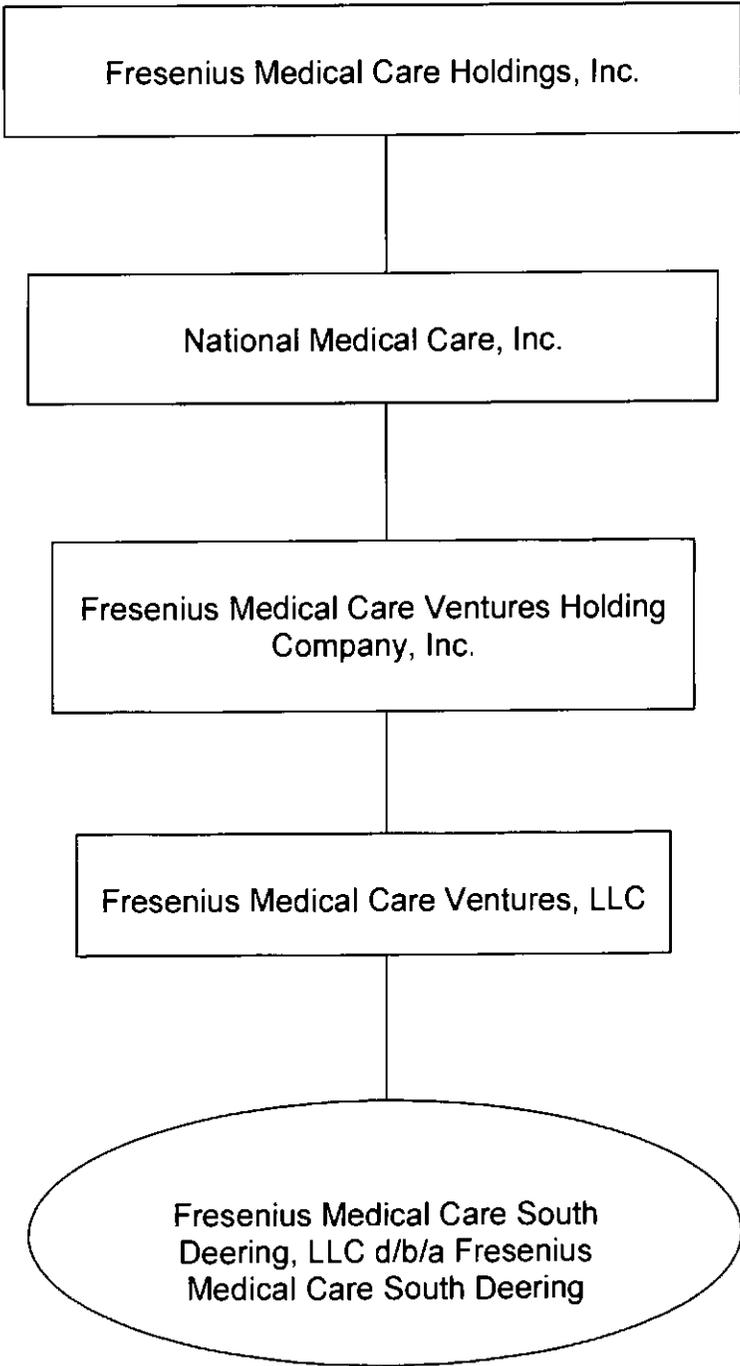
Exact Legal Name: *Fresenius Medical Care South Deering, LLC d/b/a Fresenius Medical Care South Deering*

Address: *920 Winter Street, Waltham, MA 02451*

- |                                     |                           |                          |                     |                                |
|-------------------------------------|---------------------------|--------------------------|---------------------|--------------------------------|
| <input type="checkbox"/>            | Non-profit Corporation    | <input type="checkbox"/> | Partnership         |                                |
| <input checked="" type="checkbox"/> | For-profit Corporation    | <input type="checkbox"/> | Governmental        |                                |
| <input type="checkbox"/>            | Limited Liability Company | <input type="checkbox"/> | Sole Proprietorship | <input type="checkbox"/> 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.
- **Persons with 5 percent or greater interest in the licensee must be identified with the % of ownership.**

**Certificate of Good Standing at Attachment – 1.**





**Illinois Historic  
Preservation Agency**

FAX (217) 782-8161

1 Old State Capitol Plaza • Springfield, Illinois 62701-1512 • [www.illinois-history.gov](http://www.illinois-history.gov)

Cook County  
Chicago

CON - Establish a 16 Station Dialysis Facility  
10559 S. Torrence Ave.  
IHPA Log #004061610

June 29, 2010

Lori Wright  
Fresenius Medical Care  
One Westbrook Corporate Center, Suite 1000  
Westchester, IL 60154

Dear Ms. Wright:

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

Our 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 me at 217/785-5027.

Sincerely,

*Anne E. Haaker*

Anne E. Haaker  
Deputy State Historic  
Preservation Officer

## SUMMARY OF PROJECT COSTS

### Modernization Contracts

General Conditions	64,000
Temp Facilities, Controls, Cleaning, Waste Management	2,650
Concrete	16,500
Masonry	20,000
Metal Fabrications	10,000
Carpentry	115,000
Thermal, Moisture & Fire Protection	22,850
Doors, Frames, Hardware, Glass & Glazing	90,000
Walls, Ceilings, Floors, Painting	210,500
Specialities	16,000
Casework, FI Mats & Window Treatments	7,000
Piping, Sanitary Waste, HVAC, Ductwork, Roof Penetrations	416,500
Wiring, Fire Alarm System, Lighting	251,000
Miscellaneous Construction Costs	63,000
<b>Total</b>	<b>\$1,305,000</b>

### Contingencies

Contingencies **\$130,000**

### Architectural/Engineering

Architecture/Engineering Fees **\$142,000**

**Movable or Other Equipment**

Dialysis Chairs	30,000
Misc. Clinical Equipment	23,000
Clinical Furniture & Equipment	31,000
Office Equipment & Other Furniture	38,000
Water Treatment	140,000
TVs & Accessories	85,000
Telephones	18,000
Generator	40,000
Facility Automation	30,000
Other miscellaneous	5,000
<b>Total</b>	<b>440,000</b>

**Fair Market Value Leased Space & Equipment**

FMV Leased Space (10,000 GSF)	\$1,340,771
FMV Leased Dialysis Machines	295,350
FMV Leased Computers	7,200
<b>Total</b>	<b>\$1,643,321</b>

### 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.**

Dept. / Area	Cost	Gross Square Feet		Amount of Proposed Total Gross Square Feet That Is:			
		Existing	Proposed	New Const.	Modernized	As Is	Vacated Space
<b>REVIEWABLE</b>							
ESRD	3,660,321		10,000		10,000		
Medical Surgical							
Intensive Care							
Diagnostic Radiology							
MRI							
Total Clinical	3,660,321		10,000		10,000		
<b>NON REVIEWABLE</b>							
Administrative							
Parking							
Gift Shop							
Total Non-clinical							
<b>TOTAL</b>	<b>3,660,321</b>		<b>10,000</b>		<b>10,000</b>		
APPEND DOCUMENTATION AS <u>ATTACHMENT-9</u> , IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.							

Fresenius Medical Care Holdings, Inc. Clinics in Illinois

Clinic	Provider #	Address	City	Zip
Alsip	14-2630	12250 S. Cicero Ave Ste. #105	Alsip	60803
Antioch	14-2673	311 Depot St., Ste. H	Antioch	60002
Aurora	14-2515	455 Mercy Lane	Aurora	60506
Austin Community	14-2653	4800 W. Chicago Ave., 2nd Fl.	Chicago	60651
Berwyn	14-2533	2601 S. Harlem Avenue, 1st Fl.	Berwyn	60402
Blue Island	14-2539	12200 S. Western Avenue	Blue Island	60406
Bolingbrook	14-2605	538 E. Boughton Road	Boilingbrook	60440
Bridgeport	14-2524	825 W. 35th Street	Chicago	60609
Burbank	14-2641	4811 W. 77th Street	Burbank	60459
Carbondale	14-2514	725 South Lewis Lane	Carbondale	62901
Champaign (managed)	14-2588	1405 W. Park Street	Champaign	61801
Chatham		S. Holland Avenue	Chicago	60633
Chicago Dialysis	14-2506	820 West Jackson Blvd.	Chicago	60607
Chicago Westside	14-2681	1340 S. Damen	Chicago	60608
Congress Parkway	14-2631	3410 W. Van Buren Street	Chicago	60624
Crestwood	14-2538	4861-73 W. Cal Sag Road	Crestwood	60445
Decatur East	14-2503	1830 S. 44th St.	Decatur	62521
Deerfield	14-2710	405 Lake Cook Road	Deerfield	60015
Downers Grove	14-2503	3825 Highland Ave., Ste. 102	Downers Grove	60515
DuPage West	14-2509	450 E. Roosevelt Rd., Ste. 101	West Chicago	60185
DuQuoin	14-2595	#4 West Main Street	DuQuoin	62832
East Belmont	14-2531	1331 W. Belmont	Chicago	60613
East Peoria	14-2562	3300 North Main Street	East Peoria	61611
Elgin		2130 Point Boulevard	Elgin	60123
Elk Grove	14-2507	901 Biesterfeld Road	Elk Grove	60007
Evanston	14-2621	2953 Central Street	Evanston	60201
Evergreen Park	14-2545	9730 S. Western Avenue	Evergreen Park	60805
Garfield	14-2555	5401 S. Wentworth Ave.	Chicago	60609
Glendale Heights	14-2617	520 E. North Avenue	Glendale Heights	60139
Glenview	14-2551	4248 Commercial Way	Glenview	60025
Greenwood	14-2601	1111 East 87th St., Ste. 700	Chicago	60619
Gurnee	14-2549	101 Greenleaf	Gurnee	60031
Hazel Crest	14-2607	17524 E. Carriageway Dr.	Hazel Crest	60429
Hoffman Estates	14-2547	3150 W. Higgins, Ste. 190	Hoffman Estates	60195
Jackson Park	14-2516	7531 South Stony Island Ave.	Chicago	60649
Kewanee	14-2578	230 W. South Street	Kewanee	61443
Lake Bluff	14-2669	101 Waukegan Rd., Ste. 700	Lake Bluff	60044
Lakeview	14-2679	4008 N. Broadway, St. 1200	Chicago	60613
Lockport		Thornton Avenue	Lockport	60441
Lombard		1940 Springer Drive	Lombard	60148
Lutheran General	14-2559	8565 West Dempster	Niles	60714
Macomb	14-2591	523 E. Grant Street	Macomb	61455
Marquette Park	14-2566	6515 S. Western	Chicago	60636
McLean Co	14-2563	1505 Eastland Medical Plaza	Bloomington	61704
McHenry	14-2672	4312 W. Elm St.	McHenry	60050
Melrose Park	14-2554	1111 Superior St., Ste. 204	Melrose Park	60160
Merrionette Park	14-2667	11630 S. Kedzie Ave.	Merrionette Park	60803
Metropolis	14-2705	20 Hospital Drive	Metropolis	62960
Midway		6201 W. 63rd Street	Chicago	60638
Mokena	14-2689	8910 W. 192nd Street	Mokena	60448
Morris	14-2596	1401 Lakewood Dr., Ste. B	Morris	60450
Naperville	14-2543	100 Spalding Drive Ste. 108	Naperville	60566
Naperville North	14-2678	516 W. 5th Ave.	Naperville	60563
Niles	14-2500	7332 N. Milwaukee Ave	Niles	60714
Norridge	14-2521	4701 N. Cumberland	Norridge	60656
North Avenue	14-2602	805 W. North Avenue	Melrose Park	60160
North Kilpatrick	14-2501	4800 N. Kilpatrick	Chicago	60630
Northwestern University	14-2597	710 N. Fairbanks Court	Chicago	60611
Oak Park	14-2504	773 W. Madison Street	Oak Park	60302
Orland Park	14-2550	9160 W. 159th St.	Orland Park	60462
Oswego	14-2677	1051 Station Drive	Oswego	60543
Ottawa	14-2576	1601 Mercury Court	Ottawa	61350
Palatine		Dundee Road	Palatine	60074

Facility List

ATTACHMENT - 11

Pekin	14-2571	600 S. 13th Street	Pekin	61554
Peoria Downtown	14-2574	410 R.B. Garrett Ave.	Peoria	61605
Peoria North	14-2613	10405 N. Juliet Court	Peoria	61615
Plainfield	14-2707	2300 Michas Drive	Plainfield	60544
Polk	14-2502	557 W. Polk St.	Chicago	60607
Pontiac	14-2611	804 W. Madison St.	Pontiac	61764
Prairie	14-2569	1717 S. Wabash	Chicago	60616
Randolph County	14-2589	102 Memorial Drive	Chester	62233
River Forest		103 Forest Avenue	River Forest	60305
Rockford	14-2615	1302 E. State Street	Rockford	61104
Rogers Park	14-2522	2277 W. Howard St.	Chicago	60645
Rolling Meadows	14-2525	4180 Winnetka Avenue	Rolling Meadows	60008
Roseland	14-2690	135 W. 111th Street	Chicago	60628
Ross-Englewood	14-2670	6333 S. Green Street	Chicago	60621
Round Lake	14-2616	401 Nippersink	Round Lake	60073
Sandwich	14-2700	1310 Main Street	Sandwich	60548
Saline County	14-2573	275 Small Street, Ste. 200	Harrisburg	62946
Skokie	14-2618	9801 Wood Dr.	Skokie	60077
South Chicago	14-2519	9200 S. Chicago Ave.	Chicago	60617
South Holland	14-2542	17225 S. Paxton	South Holland	60473
South Shore	14-2572	2420 E. 79th Street	Chicago	60649
South Side	14-2508	3134 W. 76th St.	Chicago	60652
South Suburban	14-2517	2609 W. Lincoln Highway	Olympia Fields	60461
Southwestern Illinois	14-2535	Illinois Rts 3&143, #7 Eastgate Plz.	East Alton	62024
Spoon River	14-2565	210 W. Walnut Street	Canton	61520
Spring Valley	14-2564	12 Wolfer Industrial Drive	Spring Valley	61362
Steger		219 34th Street	Steger	60475
Streator	14-2695	2356 N. Bloomington Street	Streator	61364
Uptown	14-2692	4720 N. Marine Dr.	Chicago	60640
Villa Park	14-2612	200 E. North Ave.	Villa Park	60181
West Batavia		Branson Drive	Batavia	60510
West Belmont	14-2523	4848 W. Belmont	Chicago	60641
West Chicago	14-2702	1855-1863 N. Neltnor	West Chicago	60185
West Metro	14-2536	1044 North Mozart Street	Chicago	60622
West Suburban	14-2530	518 N. Austin Blvd., Ste. 5000	Oak Park	60302
West Willow		14404W. Willow	Chicago	60620
Westchester	14-2520	2400 Wolf Road, STE 101A	Westchester	60154
Williamson County	14-2627	900 Skyline Drive, Ste. 200	Marion	62959
Willowbrook	14-2632	6300 S. Kingery Hwy, STE 408	Willowbrook	60527

Certification & Authorization

Fresenius Medical Care South Deering, LLC

In accordance with Section III, A (2) of the Illinois Health Facilities Planning Board Application for Certificate of Need; I do hereby certify that no adverse actions have been taken against Fresenius Medical Care South Deering, LLC by either Medicare or Medicaid, or any State or Federal regulatory authority during the 3 years prior to the filing of the Application with the Illinois Health Facilities Planning Board; and

In regards to section III, A (3) of the Illinois Health Facilities Planning Board Application for Certificate of Need; I do hereby authorize the State Board and Agency access to information in order to verify any documentation or information submitted in response to the requirements of this subsection or to obtain any documentation or information that the State Board or Agency finds pertinent to this subsection.

