



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to WELL BL OPCO LLC

LEGAL ENTITY

To operate BRANDYWINE LIVING AT UPPER PROVIDENCE

NAME OF FACILITY OR AGENCY

Located at 1133 BLACK ROCK ROAD, PHOENIXVILLE, PA 19460

(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 132

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 26

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 June 13, 2026 until June 13, 2027,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **144310**

Janette Biderup
ISSUING OFFICER

Juliet Marsala
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.

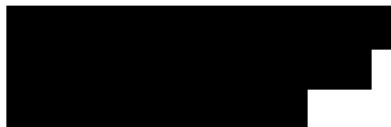
HS 628 - 04/23



Pennsylvania Department of Human Services

Emailing date: May 19, 2026

Well BL OPCO LLC



RE: Brandywine Senior Living at Upper Providence
1133 Black Rock Road
Phoenixville, Pennsylvania 19460
Certificate #: 144310

Dear Well BL OPCO LLCi:

The Department has received your March 12, 2026 renewal application to operate the above Personal Care Home pursuant to Title 55, PA Code, Chapter 2600. A regular license is being issued in response to your application. Your license is enclosed.

Please be advised that, pursuant to 55 Pa.Code § 20.31 (relating to annual inspection), the Department is required to conduct an onsite inspection of the above Personal Care Home at least once every twelve months. The Department will conduct an inspection of Brandywine Senior Living at Upper Providence within the next twelve months. If evidence of noncompliance with Title 55, PA Code, Chapter 2600 is found during the inspection, the Department will take appropriate enforcement action.

If you have any questions about the Department's process, please contact the Bureau of Human Services Licensing's Provider Support Hotline at 1-866-503-3926 or by electronic mail at ra-pwarlheadquarters@state.pa.us.

Sincerely,

Juliet Marsala
Deputy Secretary
Office of Long-term Living

Enclosure
License