STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

October 31, 2018

Gerry Jenich, Manager
TCO JV, LLC
6840 Touhy Avenue
Niles, IL 60714

Re: Project Number: #18-016
Facility Name: Transformative Health of McHenry
Facility Address: NE Corner Bull Valley Rd & Ridgeview Dr, McHenry, Illinois
Applicants: McHenry Senior Partners, LLC, TCO JV, LLC and Leo Brown Group
Permit Holder(s): McHenry Senior Partners, LLC, TCO JV, LLC and Leo Brown Group
Licensee/Operating: TCO JV, LLC
Owner(s) of Site: McHenry Senior Partners, LLC
Project Description: Construct and establish a 84 bed skilled nursing and rehabilitation facility in 55,000 GSF.
Permit Amount: $17,412,660
Permit Conditions: None
Project Required Commitment Date: October 30, 2020
Project Completion Date: January 31, 2021
Annual Progress Report Due Date: November 30, 2019

Dear Mr. Jenich:

On October 30, 2018, the Illinois Health Facilities and Services Review Board approved the application for permit for the above referenced project. This approval was based upon the substantial conformance with the applicable standards and criteria in the Illinois Health Facilities Planning Act (20 ILCS 3960) and 77 Illinois Administrative Codes 1110 and 1120.

*In arriving at a decision, the **State** Board adopted the **State Board staff's report and findings**, and when applicable, considered the application materials, public hearing testimony, public comments and documents, testimony presented before the Board and any additional materials requested by State Board staff.*

This permit is valid only for the defined construction or modification, site, amount and the named permit holder and **is not transferable or assignable.** In accordance with the Planning Act, the permit is valid until such time as the project has been completed, provided that all post permit requirements have been fulfilled, pursuant to the requirements of 77 Illinois Administrative Code 1130 and may result in an invalidation of the permit, sanctions, fines and/or State Board action to revoke the permit.

The permit holder is responsible for complying with the following requirements in order to maintain a valid permit. Failure to comply with the requirements may result in expiration of the permit or in State Board action to revoke the permit.

1. FINANCIAL COMMITMENT 20 ILCS 3960/5

For projects to be completed in 12 months or less, the permit holder shall report financial commitment in the final completion and cost report. For projects to be completed between 12 to 24 months, the permit holder shall report financial commitment in the first annual report. For projects to be completed

in more than 24 months, the permit holder shall report financial commitment in the second annual progress report.

2. ANNUAL PROGRESS REPORT-PART 1130.760

   An annual progress report must be submitted to HFSRB every 12th month from the permit issuance date until such time as the project is completed.

3. PROJECT COMPLETION REQUIREMENTS-PART 1130.770

   The requirements for a compliant Final Realized Costs Report are defined in the State Board's regulations under 77 Ill. Adm. Code 1130.770.

This permit does not exempt the project or permit holder from licensing and certification requirements, including approval of applicable architectural plans and specifications prior to construction.

Please note that the Illinois Department of Public Health will not license the proposed facility until such time as all of the permit requirements have been satisfied.

Should you have any questions regarding the permit requirements, please contact Mike Constantino at mike.constantino@illinois.gov or 217-782-3516.

Sincerely,

Courtney Avery

Courtney Avery, Administrator
Illinois Health Facilities and Services Review Board