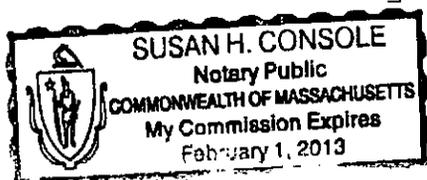
By: *[Signature]*

ITS: Mark Fawcett  
Vice President & Asst. Treasurer

Notarization:  
Subscribed and sworn to before me  
this 13 day of Sept, 2010

*Susan H Console*  
Signature of Notary

Seal



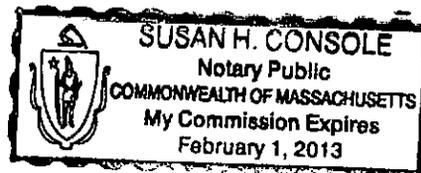
By: *[Signature]*

ITS: Marc Lieberman  
Asst. Treasurer

Notarization:  
Subscribed and sworn to before me  
this 13 day of Sept, 2010

*Susan H Console*  
Signature of Notary

Seal



Certification & Authorization

Fresenius Medical Care Holdings, Inc.

In accordance with Section III, A (2) of the Illinois Health Facilities Planning Board Application for Certificate of Need; I do hereby certify that no adverse actions have been taken against Fresenius Medical Care Holdings, Inc. by either Medicare or Medicaid, or any State or Federal regulatory authority during the 3 years prior to the filing of the Application with the Illinois Health Facilities Planning Board; and

In regards to section III, A (3) of the Illinois Health Facilities Planning Board Application for Certificate of Need; I do hereby authorize the State Board and Agency access to information in order to verify any documentation or information submitted in response to the requirements of this subsection or to obtain any documentation or information that the State Board or Agency finds pertinent to this subsection.

By: [Signature]  
ITS: Marc Lieberman  
Asst. Treasurer

By: [Signature]  
ITS: Mark Fawcett  
Vice President & Asst. Treasurer

Notarization:  
Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2010

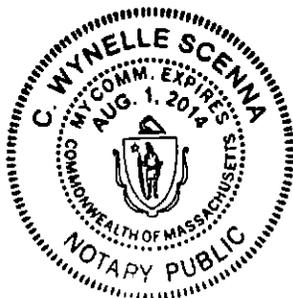
Notarization:  
Subscribed and sworn to before me  
this 15 day of July, 2010

\_\_\_\_\_  
Signature of Notary

C. Wynelle Scenna

\_\_\_\_\_  
Signature of Notary

Seal



Seal

### **Criterion 1110.230 – Purpose of Project**

The purpose of this project is to create access to life-sustaining dialysis services to an area that is listed as a Federally Designated Medically Underserved Area. The South Deering market area, which is on the southeast side of Chicago, has a higher prevalence of End Stage Renal Disease (ESRD) due to the demographic makeup of the population. 55% of the population is African American and 35% are Hispanic. These two populations are disproportionately at risk for ESRD due to a higher prevalence of diabetes and hypertension, which are the leading causes of kidney failure. Add to that a poverty level of 20% and the result is an at risk population.

This area has high utilization due to the above mentioned factors. The overall utilization rate of the 30 minute travel area is 79% (as of the June 30 Renal Network Data), this is just 15 patients under the State standard of 80%, demonstrating need.

Dr. Rao has had a 13% increase in his hemodialysis patients in the past three years. He has identified 132 pre-ESRD patients who live in the market area for the South Deering facility with lab values indicative of kidney failure resulting in dialysis in the next 1-3 years.

The establishment of Fresenius Medical Care South Deering is necessary due to the above mentioned utilizations and population characteristics to keep dialysis access available to this area of Chicago that is at a higher risk for kidney failure than the general population.

The goal of Fresenius Medical Care is to keep dialysis access available to this patient population as we continue to monitor the growth in this area. There is no direct empirical evidence relating to this project other than that when chronic care patients have adequate access to services, it tends to reduce overall healthcare costs and results in less complications. It is expected that this facility would have the same quality outcomes as the other Fresenius facilities in Illinois as listed below.

- 90.55% of patients had a URR  $\geq$  65%
- 92.66% of patients had a Kt/V  $\geq$  1.2

## Alternatives

### 1) All Alternatives

#### A. Proposing a project of greater or lesser scope and cost.

There are only two alternatives that would entail a lesser scope and cost than the project proposed in this application, however neither were determined to be a feasible option. One would be to do nothing. Due to the high utilization of area facilities on the south side of Chicago this option was turned down. There is no monetary cost associated with this alternative.

The other alternative would be to add stations to existing Fresenius ESRD facilities in the area. This alternative has been exhausted as all facilities in the area that were expandable have already added stations such as Fresenius South Shore for a cost of \$166,000, Merrionette Park \$39,000, Blue Island \$ 72,000, Evergreen Park \$60,000 and Bridgeport \$60,000. These expansions did little to alleviate the high utilization in the area.

#### B. Pursuing a joint venture or similar arrangement with one or more providers of 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.

The preferred Fresenius model of ownership is for our facilities to be wholly owned, however we do enter into joint ventures on occasion. Fresenius Medical Care always maintains control of the governance, assets and operations of a facility it enters into a joint venture agreement with. Our healthy financial position and abundant liquidity indicate that that we have the ability to support the development of additional dialysis centers. Fresenius Medical Care has more than adequate capability to meet all of its expected financial obligations and does not require any additional funds to meet expected project costs.

#### 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

Due to the high utilizations of area facilities there are basically no other resources available to serve the residents of this area who are experiencing kidney failure. The currently operating facilities within 20 minutes travel time of South Deering are operating at a combined 87% utilization rate. (2 facilities not yet in operation are DaVita Grand Crossings which will serve an area further north from South Deering and Fresenius Chatham which is being established to alleviate high utilization in the Englewood/Roseland area of Chicago. These facilities will not serve the South Deering population) Further away between 20 and 30 minutes from South Deering, the majority of facilities are operating at high utilization rates as well. While there are a handful of facilities that may be able to accommodate additional patients, the South Deering patients are disadvantaged from an economic standpoint and travel to these outlying areas would be difficult if not impossible. As well due to the status of being a Medically Underserved Area, it is responsible healthcare planning to bring healthcare services to this community. There is no monetary cost associated with this alternative.

- D. Fresenius Medical Care has thoroughly explored all options available and even acted on some of those such as adding stations to existing facilities. This however, is only a partial solution. The establishment of Fresenius Medical Care South Deering appears to be the most cost effective option to maintain dialysis access for the residents of this medically underserved market area, who are at an increased risk of kidney failure as can be seen by the high utilizations in the area. The cost of this project is \$3,660,321. While this is the most costly alternative, the expense is to Fresenius Medical Care only, while the patients will benefit from continued and improved access.

## 2) Comparison of Alternatives

	<b>Total Cost</b>	<b>Patient Access</b>	<b>Quality</b>	<b>Financial</b>
Maintain Status Quo	\$0	Gradual loss of access as facilities already overutilized, reach capacity with current and identified pre-ESRD patients of AIN and unidentified pre-ESRD patients of other area nephrologists.	Patient clinical quality would remain above standards in the Fresenius Medical Care facilities.  However, individual patient quality may decline without access to treatment.	No effect on patients  Higher transportation costs if patients have to travel outside of their service area for treatment.
Pursue Joint Venture	3,660,321	Same as current proposed project	Patient clinical quality would remain above standards	No effect on patients  Fresenius Medical Care is capable of meeting its financial obligations and does not require additional funding. If a JV were formed Fresenius Medical Care would maintain control of the facility and therefore final financial responsibility.
Utilize Area Providers	\$0	Would create transportation problems as patients would not have to travel outside of market area for treatment.  Loss of access to treatment schedule times  Would create ripple effect of raising utilization of other providers to or above capacity	Loss of continuity of care which would lead to lower patient outcomes.  Patients may miss treatments due to unavailable shifts or travel hardships of going outside of market area for treatment.	No financial cost to Fresenius Medical Care  Cost of patient's transportation would increase with higher travel times
Establish Fresenius Medical Care South Deering	3,660,321	Continued access to dialysis treatment as patient numbers continue to grow.  Improved access to favored treatment schedule times.	Patient clinical quality would remain above standards  Patient satisfaction would improve with facilities closer to patient's home resulting in decreased travel times.	This is an expense to Fresenius Medical Care only who is able to support the development of additional dialysis facilities and is capable of meeting all financial obligations.

**3. Empirical evidence, including quantified outcome data that verifies improved quality of care, as available.**

There is no direct empirical evidence relating to this project other than that when chronic care patients have adequate access to services, it tends to reduce overall healthcare costs and results in less complications. It is expected that the South Deering facility would maintain the same quality outcomes as the other Fresenius facilities in Illinois as listed below:

- 90.55% of patients had a URR  $\geq$  65%
- 92.66% of patients had a KtV  $\geq$  1.2

**Criterion 1110.234, Size of Project**

SIZE OF PROJECT				
DEPARTMENT/SERVICE	PROPOSED BGSF/DGSF	STATE STANDARD	DIFFERENCE	MET STANDARD?
ESRD IN-CENTER HEMODIALYSIS	10,000 (20 Stations)	360-520 DGSF	None	Yes

As seen in the chart above, the State Standard for ESRD is between 360-520 DGSF per station. This project is being accomplished in leased space with the interior to be built out by the applicant therefore the standard being applied is expressed in departmental gross square feet. The proposed 10,000 DGSF amounts to 500 DGSF per station and therefore falls within the State standard.

**Criterion 1110.234, Project Services Utilization**

<b>UTILIZATION</b>					
	<b>DEPT/SERVICE</b>	<b>HISTORICAL UTILIZATION</b>	<b>PROJECTED UTILIZATION</b>	<b>STATE STANDARD</b>	<b>MET STANDARD?</b>
	IN-CENTER HEMODIALYSIS	Not Applicable New facility		80%	N/A
<b>YEAR 1</b>	IN-CENTER HEMODIALYSIS		48%	80%	Yes
<b>YEAR 2</b>	IN-CENTER HEMODIALYSIS		94%	80%	Yes

With the 132 pre-ESRD patients that Dr. Rao expects to refer to the South Deering facility in the first two years of operation, the facility will exceed the State Standard of 80%.

\*While Dr. Rao has identified 132 pre-ESRD patients who would bring the utilization to 94% by the end of the second year of operation, there is an approximate 10-14% rate of patients who will no longer require dialysis services due to death, transplant or moving out of the area.

**Planning Area Need – Formula Need Calculation:**

**A. Planning Area Need - Formula Need Calculation:**

The proposed Fresenius Medical Care South Deering dialysis facility is located in HSA 6, which is comprised of the city of Chicago. According to the August 2010 station inventory there is a need for 100 more stations in this HSA.

**Planning Area Need – Service To Planning Area Residents:**

**2. Planning Area Need – Service To Planning Area Residents:**

- A. The primary purpose of this project is to provide in-center hemodialysis services to the residents of Chicago in HSA 7, more specifically the South Deering area. 77% of the pre-ESRD patients reside in HAS 6 and 31 reside in HSA 7.

<b>County</b>	<b>HSA</b>	<b># Pre-ESRD Patients Who Will Be Referred to Fresenius Medical Care Mundelein</b>
Chicago/Cook	6	101 – 77%
Suburban Cook	7	31 - 23%

**ASSOCIATES IN NEPHROLOGY, S.C.**  
**NEPHROLOGY AND HYPERTENSION**

210 South Des Plaines Street  
Chicago, Illinois 60661  
(312) 654-2720

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MARIA I. SOBRERO, M.D.  
VINITHA RAGHAVAN, M.D.  
DANIEL KNIAZ, M.D., F.A.C.P.  
EDGAR V. LERMA, M.D., F.A.S.N.  
RAMESH SOUNDARARAJAN, M.D., F.A.S.N.  
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SREEDEVI CHITTINENI, M.D.  
CHIRAG P. PATEL, MD., F.A.S.N.  
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APRIL KENNEDY, M.D.  
RIZWAN MOINUDDIN, D.O.  
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WADAH ATASSI, M.D., M.B.A.  
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CONSTANTINE G. DELIS, D.O.  
KAREEN R. SIMPSON, M.D., F.A.S.N.  
AMITABHA MITRA, M.D.  
JIM JIANLING YAO, M.D.  
EDUARDO J. CREMER, M.D.  
RICHARD HONG, M.D.  
LO-KU CHIANG, M.D.  
HARESH MUNI, M.D.  
BOGDAN DERYLO, M.D., M.Sc.  
NIC I. HRISTEA, M.D.  
DONALD F. CRONIN, M.D.

August 25, 2010

Mr. Dale Galassie  
Acting Chair  
Illinois Health Facilities & Services Review Board  
525 W. Jefferson St., 2<sup>nd</sup> Floor  
Springfield, IL 62761

Dear Mr. Galassie:

I am a nephrologist in practice with Associates in Nephrology (AIN) and am also the Medical Director of the Fresenius South Holland and Hazel Crest Facilities. I have been practicing for 33 years and am on staff at Little Company of Mary, Roseland, St. James, South Suburban, St. Francis, St. Margaret Mercy – Indiana and Community Hospital of Indiana hospitals. I am in full support of the proposed 20 station Fresenius Medical Care South Deering facility.

Over the past three years (in those facilities listed below) I was treating 116 hemodialysis patients at the end of 2007, 132 patients at the end of 2008 and 127 patients at the end of 2009, as reported to The Renal Network. As of the most recent quarter, I was treating 131 hemodialysis patients. As well, over the past twelve months I have referred 42 new patients for hemodialysis services to Fresenius Hazel Crest, South Holland and DaVita Chicago Heights. I currently have 160 pre-ESRD patients that live in the zip codes surrounding the South Deering area who will require dialysis therapy in the next one to three years. Of these, I expect that 132 of these patients would be referred to the South Deering facility within the first two years of its opening (see patient list). These patients all have lab values indicative of a patient in active kidney failure.

I therefore urge the Board to approve Fresenius Medical Care South Deering in order to provide access to dialysis services in this medically underserved community. Thank you for your consideration.

I attest to the fact that to the best of my knowledge, all the information contained in this letter is true and correct and that the projected referrals in this document were not used to support any other CON application.

Sincerely,

M.V.R...

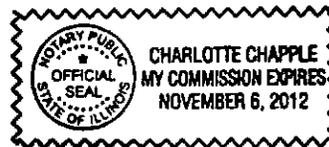
\_\_\_\_\_  
Vijaykumar Rao, M.D.

