

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to MCAP WILLOW GROVE OPERATOR LLC
LEGAL ENTITY

To operate THE LANDING AT WILLOW GROVE
NAME OF FACILITY OR AGENCY

Located at 1120 YORK ROAD, WILLOW GROVE, PA 19090
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE _____ ADDRESS OF SATELLITE SITE _____

ADDRESS OF SATELLITE SITE _____ ADDRESS OF SATELLITE SITE _____

ADDRESS OF SATELLITE SITE _____ ADDRESS OF SATELLITE SITE _____

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 115
(MAXIMUM CAPACITY)
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

Restrictions: _____

This certificate is granted in accordance with the Public Welfare 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 March 31, 2014 until October 1, 2014,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 139941

Robert E. Robinson
ISSUING OFFICER

Matthew J. [Signature]
ACTING DIRECTOR

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.



pennsylvania
DEPARTMENT OF PUBLIC WELFARE

MAR 06 2014

Mr. Joseph A. Irving, Vice President
MCAP Willow Grove Operator, LLC
c/o MCAP Advisers, LLC
437 Madison Avenue, Suite 33C
New York, New York 10022

RE: The Landing at Willow Grove
1120 York Road
Willow Grove, Pennsylvania 19090
License #: 139941

Dear Mr. Irving:

As a result of the Department of Public Welfare's licensing inspection on February 24, 2014, of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa.Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the facility.

During the inspection, violations on the enclosed License Inspection Summary were found. All violations specified on the License Inspection Summary must be corrected by the dates specified on the License Inspection Summary and continued compliance with 55 Pa.Code Ch. 2600 must be maintained.

Your PROVISIONAL license is enclosed, based on substantial but not complete compliance with 55 Pa.Code Ch. 2600.

Sincerely,

A handwritten signature in black ink that reads "Matthew Jones / 98".

Matthew J. Jones
Acting Director

Enclosures
License
License Inspection Summary

PCH Name: The Landing at Willow Grove		License Number:
Address: 1120 York Road, Willow Grove, PA 19090		County: Montgomery
Administrator: Renee Ackerman		Region: SOUTHEAST
Legal Entity Name: MCAP Willow Grove Operator, LLC		
Legal Entity Address: c/o MCAP Advisors LLC, New York, NY 10022		
Certificate(s) of Occupancy LP 02/15/1990 PA Dept of L & I		
Staffing Hours		
Resident Support: 0	Total Daily Staff: 79	Waking Staff: 59
Type of Inspection: Partial	BHA Docket Number:	Notice: Announced
Reason(s) for Inspection(s)		
Change Legal Entity		
On-Site Inspections Dates and Department Representatives On-Site		
01/29/2014: Keelty, Jennifer; Kazimer, Lauren		
Off-Site Inspection Dates and Inspectors, if Applicable		
Other Details		
Partial or Full Triggers:		Random Indicators:
Resident Demographic Data as of Inspection Dates		
Licensed Capacity: 115 Number of Residents Served: 69 Secured Dementia Care Unit In Home: No Area: Secured Dementia Unit Capacity, if Applicable: Number of Residents Served in Secured Dementia Care Unit, if applicable: Number of Current Hospice Residents: 2 Number of Hospice Residents in past year: 9	Number of Residents who: Receive Supplemental Security Income: 1 Are 60 Years of Age or Older: 3 Have Mental Illness: 1 Have an Intellectual Disability: 1 Have a Mobility Need: 10 Have a Physical Disability: 1	

Violation Report: 13994 - 01/29/2014 - Keelty, Jennifer
 PCH Name: The Landing at Willow Grove

1. REGULATION 55 Pa.Code §2600
 2600.85(a) - Sanitary conditions shall be maintained.

2a. DESCRIPTION OF VIOLATION

On 1/29/2014, the refrigerator in the room labeled "Activity Room" had crumbs in the crisper bins and liquid spilled on the inside of the door.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)
 Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

We shall maintain sanitary conditions throughout the entire building.
 Refrigerator in the Activities Room shall be cleaned twice weekly.
 Refrigerator in the Activities Room was entirely cleaned of crumbs and spills on 1/30/14, by housekeeping.
 Housekeepers were given an in-service, and assignment was placed on their work schedule.
 Director of Maintenance will be responsible for the oversight of housekeeping assignments.

In-service sheet and photo of cleaned refrigerator are attached

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative
 (Required on EVERY Page) *Renee Ackerman*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Renee Ackerman Executive Director* Date *2/14/14*

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of *3/5/14*
 (Date)

Plan of correction implementation status as of *2/5/14*
 (Date)

The above plan of correction was approved by *[Signature]*
 (Initials)

- Fully Implemented
- Partially Implemented - Adequate Progress
- Partially Implemented - Inadequate Progress
- Not Implemented

Violation Report: 13994 - 01/29/2014 - Keely, Jennifer

PCH Name: The Landing at Willow Grove

1. REGULATION 55 Pa.Code §2600

2600.85(d) - Trash in kitchens and bathrooms shall be kept in covered trash receptacles that prevent the penetration of insects and rodents.

2a. DESCRIPTION OF VIOLATION

The kitchen trash can in the room labeled "Activity Room" does not have a lid.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)

Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

We shall assure that all trash cans in common areas and rooms that are occupied by more than one person shall have lids on the trashcans.

The trashcan in the Activity Room was replaced with a trashcan with a lid on it, on January 29, 2014.

All housekeepers and maintenance staff were given an in-service on February 10, 2014.

Director of Maintenance and Executive Director will be responsible for oversight.

