



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to **WELLTOWER OPCO GROUP LLC**

LEGAL ENTITY

To operate **HEMSLEY HOUSE OF PAOLI**

NAME OF FACILITY OR AGENCY

Located at **324 LANCASTER AVENUE, MALVERN, PA 19355**

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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To provide **Personal Care Homes**

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed **110**
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: **Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 25**

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from **April 30, 2026** until **March 9, 2027**,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **143250**

[Signature]
ISSUING OFFICER

[Signature]
DEPUTY SECRETARY

NOTE: This certificate is issued for the above site(s) only and is not transferable
and should be posted in a conspicuous place in the facility.

HS 628 - 04/23



Pennsylvania Department of Human Services

Emailing Date: April 30, 2026

[REDACTED]
[REDACTED]
Welltower OpCo Group, LLC
[REDACTED]
[REDACTED]

RE: Hemsley House of Paoli
324 Lancaster Avenue
Malvern, Pennsylvania 19355
License #: 143250

Dear [REDACTED]

As a result of your facility's recent change in management company from Sunrise Senior Living Management, Inc., to Legend Senior Living, LLC, and change in the name of the personal care home from Sunrise of Paoli to Hemsley House of Paoli, a new license is being issued under the authority of 55 Pa. Code Ch. 2600 (relating to Personal Care Homes). The expiration date of the license remains unchanged. Your revised license is enclosed.

Sincerely,

Juliet Marsala
Deputy Secretary
Office of Long-term Living

Enclosure
License