Notarization:

Subscribed and sworn to before me  
this 26th day of August 2010

\_\_\_\_\_  
Signature of Notary

Seal



**PRE-ESRD PATIENTS DR. RAO EXPECTS TO REFER TO FRESENIUS MEDICAL CARE  
SOUTH DEERING IN THE 1<sup>ST</sup> 2 YEARS  
AFTER PROJECT COMPLETION**

<b>Zip Code</b>	<b>Patients</b>
60409	17
60419	11
60617	51
60619	21
60628	17
60633	5
60649	7
60827	3
<b>Total</b>	<b>132</b>

**NEW REFERRALS OF DR. RAO FOR THE PAST TWELVE MONTHS**  
**JUNE 1, 2009 THROUGH JULY 31, 2010**

<b>Zip Code</b>	<b>DaVita Chicago Heights</b>	<b>Fresenius Hazel Crest</b>	<b>Fresenius South Holland</b>	<b>Total</b>
60403		1		1
60409	1		2	3
60411	2	1		3
60417	1			1
60419			1	1
60426	1	2	1	4
60428		2		2
60429		4		4
60430		2		2
60448		1		1
60466		1		1
60471		2		2
60472		1		1
60473		1	4	5
60475	1		1	2
60477		2		2
60478		5		5
60628		1		1
60643	1			1
<b>Total</b>	<b>7</b>	<b>26</b>	<b>9</b>	<b>42</b>

**PATIENTS OF DR. RAO AT YEAR END 2007**  
**BY FACILITY AND ZIP CODE**

Zip Code	DaVita Chicago Heights	Fresenius Hazel Crest	Fresenius South Holland	Total
46320		1		1
46324			1	1
60406			1	1
60409			5	5
60411	6	4	2	12
60417	1			1
60419			6	6
60422		1		1
60425			1	1
60426		9	6	15
60428		5		5
60429		10	1	11
60430	1	2		3
60438			4	4
60443		2		2
60445		1		1
60448		1		1
60452		1	1	2
60466	2	5		7
60471		4		4
60472		1	1	2
60473			2	2
60475			1	1
60477		4		4
60478		5		5
60617			1	1
60623			1	1
60627			1	1
60628		1	2	3
60629			2	2
60637			1	1
60643			2	2
60649			1	1
60658		1		1
60827		2	3	5
<b>Total</b>	<b>10</b>	<b>60</b>	<b>46</b>	<b>116</b>

**PATIENTS OF DR. RAO AT YEAR END 2008**  
**BY FACILITY AND ZIP CODE**

<b>Zip Code</b>	<b>DaVita Chicago Heights</b>	<b>Fresenius Hazel Crest</b>	<b>Fresenius South Holland</b>	<b>Total</b>
46320		1		1
46324			1	1
60403		1		1
60409			5	5
60411	10	5	2	17
60417	1			1
60419		1	6	7
60422		1		1
60425			2	2
60426		7	7	14
60428		4		4
60429		15		15
60430	1	1		2
60438			5	5
60443		3		3
60445	1	2		3
60452			1	1
60466	1	6		7
60471		6		6
60472		2	1	3
60473			3	3
60475		1	2	3
60477		3		3
60478		5		5
60617		1	1	2
60623			1	1
60627			1	1
60628		1	2	3
60629			2	2
60643			3	3
60649			1	1
60658		1		1
60827		2	3	5
<b>Total</b>	<b>14</b>	<b>69</b>	<b>49</b>	<b>132</b>

**PATIENTS OF DR. RAO AT YEAR END 2009**  
**BY FACILITY AND ZIP CODE**

<b>Zip Code</b>	<b>DaVita Chicago Heights</b>	<b>Fresenius Hazel Crest</b>	<b>Fresenius South Holland</b>	<b>Total</b>
46320		1		1
60409	1		7	8
60411	7	1	3	11
60417	1			1
60419		1	7	8
60422		1		1
60425	2		3	5
60426	1	8	5	14
60428		8		8
60429		14		14
60430	1	2		3
60438			4	4
60443		3		3
60445		2		2
60452			1	1
60466	2	5		7
60471		6		6
60472		1	1	2
60473			7	7
60475			2	2
60477		1		1
60478		7		7
60617			1	1
60627			1	1
60628			1	1
60629			1	1
60637	1			1
60643			2	2
60649			1	1
60827		2	2	4
<b>Total</b>	<b>16</b>	<b>63</b>	<b>49</b>	<b>128</b>

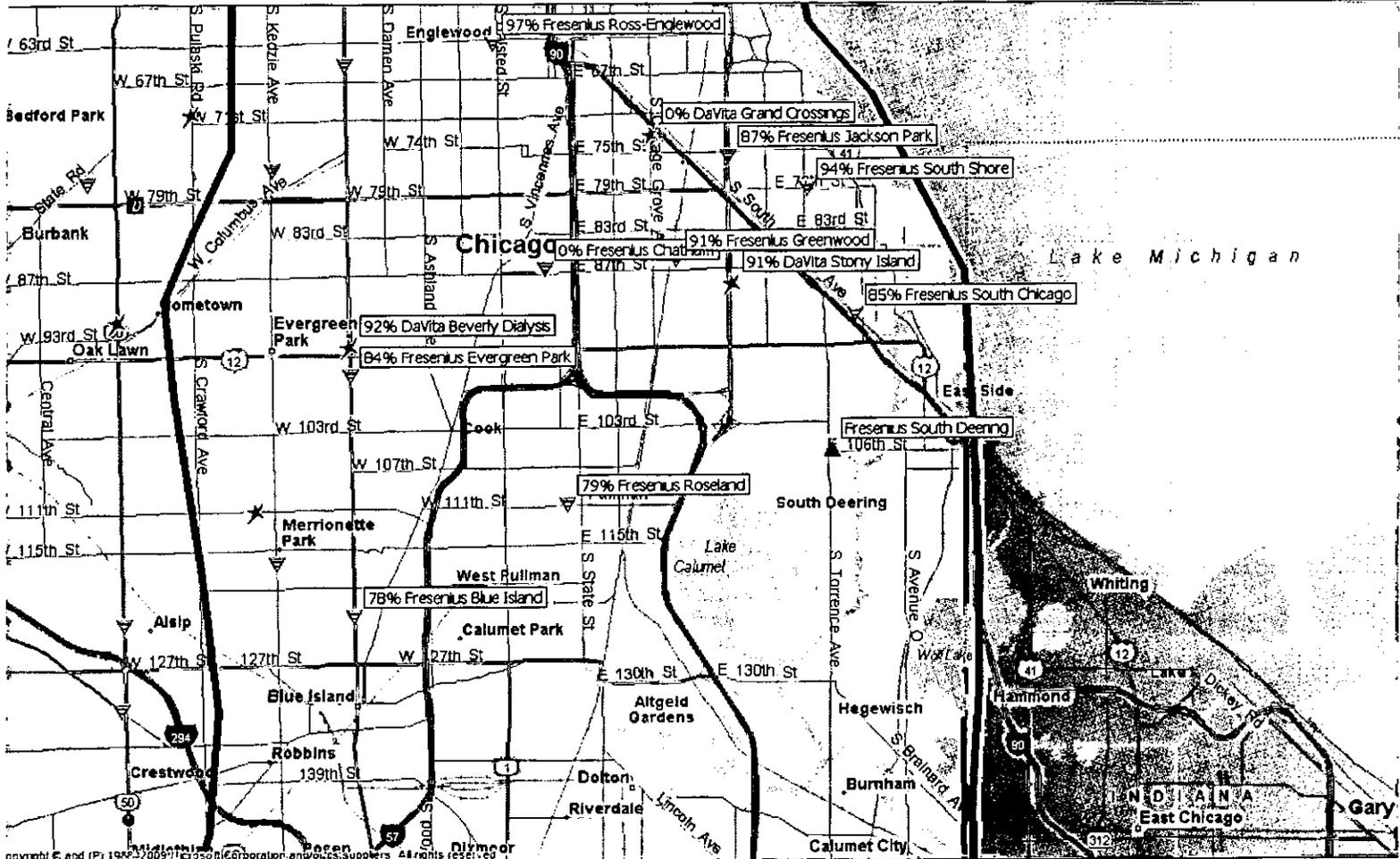
**PATIENTS OF DR. RAO AT END OF MOST RECENT QUARTER**  
**BY FACILITY AND ZIP CODE**

<b>Zip Code</b>	<b>DaVita Chicago Heights</b>	<b>Fresenius Hazel Crest</b>	<b>Fresenius South Holland</b>	<b>Total</b>
46320		1		1
60409	1		8	9
60411	9		3	12
60419		1	6	7
60422		1		1
60425	1		3	4
60426	2	6	7	15
60428		8		8
60429		14		14
60430	1	2		3
60438			3	3
60443		3		3
60445		2		2
60466	1	7		8
60471		3		3
60472		2	1	3
60473		1	8	9
60475	1		2	3
60477		3		3
60478		7		7
60617			1	1
60627			1	1
60628		1	1	2
60629			1	1
60637	1			1
60643	1		1	2
60649			1	1
60827		2	2	4
<b>Total</b>	<b>18</b>	<b>64</b>	<b>49</b>	<b>131</b>

## Service Accessibility – Service Restrictions

Fresenius Medical Care South Deering is located in HSA 6 which consists of the city of Chicago. The South Deering area is experiencing a myriad of service restrictions. While dialysis services exist in the area, they are highly utilized. As utilizations continue to rise higher, these services will become nonexistent to new patients. The residents of South Deering are limited due to economic status of 20% poverty rate in the area. South Deering is also a Federally Designated Medically Underserved Area.

**Utilization of facilities closest to Fresenius South Deering**



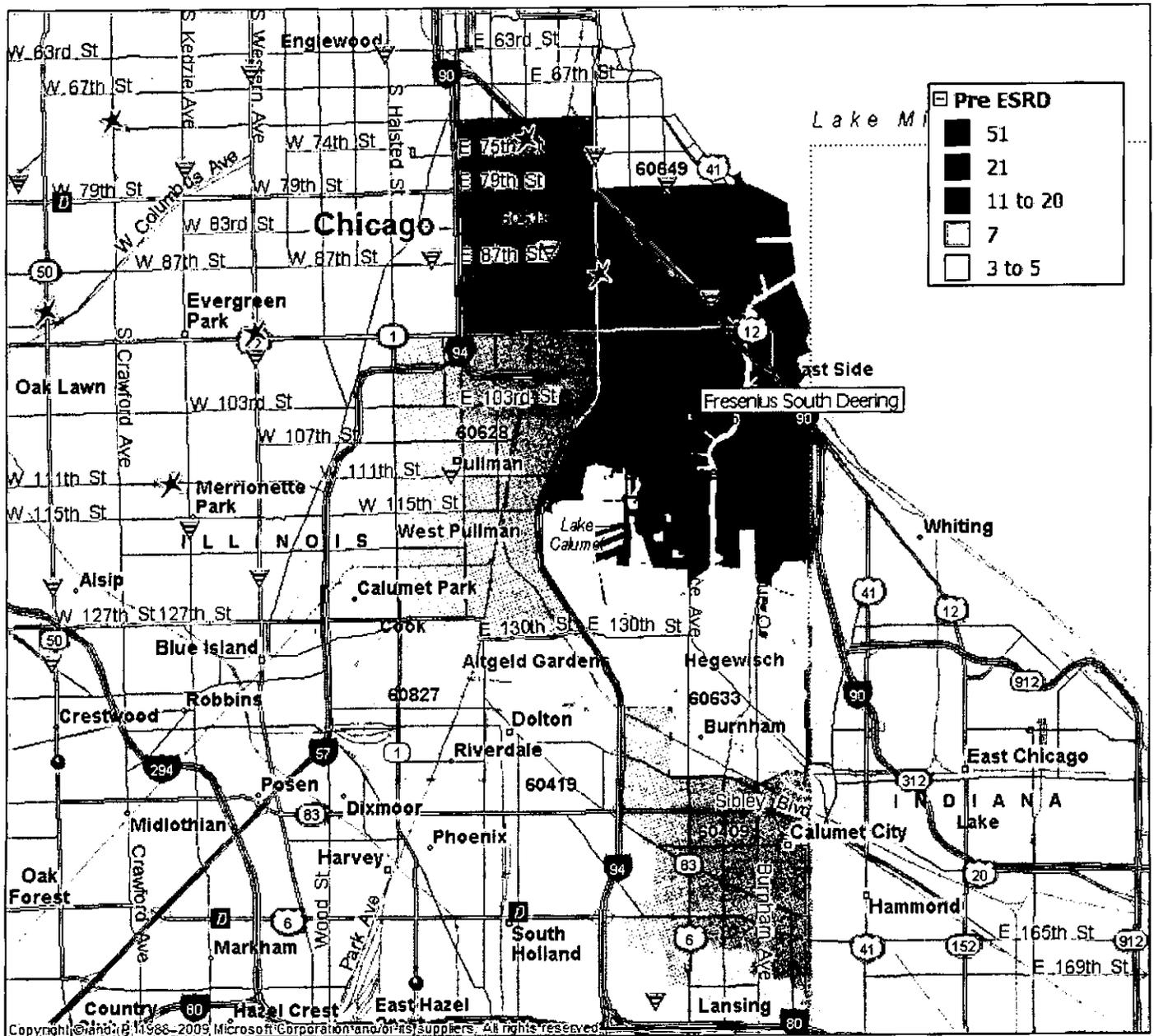
Copyright © and (P) 1988-2009 Fresenius Medical Care North America. All rights reserved.

## FACILITIES WITHIN 30 MINUTES TRAVEL TIME OF FRESENIUS SOUTH DEERING

Name	Address	City	ZIP Code	Miles	Time	Adjusted Time	Stations	Utilization
Fresenius South Chicago	9212 S South Chicago Ave	Chicago	60617	2.27	6	8	36	85%
DaVita Stony Island	8725 S Stony Island Ave	Chicago	60617	3.55	7	9	23	91%
Fresenius Greenwood	1111 E 87th St	Chicago	60619	4.23	9	11	28	91%
Fresenius Roseland	132 W 111th St	Chicago	60628	4.43	10	13	12	79%
Fresenius South Shore	2420 E 79th St	Chicago	60649	3.59	11	14	16	94%
Fresenius Jackson Park	7531 S Stony Island Ave	Chicago	60649	5.07	12	15	24	87%
Fresenius Chatham	8315 S. Holland Road	Chicago	60620	6.51	12	15	12	0%
DaVita Grand Crossings	7319 S. Cottage Grove	Chicago	60619	6.07	15	19	12	0%
Fresenius Garfield	5401 S Wentworth Ave	Chicago	60609	9.71	15	19	22	80%
Fresenius Blue Island	12200 S Western Ave	Blue Island	60406	9.56	17	21	24	78%
DSI South Holland	16136 S Park Ave	South Holland	60473	10.96	17	21	20	84%
DaVita Beverly Dialysis	9415 S Western Ave	Chicago	60643	7.67	18	23	12	92%
Fresenius Evergreen Park	9730 S Western Ave	Evergreen Park	60805	7.86	19	24	30	84%
Fresenius South Holland	17225 Paxton Ave	South Holland	60473	8.82	19	24	17	82%
Fresenius Ross-Englewood	6333 S Green St	Chicago	60621	9.83	19	24	16	97%
Fresenius Merrionette Park	11650 S Kedzie Ave	Merrionette Park	60803	10.48	19	24	16	90%
DaVita Emerald	710 W 43rd St	Chicago	60609	11.87	19	24	24	88%
DaVita Mt. Greenwood	3401 W 111th St	Chicago	60655	9.66	20	25	16	79%
DaVita Woodlawn	1164 E 55th St	Chicago	60615	11.35	20	25	20	114%
Fresenius Bridgeport	825 W 35th St	Chicago	60609	13	21	26	27	93%
Community Dialysis Harvey	16657 Halsted St	Harvey	60426	14.57	21	26	16	68%
Fresenius South Side	3134 W 76th St	Chicago	60652	10.94	22	28	39	79%
Fresenius Prairie	1717 S Wabash Ave	Chicago	60616	14.36	22	28	24	59%
DaVita Lake Park	1531 E Hyde Park Blvd	Chicago	60615	8.37	23	29	20	108%
Fresenius Marquette Park	6535 S Western Ave	Chicago	60636	11.22	23	29	14	89%
DSI Loop	1101 S Canal St	Chicago	60607	15.41	23	29	28	39%
DSI Markham	3053 W 159th St	Harvey	60428	15.75	23	29	24	72%
Fresenius Polk	557 W Polk St	Chicago	60607	15.57	24	30	24	77%
Fresenius Chicago Dialysis	820 W Jackson Blvd	Chicago	60607	16.43	24	30	21	67%

## DEMOGRAPHICS OF THE 132 PRE-ESRD PATIENT IDENTIFIED FOR FRESENIUS MEDICAL CARE SOUTH DEERING

There are 51 (of the 132) pre ESRD in the South Deering Zip Code  
that Dr. Rao will refer to the South Deering facility.



## Unnecessary Duplication/Maldistribution

1(A-B-C) The ratio of ESRD stations to population in the zip codes within a 30-minute radius of Fresenius South Deering is 1 station per 2,388 residents according to the 2000 census (based on 1,473,446 residents and 617 stations – see chart below). While this may be less than the State average of 1 station per 3,776 residents, the ratio of ESRD patients to population in the 30 minute radius of South Deering is more than twice as high as the State ratio, reflecting a need for additional dialysis services for this area.