In-service sheet and photo of trash can attached.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Renee Ackerman

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page)

Renee Ackerman Executive Director

Date

2/14/14

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3/5/14
(Date)

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3/5/14
(Date)

The above plan of correction was approved by

RB
(Initials)

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- Not Implemented

Violation Report: 13994 - 01/29/2014 - Keelty, Jennifer
 PCH Name: The Landing at Willow Grove

1. REGULATION 55 Pa.Code §2600
 2600.88(a) - Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

2a. DESCRIPTION OF VIOLATION
 The chair rail behind the bed in room # 106 is cracked and coming away from the wall.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)
 Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

Floors, walls, ceiling, windows, doors, and other surfaces, will be kept clean and in good repair.

The chair rail behind the bed in room 106 was repaired on 2/13/14. It was fastened securely to the wall, sanded, caulked, primed and painted.

Residents and families may report and log in any needed repairs at the front desk. The receptionist will put it in the maintenance logbook, which is checked daily for new work orders.

All of Wellness has been in-serviced to alert maintenance of any needs for repairs throughout the building.

The director of maintenance also does a weekly check on all resident rooms for any needed repairs.

Repeat Violation: No	Date(s) of Previous Violation(s):			
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 (Required on EVERY Page)

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page)

Date

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 (Date)

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 (Initials)

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Violation Report: 13994 - 01/29/2014 - Keelty, Jennifer
 PCH Name: The Landing at Willow Grove

1. REGULATION 55 Pa.Code §2600
 2600.89(b) - Hot water temperature in areas accessible to the resident may not exceed 120°F.

2a. DESCRIPTION OF VIOLATION
 On 1/29/2014, at 10:35 AM, the water temperature at the shower in the 1st floor room labeled "Shower Room" measured 123.6 degrees Fahrenheit.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)
 Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

Water temperatures may not exceed 120°F, and we are now checking temperatures daily on each floor, varying rooms.

Water temperatures are regulated by mixing valves and low limit switch stat control located in the boiler room.

Water temperature is presently set at 115°F to prevent spike in degree of temperature. The Director of Maintenance is responsible for daily monitoring of water temperature effective 2/10/14.

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative
 (Required on EVERY Page) *Renee Ackerman*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Renee Ackerman, Executive Director* Date *2/14/14*

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Violation Report: 13994 - 01/29/2014 - Keelty, Jennifer
 PCH Name: The Landing at Willow Grove

1. REGULATION 55 Pa.Code §2600
 2600.102(f) - An individual towel, washcloth and soap shall be provided for each resident.

2a. DESCRIPTION OF VIOLATION
 Two unlabeled shower poofs were hanging in the the common shower room on the 1st floor.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)
 Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

An individual towel, washcloth and soap shall be provided for each resident. The two unlabeled shower poofs were immediately removed from the common shower room on the first floor on 1/29/14.

An in-service was conducted for all wellness staff on 2/11/14 to instruct staff that all personal items must be labeled with owners name and not left in common areas. All personal shower items, labeled, must be taken back to resident's room immediately after shower.

Director of resident Care will be responsible for staff's adherence to policy.

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative
 (Required on EVERY Page) *Renee Ackerman*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Renee Ackerman* Date *2/14/14*

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Violation Report: 13994 - 01/29/2014 - Keelly, Jennifer
 PCH Name: The Landing at Willow Grove

1. REGULATION 55 Pa.Code §2600
 2600.102(i) - A dispenser with soap shall be provided within reach of each bathroom sink. Bar soap is not permitted unless there is a separate bar clearly labeled for each resident who shares a bathroom.

2a. DESCRIPTION OF VIOLATION
 The first floor common shower room had an unlabeled bar of soap in the shower.
 The first floor common area bathroom had an unlabeled bar of soap as the only available soap.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)
 Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

Bar soap is not permitted in a common bathroom unless labeled for each resident who uses a bathroom.

Bar soap was immediately removed from the first floor common shower room.

To ensure that we do not have a reoccurrence, we held an in-service for housekeepers that had placed the bar soap in the bathroom. See attached 1/30/14.

All aids were reminded to remove all the resident's personnel shower items from the common shower immediately after the resident has completed their shower.

In the first floor common area bathroom the unlabeled bar of soap was removed and a new soap dispenser was attached to the wall within reach of the bathroom sink. See attached photo

Director of maintenance and Executive Director will be responsible for assuring that no bars of soap will be permitted in common or shared bathrooms.

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Signature of Legal Entity Representative
 (Required on EVERY Page) *Renee Ackerman*

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 (Required on EVERY Page) *Renee Ackerman* Date *2/14/14*

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Violation Report: 13994 - 01/29/2014 - Keelty, Jennifer
 PCH Name: The Landing at Willow Grove

1. REGULATION 55 Pa.Code §2600
 2600.103(f) - Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers are required in refrigerators and freezers.

2a. DESCRIPTION OF VIOLATION
 On 1/29/2014, there was no thermometer in the Activity Room refrigerator.
 On 1/29/2014, there was no thermometer in the Activity Room freezer.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)
 Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

A thermometer was placed in the activities room refrigerator to assure that the temperature is 40° F or below on 2/10/14.

A thermometer was placed in the activity room freezer to assure that frozen foods are kept at 0° F or below.

A temperature log has been posted on the side of the refrigerator and will be monitored on a daily basis by our Resident Program Director and our Executive Director.

Log attached

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
 (Required on EVERY Page)

Kerrie Ackerman

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page)

Kerrie Ackerman, Executive Director

Date

2/14/14

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[Signature]
 (Initials)