



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

DOCKET ITEM NUMBER: NA	BOARD MEETING: NA	PROJECT NUMBER: E-002-015
EXEMPTION APPLICANT(S): GAHC3 Waterloo IL Dialysis Center, LLC		
FACILITY NAME and LOCATION: Fresenius Medical Care Waterloo, Waterloo		

CHANGE OF OWNERSHIP
State Board Staff Report
E-002-015

This change of ownership transaction involves the **sale of the real estate** located at 624 Voris-Yost Drive, Waterloo, Illinois. The current owners of this property are Medical Development Company of America, LLC, an Illinois Limited Liability Company and Southern Illinois Medical Development Corporation, an Illinois Corporation.

The property at 624 Voris-Yost Drive, Waterloo, Illinois houses a dialysis facility which is currently leased by Fresenius Medical Care Waterloo. Fresenius Medical Care Waterloo will continue to be the tenant following consummation of the transaction. The new real estate owner will be GAHC3 Waterloo IL Dialysis Center, LLC. The applicant is GAHC3 Waterloo IL Dialysis Center, LLC, 18191 Von Karman Avenue, Suite 300, Irvine, California.

The proposed transaction will result in the sale or transfer of the physical plant and related assets of a health care facility **not resulting in a change of the current operating entity**. The operating entity will remain Fresenius Medical Care Waterloo and the owner of the site will be GAHC3 Waterloo IL Dialysis Center, LLC. The cost and fair market value of the transaction is \$2,238,000. This transaction will be funded by cash from the parent company Griffin-American Healthcare REIT III, Inc. The anticipated completion date is June 1, 2015.

The operating entity Fresenius Medical Care Waterloo was approved for the establishment of an 6 station ESRD facility in a separate application for permit (#12-095) at the March 2013 State Board Meeting. The anticipated completion date is December 31, 2015.

The following documentation was provided as required for this change of ownership application:

1. Application Fee
2. Type and Source of Funds
3. Narrative Description
4. Background of Applicant
5. Transaction Document
6. Financial Statements

No public hearing was requested and no letters of support or opposition was received by the State Board Staff.

Projects are eligible for exemptions to a full permit process providing that they can meet all of the requirements of the State Board that are listed below. If a person or project cannot meet the requirements of exemption, then an application for permit may be filed.

Change of ownership of a health care facility means a change in the person who has ownership or control of a health care facility's physical plant and capital assets. A change in ownership is indicated by the following transactions: sale, transfer, acquisition, lease, change of sponsorship, or other means of transferring control. 20 ILCS 3960/3

The Chairman may approve applications for exemption that meet the criteria set forth in rules or refer them to the full Board. 20 ILCS 3960/5. An exemption shall be approved when information required by the Board by rule is submitted. 20 ILCS 3960/6 (b)

THE STATE BOARD STAFF FINDS THE PROPOSED CHANGE OF OWNERSHIP IN COMPLIANCE WITH CRITERION GENERAL REQUIREMENTS FOR EXEMPTIONS AND REQUIREMENTS FOR CHANGE OF OWNERSHIP INVOLVING A HEALTH CARE FACILITY (77 IAC 1130.500 77 IAC 1130.520).