Based on an overall population of 1,473,446 and a total of 3,934 ESRD patients in the same area, 1 out of every 374 residents is experiencing kidney failure. For the State of Illinois 1 out of every 835 residents is experiencing kidney failure.

Zip Code	Population	Facility	Stations	ESRD Patients
60406	25,370	Fresenius Blue Island	24	44
60409	39,065			116
60419	25,567			66
60425	9,011			17
60426	47,649	Community Dialysis Harvey	16	145
60428	12,620	DSI Markham	24	28
60429	16,070			62
60430	21,152			22
60438	28,950			44
60469	4,703			12
60472	6,672			29
60473	22,218	DSI South Holland, Fresenius South Holland	37	57
60476	2,601			6
60604	78			8
60605	12,423			14
60606	162			2
60607	15,552	DSI Loop, Fresenius Chicago, Fresenius Polk Street	73	35
60608	92,472			119
60609	79,469	Fresenius Garfield, DaVita Emerald, Fresenius Bridgeport	73	161
60615	45,096	DaVita Lake Park, DaVita Woodlawn	40	98
60616	47,073	Fresenius Prairie	24	88
60617	96,288	Fresenius South Chicago, DaVita Stony	59	270
60619	74,963	Fresenius Greenwood, DaVita Grand Crossing	40	293
60620	85,771	Fresenius Chatham	12	375
60621	47,514	Fresenius Ross-Englewood	16	201
60628	87,827	Fresenius Roseland	12	339
60629	113,984			212
60633	13,262			27
60636	51,451	Fresenius Marquette Park	14	168
60637	57,090			163
60643	52,568	DaVita Beverly	12	192
60649	54,823	Fresenius Jackson Park, Fresenius South Shore	40	198
60652	39,126	Fresenius Southside	39	65
60653	34,502			113
60655	29,138	DaVita Mt. Greenwood	16	21
60661	4,382			1
60803	22,757	Fresenius Merrionette Park	16	28
60805	20,821	Fresenius Evergreen Park	30	31
60827	33,206			64
<b>Totals</b>	<b>1,473,446</b>	<b>1/2,400</b>	<b>617</b>	<b>3,934</b>

Although there are a few facilities within thirty minutes travel time are not above the target utilization of 80%, Fresenius Medical Care South Deering will not create a maldistribution of services. There is a determined need in HSA 6 for 100 more ESRD stations.

As well, the overall utilization of facilities within a 30-minute travel zone is 79%. Only 15 additional patients would put the utilization up to the State Standard of 80%.

## Facilities Within 30 Minutes of Fresenius Medical Care South Deering

Name	Address	City	ZIP Code	Miles	Time	Adjusted Time	Stations	Utilization
Fresenius South Chicago	9212 S South Chicago Ave	Chicago	60617	2.27	6	8	36	85%
DaVita Stony Island	8725 S Stony Island Ave	Chicago	60617	3.55	7	9	23	91%
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Fresenius Jackson Park	7531 S Stony Island Ave	Chicago	60649	5.07	12	15	24	87%
Fresenius Chatham	8315 S. Holland Road	Chicago	60620	6.51	12	15	12	0%
DaVita Grand Crossings	7319 S. Cottage Grove	Chicago	60619	6.07	15	19	12	0%
Fresenius Garfield	5401 S Wentworth Ave	Chicago	60609	9.71	15	19	22	80%
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DSI Markham	3053 W 159th St	Harvey	60428	15.75	23	29	24	72%
Fresenius Polk	557 W Polk St	Chicago	60607	15.57	24	30	24	77%
Fresenius Chicago Dialysis	820 W Jackson Blvd	Chicago	60607	16.43	24	30	21	67%

- 3A. Fresenius Medical Care South Deering will not have an adverse effect on any other area ESRD provider in that all of the patients identified who will be referred to the South Deering facility are pre-ESRD patients currently seeing Dr. Rao and no patients will be transferred from any other facility. As well, the facilities within 30 minutes travel time are operating at high utilizations.
- B. Not applicable – applicant is not a hospital, however the utilization will not be lowered at any other ESRD facility due to the establishment of the South Deering facility.

Criterion 1110.1430 (e)(1) – Staffing

2) A. Medical Director

Dr. Vijaykumar Rao is currently the Medical Director for Fresenius Medical Care South Holland. Attached is his curriculum vitae.

B. All Other Personnel

Upon opening the facility will hire a Clinic Manager who is a Registered Nurse (RN) from within the company and will hire one Patient Care Technician (PCT). After we have more than one patient, we will hire another RN and another PCT.

Upon opening we will also employ:

- Part-time Registered Dietitian
- Part-time Licensed Master level Social Worker
- Part-time Equipment Technician
- Part-time Secretary

These positions will go to full time as the clinic census increases. As well, the patient care staff will increase to the following:

- One Clinic Manager – Registered Nurse
- Four Registered Nurses
- Ten Patient Care Technicians

- 3) All patient care staff and licensed/registered professionals will meet the State of Illinois requirements. Any additional staff hired must also meet these requirements along with completing a 9 week orientation training program through the Fresenius Medical Care staff education department.

Annually all clinical staff must complete OSHA training, Compliance training, CPR Certification, Skills Competency, CVC Competency, Water Quality training and pass the Competency Exam.

- 4) The above staffing model is required to maintain a 4 to 1 patient-staff ratio at all times on the treatment floor. A RN will be on duty at all times when the facility is in operation.

**Criterion 1110.1430 (e)(5) Medical Staff**

I am the Regional Vice President of the Chicago Central Region of the North Division of Fresenius Medical Care North America. In accordance with 77 Il. Admin Code 1110.1430, and with regards to Fresenius Medical Care South Deering, I certify the following:

Fresenius Medical Care South Deering will be an "open" unit with regards to medical staff. Any Board Licensed nephrologist may apply for privileges at the South Deering facility, just as they currently are able to at all Fresenius Medical Care facilities.

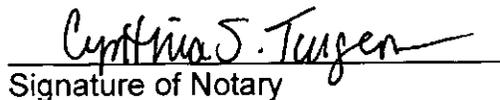


Signature

Coleen Muldoon  
Printed Name

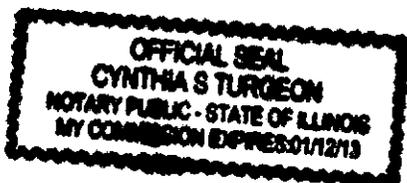
Regional Vice President  
Title

Subscribed and sworn to before me  
this 8<sup>th</sup> day of SEPT., 2010



Signature of Notary

Seal



Criterion 1110.1430 (f) – Support Services

I am the Regional Vice President of the Chicago Central Region of the North Division of Fresenius Medical Care North America. In accordance with 77 II. Admin Code 1110.1430, I certify to the following:

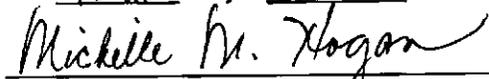
- Fresenius Medical Care utilizes the Proton patient data tracking system in all of its facilities.
- These support services are will be available at Fresenius Medical Care South Deering during all six shifts:
  - Nutritional Counseling
  - Psychiatric/Social Services
  - Home/self training
  - Clinical Laboratory Services – provided by Spectra Laboratories
- The following services will be provided via referral to Advocate Trinity Hospital, Chicago:
  - Blood Bank Services
  - Rehabilitation Services
  - Psychiatric Services



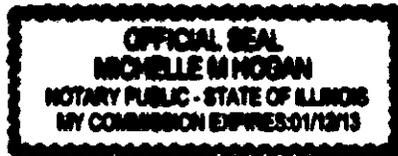
Signature

Coleen Muldoon/Regional Vice President  
Name/Title

Subscribed and sworn to before me  
this 10th day of June, 2010

  
Signature of Notary

Seal



**Criterion 1110.1430 (g) – Minimum Number of Stations**

Fresenius Medical Care South Deering is located in the Chicago-Naperville-Joliet-Gary, IL-IN-WI Metropolitan Statistical Area (MSA). A minimum of eight dialysis stations is required to establish an in-center hemodialysis center in an MSA. Fresenius Medical Care South Deering will have twenty dialysis stations thereby meeting this requirement.

# Advocate Trinity Hospital

2320 East 93rd Street || Chicago, IL 60617 || T 773.967.2000 || [advocatehealth.com](http://advocatehealth.com)

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June 24, 2010

Ms. Lori Wright  
Fresenius Medical Care  
One Westbrook Corporate Center  
Tower One, Suite 1000  
Westchester, IL 60154

Dear Ms. Wright:

Advocate Trinity Hospital (Hospital), will serve as a back-up hospital for emergent treatment, evaluation, possible admission, and dialysis services for those patients dialyzing at Fresenius Medical Care South Deering.

Patients with end-stage renal disease from your facility who require emergency treatment or hospitalization as medically determined by the attending physician will be accepted and cared for by Advocate Trinity Hospital. Admission is contingent upon bed availability. The Hospital will provide the needed diagnostic or any other physician ordered hospital-based services, which would include rehabilitation, blood bank, psychiatric, and pathological laboratory services.

Advocate Trinity Hospital will continue as a back-up hospital for Fresenius Medical Care South Deering with this agreement, until one of the parties notifies the other in writing of a change. This notice will be made 30 days prior to termination of the agreement.

Sincerely,



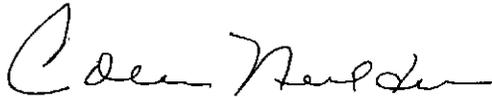
Jonathan R. Bruss  
President

Criterion 1110.1430 (j) – Assurances

I am the Regional Vice President of the Chicago Central Region of the North Division of Fresenius Medical Care North America. In accordance with 77 II. Admin Code 1110.1430, and with regards to Fresenius Medical Care South Deering, I certify the following:

1. As supported in this application through expected referrals to Fresenius Medical Care South Deering in the first two years of operation, the facility is expected to achieve and maintain the utilization standard, specified in 77 III. Adm. Code 1100, of 80% and;
2. Fresenius Medical Care hemodialysis patients in Illinois have achieved adequacy outcomes of:
  - o 91% of patients had a URR  $\geq$  65%
  - o 95% of patients had a Kt/V  $\geq$  1.2

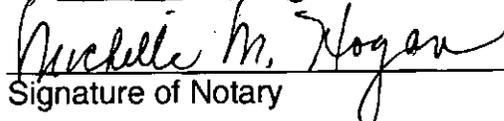
and same is expected for Fresenius Medical Care South Deering.



Signature

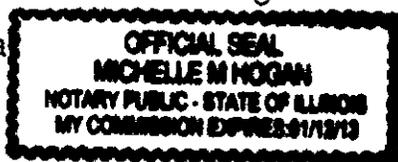
Coleen Muldoon/Regional Vice President  
Name/Title

Subscribed and sworn to before me  
this 18th day of June, 2010



Signature of Notary

Seal





# Fresenius Medical Care

September 10, 2010

Attn: Loren Guzik

RE: Fresenius Medical Care of South Deering, LLC

Dear Loren,

We are pleased to provide you with the following **Letter Of Intent**.

**OWNERSHIP:** 10559 STORRENCE, LLC

**LOCATION:** 10559 S Torrence, Chicago, IL 60617  
Parcel # **26-07-312-008-0000**

**INITIAL SPACE REQUIREMENTS:** Approximately 10,000 SF of contiguous usable square feet.

**PRIMARY TERM:** Twelve (12) years.

**OPTION TO RENEW:** Three (3) five (5) year options to renew the lease. Options based upon pre-established annual increase of 2% per annum not to exceed FMV.

**RENTAL RATE:** Ten dollars (\$10.00) per square foot NET.

**ESCALATION:** Two (2) percent per annual increases beginning in the second lease year.

**COMMON AREA EXPENSES AND REAL ESTATE TAXES:** Operating Expenses and Taxes are estimated to be approximately \$3.00 per square foot. Landlord and Tenant agree to increase/ decrease if actual expense is greater / less than above

**LANDLORD CONTRIBUTION TO TENANT IMPROVEMENTS:** Landlord will pay \$200,000 to Tenant General Contractors for Base Building Conditions Work.

**PRIMARY TERM:** Lease is Contingent on the landlord consummating the purchase of the property .

**POSSESSION DATE:**

FMC will have the right to take possession of the premises upon twenty (20) days after approval of the Certificate of Need to complete its necessary improvements. FMC will need a minimum of 90 days to build out the premises.

**COMMENCEMENT DATE:**

The lease and rent would commence on the 90 days after possession of building. For purposes of establishing an actual occupancy date, both parties will execute an amendment after occupancy has occurred, setting forth dates for purposes of calculations, notices, or other events in the lease that may be tied to a commencement date.

**DEMISED PREMISES SHELL:**

Tenant shall accept the premises in its "as-is" condition, subject only to the completion except for latent deficient.

**SPACE PLANNING/ ARCHITECTURAL AND MECHANICAL DRAWINGS:**

FMC will provide all space planning and architectural and mechanical drawings required to build out the tenant improvements, including construction drawings stamped by a licensed architect and submitted for approvals and permits. All building permits shall be the Tenant's responsibility.

**LANDLORD WORK:**

None

**PARKING:**

All parking stalls are available exclusively for tenants use.

**CORPORATE IDENTIFICATION:**

FMC will have complete signage rights in accordance with local code.

**ASSIGNMENT/ SUBLETTING:**

FMC requires the right to assign or sublet all or a portion of the demised premises to any subsidiary or affiliate without landlord's consent. Any other assignment or subletting will be subject to landlord's prior consent, which shall not be unreasonably withheld or delayed.

**ZONING AND RESTRICTIVE COVENANTS:**

Please indicate if the current property zoning is acceptable for use as a Dialysis Clinic and if there are any restrictive covenants imposed by the development, owner, and/or municipality.

**FINANCING:**

FMC will require a non-disturbance agreement.

**ENVIRONMENTAL:**

Please confirm that there is no asbestos present in the building and that there are no contaminants or environmental hazards in or on the property. Also

65

include a brief narrative of any tenants and their activities as they relate to the generation of hazardous materials.

**EXCLUSIVE TERRITORY:**

Landlord agrees not to lease space under its control to another dialysis provider within a five mile radius of the proposed location.

**CON CONTINGENCY:**

Landlord and FMC understand and agree that the establishment of any chronic outpatient dialysis facility in the State of Illinois is subject to the requirements of the Illinois Health Facilities Planning Act, 20 ILCS 3960/1 et seq. and, thus, FMC cannot establish a dialysis facility on the Premises or execute a binding real estate lease in connection therewith unless FMC obtains a Certificate of Need (CON) permit from the Illinois Health Facilities Planning Board (the "Planning Board"). FMC agrees to proceed using its commercially reasonable best efforts to submit an application for a CON permit and to prosecute said application to obtain the CON permit from the Planning Board. Based on the length of the Planning Board review process, FMC does not expect to receive a CON permit prior to February 2011. In light of the foregoing facts, the parties agree that they shall promptly proceed with due diligence to negotiate the terms of a definitive lease agreement and execute such agreement prior to approval of the CON permit provided, however, the lease shall not be binding on either party prior to the approval of the CON permit and the lease agreement shall contain a contingency clause indicating that the lease agreement is not effective pending CON approval. Assuming CON permit approval is granted, the effective date of the lease agreement shall be the first day of the calendar month following CON permit approval. In the event that the Planning Board does not award FMC a CON permit to establish a dialysis center on the Premises by February 2011, neither party shall have any further obligation to the other party with regard to the negotiations, lease or Premises contemplated by this Letter of Intent.

**SECURITY:**

Fresenius Medical Care Holding with fully guarantee the lease.

Thank you for your time and cooperation in this matter, should you have any questions please call me at 781-699-9994.

Sincerely,

*Bill Popken*

Bill Popken  
Senior Real Estate Manager

Fresenius Medical Care North America  
Reservoir Woods  
920 Winter Street  
Waltham, MA 02451-1457

666

**DELL****QUOTATION**

QUOTE #: 485293558

Customer #: 84405601

Contract #: 70137

Customer Agreement #: Dell Std Terms

Quote Date: 4/22/09

Date: 4/22/09 12:33:14 PM

Customer Name: FRESNIUS MEDICAL CARE N A

TOTAL QUOTE AMOUNT:	\$975.02		
Product Subtotal:	\$864.59		
Tax:	\$46.43		
Shipping & Handling:	\$64.00		
Shipping Method:	Ground	Total Number of System Groups:	1

GROUP: 1	QUANTITY: 1	SYSTEM PRICE: \$584.51	GROUP TOTAL: \$584.51
Base Unit:	OptiPlex 760 Small Form Factor Base Standard PSU (224-2219)		
Processor:	OptiPlex 760, Core 2 Duo E7300/2.66GHz, 3M, 1066FSB (311-9514)		
Memory:	2GB, Non-ECC, 800MHz DDR2, 2X1GB OptiPlex (311-7374)		
Keyboard:	Dell USB Keyboard, No Hot Keys English, Black, OptiPlex (330-1987)		
Monitor:	Dell UltraSharp 1708FP BLK w/AdjStrn, 17 inch, 1x08FPBLK OptiPlex, Precision and Latitude (320-7682)		
Video Card:	Integrated Video, GMA 4500, Dell OptiPlex 760 and 960 (320-7407)		
Hard Drive:	80GB SATA 3.0Gb/s and 8MB DataBurst Cache, Dell OptiPlex (341-8006)		
Floppy Disk Drive:	No Floppy Drive with Optical Filler Panel, Dell OptiPlex Small Form Factor (341-4609)		
Operating System:	Windows XP PRO SP3 with Windows Vista Business License English, Dell OptiPlex (420-9670)		
Mouse:	Dell USB 2 Button Optical Mouse with Scroll, Black OptiPlex (330-2733)		
NIC:	ASF Basic Hardware Enabled Systems Management (330-2901)		
CD-ROM or DVD-ROM Drive:	24X24 CDRW/DVD Combo, with Cyberlink Power DVD, No Media Media, Dell OptiPlex 960 Small Form Factor (313-7071)		
CD-ROM or DVD-ROM Drive:	Cyberlink Power DVD 8.1, with Media, Dell OptiPlex/Precision (420-9179)		
Sound Card:	Heat Sink, Mainstream, Dell OptiPlex Small Form Factor (311-9520)		
Speakers:	Dell AX510 black Sound Bar for UltraSharp Flat Panel Displays Dell OptiPlex/Precision/ Latitude (313-6414)		
Cable:	OptiPlex 760 Small Form Factor Standard Power Supply (330-1984)		
Documentation Diskette:	Documentation, English, Dell OptiPlex (330-1710)		
Documentation Diskette:	Power Cord, 125V, 2M, C13, Dell OptiPlex (330-1711)		
Factory installed Software:	No Dell Energy Smart Power Management Settings, OptiPlex (467-3564)		
Feature:	Resource DVD contains Diagnostics and Drivers for Dell OptiPlex 760 Vista (330-2019)		
Service:	ProSupport for IT: Next Business Day Parts and Labor Onsite Response Initial Year (991-6370)		
Service:	ProSupport for IT: Next Business Day Parts and Labor Onsite Response 2 Year Extended (991-3642)		
Service:	Dell Hardware Limited Warranty Plus Onsite Service Initial Year (992-6507)		
Service:	Dell Hardware Limited Warranty Plus Onsite Service Extended Year(s) (992-6508)		
Service:	ProSupport for IT: 7x24 Technical Support for certified IT Staff, Initial (984-6640)		
Service:	ProSupport for IT: 7x24 Technical Support for certified IT Staff, 2 Year Extended (984-0002)		
Thank you choosing Dell ProSupport. For tech support, visit <a href="http://support.dell.com/ProSupport">http://support.dell.com/ProSupport</a>			

Service:	or call 1-866-616-31 (989-3449)
Installation:	Standard On-Site Installation Declined (900-9987)
Installation:	Standard On-Site Installation Declined (900-9987)
Misc:	Shipping Material for System Cypher Small Form Factor, Dell OptiPlex (330-2193)
	Vista Premium Downgrade Relationship Desktop (310-9161)
	CFI Routing SKU (365-0257)
	CFI, Rollup, Integration Service, Image Load (366-1416)
	CFI, Rollup, Custom Project, Fee for ESLH (366-1551)
	CFI, Rollup, Integration Services, BIOS Setting (366-1566)
	CFI, Information, Vista To WXP ONLY, Factory Install (372-6272)
	CFI, Software, Image, Quick Image, Titan, Factory Install (372-9740)
	CFI, BIOS, Across Line Of Business, Wakeup-on-lan, Enable, Factory Install (374-4558)
	CFI, Information, OptiPlex 760 Only, Factory Install (374-8402)

## SOFTWARE &amp; ACCESSORIES

Product	Quantity	Unit Price	Total
Office 2007 Sngl C 021-07777 (A0748570)	1	\$259.68	\$259.68
Windows Server CAL 2008 Sngl MVL Device CAL C R18-02830 (A1511502)	1	\$20.40	\$20.40
Number of S & A Items: 2		S&A Total Amount: \$280.08	

SALES REP:	PHIL CLINTON	PHONE:	1800-274-3355
Email Address:	Phil_Clinton@Dell.com	Phone Ext:	723-3128

For your convenience, your sales representative, quote number and customer number have been included to provide you with faster service when you are ready to place your order. Orders may be faxed to the attention of your sales representative to 1-866-230-4217. You may also place your order online at [www.dell.com/qto](http://www.dell.com/qto)

This quote is subject to the terms of the agreement signed by you and Dell, or absent such agreement, to Dell's Terms of Sale.

Prices and tax rates are valid in the U.S. only and are subject to change.

**\*\*Sales/use tax is a destination charge, i.e. based on the "ship to" address on your purchase order. Please indicate your taxability status on your PO. If exempt, please fax exemption certificate to Dell Tax Department at 888-863-8778, referencing your customer number. If you have any questions regarding tax please call 800-433-9019 or email Tax\_Department@dell.com. \*\***

All product and pricing information is based on latest information available. Subject to change without notice or obligation.

LCD panels in Dell products contain mercury, please dispose properly. Please contact Dell Financial Services' Asset Recovery Services group for EPA compliant disposal options at [US\\_Dell\\_ARS\\_Requests@dell.com](mailto:US_Dell_ARS_Requests@dell.com). Minimum quantities may apply.

Shipments to California: For certain products, a State Environmental Fee Of Up to \$10 per item may be applied to your invoice as early as Jan 1, 2005. Prices in your cart do not reflect this fee. More Info: or refer to URL [www.dell.com/environmentalfee](http://www.dell.com/environmentalfee)

EXHIBIT 1

LEASE SCHEDULE NO. 769-0002105-016  
(True Lease)

LESSOR: SIEMENS FINANCIAL SERVICES, INC.  
("Lessor")

Address: 170 Wood Ave South  
Iselin, NJ 08830

LESSEE: NATIONAL MEDICAL CARE, INC.  
a Delaware corporation  
("Lessee")  
Address: 020 Winter Street  
Waltham, MA 02481

1. Lessor and Lessee have entered into a Master Equipment Lease Agreement dated as of March 10, 2008 ("Master Lease"), including this Schedule (together, the "Lease"), pursuant to which Lessor and Lessee have agreed to lease the equipment described in Exhibit A hereto (the "Equipment"). Lessee and Lessor each reaffirm all of its respective representations, warranties and covenants set forth in the Master Lease, all of the terms and provisions of which are incorporated herein by reference, as of the date hereof. Lessee further certifies to Lessor that Lessee has selected the Equipment and prior to the execution of this Schedule has received and approved a purchase order, purchase agreement or supply contract under which the Equipment will be acquired for purposes of this Lease.

2. The Acquisition Cost of the Equipment is: \$ 3,679,373.64

3. The Equipment will be located at the location specified in Exhibit A hereto, unless the Equipment is of the type normally used at more than one location (such as vehicular equipment, construction machinery or the like), in which case the Equipment will be used in the area specified on Exhibit A hereto.

4. TERM OF LEASE: The term for which the Equipment shall be leased shall be for 72 months (the "Initial Lease Term"), commencing on the Lease Term Commencement Date as set forth in the Acceptance Certificate to this Schedule, and expiring 03/30/2015, unless renewed, extended, or sooner terminated in accordance with the terms of the Lease.

5. RENT: (a) Payable in monthly installments on the 26th day of each month during the Initial Lease Term as follows:

Rental Payment Months	Number of Rental Payments	Amount of Each Rental Payment
1-72	72	\$53,964.37

Lessor will invoice Lessee for all sales, use and/or personal property taxes as and when due and payable in accordance with applicable law, unless Lessee delivers to Lessor a valid exemption certificate with respect to such taxes. Delivery of such certificate shall constitute Lessee's representation and warranty that no such tax shall become due and payable with respect to the Equipment and Lessee shall indemnify and hold harmless Lessor from and against any and all liability or damages, including late charges and interest which Lessor may incur by reason of the assessment of such tax.

6. OTHER PAYMENTS:

(e) Lessee agrees to pay Rental Payments in advance.

015 Exhibit 12.doc

7. **EARLY TERMINATION OPTION:** So long as no Event of Default under the Lease, nor any event which upon notice or lapse of time or both would constitute such an Event of Default has occurred and is continuing, Lessee shall have the option to terminate the Lease for all, but not less than all, of the Equipment on the rental payment date for the twenty-fourth (24th) monthly rental payment (the "Early Termination Date"). Lessee shall notify Lessor in writing of Lessee's intention to exercise such termination option at least ninety (90) days prior to the Early Termination Date of such Lease. Lessee shall pay to Lessor on the Early Termination Date an aggregated amount (the "Termination Amount") equal to: (i) all rental payments, late charges and other amounts due and owing under the Lease, including the rental payment due on the Early Termination Date; plus (ii) any and all taxes, assessments and other charges due in connection with the termination of the Lease; plus (iii) 64% of the original Acquisition Cost of the Equipment as set forth herein.

In addition to the payment of the Termination Amount, Lessor shall return all of the Equipment to Lessor on the Early Termination Date pursuant to and in the condition required by the terms of the Lease.

In the event Lessee shall not pay the Termination Amount on the Early Termination Date and return the Equipment to Lessor pursuant to, and in the condition required by the Lessee, then the Lease Term for the Equipment shall continue in full force and effect and this Early Termination Option shall be null and void and of no further force or effect.

8. **EARLY PURCHASE OPTION:** So long as no Event of Default under the Lease, nor any event which upon notice or lapse of time or both would constitute such an Event of Default has occurred and is continuing, Lessee shall have the option to terminate the Lease and purchase all, but not less than all, of the Equipment on the rental payment date for the sixtieth (60th) monthly rental payment (the "Early Purchase Option Date"). Lessee shall notify Lessor in writing of Lessee's intention to exercise such early purchase option at least ninety (90) days prior to the Early Purchase Option Date of such Lease. Lessee shall pay to Lessor on the Early Purchase Option Date an aggregate amount (the "Purchase Price") equal to: (i) all rental payments, late charges and other amounts due and owing under the Lease, including the rental payment due on the Early Purchase Option Date; plus (ii) any and all taxes, assessments and other charges due in connection with the termination of the Lease and the purchase of the Equipment; plus (iii) 28.02% of the original Acquisition Cost of the Equipment as set forth herein.

Provided that Lessor shall have received the Purchase Price on the Early Purchase Option Date, Lessor shall convey all of its right, title and interest in and to the Equipment to Lessee on the Early Purchase Option Date, on an "AS-IS", "WHERE-IS" BASIS WITHOUT REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, and without recourse to Lessor; provided however, that notwithstanding anything else herein to the contrary, Lessor shall warrant that the Equipment is free and clear of all liens, charges and encumbrances created by, through or under Lessor, and that Lessor has good and lawful right, power and authority to sell said Equipment to Lessee.

In the event Lessee shall not pay the Purchase Price on the Early Purchase Option Date then the Initial Lease Term or any renewal term for the Equipment shall continue in full force and effect and this Early Purchase Option shall be null and void and of no further force or effect.

9. **PURCHASE OPTION:** So long as no Event of Default, nor any event which upon notice or lapse of time or both would constitute an Event of Default, has occurred and is continuing under the Lease, and the Lease has not been earlier terminated, and upon not less than ninety (90) days prior written notice, Lessee shall have the option, upon expiration of the Initial Lease Term, renewal term or Extended Term, to purchase all, but not less than all, of Lessor's right, title and interest in and to the Equipment at the end of the Lease Term for a Purchase Option Price (hereinafter defined), on the last day of the Lease Term, in immediately available funds.

The Purchase Option Price shall be equal to the Fair Market Value of the Equipment (hereinafter defined) plus any sales, use, property or excise taxes on or measured by such sale, any other amounts accrued and unpaid under the Lease and any other expenses of transfer including UCC termination fees.

The "Fair Market Value" of the Equipment, shall be determined on the basis of, and shall be equal in amount to the value which would be obtained in an arm's-length transaction between an informed and willing buyer-user (other than a lessee currently in possession or a used equipment dealer) and an informed and willing seller under no compulsion to sell and, in such determination, costs of removal from the location of current use shall not be a deduction from such value. For purposes of determining Fair Market Value it will be assumed that, as of the date of determination that the Equipment is in at least the condition required by the Lease, if during or after the period of thirty (30) days from Lessor's receipt of the aforesaid written notice from Lessee of Lessee's intention to exercise said purchase option, Lessor and Lessee determine that they cannot agree upon such fair market value, then such value shall be determined in accordance with the foregoing definition by a qualified independent appraiser as selected by mutual agreement between Lessor and Lessee, or failing such agreement, by a panel of three independent appraisers, one of whom shall be selected by Lessor, the second by Lessee and the third designated by the first two selected. If any party refuses or fails to appoint an appraiser or a third appraiser cannot be agreed upon by the other two appraisers, such appraiser or appraisers shall be selected in accordance with the rules for commercial arbitration of the

015 Exhibit 12.doc

American Arbitration Association. The appraisers shall be instructed to make such determination within a period of twenty (20) days following appointment, and shall promptly communicate such determination in writing to Lessor and Lessee. The determination of Fair Market Value so made by the sole appraiser or by a majority of the appraisers, if there is more than one, shall be conclusively binding upon both Lessor and Lessee. All appraisal costs, fees and expenses shall be payable by Lessee. The sale of the Equipment by Lessor to Lessee shall be on an AS-IS, WHERE-IS basis, without recourse to, or warranty by, Lessor; provided however, that notwithstanding anything else herein to the contrary, Lessor shall warrant that the Equipment is free and clear of all liens, charges and encumbrances created by, through or under Lessor, and that Lessor has good and lawful right, power and authority to sell said Equipment to Lessee.

Lessee shall be deemed to have waived this Purchase Option unless it provides Lessor written notice of its irrevocable election to exercise this option within fifteen (15) days after Lessee is advised of the Fair Market Value of the Equipment.

Lessee may elect to return all, but not less than all, of the Equipment at the end of the Initial Lease Term or any renewal term, provided that such return will only be permitted if (i) the Lessee provides the Lessor with written notice of its intention to return the Equipment not less than ninety (90) days prior to the end of the Initial Term, and (ii) the return of the Equipment is in accordance with the terms of the Lease and any Schedules, Acceptance Certificate, Riders, Exhibits and Addenda thereto.

If, for any reason whatsoever, the Lessee does not purchase the Equipment at the end of the Initial Lease Term or any renewal term in accordance with the foregoing, or exercises their option to return the Equipment as set forth above, the lease term of the Equipment shall and without further action on the part of Lessee be extended on a month-to-month basis with rentals payable monthly calculated at one hundred five percent (105%) of the highest monthly rental payable during the Initial Lease Term (the "Extended Term"). At the end of such Extended Term, the Lessee shall have the option to either: (i) return the Equipment to the Lessor in accordance with the terms of the Lease; or (ii) purchase the Equipment for its then Fair Market Value as determined in accordance with the provisions set forth above. The Extended Term shall continue until (a) Lessee provides Lessor with not less than ninety (90) days prior written notice of the anticipated date Lessee will return the Equipment and Lessee returns the Equipment in accordance with the return provisions of this Lease, or (b) Lessee provides Lessor with not less than ninety (90) days prior written notice of Lessee's exercise of its Fair Market Value purchase option with respect to the Equipment.

10. STIPULATED LOSS VALUES:

Rental Payment #	Percentage of Acquisition Cost	Rental Payment #	Percentage of Acquisition Cost
1	101.47	37	60.22
2	100.51	38	58.94
3	99.55	39	57.66
4	98.66	40	56.37
5	97.55	41	55.08
6	96.53	42	53.78
7	95.48	43	52.47
8	94.41	44	51.16
9	93.33	45	49.84
10	92.25	46	48.51
11	91.15	47	47.18
12	90.05	48	45.84
13	88.95	49	44.50
14	87.83	50	43.15
15	86.71	51	41.79
16	85.68	52	40.43
17	84.44	53	39.06
18	83.29	54	37.69
19	82.14	55	36.31

015 Exhibit 12.600

Rental Payment #	Percentage of Acquisition Cost	Rental Payment #	Percentage of Acquisition Cost
20	80.97	56	34.92
21	79.81	57	33.53
22	78.63	58	32.13
23	77.45	59	30.72
24	76.26	60	29.31
25	75.06	61	27.89
26	73.86	62	26.47
27	72.65	63	25.04
28	71.44	64	23.61
29	70.22	65	22.17
30	68.99	66	20.72
31	67.76	67	19.27
32	66.52	68	17.82
33	65.27	69	16.35
34	64.01	70	14.88
35	62.75	71	13.40
36	61.49	72	11.92

Stipulated Loss Values are due in addition to the Rental Payment due on the same date.

IN WITNESS WHEREOF, the parties hereto certify that they have read, accepted and caused this Individual Leasing Record to be duly executed by their respective officers thereunto duly authorized.

Dated: 3/30/09

LESSOR:

Siemens Financial Services, Inc.

By: Carol Walters

Name: CAROL WALTERS

Title: VICE PRESIDENT/DIRECTOR



Ernest Enigo  
R2 Transaction Coordinator

LESSEE:

National Medical Care, Inc.

By: Mark Pawlett

Name: MARK PAWLETT

Title: TREASURER

015 Exhibit 12.doc



**Criterion 1120.310 Financial Viability**

Financial Viability Waiver

This project is being funded entirely through cash and securities thereby meeting the criteria for the financial waiver.

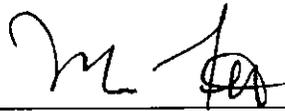
2009 Financial Statements for Fresenius Medical Care Holdings, Inc. were submitted previously to the Board with #10-036, Fresenius Medical Care Mundelein and are the same financials that pertain to this application. In order to reduce bulk these financials can be referred to if necessary.



**Criterion 1120.310(a) Reasonableness of Financing Arrangements**

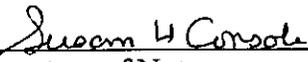
Fresenius Medical Care South Deering, LLC

The applicant is paying for the project with cash on hand, and not borrowing any funds for the project. However, per the Board's rules the entering of a lease is treated as borrowing. As such, we are attesting that the entering into of a lease (borrowing) is less costly than the liquidation of existing investments which would be required for the applicant to buy the property and build a structure itself to house a dialysis clinic. Further, should the applicant be required to pay off the lease in full, its existing investments and capital retained could be converted to cash or used to retire the outstanding lease obligations within a sixty (60) day period.

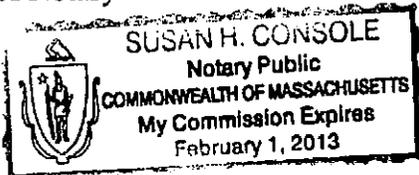
By:   
Title: Mark Fawcett  
Vice President & Asst. Treasurer

By:   
Title: Marc Lieberman  
Asst. Treasurer

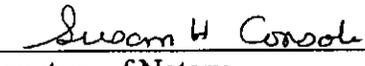
Notarization:  
Subscribed and sworn to before me  
this 13 day of Sept, 2010

  
Signature of Notary

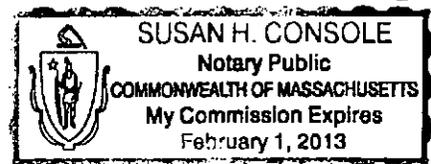
Seal



Notarization:  
Subscribed and sworn to before me  
this 13 day of Sept, 2010

  
Signature of Notary

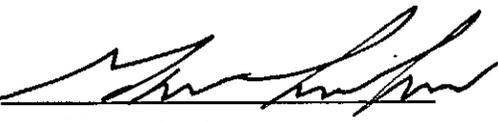
Seal

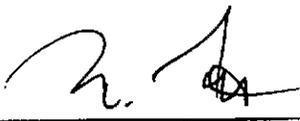


**Criterion 1120.310(a) Reasonableness of Financing Arrangements**

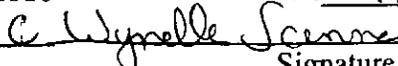
Fresenius Medical Care Holdings, Inc.

The applicant is paying for the project with cash on hand, and not borrowing any funds for the project. However, per the Board's rules the entering of a lease is treated as borrowing. As such, we are attesting that the entering into of a lease (borrowing) is less costly than the liquidation of existing investments which would be required for the applicant to buy the property and build a structure itself to house a dialysis clinic. Further, should the applicant be required to pay off the lease in full, its existing investments and capital retained could be converted to cash or used to retire the outstanding lease obligations within a sixty (60) day period.

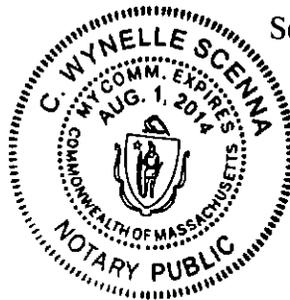
By:   
ITS: Marc Lieberman  
Asst. Treasurer

By:   
ITS: Mark Fawcett  
Vice President & Asst. Treasurer

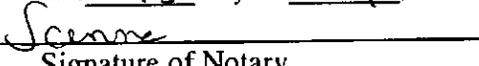
Notarization:  
Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2010

  
Signature of Notary

Seal



Notarization:  
Subscribed and sworn to before me  
this 15 day of July, 2010

  
Signature of Notary

Seal

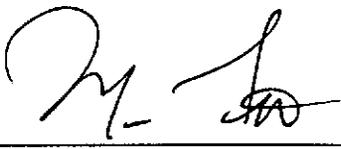
**Criterion 1120.310(b) Conditions of Debt Financing**

Fresenius Medical Care South Deering, LLC

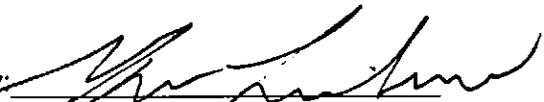
In accordance with 77 ILL. ADM Code 1120, Subpart D, Section 1120.310, of the Illinois Health Facilities Planning Board Application for Certificate of Need; I do hereby attest to the fact that:

There is no debt financing. The project will be funded with cash and leasing arrangements; and

The expenses incurred with leasing the proposed facility and cost of leasing the equipment is less costly than constructing a new facility or purchasing new equipment.

By: 

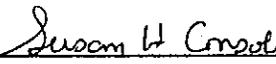
ITS: Mark Fawcett  
Vice President & Asst. Treasurer

By: 

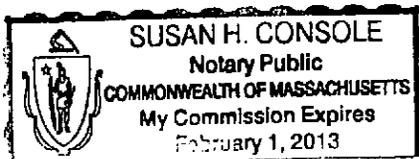
ITS: Marc Lieberman  
Asst. Treasurer

Notarization:

Subscribed and sworn to before me  
this 13 day of Sept, 2010

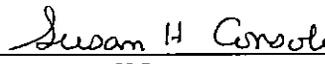
  
Signature of Notary

Seal

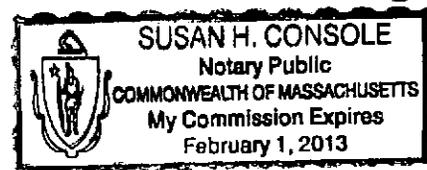


Notarization:

Subscribed and sworn to before me  
this 13 day of Sept, 2010

  
Signature of Notary

Seal



**Criterion 1120.310(b) Conditions of Debt Financing**

Fresenius Medical Care Holdings, Inc.

In accordance with 77 ILL. ADM Code 1120, Subpart D, Section 1120.310, of the Illinois Health Facilities Planning Board Application for Certificate of Need; I do hereby attest to the fact that:

There is no debt financing. The project will be funded with cash and leasing arrangements; and

The expenses incurred with leasing the proposed facility and cost of leasing the equipment is less costly than constructing a new facility or purchasing new equipment.

By: [Signature]  
Marc Lieberman  
ITS: Asst. Treasurer

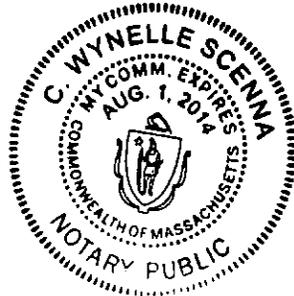
By: [Signature]  
ITS: Mark Fawcett  
Vice President & Asst. Treasurer

Notarization:  
Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2010

Notarization:  
Subscribed and sworn to before me  
this 15 day of July, 2010

Signature of Notary C Wynelle Scenna Signature of Notary

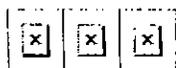
Seal



Seal

## Charity Care Information

From a charity standpoint Fresenius Medical Care accepts any patient regardless of their ability to pay. Most ESRD patients qualify for Medicare coverage or have private insurance and there are some who qualify for Medicaid. For those patients who don't have insurance and for whatever reason don't pursue government payor sources, Fresenius Medical Care will treat and bill the patient even though payment is not expected. These patients are considered "self-pay" patients. These unpaid accounts are then written off as bad debt. This practice does not meet the Board's definition of Charity Care so therefore, Fresenius Medical Care would have no charity care to report.



# MAPQUEST

Notes

TO:

**Trip to 9212 S South Chicago Ave**  
Chicago, IL 60617-4512  
2.27 miles - about 6 minutes

**FRESENIUS MEDICAL CARE SOUTH CHICAGO**



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.** go 1.1 mi



2. Turn **SLIGHT LEFT** onto **S COLFAX AVE.** go 0.2 mi



3. Turn **RIGHT** onto **E 95TH ST / US-12 / US-20 / ULYSSES S GRANT MEMORIAL HWY.** go 0.5 mi



4. Turn **LEFT** onto **S COMMERCIAL AVE.** go 0.3 mi



5. Turn **SLIGHT LEFT** onto **S SOUTH CHICAGO AVE.** go 0.1 mi



6. **9212 S SOUTH CHICAGO AVE** is on the **RIGHT.** go 0.0 mi



**9212 S South Chicago Ave, Chicago, IL 60617-4512**

Total Travel Estimate : 2.27 miles - about 6 minutes

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Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our Terms of Use



# MAPQUEST

Notes

TO:

**Trip to 8725 S Stony Island Ave**  
Chicago, IL 60617-2709  
3.55 miles - about 7 minutes

DAVITA STONY ISLAND



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.** go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.** go 1.2 mi



3. Take the **I-94 W** ramp. go 0.3 mi



4. Keep **LEFT** at the fork in the ramp. go 0.0 mi



5. Turn **SLIGHT RIGHT** onto **S STONY ISLAND EXT.** go 0.7 mi



6. **S STONY ISLAND EXT** becomes **S STONY ISLAND AVE.** go 1.0 mi



7. **8725 S STONY ISLAND AVE** is on the **RIGHT.** go 0.0 mi

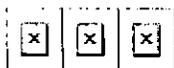


**8725 S Stony Island Ave, Chicago, IL 60617-2709**

**Total Travel Estimate : 3.55 miles - about 7 minutes**

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# MAPQUEST

Notes

TO:

**Trip to 1111 E 87th St**  
 Chicago, IL 60619-7038  
 4.23 miles - about 9 minutes

FRESENIUS MEDICAL CARE GREENWOOD



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.** go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.** go 1.2 mi



3. Take the **I-94 W** ramp. go 0.3 mi



4. Keep **LEFT** at the fork in the ramp. go 0.0 mi



5. Turn **SLIGHT RIGHT** onto **S STONY ISLAND EXT.** go 0.7 mi



6. **S STONY ISLAND EXT** becomes **S STONY ISLAND AVE.** go 1.0 mi



7. Turn **SLIGHT LEFT** onto **E 87TH ST.** go 0.7 mi



8. **1111 E 87TH ST** is on the **LEFT.** go 0.0 mi



**1111 E 87th St, Chicago, IL 60619-7038**

**Total Travel Estimate : 4.23 miles - about 9 minutes**

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# MAPQUEST

Notes

TO:

**Trip to 132 W 111th St**  
 Chicago, IL 60628-4215  
**4.43 miles - about 10 minutes**

**FRESENIUS MEDICAL CARE ROSELAND**



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.** go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.** go 1.4 mi



3. Turn **LEFT** to take the **I-94 E** ramp. go 0.2 mi



4. Merge onto **S STONY ISLAND EXT.** go 0.0 mi



5. Merge onto **I-94 E / BISHOP FORD FWY.** go 0.8 mi



6. Take the **111TH ST** exit, **EXIT 66A.** go 0.2 mi



7. Keep **RIGHT** at the fork to go on **E 111TH ST.** go 1.4 mi



8. **132 W 111TH ST** is on the **RIGHT.** go 0.0 mi



**132 W 111th St, Chicago, IL 60628-4215**

**Total Travel Estimate : 4.43 miles - about 10 minutes**

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# MAPQUEST

Notes

TO:

**Trip to 2420 E 79th St**

FRESENIUS MEDICAL CARE SOUTH SHORE

Chicago, IL 60649-5112

3.59 miles - about 11 minutes



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.**

go 1.1 mi



2. Turn **SLIGHT LEFT** onto **S COLFAX AVE.**

go 1.0 mi



3. Turn **LEFT** onto **S SOUTH CHICAGO AVE.**

go 0.4 mi



4. Turn **SLIGHT RIGHT** onto **S YATES AVE / S YATES BLVD.**

go 1.0 mi



5. Turn **RIGHT** onto **E 79TH ST.**

go 0.0 mi



6. **2420 E 79TH ST** is on the **LEFT.**

go 0.0 mi

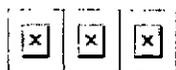


**2420 E 79th St, Chicago, IL 60649-5112**

**Total Travel Estimate : 3.59 miles - about 11 minutes**

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# MAPQUEST

Notes

TO:

**Trip to 7531 S Stony Island Ave**

FRESENIUS MEDICAL CARE JACKSON PARK

Chicago, IL 60649-3954

5.07 miles - about 12 minutes



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.**

go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.**

go 1.2 mi



3. Take the **I-94 W** ramp.

go 0.3 mi



4. Keep **LEFT** at the fork in the ramp.

go 0.0 mi



5. Turn **SLIGHT RIGHT** onto **S STONY ISLAND EXT.**

go 0.7 mi



6. **S STONY ISLAND EXT** becomes **S STONY ISLAND AVE.**

go 2.1 mi



7. Keep **RIGHT** at the fork to continue on **S STONY ISLAND AVE.**

go 0.5 mi



8. **7531 S STONY ISLAND AVE** is on the **RIGHT.**

go 0.0 mi



**7531 S Stony Island Ave, Chicago, IL 60649-3954**

Total Travel Estimate : 5.07 miles - about 12 minutes

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# MAPQUEST

Notes

TO:

**Trip to W 83rd St & S Stewart Ave**

**FRESENIUS MEDICAL CARE CHATHAM**

Chicago, IL 60620

Address, 8315 South Holland Road will not map; used coordinates as shown for mapping purposes.

6.51 miles - about 12 minutes



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.**

go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.**

go 1.2 mi



3. Merge onto **I-94 W.**

go 3.6 mi



4. Take **EXIT 61B** toward **87TH ST.**

go 0.2 mi



5. Stay **STRAIGHT** to go onto **S STATE ST.**

go 0.7 mi



6. Turn **LEFT** onto **W 83RD ST.**

go 0.5 mi



7. **W 83RD ST & S STEWART AVE.**

go 0.0 mi



**W 83rd St & S Stewart Ave, Chicago, IL 60620**

Total Travel Estimate : 6.51 miles - about 12 minutes

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# MAPQUEST

Notes

TO:

**Trip to 7319 S Cottage Grove Ave**

**DAVITA GRAND CROSSING**

Chicago, IL 60619-1909

6.07 miles - about 15 minutes



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.**

go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.**

go 1.2 mi



3. Take the **I-94 W** ramp.

go 0.3 mi



4. Keep **LEFT** at the fork in the ramp.

go 0.0 mi



5. Turn **SLIGHT RIGHT** onto **S STONY ISLAND EXT.**

go 0.7 mi



6. **S STONY ISLAND EXT** becomes **S STONY ISLAND AVE.**

go 2.1 mi



7. Turn **SLIGHT LEFT** onto **S SOUTH CHICAGO AVE.**

go 0.7 mi



8. Turn **SLIGHT LEFT** onto **E 75TH ST.**

go 0.5 mi



9. Turn **RIGHT** onto **S COTTAGE GROVE AVE.**

go 0.2 mi

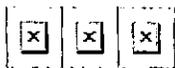


10. **7319 S COTTAGE GROVE AVE** is on the **RIGHT.**

go 0.0 mi



**7319 S Cottage Grove Ave, Chicago, IL 60619-1909**



# MAPQUEST

Notes

TO:

**Trip to 5401 S Wentworth Ave**

FRESENIUS MEDICAL CARE GARFIELD

Chicago, IL 60609-6300

9.76 miles - about 15 minutes



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.**

go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.**

go 1.2 mi



3. Merge onto **I-94 W.**

go 7.8 mi



4. Take **EXIT 57** toward **GARFIELD BLVD.**

go 0.3 mi



5. Stay **STRAIGHT** to go onto **S WENTWORTH AVE.**

go 0.2 mi



6. **5401 S WENTWORTH AVE** is on the **RIGHT.**

go 0.0 mi



**5401 S Wentworth Ave, Chicago, IL 60609-6300**

**Total Travel Estimate : 9.76 miles - about 15 minutes**

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# MAPQUEST

Notes

TO:

**Trip to 12200 Western Ave**  
Blue Island, IL 60406-1398  
9.56 miles - about 17 minutes

FRESENIUS MEDICAL CARE BLUE ISLAND



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.**

go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.**

go 1.2 mi



3. Merge onto **I-94 W / BISHOP FORD FWY.**

go 2.0 mi



4. Merge onto **I-57 S** via **EXIT 63** on the **LEFT** toward **MEMPHIS.**

go 4.2 mi



5. Take **EXIT 354** toward **119TH ST.**

go 0.2 mi



6. Stay **STRAIGHT** to go onto **S MARSHFIELD AVE.**

go 0.2 mi



7. Turn **RIGHT** onto **W 119TH ST.**

go 0.9 mi



8. Turn **LEFT** onto **WESTERN AVE.**

go 0.4 mi



9. **12200 WESTERN AVE** is on the **RIGHT.**

go 0.0 mi



**12200 Western Ave, Blue Island, IL 60406-1398**

**Total Travel Estimate : 9.56 miles - about 17 minutes**

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# MAPQUEST

Notes

TO:

**Trip to 16136 S Park Ave**

**DSI SOUTH HOLLAND**

South Holland, IL 60473-1511

10.96 miles - about 17 minutes



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.**

go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.**

go 1.4 mi



3. Turn **LEFT** to take the **I-94 E** ramp.

go 0.2 mi



4. Merge onto **S STONY ISLAND EXT.**

go 0.0 mi



5. Merge onto **I-94 E / BISHOP FORD FWY.**

go 7.5 mi



6. Merge onto **US-6 W / E 162ND ST** via **EXIT 73A.**

go 1.4 mi



7. Turn **RIGHT** onto **S PARK AVE.**

go 0.0 mi



8. **16136 S PARK AVE** is on the **LEFT.**

go 0.0 mi



**16136 S Park Ave, South Holland, IL 60473-1511**

Total Travel Estimate : 10.96 miles - about 17 minutes

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# MAPQUEST

Notes

TO:

**Trip to 9415 S Western Ave**

DAVITA BEVERLY DIALYSIS

Chicago, IL 60643-6700

7.67 miles - about 18 minutes



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.** go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.** go 1.2 mi



3. Merge onto **I-94 W / BISHOP FORD FWY.** go 2.0 mi



4. Merge onto **I-57 S** via **EXIT 63** on the **LEFT** toward **MEMPHIS.** go 1.2 mi



5. Take **EXIT 357** toward **IL-1 / HALSTED ST.** go 0.2 mi



6. Stay **STRAIGHT** to go onto **W 98TH PL.** go 0.1 mi



7. Turn **RIGHT** onto **S HALSTED ST / IL-1 N.** Continue to follow **S HALSTED ST.** go 0.4 mi



8. Turn **LEFT** onto **US-12 W / US-20 W / W 95TH ST / ULYSSES S GRANT MEMORIAL HWY.** go 2.0 mi



9. Turn **RIGHT** onto **S WESTERN AVE.** go 0.1 mi



10. **9415 S WESTERN AVE** is on the **RIGHT.** go 0.0 mi



**9415 S Western Ave, Chicago, IL 60643-6700**



# MAPQUEST

**Trip to 9730 S Western Ave**  
 Evergreen Park, IL 60805-2814  
 7.86 miles - about 19 minutes

Notes

TO:

FRESENIUS MEDICAL CARE  
 EVERGREEN PARK



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.** go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.** go 1.2 mi



3. Merge onto **I-94 W / BISHOP FORD FWY.** go 2.0 mi



4. Merge onto **I-57 S** via **EXIT 63** on the **LEFT** toward **MEMPHIS.** go 1.2 mi



5. Take **EXIT 357** toward **IL-1 / HALSTED ST.** go 0.2 mi



6. Stay **STRAIGHT** to go onto **W 98TH PL.** go 0.1 mi



7. Turn **RIGHT** onto **S HALSTED ST / IL-1 N.** Continue to follow **S HALSTED ST.** go 0.4 mi



8. Turn **LEFT** onto **US-12 W / US-20 W / W 95TH ST / ULYSSES S GRANT MEMORIAL HWY.** go 2.0 mi



9. Turn **LEFT** onto **S WESTERN AVE.** go 0.3 mi



10. **9730 S WESTERN AVE** is on the **RIGHT.** go 0.0 mi



**9730 S Western Ave, Evergreen Park, IL 60805-2814**



# MAPQUEST

Notes

TO:

**Trip to 17225 Paxton Ave**  
South Holland, IL 60473-3757  
8.82 miles - about 19 minutes

FRESENIUS MEDICAL CARE SOUTH HOLLAND



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **SOUTH** on **S TORRENCE AVE** toward **E 106TH ST.**

go 8.1 mi



2. Turn **RIGHT** onto **167TH ST / E 170TH ST**. Continue to follow **E 170TH ST.**

go 0.5 mi



3. Turn **LEFT** onto **PAXTON AVE.**

go 0.2 mi



4. **17225 PAXTON AVE** is on the **LEFT.**

go 0.0 mi

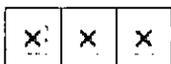


**17225 Paxton Ave, South Holland, IL 60473-3757**

**Total Travel Estimate : 8.82 miles - about 19 minutes**

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# MAPQUEST.

## Trip to 6333 S Green St

Chicago, IL 60621-1943

9.83 miles - about 19 minutes

Notes

TO:

FRESENIUS MEDICAL CARE ROSS-  
ENGLEWOOD



10559 S Torrence Ave, Chicago, IL 60617-6154



1. Start out going NORTH on S TORRENCE AVE toward E 105TH ST.

go 0.4 mi



2. Turn LEFT onto E 103RD ST.

go 1.2 mi



3. Merge onto I-94 W.

go 6.0 mi



4. Take EXIT 59B toward MARQUETTE RD / 67TH ST.

go 0.2 mi



5. Keep RIGHT at the fork in the ramp.

go 0.2 mi



6. Turn LEFT onto W 67TH ST / W MARQUETTE RD.

go 1.0 mi



7. Turn RIGHT onto S HALSTED ST.

go 0.5 mi



8. Turn LEFT onto W 63RD ST.

go 0.1 mi



9. Turn LEFT onto S PEORIA ST.

go 0.2 mi



10. Turn LEFT onto S GREEN ST.

go 0.0 mi

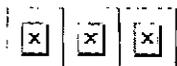


11. 6333 S GREEN ST is on the RIGHT.

go 0.0 mi



6333 S Green St, Chicago, IL 60621-1943



# MAPQUEST

**Trip to 11650 S Kedzie Ave**  
Merrionette Park, IL 60803-6302  
10.48 miles - about 19 minutes

Notes

TO:

FRESENIUS MEDICAL CARE  
MERRIONETTE PARK



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.**

go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.**

go 1.2 mi



3. Merge onto **I-94 W / BISHOP FORD FWY.**

go 2.0 mi



4. Merge onto **I-57 S** via **EXIT 63** on the **LEFT** toward **MEMPHIS.**

go 4.2 mi



5. Take **EXIT 354** toward **119TH ST.**

go 0.2 mi



6. Stay **STRAIGHT** to go onto **S MARSHFIELD AVE.**

go 0.2 mi



7. Turn **RIGHT** onto **W 119TH ST.**

go 2.0 mi



8. Turn **RIGHT** onto **S KEDZIE AVE.**

go 0.3 mi



9. **11650 S KEDZIE AVE** is on the **LEFT.**

go 0.0 mi



**11650 S Kedzie Ave, Merrionette Park, IL 60803-6302**

Total Travel Estimate : 10.48 miles - about 19 minutes

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# MAPQUEST

Notes

TO:

**Trip to 710 W 43rd St**  
 Chicago, IL 60609-3435  
 11.87 miles - about 19 minutes

DAVITA EMERALD



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.** go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.** go 1.2 mi



3. Merge onto **I-94 W.** go 6.2 mi



4. Keep **LEFT** to take **DAN RYAN EXPRESS LN W / I-94 EXPRESS LN W** toward **PERSHING RD.** go 2.3 mi



5. Take the **I-90-LOCAL / I-94-LOCAL** exit. go 0.5 mi



6. Merge onto **I-90 W / I-94 W / DAN RYAN EXPY W.** go 0.4 mi



7. Take **EXIT 56A** toward **43RD ST.** go 0.2 mi



8. Stay **STRAIGHT** to go onto **S LASALLE ST.** go 0.0 mi



9. Turn **LEFT** onto **W 43RD ST.** go 0.7 mi

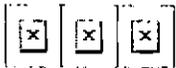


10. **710 W 43RD ST** is on the **RIGHT.** go 0.0 mi



**710 W 43rd St, Chicago, IL 60609-3435**

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# MAPQUEST

Notes

TO:

Trip to 3401 W 111th St

DAVITA MT. GREENWOOD

Chicago, IL 60655-3329

9.68 miles - about 20 minutes



10559 S Torrence Ave, Chicago, IL 60617-6154



1. Start out going NORTH on S TORRENCE AVE toward E 105TH ST.

go 0.4 mi



2. Turn LEFT onto E 103RD ST.

go 1.2 mi



3. Merge onto I-94 W / BISHOP FORD FWY.

go 2.0 mi



4. Merge onto I-57 S via EXIT 63 on the LEFT toward MEMPHIS.

go 3.4 mi



5. Take the 111TH ST exit, EXIT 355.

go 0.3 mi



6. Turn RIGHT onto W 111TH ST.

go 0.1 mi



7. Turn LEFT onto S VINCENNES AVE.

go 0.2 mi



8. Turn RIGHT onto W MONTEREY AVE.

go 0.3 mi



9. W MONTEREY AVE becomes W 111TH ST.

go 1.8 mi



10. 3401 W 111TH ST is on the LEFT.

go 0.0 mi



3401 W 111th St, Chicago, IL 60655-3329

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# MAPQUEST

**Trip to 1164 E 55th St**  
 Chicago, IL 60615-5115  
 11.35 miles - about 20 minutes

Notes

TO:

DAVITA WOODLAWN



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.** go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.** go 1.2 mi



3. Merge onto **I-94 W.** go 7.8 mi



4. Take **EXIT 57** toward **GARFIELD BLVD.** go 0.3 mi



5. Stay **STRAIGHT** to go onto **S WENTWORTH AVE.** go 0.0 mi



6. Turn **RIGHT** onto **W GARFIELD BLVD / W 55TH ST.** go 0.8 mi



7. **W GARFIELD BLVD / W 55TH ST** becomes **MORGAN DR.** go 0.2 mi



8. Turn **SLIGHT LEFT** onto **RAINEY DR.** go 0.2 mi



9. **RAINEY DR** becomes **PAYNE DR.** go 0.0 mi



10. Turn **RIGHT** onto **E GARFIELD BLVD / E 55TH ST.** go 0.5 mi  
 Continue to follow **E 55TH ST.**



# MAPQUEST.

Trip to 825 W 35th St  
Chicago, IL 60609-1511  
13.00 miles - about 21 minutes

Notes

TO:  
FRESENIUS MEDICAL CARE BRIDGEPORT



10559 S Torrence Ave, Chicago, IL 60617-6154



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.** go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.** go 1.2 mi



3. Merge onto **I-94 W.** go 6.2 mi



4. Keep **LEFT** to take **DAN RYAN EXPRESS LN W / I-94 EXPRESS LN W** toward **PERSHING RD.** go 2.3 mi



5. Take the **I-90-LOCAL / I-94-LOCAL** exit. go 0.5 mi



6. Merge onto **I-90 W / I-94 W / DAN RYAN EXPY W.** go 1.1 mi



7. Take **EXIT 55A** toward **35TH ST.** go 0.2 mi



8. Stay **STRAIGHT** to go onto **S LASALLE ST.** go 0.3 mi



9. Turn **LEFT** onto **W 35TH ST.** go 0.9 mi



10. **825 W 35TH ST** is on the **LEFT.** go 0.0 mi



825 W 35th St, Chicago, IL 60609-1511

Total Travel Estimate : 13.00 miles - about 21 minutes

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# MAPQUEST

Notes

TO:

**Trip to 16657 Halsted St**

COMMUNITY DIALYSIS HARVEY

Harvey, IL 60426-6112

14.57 miles - about 21 minutes



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.**

go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.**

go 1.4 mi



3. Turn **LEFT** to take the **I-94 E** ramp.

go 0.2 mi



4. Merge onto **S STONY ISLAND EXT.**

go 0.0 mi



5. Merge onto **I-94 E / BISHOP FORD FWY.**

go 8.5 mi



6. Keep **RIGHT** to take **BISHOP FORD FWY** via **EXIT 74A / B** toward **DANVILLE / IOWA / WISCONSIN.**

go 0.5 mi



7. Merge onto **I-294 N / I-80 W** via **EXIT 74B** toward **IOWA / WISCONSIN** (Portions toll).

go 2.5 mi



8. Take the **HALSTED ST / IL-1 N** exit.

go 0.6 mi



9. Turn **SLIGHT RIGHT** onto **IL-1 / HALSTED ST.**

go 0.4 mi



10. **16657 HALSTED ST** is on the **RIGHT.**

go 0.0 mi



**16657 Halsted St, Harvey, IL 60426-6112**

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# MAPQUEST

Notes

TO: FRESENIUS MEDICAL CARE SOUTHSIDE

## Trip to 3134 W 76th St

Chicago, IL 60652-1968

10.94 miles - about 22 minutes



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.**

go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.**

go 1.2 mi



3. Merge onto **I-94 W.**

go 4.6 mi



4. Take **EXIT 60C** toward **79TH ST.**

go 0.2 mi



5. Keep **RIGHT** at the fork in the ramp.

go 0.2 mi



6. Stay **STRAIGHT** to go onto **S STATE ST.**

go 0.0 mi



7. Turn **LEFT** onto **W 79TH ST.**

go 4.0 mi



8. Turn **RIGHT** onto **S KEDZIE AVE.**

go 0.4 mi



9. Turn **RIGHT** onto **W 76TH ST.**

go 0.0 mi



10. **3134 W 76TH ST** is on the **LEFT.**

go 0.0 mi



**3134 W 76th St, Chicago, IL 60652-1968**



# MAPQUEST

Notes

TO:

## Trip to 1717 S Wabash Ave

Chicago, IL 60616-1219

14.36 miles - about 22 minutes

FRESENIUS MEDICAL CARE PRAIRIE



### 10559 S Torrence Ave, Chicago, IL 60617-6154



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.**

go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.**

go 1.2 mi



3. Merge onto **I-94 W.**

go 6.2 mi



4. Keep **LEFT** to take **DAN RYAN EXPRESS LN W / I-94 EXPRESS LN W** toward **PERSHING RD.**

go 4.9 mi



5. Take **EXIT 53C** toward **I-55 N / STEVENSON EXPY / LAKE SHORE DR / 22ND ST.**

go 0.4 mi



6. Take the **22ND ST** exit on the **LEFT.**

go 0.5 mi



7. Turn **RIGHT** onto **W CERMAK RD / W 22ND ST.**

go 0.2 mi



8. Turn **LEFT** onto **S STATE ST.**

go 0.3 mi



9. Turn **RIGHT** onto **E 18TH ST.**

go 0.0 mi



10. Turn **LEFT** onto **S WABASH AVE.**

go 0.0 mi

**END**

11. 1717 S WABASH AVE is on the RIGHT.

go 0.0 mi



**1717 S Wabash Ave, Chicago, IL 60616-1219**

**Total Travel Estimate : 14.36 miles - about 22 minutes**

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# MAPQUEST

Notes

TO:

**Trip to 1531 E Hyde Park Blvd**  
 Chicago, IL 60615-3039  
 8.37 miles - about 23 minutes

DAVITA LAKE PARK



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.**

go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.**

go 1.2 mi



3. Take the **I-94 W** ramp.

go 0.3 mi



4. Keep **LEFT** at the fork in the ramp.

go 0.0 mi



5. Turn **SLIGHT RIGHT** onto **S STONY ISLAND EXT.**

go 0.7 mi



6. **S STONY ISLAND EXT** becomes **S STONY ISLAND AVE.**

go 2.1 mi



7. Keep **RIGHT** at the fork to continue on **S STONY ISLAND AVE.**

go 1.4 mi



8. Turn **SLIGHT RIGHT** onto **S CORNELL DR.**

go 1.0 mi



9. **S CORNELL DR** becomes **S CORNELL AVE.**

go 0.4 mi



10. **S CORNELL AVE** becomes **E 57TH ST.**

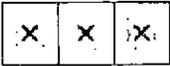
go 0.1 mi

-  11. Turn **LEFT** onto **S HYDE PARK BLVD.** go 0.7 mi
-  12. Keep **LEFT** at the fork to continue on **S HYDE PARK BLVD.** go 0.0 mi
-  13. Turn **LEFT** onto **E HYDE PARK BLVD / E 51ST ST.** go 0.1 mi
-  14. **1531 E HYDE PARK BLVD** is on the **LEFT.** go 0.0 mi

 **1531 E Hyde Park Blvd, Chicago, IL 60615-3039**  
**Total Travel Estimate : 8.37 miles - about 23 minutes**

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# MAPQUEST

**Trip to 6535 S Western Ave**  
Chicago, IL 60636-2410  
11.22 miles - about 23 minutes

Notes

TO:  
FRESENIUS MEDICAL CARE MARQUETTE  
PARK



**A** 10559 S Torrence Ave, Chicago, IL 60617-6154



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.** go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.** go 1.2 mi



3. Merge onto **I-94 W.** go 6.0 mi



4. Take **EXIT 59B** toward **MARQUETTE RD / 67TH ST.** go 0.2 mi



5. Keep **RIGHT** at the fork in the ramp. go 0.2 mi



6. Turn **LEFT** onto **W 67TH ST / W MARQUETTE RD.** go 3.0 mi



7. Turn **RIGHT** onto **S WESTERN AVE.** go 0.2 mi



8. **6535 S WESTERN AVE** is on the **RIGHT.** go 0.0 mi

**B** 6535 S Western Ave, Chicago, IL 60636-2410

Total Travel Estimate : 11.22 miles - about 23 minutes

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# MAPQUEST

**Trip to 1101 S Canal St**  
 Chicago, IL 60607-4901  
 15.41 miles - about 23 minutes

Notes

TO:

DSI LOOP



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.** go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.** go 1.2 mi



3. Merge onto **I-94 W.** go 6.2 mi



4. Keep **LEFT** to take **DAN RYAN EXPRESS LN W / I-94 EXPRESS LN W** toward **PERSHING RD.** go 5.4 mi



5. **DAN RYAN EXPRESS LN W / I-94 EXPRESS LN W** becomes **I-90 W / I-94 W / DAN RYAN EXPY W.** go 1.7 mi



6. Take **EXIT 52B** toward **ROOSEVELT RD / TAYLOR ST.** go 0.1 mi



7. Stay **STRAIGHT** to go onto **S RUBLE ST.** go 0.0 mi



8. Turn **RIGHT** onto **W ROOSEVELT RD.** go 0.3 mi



9. Turn **LEFT** onto **S CANAL ST.** go 0.0 mi

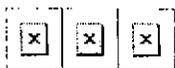


10. **1101 S CANAL ST** is on the **RIGHT.** go 0.0 mi



**1101 S Canal St, Chicago, IL 60607-4901**

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# MAPQUEST

## Trip to 3053 W 159th St

Harvey, IL 60428-4003

15.75 miles - about 23 minutes

Notes

TO:

DSI MARKHAM



**10559 S Torrence Ave, Chicago, IL 60617-6154**



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.**

go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.**

go 1.2 mi



3. Merge onto **I-94 W / BISHOP FORD FWY.**

go 2.0 mi



4. Merge onto **I-57 S** via **EXIT 63** on the **LEFT** toward **MEMPHIS.**

go 10.6 mi



5. Merge onto **W 159TH ST / US-6 E** via **EXIT 348.**

go 1.7 mi



6. **3053 W 159TH ST** is on the **RIGHT.**

go 0.0 mi



**3053 W 159th St, Harvey, IL 60428-4003**

Total Travel Estimate : 15.75 miles - about 23 minutes

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# MAPQUEST

Notes

TO:

Trip to 557 W Polk St

FRESENIUS MEDICAL CARE POLK

Chicago, IL 60607-4388

15.57 miles - about 24 minutes



10559 S Torrence Ave, Chicago, IL 60617-6154



1. Start out going **NORTH** on **S TORRENCE AVE** toward **E 105TH ST.**

go 0.4 mi



2. Turn **LEFT** onto **E 103RD ST.**

go 1.2 mi



3. Merge onto **I-94 W.**

go 6.2 mi



4. Keep **LEFT** to take **DAN RYAN EXPRESS LN W / I-94 EXPRESS LN W** toward **PERSHING RD.**

go 5.4 mi



5. **DAN RYAN EXPRESS LN W / I-94 EXPRESS LN W** becomes **I-90 W / I-94 W / DAN RYAN EXPY W.**

go 1.7 mi



6. Take **EXIT 52B** toward **ROOSEVELT RD / TAYLOR ST.**

go 0.1 mi



7. Stay **STRAIGHT** to go onto **S RUBLE ST.**

go 0.0 mi



8. Take the **I-90 W / I-94 W / I-290** ramp.

go 0.0 mi



9. Take the **TAYLOR ST** ramp toward **I-90 W / KENNEDY EXPY / I-94 W / WISCONSIN.**

go 0.1 mi



10. Turn **RIGHT** onto **W TAYLOR ST.**

go 0.1 mi

111

 11. Turn **LEFT** onto **S JEFFERSON ST.** go 0.2 mi

 12. Turn **RIGHT** onto **W POLK ST.** go 0.0 mi

 13. **557 W POLK ST** is on the **RIGHT.** go 0.0 mi

 **557 W Polk St, Chicago, IL 60607-4388**  
Total Travel Estimate : 15.57 miles - about 24 minutes

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NIC I. HRISTEA, M.D.  
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August 25, 2010

Mr. Dale Galassie  
Acting Chair  
Illinois Health Facilities & Services Review Board  
525 W. Jefferson St., 2<sup>nd</sup> Floor  
Springfield, IL 62761

Dear Mr. Galassie:

I am a nephrologist in practice with Associates in Nephrology (AIN) and am also the Medical Director of the Fresenius South Holland and Hazel Crest Facilities. I have been practicing for 33 years and am on staff at Little Company of Mary, Roseland, St. James, South Suburban, St. Francis, St. Margaret Mercy – Indiana and Community Hospital of Indiana hospitals. I am in full support of the proposed 20 station Fresenius Medical Care South Deering facility.

Over the past three years (in those facilities listed below) I was treating 116 hemodialysis patients at the end of 2007, 132 patients at the end of 2008 and 127 patients at the end of 2009, as reported to The Renal Network. As of the most recent quarter, I was treating 131 hemodialysis patients. As well, over the past twelve months I have referred 42 new patients for hemodialysis services to Fresenius Hazel Crest, South Holland and DaVita Chicago Heights. I currently have 160 pre-ESRD patients that live in the zip codes surrounding the South Deering area who will require dialysis therapy in the next one to three years. Of these, I expect that 132 of these patients would be referred to the South Deering facility within the first two years of its opening (see patient list). These patients all have lab values indicative of a patient in active kidney failure.

I therefore urge the Board to approve Fresenius Medical Care South Deering in order to provide access to dialysis services in this medically underserved community. Thank you for your consideration.

I attest to the fact that to the best of my knowledge, all the information contained in this letter is true and correct and that the projected referrals in this document were not used to support any other CON application.

Sincerely,

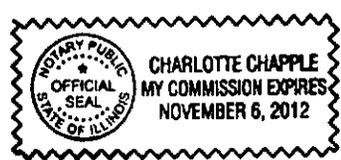
*M.V.R.*

\_\_\_\_\_  
Vijaykumar Rao, M.D.

Notarization:  
Subscribed and sworn to before me  
this *22th* day of *August* 2010

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Notary

Seal



**PRE-ESRD PATIENTS DR. RAO EXPECTS TO REFER TO FRESENIUS MEDICAL CARE  
SOUTH DEERING IN THE 1<sup>ST</sup> 2 YEARS  
AFTER PROJECT COMPLETION**

<b>Zip Code</b>	<b>Patients</b>
60409	17
60419	11
60617	51
60619	21
60628	17
60633	5
60649	7
60827	3
<b>Total</b>	<b>132</b>

**NEW REFERRALS OF DR. RAO FOR THE PAST TWELVE MONTHS**  
**JUNE 1, 2009 THROUGH JULY 31, 2010**

<b>Zip Code</b>	<b>DaVita Chicago Heights</b>	<b>Fresenius Hazel Crest</b>	<b>Fresenius South Holland</b>	<b>Total</b>
60403		1		1
60409	1		2	3
60411	2	1		3
60417	1			1
60419			1	1
60426	1	2	1	4
60428		2		2
60429		4		4
60430		2		2
60448		1		1
60466		1		1
60471		2		2
60472		1		1
60473		1	4	5
60475	1		1	2
60477		2		2
60478		5		5
60628		1		1
60643	1			1
<b>Total</b>	<b>7</b>	<b>26</b>	<b>9</b>	<b>42</b>

**PATIENTS OF DR. RAO AT YEAR END 2007**  
**BY FACILITY AND ZIP CODE**

Zip Code	DaVita Chicago Heights	Fresenius Hazel Crest	Fresenius South Holland	Total
46320		1		1
46324			1	1
60406			1	1
60409			5	5
60411	6	4	2	12
60417	1			1
60419			6	6
60422		1		1
60425			1	1
60426		9	6	15
60428		5		5
60429		10	1	11
60430	1	2		3
60438			4	4
60443		2		2
60445		1		1
60448		1		1
60452		1	1	2
60466	2	5		7
60471		4		4
60472		1	1	2
60473			2	2
60475			1	1
60477		4		4
60478		5		5
60617			1	1
60623			1	1
60627			1	1
60628		1	2	3
60629			2	2
60637			1	1
60643			2	2
60649			1	1
60658		1		1
60827		2	3	5
<b>Total</b>	<b>10</b>	<b>60</b>	<b>46</b>	<b>116</b>

**PATIENTS OF DR. RAO AT YEAR END 2008**  
**BY FACILITY AND ZIP CODE**

<b>Zip Code</b>	<b>DaVita Chicago Heights</b>	<b>Fresenius Hazel Crest</b>	<b>Fresenius South Holland</b>	<b>Total</b>
46320		1		1
46324			1	1
60403		1		1
60409			5	5
60411	10	5	2	17
60417	1			1
60419		1	6	7
60422		1		1
60425			2	2
60426		7	7	14
60428		4		4
60429		15		15
60430	1	1		2
60438			5	5
60443		3		3
60445	1	2		3
60452			1	1
60466	1	6		7
60471		6		6
60472		2	1	3
60473			3	3
60475		1	2	3
60477		3		3
60478		5		5
60617		1	1	2
60623			1	1
60627			1	1
60628		1	2	3
60629			2	2
60643			3	3
60649			1	1
60658		1		1
60827		2	3	5
<b>Total</b>	<b>14</b>	<b>69</b>	<b>49</b>	<b>132</b>

**PATIENTS OF DR. RAO AT YEAR END 2009**  
**BY FACILITY AND ZIP CODE**

<b>Zip Code</b>	<b>DaVita Chicago Heights</b>	<b>Fresenius Hazel Crest</b>	<b>Fresenius South Holland</b>	<b>Total</b>
46320		1		1
60409	1		7	8
60411	7	1	3	11
60417	1			1
60419		1	7	8
60422		1		1
60425	2		3	5
60426	1	8	5	14
60428		8		8
60429		14		14
60430	1	2		3
60438			4	4
60443		3		3
60445		2		2
60452			1	1
60466	2	5		7
60471		6		6
60472		1	1	2
60473			7	7
60475			2	2
60477		1		1
60478		7		7
60617			1	1
60627			1	1
60628			1	1
60629			1	1
60637	1			1
60643			2	2
60649			1	1
60827		2	2	4
<b>Total</b>	<b>16</b>	<b>63</b>	<b>49</b>	<b>128</b>

**PATIENTS OF DR. RAO AT END OF MOST RECENT QUARTER**  
**BY FACILITY AND ZIP CODE**

<b>Zip Code</b>	<b>DaVita Chicago Heights</b>	<b>Fresenius Hazel Crest</b>	<b>Fresenius South Holland</b>	<b>Total</b>
46320		1		1
60409	1		8	9
60411	9		3	12
60419		1	6	7
60422		1		1
60425	1		3	4
60426	2	6	7	15
60428		8		8
60429		14		14
60430	1	2		3
60438			3	3
60443		3		3
60445		2		2
60466	1	7		8
60471		3		3
60472		2	1	3
60473		1	8	9
60475	1		2	3
60477		3		3
60478		7		7
60617			1	1
60627			1	1
60628		1	1	2
60629			1	1
60637	1			1
60643	1		1	2
60649			1	1
60827		2	2	4
<b>Total</b>	<b>18</b>	<b>64</b>	<b>49</b>	<b>131</b>